
Agenda Item: Action: Steenhoek Property rezoning request
from R-1 to M-1, with use restrictions

Report Date: April 9, 2019

Prepared by: Deb Gervais, AICP
Associate Planner

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request to rezone property owned by Loren and Younghee Steenhoek / Panama Transfer from R-1, One-Family Residence District to M-1, Light Industrial District with use restrictions.

Project Summary

Loren and Younghee Steenhoek are the current property owners of 5.12-acres of land generally located west of SE Delaware Avenue and south of SE 54th Street. There is a purchase agreement in place for Panama Transfer to acquire the property. The ownership of Panama Transfer is requesting to change the zoning from R-1, One-Family Residence District to M-1, Light Industrial District, with use restrictions. This is the same zoning and use restrictions approved in 2012, 2013, and 2018 for the Toro, Chapman, and Roger Bauer properties immediately to the east and south.

Project Report

Land Use

The Land Use Classification for this area, as identified in the Comprehensive Plan, is Light Industrial. All of the surrounding properties are also identified for Light Industrial land uses. The existing uses in all directions are industrial. The proposed zoning is consistent with the Comprehensive Plan – please see the attached map.

Rezoning Request

The applicant is proposing to restrict some of the allowable uses in the M-1 District on this site. The uses proposed to be prohibited are generally the heavier industrial uses allowed in the M-1 District. Those uses are the following, found in Section 192.12.1 of the Zoning Ordinance:

- I. Circus, Carnival or similar transient enterprise; provided, that such structures or building shall be at least two hundred feet from any R district.
- J. Coal yard, coke yard or wood yard.
- N. Enameling, lacquering or japanning.
- O. Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- Q. Livery stable or riding academy.
- X. Sawmill and planing mill including manufacture of wood products not involving chemical treatment.
- Z. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
- CC. Vulcanizing, retreading and recapping of tires.

Public Hearing

There were no comments from the public and there were no questions from Commission members.

Summary

The applicant has submitted the required rezoning petition consisting of the signatures of the owners of the subject land as well as the signatures of the owners of at least 60% of the land within 250'.

Specifically, the property owner has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, as well as 64.45% of the land area within 250' of the subject property, not including right-of-way. Additionally, this breaks down to 4 of 7 or 57% of the owners within 250' of the subject property, not including City of Ankeny.

The proposed rezoning is consistent with the Light Industrial land use classification in The Ankeny Plan 2040 Comprehensive Plan. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request to rezone property owned by Loren and Younghee Steenhoek / Panama Transfer from R-1, One-Family Residence District to M-1, Light Industrial District with use restrictions. The land is anticipated to change hands mid-April. At that time the applicant, Panama Transfer will become the new owner.