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**Topic:** Action: Abuhl / Kimberley Annexation  
**Date:** February 14, 2018 *ESC*  
**Prepared By:** Deb Gervais, AICP  
Associate Planner

**Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the request by Kimberley Properties, Inc. on behalf of Wayne Abuhl for the voluntary annexation of property into the City of Ankeny.

**Discussion**

Kimberley Properties, Inc., on behalf of Wayne Abuhl, the property owner, has requested annexation to the City of Ankeny. The land is approximately 80 acres adjacent to the northeast quadrant of Ankeny, generally located north of NE 54th Street and west of NE 22nd Street (County). The proposed annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. The annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road.

This annexation area is not identified on the future land use map of the current Comprehensive Plan. However, this area is identified in the draft 2040 Comprehensive Plan as Low Density Residential. Therefore, staff has told the applicant they will not be required to do a Land Use Plan Amendment if the property is developed as Low Density Residential. If the property is annexed, it will be zoned R-1, One-Family Residence District. A map has been included to show the annexation area in relation to the Ankeny City limits.

**Public Hearing**

The Commission held a public hearing on the proposed annexation at the last meeting, February 6, 2018. The minutes are available for review of the questions and answers from the meeting.

**Consultation Meeting**

A consultation meeting was held Monday, February 5, 2018. Notice of the meeting was sent via regular mail to the Polk County Supervisors and the Lincoln Township Trustees. One member of the public attended the meeting. No written comments have been received by staff as of the date of this staff report. The parties invited to the consultation meeting have seven days from the date of the meeting to submit written comments regarding the proposed annexation.

**Summary & Recommendation**

The proposed annexation complies with the City of Ankeny's annexation policy. Public utilities exist to the south of this property, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the annexation.