



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: July 2, 2019*

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**Agenda Item:** Public Hearing: Aspen Ridge Estates Rezoning Area C

**Report Date:** June 27, 2019 *ESC*

**Prepared By:** Kellen Gorman  
Planner I

**Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the request by Rose Marie Reinhart and Diamond Development LLC to rezone property from R-1, One-Family Residence District to C-1 Neighborhood Retail Commercial District.

**Discussion:**

Rose Marie Reinhart and Diamond Development LLC is requesting to rezone property from R-1, One-Family Residence District to C-1, Neighborhood Retail Commercial District. The subject property is located at the southeast corner of NW State Street and south of NW 36th Street.

Rezoning Area C is comprised of 13.79 acres, and is proposed to be rezoned to C-1, Neighborhood Retail Commercial District. The rezoning area is bordered by NW State Street to the west, NW 36<sup>th</sup> Street to the north, and Prairie Ridge Church to the east. South of the proposed rezoning area lies Aspen Ridge Estates Rezoning Area B, which was just recently rezoned to R-3, Multiple-Family Residence District, restricted to 10 units an acre.

The proposed zoning change would not change the front yard, side yard, or rear yard setbacks that are required in the Neighborhood Retail Commercial District, and is consistent with the Ankeny 2040 Plan's Land Use Plan, which now identifies this area as Neighborhood Commercial.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, providing signatures of 77% of the property owners within 250 feet of the rezoning area.

**Public Hearing:**

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