



ANKENY PLAN AND ZONING COMMISSION

Meeting Agenda
Wednesday, September 4, 2024
6:30 PM

Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the September 4, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the August 20, 2024 minutes of the Plan and Zoning Commission meeting.

2. 3710 SE Convenience Boulevard - Rick's Landing Airplane Hangar Site Plan

Consider MOTION to approve the site plan for Rick's Landing Airplane Hangar located at 3710 SE Convenience Boulevard.

3. Trestle Ridge Estates Plat 8 Final Plat

Consider MOTION to recommend City Council approval of Trestle Ridge Estates Plat 8 Final Plat; and recommend City cost-participation in the amount of \$9,796.50 for 8' sidewalk along NW Reinhart Drive. An estimate for the cost of the turn lanes along NW Weigel Drive will be reviewed and approved by the City. Once there is an agreement on the cost, the developer will provide a check for the required amount at the time of final plat approval, which will be applied to the future City project.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. REPORTS:

Director and Commissioner Reports

1. September 3, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, September 17, 2024
3. Building Permit Report August 2024
4. Commissioner's Reports

J. MISCELLANEOUS ITEMS:

1. Introduction to CivicClerk Agenda Board Portal
2. September 16, 2024 - 5:30 p.m. City Council Representative: Staff

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



ANKENY PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 4, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Consider MOTION to approve and accept the September 4, 2024 agenda with/without amendments.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 4, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Minutes

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the August 20, 2024 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2024-08-20

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 20, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 20, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Glenn Hunter, Annette Renaud, Lisa West, and Todd Ripper. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the August 20, 2024 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the August 6, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Hope Crest Plat 1 Final Plat

Motion to recommend City Council approval of the Hope Crest Plat 1 Final Plat.

Item #3. 1407 SW Ordinance Road – Gerber Collision Building Addition Site Plan

Motion to approve the site plan for 1407 SW Ordinance Road, Gerber Collision Building Addition.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Office/Business Park to Low Density Residential use classification (LUPA Area A)

Item #5. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC and The Ankeny Community School District from Medium Density to Low Density Residential use classification (LUPA Area B)

Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Low Density to Medium Density Residential use classification (LUPA Area C)

Item #7. DRA Properties, LC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

Staff Report: L.Hutzell reported that DRA Properties, LC is requesting three amendments to the Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map. These amendments are accompanied by one rezoning. The properties subject to the proposed map amendments and rezoning consist of two parcels that total

approximately 124.4 acres and are located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street/Four Mile Drive.

L.Hutzell stated that Land Use Plan Map Amendment A is approximately 53.68 acres and is located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park and the applicant is now proposing to reclassify the future land use to Low Density Residential.

Land Use Plan Amendment Area B is approximately 26.35 acres and is located in the NE quadrant of the subject area, located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential and the applicant is now proposing to reclassify the future land use to Low Density Residential.

Land Use Plan Amendment Area C is approximately 15.8 acres and is located in the southeast quadrant of the subject area, located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential and the applicant is now proposing to reclassify the future land use to Medium Density Residential.

L.Hutzell reported that accompanying the land use plan map amendments, is a request by DRA Properties, LC to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development. She provided the zoning for the surrounding properties and presented the Masterplan for the development. L.Hutzell noted that the development will include single-family residential, biattached, multifamily, parkland and include property owned by the Ankeny Community School District for educational use. She further stated that the bulk regulations for the development are outlined in the PUD book. L.Hutzell provided responses to the questions that were raised by citizens at the August 6, 2024 public hearing, which included keeping the townhome piece as single family instead of a multifamily and the transition from existing single-family homes to townhomes. She noted that moving the townhomes further north is not possible due to the parcel of land that the Ankeny Community School District owns. She addressed that written in the PUD book is a 25' buffer easement along both NE 18th Street and NE 29th Street/NE Four Mile Drive. This buffer easement will require one overstory tree and four shrubs every 50 lineal feet to be installed along a 3' minimum earthen berm, similar to what exists along the south side of NE 18th Street. She noted that the applicant for this project is requiring elevated architectural standards for these townhomes. These townhomes will be no more than two-stories with architectural standards that include prohibiting vinyl siding. Street facing dwellings will also be required to have a minimum of 75% stone, brick, stucco, shake, and board and batten.

Staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

Adam Schoeppner, Nilles Associates, 1933 SW Magazine Road, Ankeny said there was good collaboration between the applicant and the City after the public hearing. He said taking the feedback from the public, they amended the PUD and the Masterplan to offer buffering between the single family residential and the townhomes. He asked if the Commission had any questions.

Motion (Item #4) by R.Weisheit to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential. Second by L.West. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #5) by G.Hunter to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential. Second by R.Weisheit. Motion carried. 6 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #6) by T.Ripper to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential. Second by R.Weisheit. Motion carried. 6 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #7) by T.Ripper to recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development. Second by G.Hunter. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the August 19, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Wednesday, September 4, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Rapp asked if the City has a bee Ordinance. E.Jensen said there is not a separate Ordinance for bees. They are not prohibited as long as they are not creating a nuisance.

L.West confirmed that the next Plan and Zoning Commission meeting will be on Wednesday, September 4th. Staff responded, yes.

T.Flack asked whether citizens should contact the Ankeny Community School District regarding crossing guards or the City Police Department. Staff believes that it is a collaborative effort and recommended starting with the school district.

MISCELLANEOUS ITEMS

September 3, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:53 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



ANKENY PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 4, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

