



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: August 20, 2019*

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**Agenda Item:** The Woods at Rock Creek Plat 2 – Final Plat (County)  
**Report Date:** August 14, 2019  
**Prepared by:** Ruth Hulstrom *EJC*  
Planner I

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of The Woods at Rock Creek Plat 2 Final Plat subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

**Project Summary**

The proposed final plat is located just west of Ankeny's corporate limits, north of the NW 78th Avenue/SW Oralabor Road intersection and approximately three quarters of a mile west of SW Irvinedale Drive. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

The proposed final plat is approximately 11.75 acres and comprised of seven single family lots. Polk County indicates that this property is zoned "MDR-Medium Density Residential District".

Access to the seven lots will be via a cul-de-sac that connects to NW 78<sup>th</sup> Avenue/SW Oralabor Road and will be dedicated to Polk County. Sanitary service for the development will be provided by Polk County Sanitary Sewer and water will be provided by Des Moines Water Works. A note on the plat states that, "street lights and sidewalks will be the responsibility of the property owners if annexed by City of Ankeny".

Staff recommends the City of Ankeny defer to Polk County subdivision regulation standards.