



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 7, 2023

Agenda Item: Treasure Acres Plat 1 – Final Plat (County)

Report Date: March 1, 2023

Prepared by: Laura Hutzell
Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Treasure Acres 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 located southeast of the intersection of NE 29th Street and NE 94th Avenue in Polk County. The property lies within the state statutory, two-mile subdivision review of the City of Ankeny, and is located within the City's 2040 planning boundary.

According to the Polk County Official Zoning Map, the proposed 80-acre (+/-) plat is currently zoned Medium Density Residential to the north, and Low Density Residential to the south. The Ankeny Plan 2040 Future Land Use Map identifies the property as a mix of Neighborhood Commercial, High Density Residential and Medium Density Residential. The proposed plat creates two outlots and two street lots for future west right-of-way of NE Four Mile Drive. The linework has been coordinated with City Staff to ensure the geometry will work for the future street alignment.

Should the properties be annexed into the City of Ankeny, streetlights and sidewalks will be the responsibility of the property owners. Property owners will be required to connect to sanitary sewer when city-owned sanitary sewer becomes available.

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