3710 SE Convenience Boulevard - Rick's Landing Airplane Hangar Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

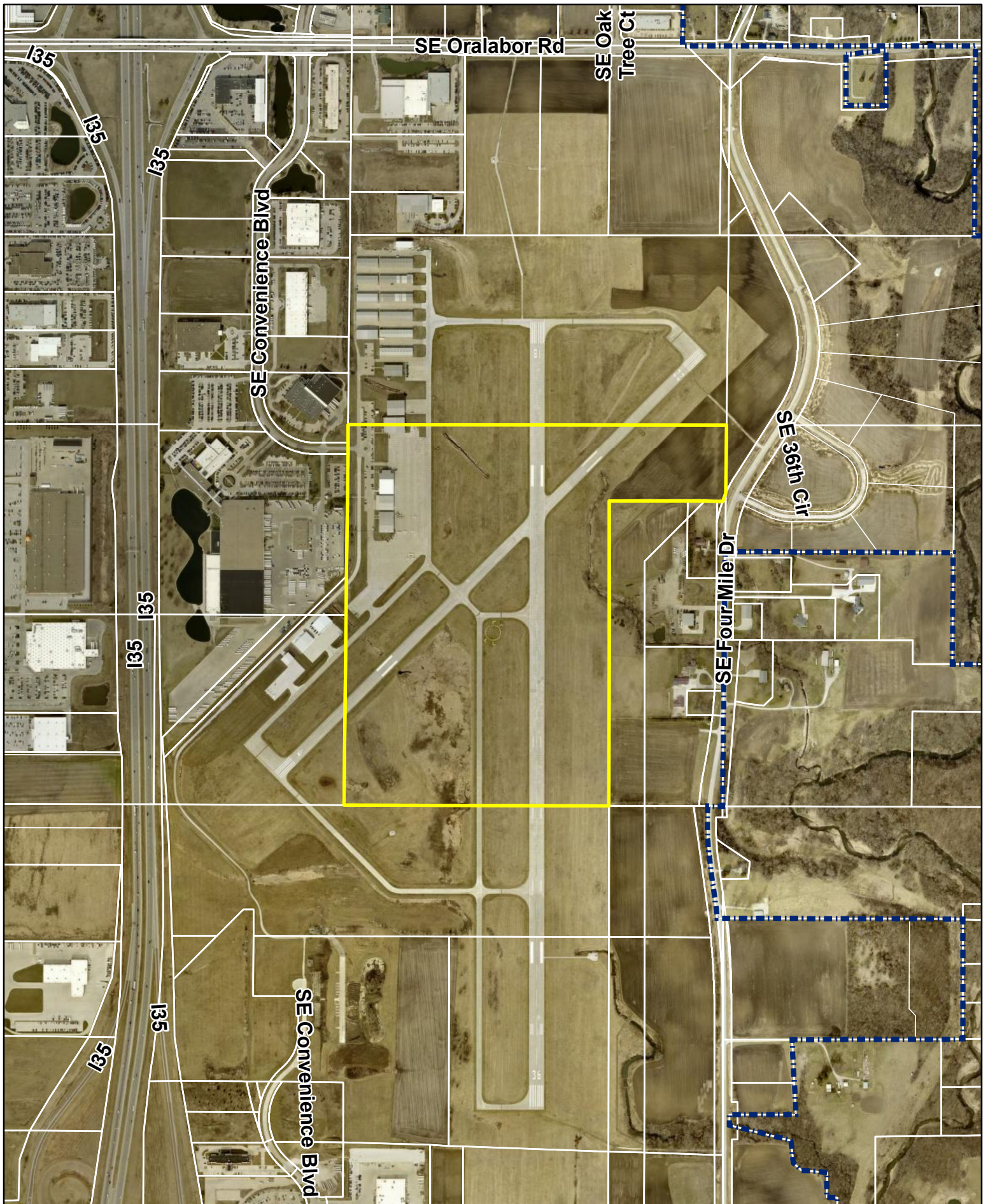
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for Rick's Landing Airplane Hangar located at 3710 SE Convenience Boulevard.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. Elevations





Plan and Zoning Commission
Staff Report

Meeting Date: September 4, 2024

Agenda Item: Rick's Landing Airplane Hangar - 3710 SE Convenience Boulevard
Report Date: August 29, 2024
Prepared by: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the Rick's Landing Airplane Hangar at 3710 SE Convenience Boulevard.

Project Summary:

The developer, Rick's Landing, LLC, is proposing to construct an approximate 17,794 square-foot private airplane hanger at the Ankeny Regional Airport. The project area is located south of SE Oralabor Road and east of SE Convenience Boulevard. Although the landowner of the subject property is the Polk County Aviation Authority, the applicant will be leasing the space from them. Despite there being a general address for the Ankeny Regional Airport (3700 SE Convenience Boulevard), each hanger on the property has their own address. The address for the proposed hanger is 3710 SE Convenience Boulevard.

The footprint of the proposed hanger is approximately 17,794 square feet in size, with the primary use of the hanger being for private aircraft storage. Infrastructure improvements were made previously through the Phase III Taxiway D Improvements project that included grading, street paving, utility, and drainage improvements. Future plans for hangers on the site were anticipated when the taxiway improvements were made to the airport.

The exterior of the proposed building will be comprised entirely of metal paneling. The proposed building materials are similar to the existing hangers located at the airport. Per usual for these hanger site plans, landscaping is not included as it is recommended by the FAA to limit landscaping to avoid attracting wildlife to the area. Parking stalls are located on the north side of the structure, while the hanger will be accessed from the existing limited access drive at the airport.

Site Plan Worksheet
3710 SE Convenience Boulevard

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The project area is located at the Ankeny Regional Airport and is consistent with previously approved hangar site plans.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The project site is located at the Ankeny Regional Airport. Although the airport is accessed from SE Convenience Boulevard, the hangar is not adjacent to any public streetscape.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

Adequate parking is provided considering the private use of the hangar.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

Access to the site will come from the general entrance to the Ankeny Regional Airport off of SE Convenience Boulevard. The hangar is for private use only and is not anticipated to have a significant impact on traffic patterns in the area.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Landscaping is not included as a part of this site plan. FAA regulations advise that landscaping be kept to a minimum to avoid attracting wildlife.

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The project will not be visible from public ways. Therefore, no screening is required by Code.

- 7. All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

- 8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

- 9. The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water drainage was previously addressed with the Phase III Taxiway D improvements.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The applicant is proposing to connect to the existing water and sanitary sewer lines that were included with the Phase III Taxiway D improvements. The particular improvements installed include an eight-inch sanitary and a twelve-inch water line just west of the proposed hanger.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The overall airport layout provides for adequate open space.

- 12. Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

There is no landscaping proposed with this site plan. The FAA recommends that landscaping be kept at a minimum to avoid attracting wildlife.

B. Building Design

- 1. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

The building design will conform to the existing architecture of adjacent hangars.

- 2. Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

The proposed building is comprised entirely of metal paneling.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

Trash containers will be kept inside the hangar and will be the responsibility of the lessee to dispose of.

- 4. Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

The proposed hangar is consistent with the architecture of the existing hangars at the Ankeny Regional Airport.

