



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 19, 2019

Topic: Public Hearing: D.R.A. Properties, L.C. / FKA Kochheiser Property
Annexation *ESC*
Date: November 13, 2019
Prepared By: Ruth Hulstrom
Planner I

Discussion

D.R.A. Properties, L.C., the property owner, has requested annexation to the City of Ankeny for approximately 176 acres located adjacent to the northwest quadrant of Ankeny. The subject property includes three separate parcels, generally located south of NW 118th Avenue (County) and west of NE 6th Street (County). The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. The annexation area includes all corresponding right-of-way to the centerline of the road.

The Future Land Use Map of "The Ankeny Plan 2040" identifies the proposed annexation area as Low Density (LD) Residential. If the properties are annexed, all will be zoned R-1, One-Family Residence District. A map has been included to show the annexation area in relation to the Ankeny City limits.

To date, there is no sanitary sewer readily available to the proposed annexation area. The closest sanitary sewer is located on NW Ash Drive, approximately ¼ mile north of NW 36th Street. Development of this site will require sanitary sewer be extended to the northern property limits, which may require off-site sanitary sewer easements.

Staff will present a complete staff report at the next Plan & Zoning Commission meeting on December 3, 2019.