



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 20, 2017

Agenda Item: Public Hearing: Willow Run PUD

Report Date: June 16, 2017 *EJC*

Prepared By: Emily Bodeker, AICP
Associate Planner

Discussion

PAR Partners, LLC is requesting to rezone property from R-1, One-Family Residence District to PUD Planned Unit Development. The subject property is roughly 25 acres located in the southeast quadrant of Ankeny, generally located east of S. Ankeny Boulevard, south of SE 33rd Street and SE Primrose Drive. The rezoning area was recently annexed into the City of Ankeny.

The land to the north of the subject property is zoned R-3 restricted to single family. The property to the west and south of the subject area is located within the County and is zoned LDR, Low Density Residential District. The Carney Marsh is located to the east of the subject property.

The subject area is not identified in the current Comprehensive Plan. However, this area was identified as Low Density Residential in the 2004 Comprehensive Plan. The applicant is not required to do a Land Use Plan Amendment due to the rezoning application complying with the 5 units/acre density requirements for Low Density Residential.

The PUD concept plan divides the subject property into two different areas. Area A is identified in the PUD for single family detached lots. Area B is identified in the PUD as single family attached or detached townhomes. Both areas default to the R-3 zoning district for items not addressed within the PUD.

Area A will connect to the existing SE Primrose Drive and extend into a cul-de-sac. The cul-de-sac extension off of SE Primrose Drive will be a public street. The minimum lot area is 7,500 square feet; the front yard setback is 25 feet; the side yard setback is 5 feet; and the rear yard setback is a minimum of 20 feet.

Area B will have access off of S. Ankeny Boulevard. The street will be looped off of the single access point. The streets in Area B will be private streets and will be owned and maintained by the Area B's homeowners association. Area B has a 25 foot front yard setback; 10 foot building separation; and a 20 foot rear yard setback requirement around the perimeter boundary of the development.

Sanitary sewer will be extended south from SE Primrose Drive. The townhome area will be served by a new 8-inch private sanitary sewer located in the center of the public drives. The private sanitary sewer will flow to a proposed private sanitary lift station. This private lift station will ultimately connect to the public sanitary sewer.

The developer will connect the existing water main located at the south end of SE Primrose Drive and extend it through the single family detached area. The water main will be extended west through Area B and connect to one of three options for existing water main. The Developer can choose to connect to 10" water on Ankeny Boulevard, just south of SW 33rd Street; bore under South Ankeny Boulevard and connect to 8 inch water installed with Willow Run West; or bore under South Ankeny Boulevard and connect to the County's 8 inch main and coordinate with all properties north of 72nd Street due to their water rates changing if the portion of water main is changed to City water main.

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.

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