C. Signs

- 1. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

Final design and allowances will be determined with future sign permits should the applicant wish to install signage.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

- 1. Conformance to Design Standards and other applicable code requirements**
The plans submitted conform to the written regulations of the City.
- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**
The site layout is compatible with setbacks and scale to the other hangars in the area.
- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**
The site layout is consistent with the Airport Plan.
- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**
The proposed building conforms to existing architecture at the Ankeny Regional Airport.
- 5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**
The proposed building is connecting to the existing utilities installed with Phase III Taxiway D improvements and appears that the impacts on these utility systems can be accommodated adequately.

August 2, 2024

Eric Jensen
Director of Community Development
Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: RICK'S LANDING, L.L.C. ANKENY AIRPORT HANGER SITE PLAN

Dear Mr. Jensen:

We are very excited about being a part of the Ankeny Regional Airport. We are proposing to lease property from the Airport Board and construct a 82 feet by 217 foot aircraft hanger. We are requesting approval from the City of Ankeny for the proposed site plan for the planned hanger. Separately, we are seeking a lease agreement with the airport board in the first part of September.

Our proposed site is located along the western access road in the southwest portion of the airport where there are several other constructed hangers. We plan to start construction this year and complete the project by spring of 2025. We hope to have several aircraft stored at the hanger in the spring as well.

We appreciate your time and consideration of our project. Please let us know if you have any questions.

Sincerely,

Sincerely,

A handwritten signature in black ink, appearing to read 'Karie Kading Ramsey'. The signature is fluid and cursive, with a large initial 'K'.

Karie Kading Ramsey
CEO

RICK'S LANDING, L.L.C.
SITE PLAN
CITY OF ANKENY
POLK COUNTY, IOWA
PROJECT NO. 22032

City of Ankeny Standard Notes for Site Plans:

1. **General Notes:**
- All work shall be done in accordance with the current version of the Iowa Statewide Urban Design and Specifications (SUDAS) for Public Improvements on the date of approval and the City of Ankeny Supplemental Specifications.
 - All permits (IDNR, NPDES, IDOT, Army Corp., etc.) shall be obtained prior to the start of construction.
 - Provide the City of Ankeny with record drawings (as-builts) of all improvements and easements as per City commercial as-built policy.
 - A Knox box is required by the fire department.
 - All site lighting shall not spill onto adjacent properties or rights-of-way.
 - The contractor shall be responsible for locating all newly constructed public and private utilities associated with the project at their expense.
2. **Water Main Notes:**
- All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2" Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2" bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
 - All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Ankeny will notify the contractor when the bags can be removed.
 - A tracer wire receptacle shall be installed at each hydrant, AA Manufacturing Tracer Wire Receptacle Model TW-18-2.
 - All valves shall be resilient wedge gate valves.
 - Water service shall be 1-inch minimum type K copper. A sprinkler service shall be 6-inch dia. PVC(C900) with a back flow preventor system approved by the City of Ankeny.
 - New water main shall be pressure tested and chlorinated by the contractor. The bacteria test and submittal of test to lab shall be done by the contractor and results provided to the City of Ankeny Engineering Division. All tests and sampling to be witnessed by the City Engineering Division. If the test does not pass, the contractor will be required to pay for all the water used to repeat the test.
 - All watermain fittings to be restrained joint, Mega-lug or approved equal.
 - All dead-end water mains to have temporary blowoff hydrants.

NOTES:

- Utility warning:**
The utilities shown have been located from field survey information and / or Records obtained. The surveyor makes no guarantee that the utilities shown Comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the Exact location indicated. Verify location of all utilities before construction.
- Length of utilities shown on plans are dimensioned from center of structure To center of structure for sanitary and inside wall to inside wall for storm sewer.
- All traffic control shall be provided in accordance with requirements Set forth in the manual on uniform traffic control devices (mutcd) When construction activities obstruct portions of the roadway, flaggers Shall be provided. Flaggers shall conform to the mutcd in appearance, Equipment and method.
- Notify engineer and City of Ankeny at least 48 hours prior to beginning work.
- Backfill with suitable material and compact to 95% minimum density per sudas.
- Adjustment of existing utility appurtenances to final grade is considered incidental to the site work.
- Dimensions, building location, utilities and grading of this site are based on information available at the time of Layout. Deviations may be necessary in the field, any such changes or conflicts between this plan and held Conditions are to be reported to the architect/engineer prior to starting construction.
- The site contractor shall be responsible for verification of all dimensions prior to starting work.

LEGAL DESCRIPTION (BOOK 7041 PAGE 836):

PART OF THE NE $\frac{1}{4}$ AND PART OF THE SE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE CENTER OF SAID SECTION 31; THENCE N00°24'44"E, ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ FOR 1319.46 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ SAID SECTION 31; THENCE S89°57'01"E, ALONG THE NORTH LINE OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ AND SE $\frac{1}{4}$ NE $\frac{1}{4}$ FOR 2577.34 FEET TO A 5/8 INCH ROD SET; THENCE S89°57'01"E, ALONG SAID NORTH LINE FOR 60.00 FEET TO THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$; THENCE S00°20'54"W, ALONG THE EAST LINE OF SAID NE $\frac{1}{4}$ FOR 1319.51 FEET TO A 5/8 INCH ROD FOUND FOR THE SOUTHEAST CORNER OF SAID NE $\frac{1}{4}$; THENCE S00°38'14"W, ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ FOR 521.21 FEET' THENCE N89°55'48"W, PARALLEL WITH THE SOUTH LINE OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ AND NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 31 FOR 60.00 FEET TO A 5/8 INCH IRON ROD SET; THENCE N89°55'48"W, PARALLEL WITH SAID SOUTH LINE FOR 753.52 FEET TO A 5/8 INCH IRON ROD SET; THENCE S00°00'00"E, FOR 800.00 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$; THENCE N89°55'58W, ALONG SAID SOUTH LINE FOR 1829.41 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$; THENCE N00°25'49"E, ALONG THE EWST LINE OF SAID SE $\frac{1}{4}$ FOR 1320.42 FEET TO THE POINT OF BEGINNING, CONTAINA 144.989 ACRES (6,315,707 SQUARE FEET) OF LAND; SUBJECT TO 2.535 ACRES (110,438 SQUARE FEET) OF LAND FOR ROADWAY PRUPOSES, WITH ALL THE SECTION LIENS RELATIVE TO TRUE NORTH.

