



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 16, 2020

Agenda Item: Polk County Aviation Authority Rezoning along Taxiway D – Public Hearing

Report Date: June 10, 2020 *ESC*

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Planner I

Discussion

The Polk County Aviation Authority (PCAA) is requesting an amendment to the zoning classification for approximately 0.83 acres of land generally located east of Interstate 35 and approximately ¾-mile south of SE Oralabor Road. The request is to change the zoning from M-1, Light Industrial District to U-1, Conservation and Public Utility District.

Properties located south and east of the subject property are zoned U-1. The adjacent property to the north and west is zoned M-1. In 1999, the rezoning area was acquired by PCAA from Casey's General Stores, Inc. but remained zoned M-1. This rezoning is an attempt to provide consistent zoning with the other adjacent properties owned by PCAA.

The Future Land Use Map for this area, as identified in The Ankeny Plan 2040, is Airport Business Park. The adjacent properties located south and east of the proposed rezoning, currently zoned U-1, are also proposed to be Airport Business Park on the Future Land Use Map. Thus, the proposed zoning is considered to be consistent with the most recent Comprehensive Plan since the properties south and east of the proposed rezoning area are also shown as Airport Business Park.

The owner/developer has submitted the required rezoning petition consisting of the signatures of the owners of the subject land as well as the signatures of the owners of at least 60 percent of the land within 250'.

Specifically, the property owner has submitted the required rezoning petition owner signatures, consisting of 100 percent of the land area subject to the rezoning, as well as 65 percent of the land area within 250' of the subject property, not including right-of-way.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on July 7, 2020.