



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 19, 2020

Agenda Item: Hansen Plat 1 – Preliminary Plat & Final Plat (County)
Report Date: May 1, 2020 *ESC*
Prepared by: Derek Silverthorn
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Hansen 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 Hansen 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 ¼-mile east of the corporate limits—situated west of NE Berwick Drive, and approximately halfway between SE Corporate Woods Drive and SE Oralabor Road. 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 45.26-acre plat area is zoned under Polk County as AT, Agricultural Transition District. The plat redefines the three current parcels into two buildable lots (3.55 acres and 41.71 acres, respectively)—one of which has an existing residence and associated structures, while the other is currently undeveloped. The proposed plat will utilize private 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 and Open Space/Floodplain. 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.