



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: May 5, 2020*

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**Agenda Item:** DTK Properties Rezoning – Action

**Report Date:** April 24, 2020

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Associate Planner

*EJC*

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the request by DTK Properties, LLC to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

**Project Report**

The applicant, DTK Properties, LLC, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

The area subject to the proposed rezoning—comprised of two parcels—is approximately 12.8 acres (+/-), located southwest of the intersection at SE Four Mile Dr and SE Corporate Woods Dr, and is zoned R-1, One-Family Residence District. Properties to the north are also zoned R-1, One-Family Residence District; properties to the south and west are zoned Crosswinds Business Park PUD; and properties to the east are zoned Northstar Power PUD.

The subject area was originally annexed in 2003, as part of the larger 1,200-acre Southeast Growth Area Annexation. Since then, there have been no alterations or development of the property in addition to the pre-existing residence and accessory structures. The applicant, DTK Properties, LLC, acquired the property in 2016, and are now proposing to rezone the property from the current R-1, One-Family Residential District to M-1, Light-Industrial District. The proposed rezoning is aligned with The Ankeny Plan 2040 Future Land Use Map, which defines the area subject to the rezoning as light industrial and open space/floodplain. The FEMA Flood Map, effective February 2019, includes a portion of the subject area in the 100- and 500-year floodplains; and the applicant has considered these conditions for future development.

The developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning; and 72.63% of the land area within 250' of the subject property, not including City of Ankeny or Polk County, exceeding the minimum required amount of 60%. This percentage encompasses five of eight such property owners. Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on April 9, 2020; and a legal notice of the proposed rezoning was published on April 10, 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. 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 by Friday, April 10, providing more than seven days of notification for the proposed rezoning.

### **Public Hearing**

The Plan and Zoning Commission held a public hearing for the proposed rezoning on April 21, 2020. There were no questions or comments from the public. A complete recap of the public hearing can be found in the minutes from the meeting.