OWNER:
POLK COUNTY AVIATION AUTHORITY
410 W. 1ST STREET
ANKENY, IA 50023-1557

DEVELOPER (LEASE):
RICK'S LANDING, L.L.C.
KARIE KADING RAMSEY
7008 MADISON AVE
URBANDALE, IOWA 50322
(515) 229-2740

OWNER'S CONTACT:
PAUL MORITZ
410 W. 1ST STREET
ANKENY, IA 50023-1557
Tele: (515) 965-6240

ENGINEER/SURVEYOR:
MARK L LEE
LEE CHAMBERLIN
CONSULTANT ENGINEERS
10430 NEW YORK AVE, STE C
URBANDALE, IA 50322-3773
Tele: (515) 669-4188

HANGER SITE ADDRESS:
ANKENY REGIONAL AIRPORT
3710 SE CONVENIENCE BLVD.
ANKENY, IA 50021

Utility Coordination

The Contractor is responsible to coordinate construction with the following utilities known to have services in the area:

Electric: MidAmerican Energy

Water & Sewer: City of Ankeny

Natural Gas: MidAmerican Energy or Black Hills Energy

Communications: Metronet

Refuse: Ankeny Sanitation

INDEX OF PAGES

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C.1.	COVER SHEET
C.2.	TOPOGRAPHIC SURVEY
C.3.	SITE PLAN
C.4.	DETAILS



ZONING CLASSIFICATION:

U-1 CONSERVATION AND PUBLIC UTILITY DISTRICT

ESTIMATED CONSTRUCTION SCHEDULE

PROPOSED USE:

WAREHOUSE - AIRCRAFT HANGAR

BUILDING:

82'x217' STEEL FRAME

FLOOR AREA:

HANGAR = 15,334 SF
DAYROOM = 2,460 SF
TOTAL = 17,794 SF

PARKING:

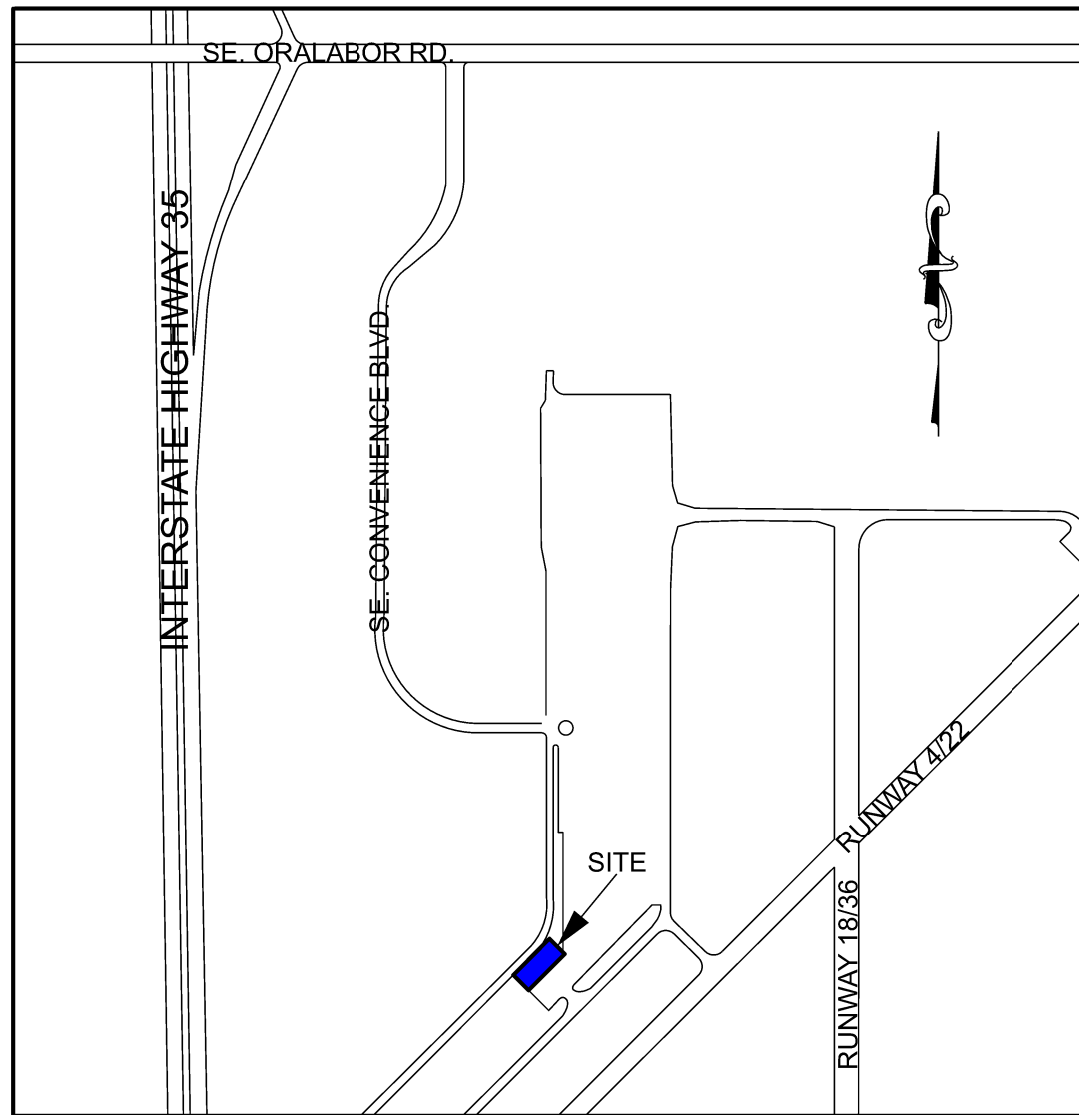
REQUIRED: 6
PROPOSED: 7 W/ 1 H.C.

