



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 5, 2020

Agenda Item: Lincoln Township Plat 1 – Preliminary Plat & Final Plat (County)
Report Date: April 10, 2020 *ETC*
Prepared by: Derek Silverthorn
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Lincoln Township Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

That the Plan and Zoning Commission recommend City Council approval of the Lincoln Township Plat 1 Final 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 one mile north of the corporate limits—north of NW 126th Ave and west of NW 16th St (NW Irvinedale Dr), adjacent to Lincoln Cemetery. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is located within the City of Ankeny planning boundary.

This 73.08-acre plat area is zoned under Polk County as AG, Agricultural District. The proposed plat redefines the two current parcels into one 6.80-acre lot for the existing residence; and one 66.28-acre outlot for the associated farmland. The proposed development will continue to utilize on-site wastewater treatment and Des Moines Water Works water service. The plat area is indicated in The Ankeny Plan 2040 Future Land Use Map as Low-Density Residential, Medium-Density Residential, High-Density Residential, and Neighborhood Mixed-Use. 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.