



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 22, 2018

Agenda Item: Public Hearing: Abuhl Property Rezoning

Report Date: January 16, 2018

Prepared By: Ruth Hulstrom
Planner I

ESC

Discussion

Bill Kimberley, LC is requesting to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District restricted to single family and 80 foot minimum lot widths.

The request is for approximately 30.03 acres. The subject property is located in the northeast quadrant of Ankeny, generally a quarter mile north of NE 54th Street and west of NE Delaware Avenue.

The Future Land Use Map, as identified in The Ankeny Plan 2040, shows the subject area as LD, Low Density residential and OS, Open Space. The proposed rezoning is consistent with the most recent Comprehensive Plan.

The property to the south is part of the Northgate East PUD, which is a development comprised of single- and multi-family residences. The property to the west is zoned R-1, One-Family Residence District. The properties to the north and east are in the County and zoned Agricultural District.

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 feet of the subject property. Property owners of land totaling 64% of the land within 250 feet signed petitions, which includes 3 of the 8 of the property owners or 37.5%.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on February 5, 2019.