



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 2, 2019

Agenda Item: Action: Aspen Ridge Estates Amendment to the Ankeny Plan 2040, Figure 12.10 Ankeny Future Land Use Map
Report Date: March 28, 2019 *ESC*
Prepared By: Kellen Gorman
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend the City Council amend the *Ankeny Plan 2040*, Figure 12.10 Ankeny Future Land Use Map, to reclassify property owned by Rose Marie Reinhart from High-Density Residential to Neighborhood Commercial.

Discussion:

Rose Marie Reinhart, the property owner, is requesting an amendment to the *Ankeny Plan 2040*, Figure 12.10 Ankeny 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.

Compatibility Matrix

Table 12.5 in the *Ankeny Plan 2040* is a Land Use Compatibility Matrix which assesses the relationships between existing land uses and proposals. 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, the same as the proposed amendment.

According to the compatibility matrix, the proposed Neighborhood Commercial designation would be partially compatible with the Medium-Density Residential classification to the south and east. There is 130 feet of right-of-way that separates the proposed Neighborhood Commercial designation from the area identified as Low-Density Residential to the north, so a comparison is only marginally justified. West of the proposed change, is another area identified as Neighborhood Commercial, which would make this amendment very compatible.

Development in the Area:

This proposed land use plan amendment is part of the larger Aspen Ridge Estates development. Property directly to the south of the subject site is in the process of being rezoned to R-3, Multiple-Family Residence District, restricted to 10 units an acre, and no apartments. Farther south of the subject site is proposed to be a mix of one-family and two-family residences. North of the site is mostly undeveloped land, with Heartland Church to the northeast, and is intended to eventually become residential dwellings. West and east of the subject area is also undeveloped land, farther east is the Prairie Ridge Church.

IMPACTS ON SYSTEMS:

Street System:

Access to this area would utilize NW 36th street to the north, and the future development of NW 34th street to the southwest.

Water System:

Water is available along NW 36th Street, and would adequately supply services to uses permitted with this land use classification.

Sanitary Sewer System:

Sanitary Sewer is available along NW 36th Street, and would adequately supply services to uses permitted with this land use classification.

Fire:

Members of the Fire Department receive tech review packets and attend tech review meetings to work through any concerns. With ample access to the site, it does not appear to be a concern.

Police:

Members of the Police Department receive tech review packets and attend tech review meetings to work through any concerns. With ample access to the site, it does not appear to be a concern.

Schools:

The site is in the Ankeny Community School District

PUBLIC HEARING:

The Plan and Zoning Commission held a public hearing on the proposed Land Use Plan Map Amendment on March 11, 2019. Some residents spoke before the commission endorsing the proposal, and others expressed concerns. Some of these concerns included, the possibility of bars being permitted, separation between commercial and residential, traffic, and drainage.

SUMMARY:

Properties to the north, south, and east of the subject site are currently zoned R-1, One-Family Residence District, but the land use designation for these areas is Medium-Density Residential – meaning, they may

possibly be rezoned to accommodate a more intense use in the future, such as two-family residential dwellings or townhomes. The subject site as it currently stands is also zoned R-1, One-Family Residence District, but after this Land Use Plan Amendment, the site is likely to be rezoned to C-1, Neighborhood Commercial District.

The C-1, Neighborhood Commercial District is the most restrictive commercial zoning district. Permitted uses in the C-1, Neighborhood Commercial District do not include things like hotels, dance halls, automobile sales, repair shops, or car washing establishments. Taverns and lounges are permitted in the zoning district, if they are located more than 300 feet from a church, school, or R-1 Zoning, therefore the proximity of the subject property to these uses would not allow for a tavern or lounge. The C-1, Neighborhood Commercial District has 40 foot rear yard setbacks and 35 foot front yard setbacks, and is limited in height to 35 feet.

Any development that would occur at this site would be subject to the City's site approval process, which requires the site conform to specific design standards, including separation of different uses with screening. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Staff will review the necessity of these buffers and require them accordingly as the development progresses through the approval process.

A traffic impact study will be required to be completed before development is to occur in this area. The traffic impact study would consist of a comprehensive overview to all proposed uses in the area, and how the potential for increased traffic may impact existing roadways. There are predetermined access points off of 36th Street, and the proposed NW 34th Street would most likely contain traffic flow to those two streets onto the subject site.

Preliminary drainage exhibits put together by Civil Design Advantage shows this site generally draining towards the southwest. As with any commercial development, storm water facilities will be required to be implemented, and would detain storm water run-off on site. The concept shows the proposed storm water detention facilities on the subject site to be located in the southwest area of the land use plan amendment boundary, near the proposed NW 34th Street.

Staff recommends that the Plan and Zoning Commission recommend the City Council amend the *Ankeny Plan 2040*, Figure 12.10 Ankeny Future Land Use Map, to reclassify property owned by Rose Marie from High-Density Residential to Neighborhood Commercial.