EQUIVALENT RESIDENTIAL UNITS(ERU):

Total Impervius Area = 25,500 SF
ERU=25,500/4000=6.38
PROPOSED = 7 ERU

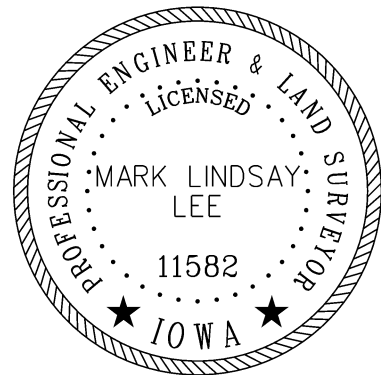
LEGEND

▲ SECTION CORNER FOUND	☼ DECIDUOUS TREE (EXISTING)
△ SECTION CORNER SET	● DECIDUOUS TREE (REQUIRED)
● PROPERTY PIN FOUND	☼ CONFERIOUS TREE (EXISTING)
○ PROPERTY PIN SET	★ CONFERIOUS TREE (REQUIRED)
⊕ GPS MONUMENT	☼ SHRUB (EXISTING)
⊕ BENCHMARK	● SHRUB (REQUIRED)
⊕ MONUMENT	☼ TREE REMOVAL REQUIRED
⊕ SOIL BORING	☼ STUMP
▲ TEST WELL	--- PROPOSED PAVEMENT ELEVATION
○ MONITORING WELL	→ GRADE FLOW ARROW
○ SANITARY SEWER MANHOLE	→ PIPE FLOW ARROW
○ SANITARY CLEANOUT	--- EXISTING CONTOURS
⊕ SEPTIC TANK	--- PROPOSED CONTOURS
⊕ CISTERN	--- PROPERTY LINE
⊕ LIFT STATION	--- CENTERLINE OF ROADWAY
⊕ STORM SEWER MANHOLE	--- RIGHT-OF-WAY
⊕ CURB INTAKE	--- FENCE LINE
⊕ BEEHIVE INTAKE	--- CONSTRUCTION LIMITS
⊕ CATCH BASIN	SS SANITARY SEWER LINE
⊕ FLARED END SECTION	ST STORM SEWER LINE
⊕ CULVERT	CP STORM CULVERT PIPE
⊕ WATER MANHOLE	RCP REINFORCED CONCRETE PIPE
⊕ FIRE HYDRANT	DI DUCTILE IRON PIPE
⊕ YARD HYDRANT	W WATER LINE
⊕ WATER VALVE	OP OVERHEAD ELECTRIC LINE
⊕ POST INDICATOR VALVE	E UNDERGROUND ELECTRIC LINE
⊕ VALVE PIT	T UNDERGROUND TELEPHONE LINE
⊕ WATER METER	FO FIBER OPTICS LINE
⊕ PUMP	HG HIGH PRESSURE GAS LINE
⊕ METER STATION	G LOW PRESSURE GAS LINE
⊕ PUMP STATION	○ STEEL LUMINAIRE
⊕ WATER TANK	□ WOOD LUMINAIRE
⊕ WELL	○ SIGN
⊕ ELECTRIC MANHOLE	⊕ MAILBOX
⊕ ELECTRIC BOX	⊕ BIN
⊕ TRANSFORMER PAD	○ PROPANE TANK
⊕ GUY	
⊕ FIBER OPTICS MANHOLE	
⊕ TELEPHONE MANHOLE	
⊕ TELEPHONE PEDESTAL	
⊕ TELEPHONE BOOTH	
⊕ UNKNOWN MANHOLE	
⊕ UTILITY POLE	



VICINITY SKETCH
1:500'

PROJECT BENCHMARK:		
	WGS 84 DATUM- GEO1D 18	
	IOWA STATE PLANE SOUTH	
BM-1	FIRE HYDRANT - ARROW ELEV. = 897.52	
DATE	REVISION	BY

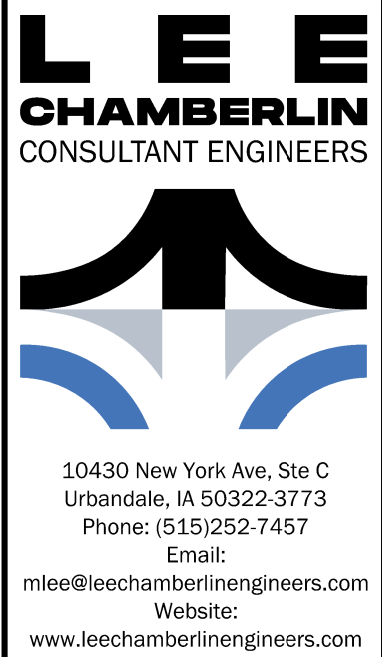


I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: _____ Date: _____
Name: (Printed or typed) MARK L. LEE
License Number 11582
My license renewal date is December 31, 2024.
Pages or sheets covered by this seal: ENTIRE SET

DESIGN START DATE:
08-02-2023
DATE PLOTTED:
07-19-2024
PRELIMINARY FIELD WORK COMPLETED:
07-18-2024
FIELD BOOK NO.
2024-01

