



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 3, 2018

Agenda Item: James E Rasmussen Industrial Park Plat 4 – Final Plat (County)
Report Date: March 23, 2018
Prepared by: Ruth Hulstrom
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of James E Rasmussen Industrial Park Plat 4 Final Plat subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary:

The proposed plat is located outside Ankeny corporate limits just northwest of the I35/I80 interchange. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

The plat is approximately 7.54-acres and includes one heavy industrial lot and one outlot. The existing property is being split into two lots in order to allow the property owner the option of selling the outlot at a later time. Sanitary sewer service is currently managed onsite but the future sanitary service would be provided by Polk County and extended by owners of Lot 1 and Outlot "A". Water is being provided by Des Moines Water Works. The proposed plat is outside of the City of Ankeny's Future Land Use Map. 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.