



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 22, 2019

Agenda Item: Public Hearing: Grand Capital, LC Annexation
Report Date: October 8, 2019
Prepared By: Derek Silverthorn
Associate Planner

ESC

Discussion

Grand Capital, LC, the property owner, has requested annexation into the City of Ankeny. The land is approximately 18.6 acres (+/-) of land, generally located east of SE Four Mile Dr (NE 29th St); and approximately one-half mile north of SE Corporate Woods Dr (NE 62nd Ave), north of the railroad. The annexation also includes the east 45 feet from the centerline of SE Four Mile (NE 29th St), between the north and south boundaries of the proposed annexation area.

The annexation area is currently identified in the Comprehensive Plan as Airport Business Park; however, upon annexation the area will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.

The subject area will be serviced by existing 12-inch water main located along the east side of SE Four Mile Dr (NE 29th St). Sanitary sewer installed with future platting will connect to the WRA line east of this plat along Four Mile Creek. The City anticipates one connection to this WRA line near the southeast corner of the annexation area, extending north.

Staff will present a complete staff report at the next Plan & Zoning Commission meeting on November 5, 2019.