



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: April 3, 2018*

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**Agenda Item:** Albaugh Industrial Park Plat 9 – Final Plat (County)  
**Report Date:** March 23, 2018 *ESC*  
**Prepared by:** Ruth Hulstrom  
Planner I

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Albaugh Industrial Park Plat 9 Final Plat subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

**Project Summary:**

Albaugh Industrial Park Plat 9 is located outside Ankeny corporate limits, west of NE Industry Drive between NE 66<sup>th</sup> Avenue and NE 58<sup>th</sup> Avenue. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

The approximately 6.17-acre proposed plat is a replatting of an existing plat into two lots to allow the property owner to potentially sell one of the two buildings on the existing property. The proposed plat contains 2 light industrial lots. The proposed plat is outside of the City of Ankeny's Future Land Use Map. Currently, Polk County provides sanitary sewer service and Des Moines Water Works provides water for the two existing buildings on the property. City staff does not believe it is likely that the area will be annexed in the future. Staff recommends the City of Ankeny defer to Polk County subdivision regulation standards.