



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: June 20, 2017*

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**Agenda Item:** Public Hearing: Rezoning from C-1 to Rock Creek Commercial PUD  
**Report Date:** June 14, 2017 *ESC*  
**Prepared By:** Deb Gervais,  
Associate Planner

**Discussion**

Rock Creek Commercial, LLC is requesting to rezone 3.355 acres from C-1, Neighborhood Retail Commercial District to Rock Creek Commercial PUD, Planned Unit Development. The subject property is located approximately 660-feet east and north of the NW 36<sup>th</sup> Street and NW Irvinedale Drive intersection.

The subject area was zoned C-1 on September 28, 2015 as part of a larger rezoning that included the Courtyards at Rock Creek PUD to the east and R-3, Multiple-Family Residence Districts with restrictions to the north and east. The applicant has proposed to build mini-storage on this site, but the C-1 district does not allow the use. City staff has recommended a planned unit development instead of opening the zoning up to all C-2, General Retail and Highway Oriented Commercial District uses.

As a tradeoff for a more intense use, City staff has worked with the developer to require brick or stone on the elevations around the perimeter of the project, limit building signage to 60 square feet, and require wrought iron fencing along with screening requirements.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property.

Specifically, the developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 97.64% of the land area within 250' of the subject property, not including City of Ankeny. Additionally, this breaks down to four of seven or 57.14% of the owners within 250' of the subject property, not including City of Ankeny.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on July 5, 2017.