

Agenda Item: Knight Estates—Preliminary Plat (County)
Report Date: February 7, 2020
Prepared by: Jake Heil
Planner I

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Knight Estates Preliminary 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 east of the City of Ankeny corporate limits, approximately 1 mile east of Interstate 35. Specifically, the proposed plat is located ½ mile north of NE 62nd Ave and west of NE Berwick Dr., adjacent to the Union Pacific Railroad. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 20.60-acre plat divides the existing single lot into two lots—19.49 acres and 0.76 acres respectively. The original lot is currently built on, containing a house and two accessory buildings. The newly formed lot will have a house built on it. Both lots would have street frontage. No new streets or public utilities are proposed with this plat. The proposed development will utilize an individual wastewater treatment system and Des Moines Water Works for water service. Polk County indicates the plat area zoned as Low Density Residential (LDR). The proposed plat is included within the City's Future Land Use Map and is shown as Low Density Residential. 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.