



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 21, 2019

Agenda Item: Mocking Bird Hill Plat 1 – Preliminary and Final Plats (County)

Report Date: May 15, 2019

Prepared by: Deb Gervais, AICP
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Mocking Bird Hill Plat 1 Preliminary Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

That the Plan and Zoning Commission recommend City Council approval of Mocking Bird Hill Plat 1 Final Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

Project Summary

Mocking Bird Hill Plat 1 is located outside Ankeny corporate limits, west of HWY 415 and NW 37th Street (County). The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 4.55-acre (+/-) plat contains three lots. The intent of this plat is to subdivide the existing single lot, creating two additional buildable lots. Polk County indicates the property is zoned Rural Residential. The proposed plat is outside of the City of Ankeny's Future Land Use Plan. Thus, City staff does not believe it is likely that the area will be annexed in the future. Lot 1 of the proposed plat currently has an individual on-site septic system. The same is proposed for Lots 2 and 3, unless sanitary sewer service becomes available to this property prior to development. Des Moines Water Works will provide water service. A note on the plat reads that, "Street lights and sidewalks will be the responsibility of the lot owners if annexed into the City of Ankeny".

Staff recommends the City of Ankeny defer to Polk County subdivision regulations.