
Agenda Item: Aspen Ridge Estates Plat 1 Final Plat
Report Date: February 28, 2019
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Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Aspen Ridge Estates Plat 1 Final Plat.

Project Summary:

Aspen Ridge Estates is a proposed 74.50 acre located east of NW State Street and south of NW 36th Street. The development consists of four outlots.

Project Report:

Diamond Development LLC, proposes subdivision of 74.50 acres of land southeast of the NW State Street and NW 36th Street intersection. The final plat consists of four outlots for the purpose of future sale and transfer of ownership. These are not considered developable lots, and future final plats will need to be reviewed and approved.

The land being subdivided was annexed into the City of Ankeny in 2006 and is zoned R-1, One Family Residence District. Property to the north is zoned R-1, and the Ashland Meadows Planned Unit Development lies to the south. East of the final plat is zoned R-2 One-Family and Two-Family Residence District (restricted to single family) and R-3 Multiple-Family Residence District (restricted to single family). West of the final plat, there is additional R-3 Multiple-Family Residence District (restricted to single family) zoning, and the Fieldstream Apartment Homes Planned Unit Development.

There are no public improvements that are proposed with this development at this time. The developer has additional platting that needs to occur in order to create lots that can facilitate development.