



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 2, 2020

Agenda Item: Grand Capital, LC Rezoning – West – Action
Report Date: May 20, 2020
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Associate Planner

ESC

Staff Recommendation

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

Project Report

The applicant, Grand Capital, LC, 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 includes one parcel, approximately 9.80 acres (+/-); and is located west of SE Four Mile Drive, east of the Ankeny Regional Airport, and nearly halfway between SE Oralabor Road and SE Corporate Woods Drive. The property is zoned R-1, One-Family Residence District. Properties to the north, west, and south are also zoned R-1, One-Family Residence District; and properties to the east are zoned LDR, Low-Density Residential, under Polk County Zoning.

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 grain bin. The applicant, Grand Capital, LC, acquired the property in Fall 2019, and is 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 subject property as Airport Business Park. This land use designation is generally synonymous with the M-1, Light Industrial District, with additional considerations for protecting the airport and surrounding airspace from incompatible land uses.

The developer has submitted the required rezoning petition owner signatures, consisting of 100% of the land area subject to the rezoning; and 77.41% 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 three of four such property owners. Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on May 7, 2020; and a legal notice of the proposed rezoning was published on May 8, 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. The applicant posted the signage by Monday, May 11, 2020, providing more than required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 19, 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.