



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: February 18, 2020*

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**Agenda Item:** Parcel 2019-195/Centennial Park Rezoning – Public Hearing  
**Report Date:** February 12, 2020  
**Prepared By:** Ruth Hulstrom  
Planner I

*ETC*

**Discussion**

The applicant, D.R.A. Properties, LC, is requesting to rezone property from R-1, One-Family Residence District, to R-3, Multiple-Family Residence District, with restrictions.

The subject property is approximately 73.21 acres (+/-), located east of NW Irvinedale Drive and approximately a quarter-mile south of NW 36<sup>th</sup> Street. Properties located directly south and east of the proposed rezoning area are zoned R-3, restricted to single family. The adjacent properties to the north are zoned R-3, restricted to 10 units per acre or PUD (36 West Plat 1). The properties directly west are zoned either R-1 or R-3, restricted to single family residential only.

The proposed rezoning area is comprised of two distinct areas with slightly different restrictions. The northwest portion of the property is identified as “Area A” and comprised of 13.08 (+/-) acres. It is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one- and two-family residences. The southern and northeastern portion of the property, “Area B”, is comprised of 60.13 acres and is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one-family residences.

The Future Land Use Map, as identified in The Ankeny Plan 2040, shows the subject area as LD, Low Density residential. Thus, the proposed rezoning is consistent with the most recent Comprehensive Plan.

The developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning, exceeding the minimum required amount of 50%; as well as 70.43% of the land area within 250’ of the subject property, not including City of Ankeny, exceeding the minimum required amount of 60%. This percentage encompasses 103 of 140 such property owners.

Notifications of the public hearing were mailed to property owners within 250’ of the subject property on February 5, 2020; and a legal notice was published on February 7, 2020. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and place of the public hearing. Per Code, such notification shall be erected no less than seven days before the public hearing before the Plan and Zoning Commission. The applicant posted the signage the morning of Tuesday, February 11, providing the minimum seven days of notification required prior to a public hearing for a proposed rezoning.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 3, 2020.