



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: July 5, 2017*

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**Agenda Item:** Triple J Park Plat 1 – Preliminary Plat (County)  
**Report Date:** June 22, 2017  
**Prepared by:** Derek Silverthorn *ESC*  
Planner I

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the Triple J Park Plat 1 Preliminary Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

**Project Summary**

Triple J Park Plat 1 is located outside Ankeny corporate limits, west of NE 6th St (NW Ash Dr) and approximately a quarter-mile south of NW 118<sup>th</sup> Ave (NW 54<sup>th</sup> Ave). The property lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is south of the Ankeny/Alleman annexation agreement line along NW 126<sup>th</sup> Ave.

This five-acre (+/-) plat contains one lot with the intent to be used by Mid-American Energy to provide future and existing services to the City of Ankeny and Polk County. Polk County indicates the property zoned as Low Density Residential (LDR). The proposed plat is inside of the City's Future Land Use Plan, and indicated as Agriculture/Open Space. The proposed development will utilize Polk County sewer service and Des Moines Water Works water service. If annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners in the event of annexation into the City of Ankeny.

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