Ankeny
bringing it all together.

*Plan and Zoning Commission*
*Staff Report*

*Meeting Date: October 18, 2016*

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**Agenda Item:** Houghton Acres – Final Plat (County)
**Report Date:** October 10, 2016 EJC
**Prepared by:** Derek Silverthorn
Planner I

**Staff Recommendation**
That the Plan and Zoning Commission recommend City Council approval of Houghton Acres Final Plat subject to applicable Polk County subdivision regulations in lieu of the City of Ankeny subdivision regulations.

**Project Summary**
Houghton Acres is located outside Ankeny corporate limits, northwest of the intersection of Northeast 14th Street (Highway 69) and Northeast 66th Avenue (County Road R6F). The property lies within the state statutory two-mile subdivision review area for the City of Ankeny.

This 9.40-acre plat contains three commercial/retail lots and two street lots. Polk County indicates the property zoned as General Commercial (GC). The proposed plat is outside of the City's Future Land Use Plan. The proposed development will utilize Polk County sewer service and Des Moines Water Works water service. City staff does not think it is likely the area will be annexed in the future; however, street lights and sidewalks will be the responsibility of the property owners in the event of annexation into the City of Ankeny.

Staff recommends the City of Ankeny defer to Polk County subdivision regulations.