



*Plan and Zoning Commission
Staff Report*

Meeting Date: February 5, 2019

Agenda Item: Abuhl Property Rezoning – Action
Report Date: January 31, 2019
Prepared By: Ruth Hulstrom
Planner I

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the request by Bill Kimberley, LC 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.

Project Report:

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 subject property is approximately 30.03 acres, located west of NE Delaware Avenue and approximately a quarter of a mile north of NE 54th Street. The properties to the north and east of the rezoning area are in Polk County and zoned Agricultural District. The property to the west is zoned R-1, Single-Family Residence District. The Northgate East PUD is located south of the proposed rezoning area.

The most recent comprehensive plan, The Ankeny Plan 2040, indicates the subject area as LD, Low-Density residential and OS, Open Space; therefore the proposed rezoning is consistent with the Future Land Use Map.

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' of the subject property. Specifically, the developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 64.19% of the land area within 250' of the subject property, not including City of Ankeny or Polk County. Additionally, this encompasses 4 of 8 or 50% of the owners within 250' of the subject property, not including City of Ankeny or Polk County. Note, that the number of owners within 250' of the rezoning area signing the rezoning petition has increased by one from the staff report provided during the public hearing.

Public Hearing:

The Plan and Zoning Commission held a public hearing on the proposed rezoning on January 22, 2019. There were no questions or comments from the public. But there were a few questions from Commission members.

Commission member S.Odson inquired as to why the rezoning area cuts through the pond on the north side of the subject property. E.Jensen explained that the subject area used to be part of the property to the north owned by Mr. Abuhl. When the property was split and sold to Mr. Kimberley, it created a property line that cut through the pond.

There was also a question from Commission member C.Ender requesting clarification on what the minimum lots widths are for an R-2 district. E.Jensen shared with him that Ankeny Municipal Code requires a minimum of 85-foot wide lots in the R-1 district and minimum 70-foot wide lots in the R-2 district. Dean Roghair from Civil Design Advantage, representing the applicant, further elaborated that they were rezoning to R-2 so they could have a bit smaller lots than what the R-1 district allows. He stated the goal was to have some larger homes on the smaller lots, which will allow them to have a few additional lots in the development.

A complete recap of the public hearing can be found in the minutes from the meeting.

Summary:

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Bill Kimberley, LC 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.