



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 8, 2019

Agenda Item: Polk County Aviation Authority Rezoning – Action

Report Date: January 3, 2019 EJC

Prepared By: Ruth Hulstrom
Planner I

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request to rezone property owned by the Polk County Aviation Authority from U-1, Conservation and Public Utility District to M-1, Light Industrial District, with use restrictions and conditions.

Project Summary

The Polk County Aviation Authority (PCAA) is requesting an amendment to the zoning classification of approximately 16.06 acres of land generally located east of Interstate 35 and north of SE Corporate Woods Drive. The request is to change the zoning from U-1, Conservation and Public Utility District to M-1, Light Industrial District, with use restrictions and conditions. The use restrictions and conditions are similar in nature to those outlined in the Corporate Woods Business Park PUD, which is located south of the proposed rezoning area.

Project Report

Land Use

The future land use classification for this area, as identified in The Ankeny Plan 2040, is Airport Business Park. The surrounding properties to the south, north and east are also identified as Airport Business Park. The property to the south is part of the Corporate Woods Business Park PUD. This property is currently being used as crop land. Properties to the north and east are currently zoned U-1, Conservation and Public Utility District and are part of the Ankeny Regional Airport. Interstate 35 is located adjacent to the west property line of the proposed rezoning area. The proposed zoning is consistent with The Ankeny Plan 2040, please see the attached map.

Rezoning Request

The applicant has stated that the FAA recently deemed the proposed rezoning area to have no aeronautical use. Therefore, the PCAA has decided to make the 16.06 acres available for sale and private development with the intended purpose of having the property developed into light-industrial and/or mixed office use. Proceeds from the sale of the property will go towards financial capital improvements at the Ankeny Regional Airport.

The applicant is proposing to restrict some of the allowable uses in the M-1 District on this site. The uses proposed to be prohibited are generally the heavier industrial uses allowed in the M-1 District. Those prohibited uses are the following, found in Section 192.12 of the Zoning Ordinance:

- G. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors, storage and sale of livestock feed (provided dust is effectively controlled), and storage yards for vehicles of a delivery or draying service.
- I. Circus, carnival or similar transient enterprise; provided, such structures or buildings shall be at least 200 feet from any R district.
- J. Coal yard, coke yard or wood yard.
- K. Concrete mixing, concrete products manufacture.
- N. Enameling, lacquering or japanning.
- Q. Livery stable or riding academy.
- X. Sawmill and planing mill, including manufacture of wood products not involving chemical treatment.
- Z. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
- AA. Automobile body or fender repair shop, but not including automobile wrecking or used parts yards.
- BB. Lumberyards and building materials sales yards.
- CC. Vulcanizing, retreading and recapping of tires.

Furthermore, the following specific conditions are also proposed for this property:

1. Permitted Building Materials: Buildings can be constructed only with these exterior wall materials: Precast concrete, brick, stone, split face block, dryvitt, decorative poured concrete, glass, alumabond, or other quality materials as approved by PCAA. Limestone as a building accent is encouraged.
2. Prohibited Building Materials: Hardboard siding, composite siding, metal-faced plywood, woodcore panels, pre-engineered metals, plain concrete block, and asphalt shingles are specifically prohibited as exterior wall or roof materials.
3. HVAC Units: Screening of rooftop HVAC units is required.

Infrastructure

Water

The property is located in the Crosswinds Water Connection District 1 at \$1,800 per acre. This fee is due at the time final plans are submitted to City Council. A 12-inch water line exists adjacent to SE Convenience Boulevard or along the east property line on the southern portion of the rezoning area.

Sanitary Sewer

The property is located in the Crosswinds Trunk Sewer Connection District 1 at \$2,473 per acre. This fee is due at the time final plans are submitted to City Council. There is sanitary sewer running adjacent to SE Convenience Boulevard or along the east property line on the southern portion of the rezoning area. A limited amount of this line is 8-inch with the remainder being

4-inch. Future development of the proposed rezoning area will require a lift station since the existing 4-inch sanitary sewer is force and not gravity driven.

Storm Sewer

The subject site lies within the Middle Four Mile Creek Watershed Basin. There is storm sewer piping that runs along SE Convenience Boulevard and continues north and east before connecting to an intermittent stream that takes the storm water southeast to Four Mile Creek.

Streets

PCAA has extended SE Convenience Boulevard 1,200 feet along the east side of the property, which will provide public street access to the site. The street is currently paved and will be fully complete next spring.

Public Hearing

No one from the public spoke during the public hearing but there were a number of comments and questions raised by Commission members. A. Renaud wanted to know if there were any plans to extend SE Convenience Boulevard further north, through the remainder of the airport property. E. Jensen stated that there were no plans at this time to extend this road any further north from its current location.

L. West inquired as to whether there were any conservation features located within the rezoning area, noting the fact that the rezoning area is in a U-1, Conservation and Public Utility District. E. Jensen stated that the airport and DMACC are the only properties in Ankeny that are zoned U-1. He commented that the origins of this district were unknown to him but that it is more about the property being a public facility.

A question was raised by C. Ender regarding if there were airport zoning restrictions that might apply to the rezoning area due to its vicinity to the Ankeny Regional Airport. E. Jensen stated that there could be height limitation, which would be dictated by the airport zoning district. Staff followed up with the applicant regarding this question and was told that a map would be provided to Commission members at the meeting on January 8th which would outline any height limitations on the rezoning area.

Summary

The applicant has submitted the required rezoning petition consisting of the signatures of the owners of the subject land as well as the signatures of the owners of at least 60% of the land within 250'.

Specifically, the property owner has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 100% of the land area within 250' of the subject property, not including right-of-way.

The proposed rezoning is consistent with the Airport Business Park zoning classification in The Ankeny Plan 2040. Furthermore, the use restrictions and condition are similar in nature to the Corporate Woods Business Park PUD, located south of the proposed rezoning area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request to rezone property owned by Polk County Aviation Authority from U-1,

Conservation and Public Utility District to M-1, Light Industrial District with use restrictions and conditions (as outlined above).