

Agenda Item: The Pines at Rock Creek – Final Plat (County)

Report Date: April 1, 2019

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Associate Planner

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of The Pines at Rock Creek Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The Pines at Rock Creek is generally located adjacent to the southwest quadrant of the City of Ankeny corporate limits. Specifically, the proposed plat is located north and east of SW Oralabor Rd/HWY 415, south of NW 84th Ave, and west of the Westwinds development within the City of Ankeny corporate limits. Rock Creek flows through the southeastern portion of the plat area. The subject property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 50.81-acre plat creates 46 single-family detached residential lots, four street lots, and one outlot. Polk County indicates the plat area zoned as Low Density Residential (LDR) and Rural Residential (RR). Residential properties will be developed using Polk County's Conservation House Bulk Regulations. The proposed development will utilize Polk County sewer service 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.