



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2017

Agenda Item: Mikel's Place Plat 1 – Preliminary Plat (County)

Report Date: September 5, 2017 *ESC*

Prepared by: Derek Silverthorn
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Mikel's Place Plat 1 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Project Summary

Mikel's Place Plat 1 is located outside Ankeny corporate limits, south of the Chichaqua Valley Trail and east of NE Berwick Dr. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 6.93-acre plat contains one lot, replatting the existing property to include the south 50 feet of the former depot grounds right-of-way. Polk County indicates the property zoned as Low Density Residential (LDR). The proposed plat is not located within the City's Future Land Use Plan. The proposed development will utilize Berwick water service and an on-site septic field. If annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners.

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