



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: April 19, 2022*

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**Agenda Item:** Public Hearing: Ankeny RMJ Annexation  
**Report Date:** April 11, 2022  
**Prepared By:** Ruth Hulstrom *ESC*  
Associate Planner

**Discussion**

ATI Ankeny Industrial LLC and three other property owners are requesting annexation into the City of Ankeny. The land totals approximately 159 acres (+/-), generally located west of NE Berwick Drive, east of the Ankeny Regional Airport and approximately a quarter mile south of SE Oralabor Road (NE 78<sup>th</sup> Avenue). The annexation area also includes any adjacent right-of-way to the centerline of the road.

The annexation area is currently identified in the Comprehensive Plan as Airport Business Park (ABP), Open Space (OS) or Low Density (LD); however, upon annexation the area will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.

Any future sanitary sewer service will need to connect to the existing WRA Four Mile Interceptor Trunk Sewer, which runs north-south through both properties owned by ATI Ankeny Industrial LLC. The annexation area includes the Oakwood Heights Mobile Home Park, identified as #7 and #8 in the annexation exhibit. If the mobile home park chooses to connect to the City of Ankeny owned sanitary sewer, extension of the sanitary sewer will need to extend east across the site to NE Berwick Drive in order to accommodate future expansion to the east.

City-owned water services exist 1600 feet north of the annexation area within NE Berwick Drive and partially along SE Four Mile Drive within the annexation area. The water line runs approximately 1000 feet south along SE Four Mile Drive from the north edge of the annexation area and continues straight south through property owned by Polk County Aviation Authority (PCAA) and identified as #1 in the annexation exhibit. The water line then continues south along SE Four Mile Drive (NE 29<sup>th</sup> Street).

Future development will require full extension of water and sanitary lines along the frontages of any proposed properties, including NE Berwick Drive and SE Four Mile Drive. Based on the most recent FEMA Flood Insurance Rate Maps, approved 2/1/2019, floodway exists within a portion of the annexation area adjacent to Four Mile Creek.

Staff will present a complete staff report at the next Plan & Zoning Commission meeting on May 3, 2022.