



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: June 16, 2020*

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**Agenda Item:** Carney Commercial Plat 1 – Final Plat (County)  
**Report Date:** June 9, 2020  
**Prepared by:** Deb Gervais, AICP  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Carney Commercial Plat 1 final plat subject to applicable Polk County Subdivision Requirements in lieu of City of Ankeny Subdivision Regulations.

**Project Summary:**

Carney Commercial Plat 1 is located outside Ankeny corporate limits, northeast of the intersection of NE 14th Street (Highway 69) and NE 70<sup>th</sup> Avenue. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

The proposed plat area is 2.77-acres, a re-plat of legally described Lots 13 and 19, Carney Acres. The proposed plat contains three lots zoned GC, General Commercial District. The proposed plat is outside the planning area shown on The Ankeny Plan 2040 - Future Land Use Map. Currently, Des Moines Water Works provides water and wastewater treatment is provided by on-site wastewater treatment systems. City staff does not believe it is likely that the area will be annexed in the future. Staff recommends the City of Ankeny defer to Polk County subdivision regulation standards.