



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 20, 2018

Agenda Item: Trestle Ridge Estates Rezoning – Public Hearing
Report Date: March 14, 2018 EJC
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Associate Planner

Discussion

Diamond Development, LLC is requesting to rezone property from R-3, Multiple-Family Residence District, restricted to single-family residential to PUD, Planned Unit Development.

The subject property is approximately 27.41 acres, located a quarter mile southwest of the intersection of NW 36th Street and NW Irvinedale Drive. Properties to the north and northeast are zoned R-3, restricted to 10 units per acre and restricted to 18 units per acre. The southern corners of NW 36th and NW Irvinedale are zoned C-1, Neighborhood Retail Commercial District. The properties west and south are zoned R-3 restricted to single family residential. The properties east of this site are zoned R-1, One-Family Residence District.

The PUD Concept Plan indicates the bulk regulations allowing single-family lots with 54-foot minimum lot widths. R-3 zoning regulations shall apply

The current Ankeny Comprehensive Plan Future Land Use Map indicates the subject area as Low Density Residential and Medium Density Residential. The proposed rezoning is consistent with the Future Land Use Map.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. Specifically, the developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 78.76% of the land area within 250' of the subject property, not including City of Ankeny. Additionally, this encompasses 3 of 8 or 37.5% of the owners within 250' of the subject property, not including City of Ankeny.

Notifications of the public hearing were sent to the property owners within 250' of the property and a legal notice was published. The rezoning signs were posted on the property by the required date of March 12, 2018, which is at least seven days prior to this public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on April 3, 2018.