RICK'S LANDING, L.L.C.
SITE PLAN
ANKENY, POLK COUNTY, IOWA

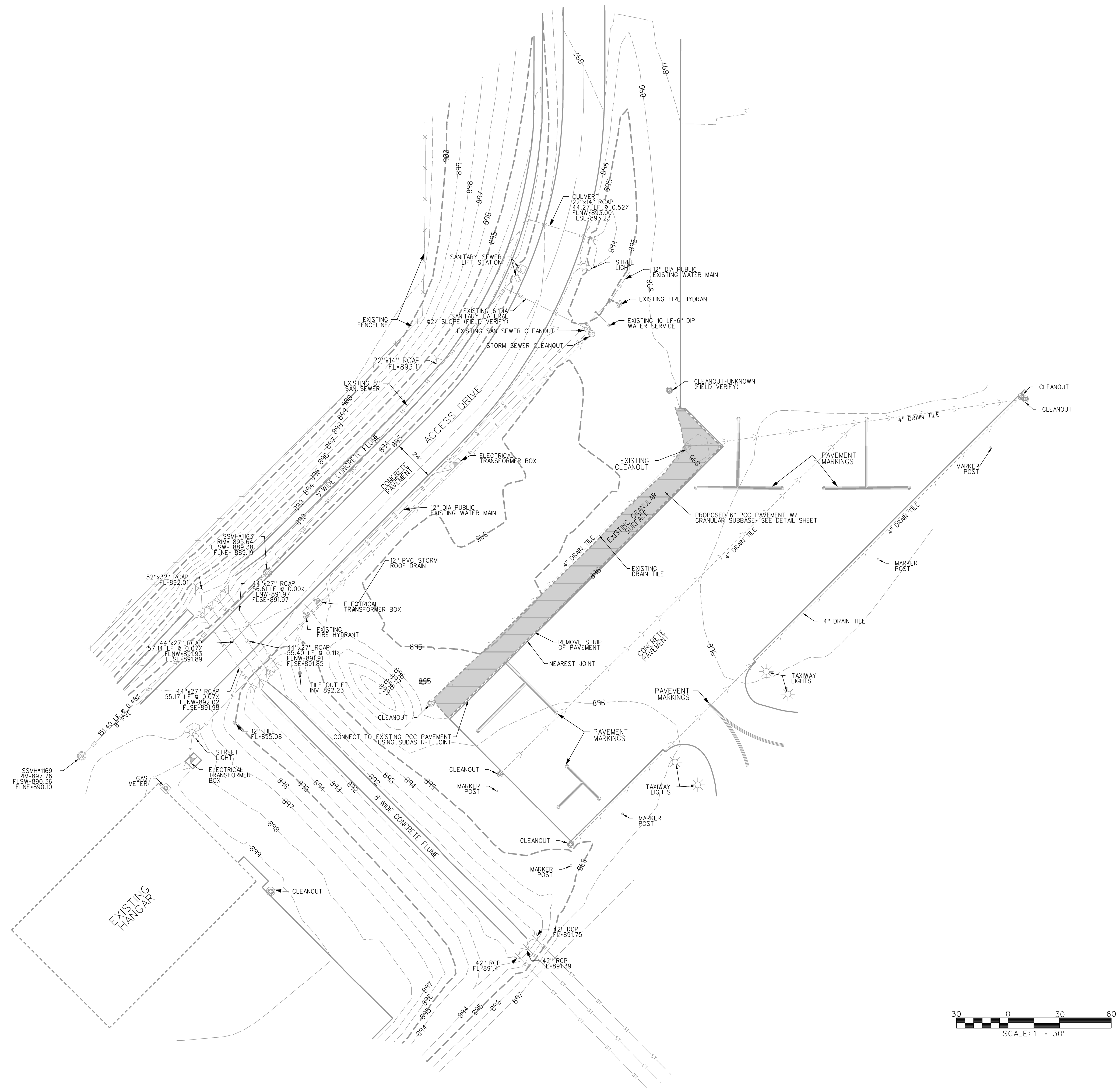


DRAWING TITLE:

COVER SHEET

DRAWN BY:
RWT
CHECKED BY:
JCF
DATE:
08/23/2024
JOB NO.
22032
SHEET

C.1



DESIGN START DATE:	08-02-2023
DATE PLOTTED:	07-19-2024
PRELIMINARY FIELD WORK COMPLETED:	07-18-2024
FIELD BOOK NO.	2024-01

RICK'S LANDING, L.L.C.

SITE PLAN

ANKENY, POLK COUNTY, IOWA

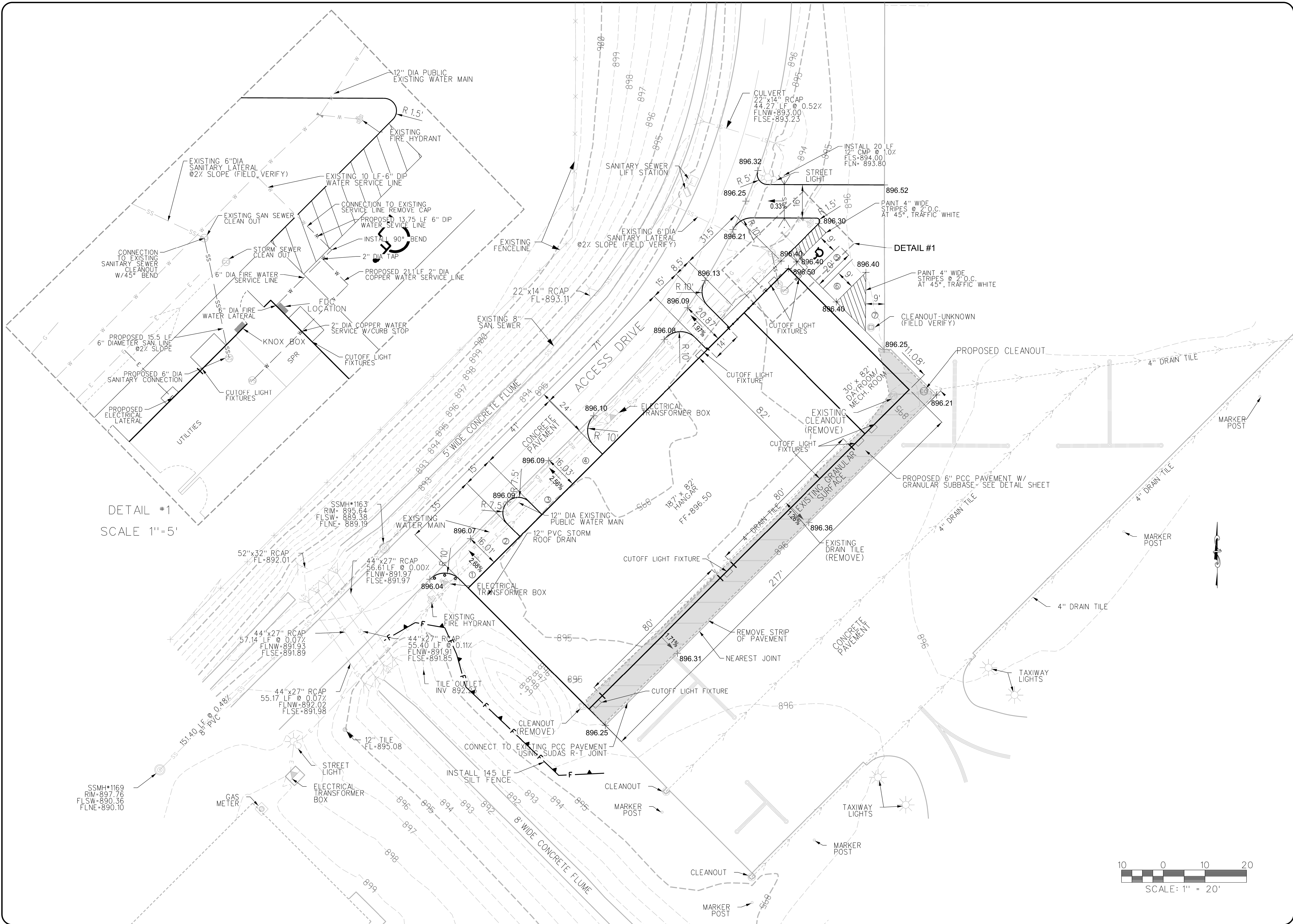
LEE
CHAMBERLIN
CONSULTANT ENGINEERS

10430 New York Ave, Ste C
Urbandale, IA 50322-3773
Phone: (515)252-7457
Email:
mlce@leechamberlinengineers.com
Website:
www.leechamberlinengineers.com

