

1 inch = 400 feet

Date: 08/03/2017

## I-35 Business Park Plat 2 FP



*Plan and Zoning Commission  
Staff Report  
Meeting Date: September 19, 2017*

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**Agenda Item:** I-35 Business Park Plat 2 – Final Plat (County)  
**Report Date:** September 13, 2017  
**Prepared by:** Deb Gervais, AICP *ETC*  
Associate Planner

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the I-35 Business Park Plat 2 Final 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 22<sup>nd</sup> 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 re-plat 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.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,  
PLANNERS & SURVEYORS

September 13, 2017

Honorable Mayor, City Council and Plan and Zoning Commission Members  
c/o Deb Gervais  
City of Ankeny  
220 West First Street  
Ankeny, Iowa 50023

RE: I-35 Business Park Plat 2  
Final Plat Submittal

Dear Honorable Mayor, City Council and Plan and Zoning Commission Members;

On behalf of C & J Development Company LLC, we are pleased to submit herewith a final plat for 12.87 acres currently described as Lots 2 and 5, I-35 Business Park Plat 1 in Polk County. The property is located just south of Ankeny off NE 22<sup>nd</sup> Avenue between Interstate 35 and the Union and Pacific Railroad right-of-way. The final plat will replat Lots 2 and 5 into two new lots for future development.

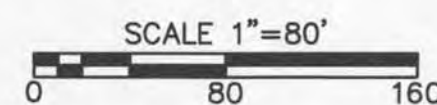
We respectfully ask for your review and approval consideration. Please contact me should you have any questions.

Sincerely,  
CIVIL DESIGN ADVANTAGE, LLC

Brad Kuehl, Project Manager

cc: Chris Murray, C & J Development Company

## FINAL PLAT



THIS SHEET; EXCEPT GENERAL NOTES