



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: October 3, 2017*

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**Agenda Item:** Harvey Acres Plat 2 – Preliminary Plat (County)  
**Report Date:** September 28, 2017  
**Prepared by:** Deb Gervais  
Associate Planner

ESC

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of Harvey Acres Plat 2 Final Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

**Project Summary**

Harvey Acres Plat 2 is located outside Ankeny corporate limits, east of the Saylorville Reservoir Dam between NW Horseshoe Road and NW 37<sup>th</sup> Street. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

The 4.94-acre (+/-) plat consists of an existing platted lot that will be split into four single-family residential lots. Polk County indicates the property zoned as Rural Residential (RR). The proposed plat is outside of the City's current Future Land Use Plan area. The proposed development will utilize septic sewer on-site and Des Moines Water Works water service. There are no public improvements proposed at this time. 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.