



# Ankeny

*bringing it all together.*

*Plan and Zoning Commission  
Staff Report*

*Meeting Date: December 5, 2017*

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**Agenda Item:** Mikel's Place Plat 1 – Final Plat (County)

**Report Date:** November 30, 2017 *ESC*

**Prepared by:** Ruth Hulstrom  
Planner 1

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the Mikel's Place Plat 1 Final Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

**Project Summary**

Mikel's Place Plat 1 is located southeast of the City of Ankeny's corporate limits within the state statutory two-mile subdivision review area. The property is located south of NE 62<sup>nd</sup> Ave. and Chichaqua Valley Trail and east of NE Berwick Dr.

This is a 6.93-acre plat containing a single lot. It is a replatting of an existing outlot property and the south 50 feet of the former depot grounds right-of-way. Polk County indicates the property to be zoned Low Density Residential (LDR). The proposed plat is not located within the City's Future Land Use Plan. A private road extending from NE 58<sup>th</sup> Ave. is located on the southside of the property and will be used to access the property. The proposed development will utilize Berwick water service and an on-site septic field. There is an un-used sewage lagoon located on the northwest portion of the property. Testing has determined that the lagoon is no longer being utilized and it will remain as is for the time being. If annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners.

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