

Agenda Item: Ironman – Preliminary Plat (County)
Report Date: March 1, 2019
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Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Ironman Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject plat is generally located south of the City of Ankeny corporate limits, approximately ½-mile north of Interstate 80/35. Specifically, the proposed plat is located north of NE 54th Ave and east of NE 14th St/HWY 69. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 2.68-acre plat divides the existing single lot into two lots—1.21 acres and 1.47 acres respectively. Both newly created lots are currently built upon, and will have a shared storm water detention area with this platting. Polk County indicates the plat area zoned as Heavy Industrial District (HI). The proposed development will utilize Polk County sanitary sewer and Des Moines Water Works water service. The proposed plat is not included within the City's Future Land Use Map; however, if annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.