



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2017

Agenda Item: Triple J Park Plat 1 – Final Plat (County)
Report Date: September 5, 2017
Prepared by: Derek Silverthorn
Associate Planner

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Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Triple J Park Plat 1 Final Plat, subject to applicable Polk County subdivision requirements 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 118th Ave (NW 54th 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 126th Ave.

This five-acre (+/-) plat contains one lot and one street lot. The intent of Lot 1 is to be used by Mid-American Energy as a public electric substation to provide future and existing services to the City of Ankeny and Polk County, and Lot A will be conveyed to Polk County for roadway purposes. The development will have no water or wastewater service. 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. 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 requirements.