



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: September 3, 2019*

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**Agenda Item:** Ironman – Final Plat (County)  
**Report Date:** August 22, 2019 *ETC*  
**Prepared by:** Derek Silverthorn  
Associate Planner

**Staff Recommendation**

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

**Project Summary**

The subject plat is generally located south of the City of Ankeny corporate limits, approximately ½-mile north of Interstate 80/35. Specifically, the proposed plat is located north of NE 54<sup>th</sup> Ave and east of NE 14<sup>th</sup> St/HWY 69. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 2.68-acre plat divides the existing single lot into two lots—1.21 acres and 1.47 acres, respectively. The purpose of this plat is to provide the two existing buildings with their own platted lots; however, both lots will have shared storm water detention. Polk County indicates the plat area zoned as Heavy Industrial District (HI). The proposed development will utilize Polk County sanitary sewer and Des Moines Water Works water service. The proposed plat is not included within the City's Future Land Use Map; however, 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.