



*Plan and Zoning Commission
Staff Report*

Meeting Date: November 19, 2019

Agenda Item: Camden West Estates Plat 1 – Final Plat (County)

Report Date: November 12, 2019 *ESC*

Prepared by: Ruth Hulstrom
Planner I

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Camden West Estates Plat 1 final plat subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject property is located outside Ankeny corporate limits, north of NW Polk City Drive and east of NW 31st Street. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny. The proposed plat is approximately 5.42-acres and zoned "MDR-Medium Density Residential District" in the County. The proposed plat creates six single-family lots, a street lot, and an outlot. Street Lot 'A' will be deeded to Polk County. The Outlot and a portion of Lot 1 will provide onsite storm water detention.

City sanitary sewer service is not available to this area at this time, therefore, the subject plat will remain in the County. A note included on the plat reads that in the event that this area is annexed into the City of Ankeny, property owners would be responsible for installation of street lighting and sidewalks. Des Moines Water Works will be providing water service and sanitary service will be via individual septic systems.

The proposed plat is directly adjacent to the City limits but it is not shown within City limits on the Future Land Use Map of "The Ankeny Plan 2040".

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