



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 2, 2019

Agenda Item: Harvest Ridge Plat 1 Rezoning – Action
Report Date: June 21, 2019
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Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by JDEV, LLC to rezone property from R-3, Multiple-Family Residence District, with restrictions; to R-3, Multiple-Family Residence District, with restrictions.

Project Report

The applicant, JDEV, LLC, is requesting to rezone property from R-3, Multiple-Family Residence District, with restrictions; to R-3, Multiple-Family Residence District, with restrictions.

The subject property is approximately 1.65 acres (+/-), located east of US HWY 69/NE 14th St, and approximately a quarter-mile north of the intersection at NE 54th St. Properties to the north are zoned R-3, Multiple-Family Residence District, restricted to 10 units/acre; properties to the east and south are zoned R-3, Multiple-Family Residence District, restricted to single-family; and properties to the west are outside of the Ankeny corporate limits, zoned AG, Agricultural District under Polk County zoning.

The subject area was originally rezoned as part of the 43.11-acre Cougar Valley Farms Rezoning, which was approved by City Council on May 20, 2019. This rezoning indicated two areas to be rezoned to R-3, Multiple-Family Residence District, restricted to single-family; and R-3, Multiple-Family Residence District, restricted to 10 units/acre. This rezoning was followed by the Harvest Ridge Preliminary Plat—encompassing all 43.11 acres of the rezoning and a portion of land to the south zoned R-1, One-Family Residence District—which was approved by City Council on June 3, 2019.

The applicant is now proposing to refine the boundaries of those two original rezoning areas to facilitate proper conditions for final platting. There are two specified areas within this proposed 1.65-acre (+/-) rezoning, which include a 1.62-acre (+/-) portion of land, referred to as Rezoning Boundary “A,” to be rezoned from R-3, restricted to single-family to R-3, restricted to 10 units/acre; and a 0.03-acre (+/-) portion of land, referred to as Rezoning Boundary “B,” to be rezoned from R-3, restricted to 10 units/acre to R-3, restricted to single family.

The developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, exceeding the minimum required of amount of 50%; as well as 76.08% of the land area within 250’ of the subject property, not including City of Ankeny or Polk County, exceeding the minimum required amount of 60%. This percentage encompasses one of two such property owners.

Notifications of the public hearing were sent to the property owners within 250' of the property on June 5, 2019; and a legal notice was published on June 7, 2019. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and place of the public hearing. Such notification shall be erected no less than seven days before the public hearing before the Plan and Zoning Commission. The applicant posted the signage by Monday, June 10, providing more than seven days of notification for the proposed rezoning.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on June 18, 2019. There were no questions or comments from the public. A complete recap of the public hearing can be found in the minutes from the meeting.