



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: April 2<sup>nd</sup>, 2019*

---

**Agenda Item:** Estates at Hidden Ridge Plat 1 – Preliminary Plat (County)  
**Report Date:** March 25<sup>th</sup>, 2019  
**Prepared by:** Kellen Gorman  
Planner I

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of Estates at Hidden Ridge Plat 1 Preliminary Plat, subject to applicable Polk County subdivision requirements in lieu of the City of Ankeny subdivision regulations.

**Project Summary:**

Estates at Hidden Ridge Plat 1 is located outside Ankeny corporate limits, southwest of the City, west of NW 26<sup>th</sup> Street (County) along NW Fisher Lane (County). The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 13.16 acre plat contains six single family lots and one street lot. Polk County indicates the property zoned as Rural Residential (RR). The proposed plat is not located within the City's Future Land Use Plan boundary. The proposed development will utilize a connection to a Des Moines Water Works main for water service; and will be linked to the Des Moines Metropolitan Wastewater Reclamation Authority sanitary sewer. 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.