
Agenda Item: Allen-Stall Annexation
Report Date: April 10, 2017 *ESC*
Prepared By: Derek Silverthorn
Planner I

RECOMMENDATION

That the Plan and Zoning Commission recommend City Council approve the voluntary annexation of the Allen-Stall property.

DISCUSSION

Beverly A. Allen; and Dale and Dolores A. Stall, the property owners, have requested annexation to the City of Ankeny. The land is approximately 155 acres (+/-) of land, generally located in the northwest quadrant of NW 110th Ave (NW 36th St) and NW 16th St (NW Irvinedale Dr). The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny.

City of Ankeny Comprehensive Plan

This annexation area is identified in the Comprehensive Plan as Low-Density Residential, Medium-Density Residential, High-Density Residential, Mixed-Use 1: Neighborhood Commercial, Bluebelt/Greenway, Management Area and Parks. A map has been included to show the annexation area in relation to the Ankeny city limits.

Expected Development Scenario

If annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. If the property owner would intend to develop the property as anything other than single family homes zoned R-1, a rezoning would be required.

Utilities

30" public sewer exists to the southwest along the High Trestle Trail. 12" public water exists to the south along NW Irvinedale Dr, near the High Trestle Trail, where a booster station would be located for servicing future development in this area. Both sanitary and water services would be extended north following development of the Harmon and Koethe properties on the west side of NW Irvinedale Dr.

Consultation Meeting

A consultation meeting was held on April 10, 2017. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors, Polk County Planning & Development, Crocker Township Trustees, and Ankeny Community School District. No written comments have been received by staff as of the date of this staff report. The parties invited to the consultation meeting have seven days from the date of the consultation meeting to submit written comments regarding the proposed annexation.

PUBLIC HEARING

The Commission held a public hearing on the proposed annexation on April 4, 2017. The following discussion was raised:

With respect to future development plans, the applicants are intending to keep it as agricultural land for the next couple of years, as there are no services near this site and there will not be any in the immediate future. Rebecca Greiner—the representative for her parents, Dale and Dolores Stall; and her aunt Beverly Allen—stated her parents anticipate selling their land to a developer. For her aunt's land, her uncle has tentative plans to keep 10 acres on the corner of NW 16th Street and NW 36th Street to possibly lease to other businesses and the remainder of the land would be sold to a developer. Ms. Greiner stated they are looking to annex the property since one-half of the farm was annexed a year ago which has since been sold and built upon with residential development.

SUMMARY & RECOMMENDATION

The proposed annexation generally complies with the City of Ankeny's annexation policy. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approve the voluntary annexation of the Allen-Stall property.