



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 7, 2019

Agenda Item: Watters South Acreage – Final Plat (County)

Report Date: October 3, 2019

Prepared by: Deb Gervais, AICP
Associate Planner

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Watters South Acreage Final Plat, subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

Project Summary

Watters South Acreage is located outside Ankeny corporate limits, east of I-35 and north of E 1st Street on NE Frisk Drive. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 5.00-acre (+/-) plat contains one lot. The intent of this plat is to create a buildable lot from a parcel of land that was previously considered unbuildable because of previous flood mapping. The FEMA flood maps that were published this year show adequate buildable area outside of the floodway. Polk County indicates the property is zoned Rural Residential. The proposed plat is designated as Open Space on the City of Ankeny's Future Land Use Plan Map. The new lot will be served by City of Ankeny sanitary sewer and by Thorpe Water Development water main. Both utilities are existing on the property and have capacity for a new service. A note on the plat reads that, "Street lights and sidewalks will be the responsibility of the lot owners if annexed into the City of Ankeny".

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