



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 20, 2017

Agenda Item: Trestle Ridge Estates Rezoning – Public Hearing
Report Date: June 13, 2017
Prepared By: Derek Silverthorn *ESL*
Planner I

Discussion

Diamond Development, LLC is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, restricted to single-family residential.

The subject property is approximately 139.08 acres, located northwest of the intersection of NW Irvinedale Dr and the High Trestle Trail. Properties to the north and northeast are zoned R-3, Multiple-Family Residence District, restricted to 10 units per acre. Properties to the east and southeast are zoned R-3, Multiple Family-Residence District, restricted to single-family residential; and R-1, One-Family Residence District. The properties south of the High Trestle Trail are zoned Trestle Point PUD. Properties to the west and southwest are zoned R-1, One-Family Residence District.

The Ankeny Comprehensive Plan indicates the subject area as low-density residential, medium-density residential, bluebelt/greenway, and conservation area; therefore the proposed rezoning is consistent with the Future Land Use Map.

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 60.8% of the land area within 250' of the subject property, not including City of Ankeny or Polk County. Additionally, this encompasses 14 of 52 or 27% of the owners within 250' of the subject property, not including City of Ankeny or Polk County.

Notifications of the public hearing were sent to the property owners within 250' of the property and a legal notice was published. The rezoning signs were posted on the property by the required date of June 12, which is at least seven days prior to the public hearing.

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