



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 3, 2017

Agenda Item: Public Hearing: Cougar Valley Farms Annexation
Report Date: December 19, 2016 *ESC*
Prepared By: Derek Silverthorn
Planner I

Discussion

JDEV LLC, the property owner, has requested annexation to the City of Ankeny. The land is approximately 42 acres (+/-) of land, generally located north of 11998 NE 14th St (US HWY 69) that is generally located in the northeast quadrant of US Highway 69 and NE 54th Ave. The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. The annexation also includes the east half of US Highway 69, adjacent to the proposed annexation area.

This annexation area is not currently identified in the Comprehensive Plan. A Land Use Plan Map amendment has been submitted, which proposes 30 acres (+/-) of the property to be designated as Low Density Residential, and 12 acres (+/-) as Medium Density Residential. A map has been included to show the annexation area in relation to the Ankeny City limits.

Staff will present a complete staff report at the next Plan & Zoning Commission meeting on January 17, 2017.