



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 7, 2017*

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**Agenda Item:** James E. Rasmussen Industrial Park Plat 4 – Preliminary Plat (County)

**Report Date:** November 2, 2017

**Prepared by:** Deb Gervais, AICP *ETC*  
Associate Planner

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the James E. Rasmussen Industrial Park Plat 4 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

**Project Summary**

James E Rasmussen Industrial Park Plat 4 is located just northwest of the I-35 and I-80 interchange and west 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 7.50-acre plat contains one buildable lot and one outlot for future development. The property is zoned HI, Heavy Industrial District under Polk County's jurisdiction. The Iowa Department of Transportation is proposing to relocate 22<sup>nd</sup> Street and vacate the 50-foot roadway easement located on this property. Lot 1 currently has an on-site wastewater treatment system. The IDOT will extend the sanitary sewer across 22<sup>nd</sup> Street with their project. The sewer will need to be extended to the south line of Outlot A so Lot 1 can hook onto it in the future. Outlot A cannot be developed until it is re-platted and the sanitary sewer is extended. This plat water service will be from Des Moines Water Works.

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