



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 16, 2019

Agenda Item: Williamson Farm Plat 1 – Preliminary Plat (County)
Report Date: July 8, 2019
Prepared by: Derek Silverthorn
Associate Planner

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Williamson Farm Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject area is generally located ¾-mile east of the City of Ankeny corporate limits, along NE 62nd Ave (SE Corporate Woods Dr) in the vicinity of Muchikinock Creek. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 157.44-acre plat creates two buildable lots—one of which is currently developed as a homestead; two outlots with future development potential; one permanently unbuildable outlot for floodplain purposes; and two street lots for Polk County ROW purposes. The proposed development will utilize individual septic systems and Des Moines Water Works water service. Polk County indicates the plat area zoned as Agricultural Transition District (AT). The proposed plat is located within the City's Future Land Use Map, and is indicated as Low Density Residential, Open Space, and Floodplain. If annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.