



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2017

Agenda Item: I-35 Business Park Plat 2 – Preliminary Plat (County)

Report Date: August 3, 2017 *ESC*

Prepared by: Eric Carstens, AICP
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the I-35 Business Park Plat 2 Preliminary Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

Project Summary

I-35 Business Park Plat 2 is located just south of the Ankeny corporate limits, on the east side of NE 22nd Street. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 12.87 acre plat contains two lots and is a replat of a portion of I-35 Business Park Plat 1. The plat reconfigures Lots 2 and 5 from the original plat. The reconfigured lot boundaries also requires some additional infrastructure and easements. The two lots are zoned H-1, Heavy Industrial District in the County and will be served with Polk County sewer service and Des Moines Water Works water service.

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