



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 6, 2018

Agenda Item: Wangsness Plat 2 – Preliminary Plat (County)
Report Date: January 25th, 2018
Prepared by: Kellen Gorman
Planner 1

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Wangsness Plat 2 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

Project Summary

Wangsness Plat 2 is located outside Ankeny corporate limits, north of SE 72nd St., and east of NE 29th St. (Four Mile Dr.). The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 39.87-acre plat contains two lots and one street lot. Polk County indicates the property zoned as Low Density Residential (LDR). The proposed plat is located within the City's Future Land Use Plan. The proposed development will utilize Des Moines Water Works and Berwick Water Association water service; and on-site individual sewage disposal (individual septic systems). 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.