



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: January 2, 2018*

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**Agenda Item:** Albaugh Industrial Park Plat 10 – Preliminary Plat (County)  
**Report Date:** December 27, 2017 *ESC*  
**Prepared by:** Ruth Hulstrom  
Planner I

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the Albaugh Industrial Park Plat 10 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

**Project Summary**

The Albaugh Industrial Park Plat 10 is located south of Ankeny corporate limits, north of NE 66<sup>th</sup> Ave and east of NE 14<sup>th</sup> St/US Hwy 69. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

11 industrial lots are being proposed as part of the approximately 29.26-acre plat. The property is zoned LI, Light Industrial District with conditions under Polk County's jurisdiction. These conditions are noted on the plat drawing under "Zoning Conditions". The property is utilizing Des Moines Water Works for water and Polk County for sanitary sewer. Eight of the eleven lots will use a regional detention pond for storm water management, the remainder will have on-site storm water detention.

Vehicular access to the property is being proposed off of both NE 14th St/US Hwy 69 and NE 66<sup>th</sup> Ave. It is noted on the plat drawing that, "access to and all work within the Highway 69 right-of-way must be approved by the Iowa Department of Transportation".

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