



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: March 5, 2019*

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**Agenda Item:** Public Hearing: Aspen Ridge Estates Rezoning Area A and Area B

**Report Date:** February 28, 2019

**Prepared By:** Kellen Gorman  
Planner I

*ESL*

**Discussion**

Rose Marie Reinhart and Diamond Development LLC are requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions. The subject property is located east of NW State Street and south of NW 36th Street, and is divided into two separate rezoning areas.

Rezoning Area A is comprised of 27.20 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one-family and two-family residential dwellings. The rezoning area is bordered by NW State Street to the west, Ashland Meadows Planned Unit Development to the south, and R-2 One-Family and Two-Family Residence District (restricted to single family) and R-3 Multiple-Family Residence District (restricted to single family) to the east. North of the proposed rezoning lies Rezoning Area B.

Rezoning Area B contains 18.42 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to 10 units an acre. The area is bordered by NW State Street to the west, and R-2 One-Family and Two-Family Residence District (restricted to single family) to the east. North of the proposed rezoning is vacant land zoned R-1, One-Family Residence District.

The proposed zoning change would not change the minimum lot area, front yard, side yard, or rear yard setbacks that are required in the R-3, Multiple-Family Residence District, and is consistent with the Ankeny 2040 Plan's Land Use Plan, which shows Low Density Residential in the general location of Rezoning Area A, and Medium Density Residential in the general location of Rezoning Area B.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning. In both rezoning cases, the developer has provided the signatures of 61% of the property owners within 250 feet of the subject properties, which is more than the 60% required for a rezoning.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 19<sup>th</sup>, 2019.