



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: July 19, 2022*

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**Agenda Item:** 7AZU Development Plat 2 – Preliminary Plat & Final Plat (County)  
**Report Date:** June 27, 2022  
**Prepared by:** Derek Silverthorn  
Associate Planner

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the 7AZU Development Plat 2 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 7AZU Development Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

**Project Summary**

The subject plat is 7.16 acres (+/-) and is located adjacent to the Ankeny corporate limits—southwest of the intersection at SW Irvinedale Drive and SW Vintage Parkway/NW Polk City Drive. The plat lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is directly adjacent to the corporate limits; however, the plat area is not located within the City of Ankeny planning boundary.

The plat area is zoned under Polk County as GC, General Commercial District; and it is not indicated in The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map since it is not located within the planning boundary. The applicant is proposing to subdivide the current singular lot into two lots—one of which is currently developed as self-storage, while the newly created lot will facilitate the construction of future development. The plat area will continue to utilize City of Ankeny sanitary sewer and Des Moines Water Works water main.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.