



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 18, 2017

Agenda Item: Harvey Acres Plat 2 – Preliminary Plat (County)
Report Date: July 5, 2017 *EJC*
Prepared by: Deb Gervais
Associate Planner

Staff Recommendation

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

Project Summary

Harvey Acres Plat 2 is located outside Ankeny corporate limits, east of the Saylorville Reservoir Dam between NW Horseshoe Road and NW 37th Street. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 4.94-acre (+/-) plat contains four residential lots. Polk County indicates the property zoned as Rural Residential (RR). The proposed plat is outside of the City's current Future Land Use Plan area. The proposed development will utilize septic sewer on-site 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.