



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: August 22, 2017*

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**Agenda Item:** Woodside Estates West Commercial Park Plat 1 – Preliminary Plat (County)  
**Report Date:** August 14, 2017 *ESC*  
**Prepared by:** Derek Silverthorn  
Planner I

**Staff Recommendation**

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

**Project Summary**

Woodside Estates West Commercial Park Plat 1 is located outside Ankeny corporate limits, northwest of the intersection at NW 2<sup>nd</sup> St and NW 54<sup>th</sup> Ave, adjacent to the Saylor Fire Station. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 14.57-acre (+/-) plat contains two lots. The intent of this plat is to subdivide the existing single lot, creating one additional buildable lot. Polk County indicates the property zoned as Light Industrial District (LI). The proposed plat is outside of the City's Future Land Use Plan. The proposed development will utilize Polk County sewer service 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.