



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 20, 2023

Agenda Item: Berwick-ATI Group 80/20 Urbanized Annexation – Initiate
Report Date: March 8, 2023
Prepared By: Derek Silverthorn *ETC*
Associate Planner

Discussion:

The City of Ankeny has received a request for annexation of approximately 140.40 acres of land adjacent to the southeast quadrant of Ankeny, generally located ¼-mile south of the intersection at SE Oralabor Road/NE 78th Avenue and NE Berwick Drive—and within two miles of the City of Altoona. The annexation area includes 14 properties totaling 137.29 (+/-) acres, with an additional 3.11 (+/-) acres of Polk County road right-of-way.

At this time, two of the 14 properties included in the proposed annexation have provided petitions. If petitions are not received for all 14 properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners in order to avoid the creation of islands or to create more uniform boundaries. The current petitioned land area is approximately 111.18 acres, which equals 80.98% of the 137.29 total calculated acres, excluding Polk County road right-of-way. The land area of the 12 remaining non-petitioned properties is 26.11 acres, equaling 19.02% of the calculated land area, excluding Polk County road right-of-way.

The annexation area is currently identified in The Ankeny Plan 2040 Comprehensive Plan as Low-Density Residential and Open Space. If the land is annexed, it 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.