



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 18, 2019

Agenda Item: Public Hearing: Aspen Ridge Estates Rezoning Area D

Report Date: June 12, 2019

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Planner I

ETC

Discussion

Diamond Development LLC is requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions. The subject property is located north of NW 26th Street and west of NW Northpark Drive.

Rezoning Area D is comprised of 12.07 acres, and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one-family residential dwellings with minimum 70 foot lot widths. The rezoning area is bordered by the Ashland Meadows Planned Unit Development to the south, and R-2 One-Family and Two-Family Residence District (restricted to single family) and R-3 Multiple-Family Residence District (restricted to single family) to the east.

The proposed zoning change would not change the minimum lot area, front yard, side yard, or rear yard setbacks that are required in the R-3, Multiple-Family Residence District, and is consistent with the Ankeny 2040 Plan's Land Use Plan.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning. The developer has provided the signatures of 61% of the property owners within 250 feet of the subject properties, which is more than the 60% required for a rezoning.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on July 2nd, 2019.