



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: March 19, 2019*

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**Agenda Item:** Public Hearing: Aspen Ridge Estates Amendment to the Ankeny Plan 2040,  
Figure 12.10 Ankeny Future Land Use Map

**Report Date:** March 13, 2019 *ESC*

**Prepared By:** Kellen Gorman  
Planner I

**Discussion:**

Rose Marie Reinhart, the property owner, is requesting an amendment to the *Ankeny Plan 2040*, Figure 12.10 Future Land Use Map. The area of the proposed map amendment consists of approximately 10 acres (+/-) of land, located 400 feet east of the intersection of NW State Street and NW 36th Street; south of Heartland Church and west of Prairie Ridge Church.

The *Ankeny Plan 2040* identifies this area as High-Density Residential, and the applicant is proposing to reclassify the area to Neighborhood Commercial. The future land use classification for the area south and east of the proposed map amendment is Medium-Density Residential, the area north is identified as Low-Density Residential, and the area directly west of the proposed change is Neighborhood Commercial.

Changing the subject area to the Neighborhood Commercial land use classification would allow for retail buildings that are typically one story tall and less than 35,000 sq. ft. for single-tenant buildings and less than 50,000 sq. ft. for multi-tenant buildings. Neighborhood Commercial areas accommodate retail and office uses located close to residential areas that are intended to serve the daily retail needs for the residents who live nearby.

Staff will provide a full report and recommendation at the next Plan and Zoning Commission meeting to be held on April 2, 2019.