



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 20, 2017

Agenda Item: Christian Juon Estates Plat 2 – Preliminary Plat (County)
Report Date: June 12, 2017 *EJC*
Prepared by: Derek Silverthorn
Planner I

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Christian Juon Estates Plat 2 Preliminary Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

Project Summary

Christian Juon Estates Plat 2 is located outside Ankeny corporate limits, generally in the southeast quadrant of the intersection at NW 126th Ave and NW 16th St. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny, and south of the Ankeny/Alleman annexation agreement line along NW 126th Ave.

This 119.14-acre (+/-) plat contains three lots and two outlots. The intent of this plat is to create one additional buildable lot to the two existing residences. Polk County indicates the property zoned as Agricultural District (AG). The proposed plat is outside of the City's Future Land Use Plan. The proposed development will utilize Polk County sewer service and Des Moines Water Works water service. Street lights and sidewalks will be the responsibility of the property owners in the event of future annexation into the City of Ankeny.

Staff recommends the City of Ankeny defer to Polk County subdivision regulations.