



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 16, 2018

Agenda Item: The Pines at Rock Creek – Preliminary Plat (County)
Report Date: 1/11/2018
Prepared by: Ruth Hulstrom
Planner I

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of The Pines at Rock Creek Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The Pines at Rock Creek is located just west of Ankeny's southwest quadrant corporate limits. The proposed plat is located south of NW 84th Ave and east of NW 35th St. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny. Rock Creek runs through the southeastern portion of the property.

This 50.81-acre plat is proposed for 46 single-family detached residential lots and one outlot. Polk County indicates that the plat is zoned Low Density Residential (LDR) and Rural Residential (RR). The property will also be developed using Polk County's Conservation House Bulk Standards for Planned Development option. Ankeny's Future Land Use Map identifies the area as Low Density Residential, Agriculture/Open Space, and Bluebelts/Greenways. The proposed development will utilize Polk County sewer service and Des Moines Water Works water service. 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 regulation standards.