



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: August 6, 2019*

---

**Agenda Item:** Public Hearing: Harmon Property Rezoning

**Report Date:** July 31, 2019

**Prepared By:** Ruth Hulstrom

Planner I

*EJC*

**Discussion**

D.R. Horton – Iowa LLC is requesting to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District.

The request is for a 10-acre property located in the northwest quadrant of Ankeny. More specifically, a third of a mile north of NW 36<sup>th</sup> Street and east of NW Abilene Road.

The Future Land Use Map, as identified in The Ankeny Plan 2040, shows the subject area as LD, Low Density residential. The proposed rezoning is consistent with the most recent Comprehensive Plan.

Properties to the north, south and east of the subject property are zoned R-1, One-Family Residence District. The property to the west is zoned R-2, One-Family and Two-Family Residence District.

The City Council chose to initiate the rezoning for the subject property on June 17, 2019.

On July 29, 2019, City staff received a letter from Robert and Deborah Terrell, who own property north of the proposed rezoning. The letter requests that the Commission postpone or re-schedule the meeting on August 6, 2019 since the Terrells are unable to be in attendance for this meeting due to a scheduling conflict. The Terrells did not indicate specific concerns in their letter, which is provided with this staff report.

If the Commission chooses, they could leave the public hearing open until the meeting on August 20, 2019 to allow the Terrells the opportunity to come and speak. The Terrells will also have the opportunity to speak at the City Council's public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 20, 2019.