



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: July 2, 2019*

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

**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 Diamond Development LLC to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District with restrictions.

**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 26<sup>th</sup> 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.

**Public Hearing:**

The Plan and Zoning Commission held a public hearing for the proposed rezoning on June 18, 2019. There were some comments from the public, mostly clarifying and confirming that only single family homes could be constructed within this rezoning area. A complete recap of the public hearing can be found in the minutes from the meeting.