



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 3, 2020

Agenda Item: Centennial Estates Rezoning – Action
Report Date: February 27, 2020
Prepared By: Ruth Hulstrom
Planner I

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by D.R.A. Properties, LC to rezone property from R-1, One-Family Residence District; to R-3, Multiple-Family Residence District, with restrictions.

Project Report

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 36th Street. Adjacent properties to the north are zoned R-3, Multiple-Family Residence District, restricted to 10 units/acre or are part of the 36 West Plat 1 PUD. Properties to the east and south are zoned R-3, Multiple-Family Residence District, restricted to single-family. The properties directly to the west are zoned either R-1 or R-3, restricted to single-family residential only.

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 proposed rezoning was referred to previously as “Parcel 2019-195/Centennial Park” but the developer has changed the name to “Centennial Estates”. From this point further City staff will refer to the rezoning as Centennial Estates.

The proposed restrictions for the rezoning area are outlined on the attached rezoning exhibit. The exhibit outlines two distinct areas with different restrictions. The smaller area, comprised of approximately 13.08 (+/-) acres and referred to as “Area A” is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one- and two-family residences. “Area B” which is comprised of approximately 60.13 (+/-) acres is proposed to be rezoned to R-3, Multiple-Family Residence District, restricted to one-family residences.

The applicant shared with City staff that their reasoning for the creation of two distinct restriction areas was due to an interest in providing a buffer between the higher density residential development to the north, 36 West Plat 2, and their proposed single-family residences. Thus, creating an area along the northeastern portion of the rezoning area that is restricted to one- and two-family residences adjacent to the higher density development would allow the applicant to achieve this transitional residential buffer.

City staff had received a single phone call from a property owner within 250' of the proposed rezoning prior to the public hearing. They shared concerns about the continued growth of the City of Ankeny. In particular, concerns about the impact of additional development on streets and schools that already seem fairly full.

No additional comments have been received since that time.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on February 18, 2020. There were no questions or comments from the public.

During the public hearing Roger Silver, speaking on behalf of the applicant, provided a concept plan that outlined what the developer hoped to have the development look like.

Commission member L. West inquired as to whether there would be sidewalk access to the proposed Centennial Park from this development. Roger Silver stated that that he expected that the sidewalk would be installed with the first phase of the development, which is anticipated to be the eastern portion of the proposed rezoning area.

Another Commission member, A. Renaud, wanted to know if the east/west street shown on the north side of the concept plan might eventually connect to NW Irvinedale Drive. Mr. Silver stated that at this time it was not plausible due to the existing single-family residence to the west but the developer wanted to leave the option open should things change in the future.

L. West commented that she would like to see some buffering in the northwest corner between the proposed R-3 zoning district and the existing single-family homes to the west.

A complete recap of the public hearing can be found in the minutes from the meeting.

Summary

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by D.R.A. Properties, LC to rezone property from R-1, One-Family Residence District; to R-3, Multiple-Family Residence District, with restrictions.