



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: November 20, 2018*

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**Agenda Item:** The Greens at Woodland Hills Plat 5 – Final Plat (County)  
**Report Date:** November 14, 2018  
**Prepared by:** Derek Silverthorn  
Associate Planner

*ESC*

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the Greens at Woodland Hills Plat 5 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

**Project Summary**

The Greens at Woodland Hills Plat 5 is located outside Ankeny corporate limits, north of NE 66<sup>th</sup> Ave, between NW 2<sup>nd</sup> St (HWY 415) and NE 14<sup>th</sup> St (HWY 69). The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 110.07-acre (+/-) plat contains 62 lots, two street lots, and 1 outlot. Polk County indicates the property zoned as Medium Density Residential District (MDR). The proposed plat is outside of the City's Future Land Use Plan. Polk County will provide sanitary sewer service and water service will be provided by Des Moines Water Works. Street lights and sidewalks will be the responsibility of the property owners in the event of future annexation into the City of Ankeny.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.