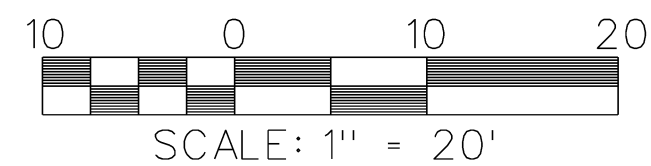
DRAWING TITLE:

TOPOGRAPHIC
SURVEY

DRAWN BY:	RWT
CHECKED BY:	JCF
DATE:	08/23/2024
JOB NO.	22032
SHEET	C.2



DETAIL #1
SCALE 1"=5'



DESIGN START DATE:	08-02-2023
DATE PLOTTED:	07-19-2024
PRELIMINARY FIELD WORK COMPLETED:	07-18-2024
FIELD BOOK NO.	2024-01

RICK'S LANDING, L.L.C. SITE PLAN ANKENY, POLK COUNTY, IOWA

LEE
CHAMBERLIN
CONSULTANT ENGINEERS

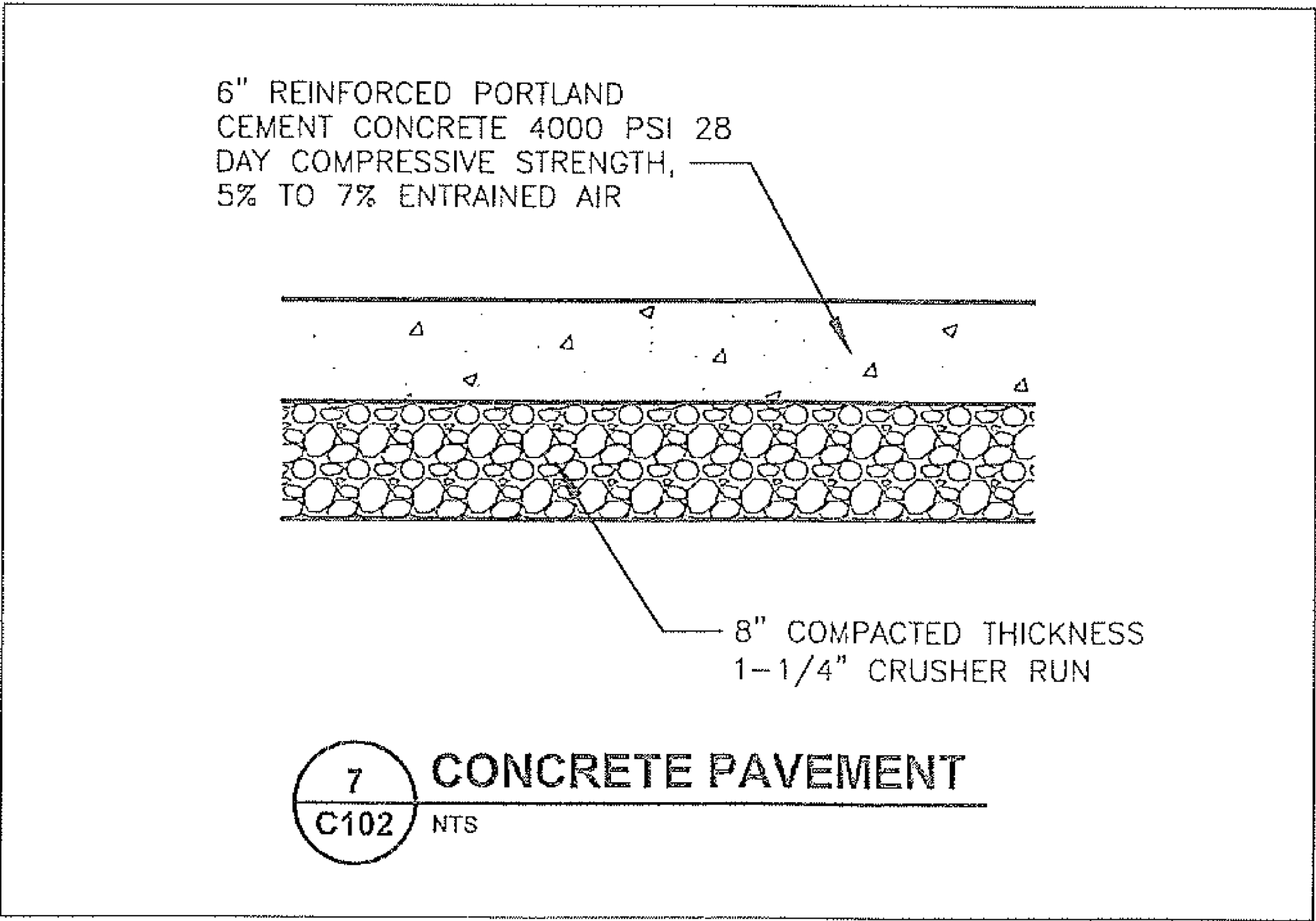
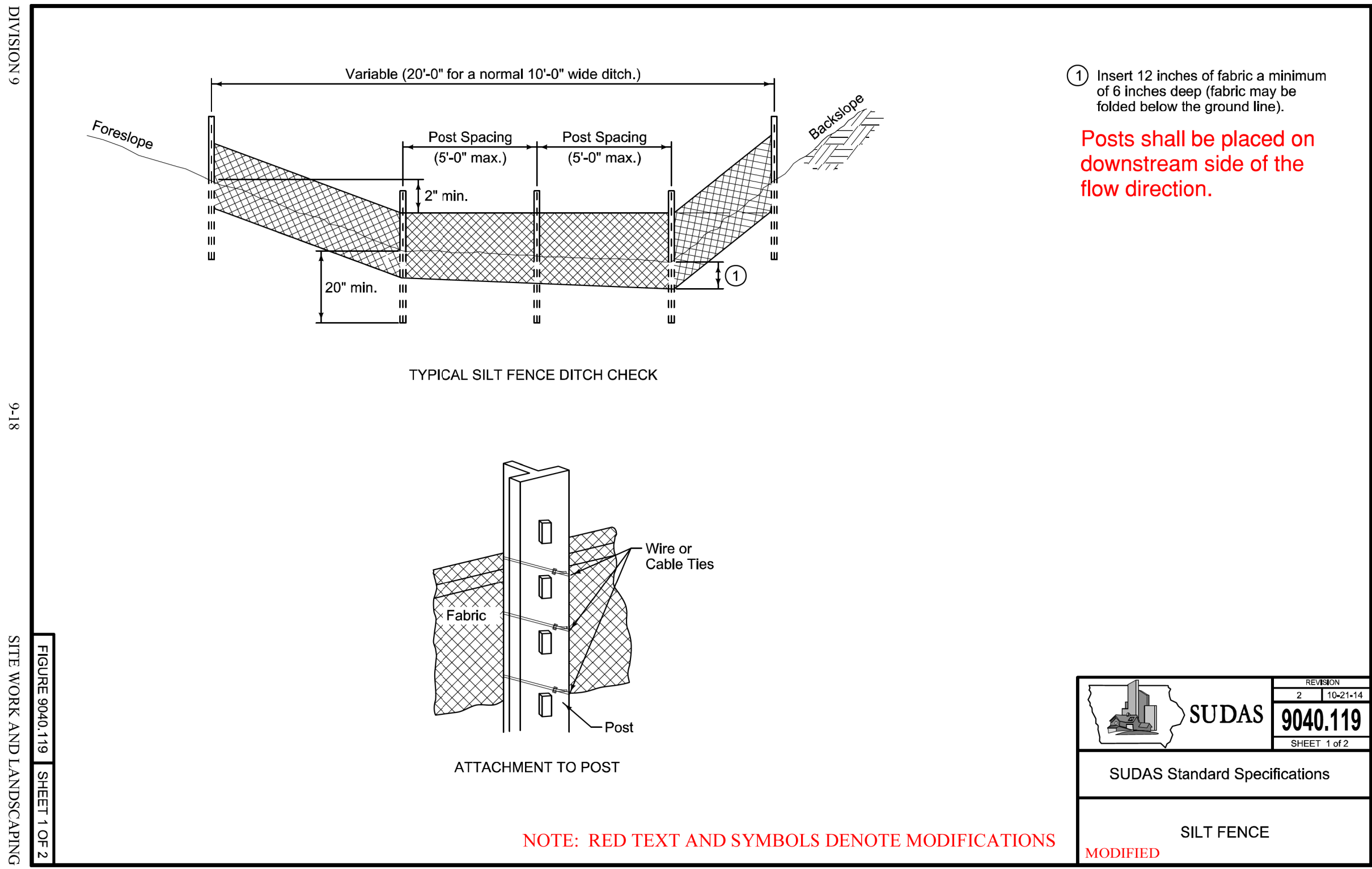
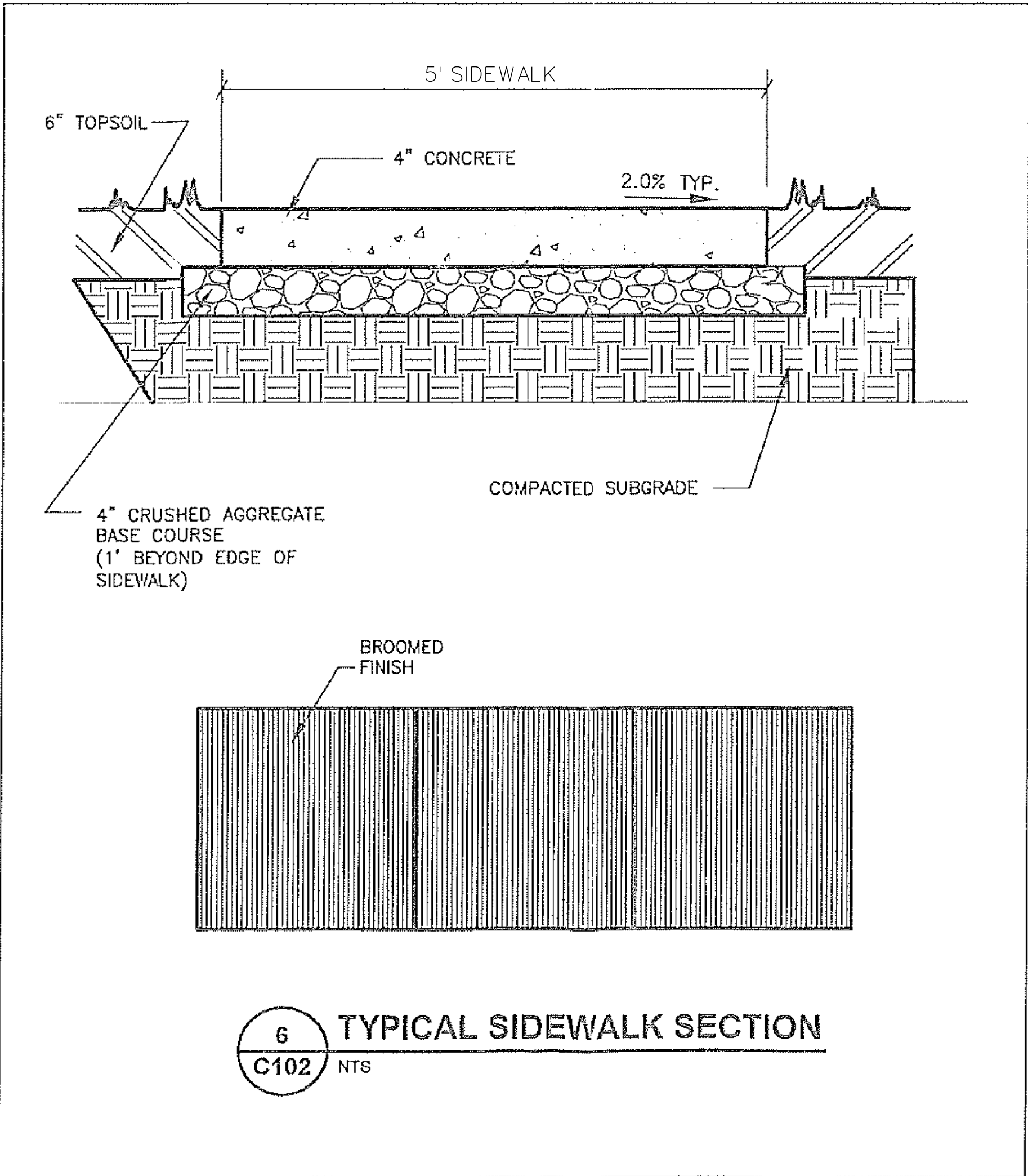
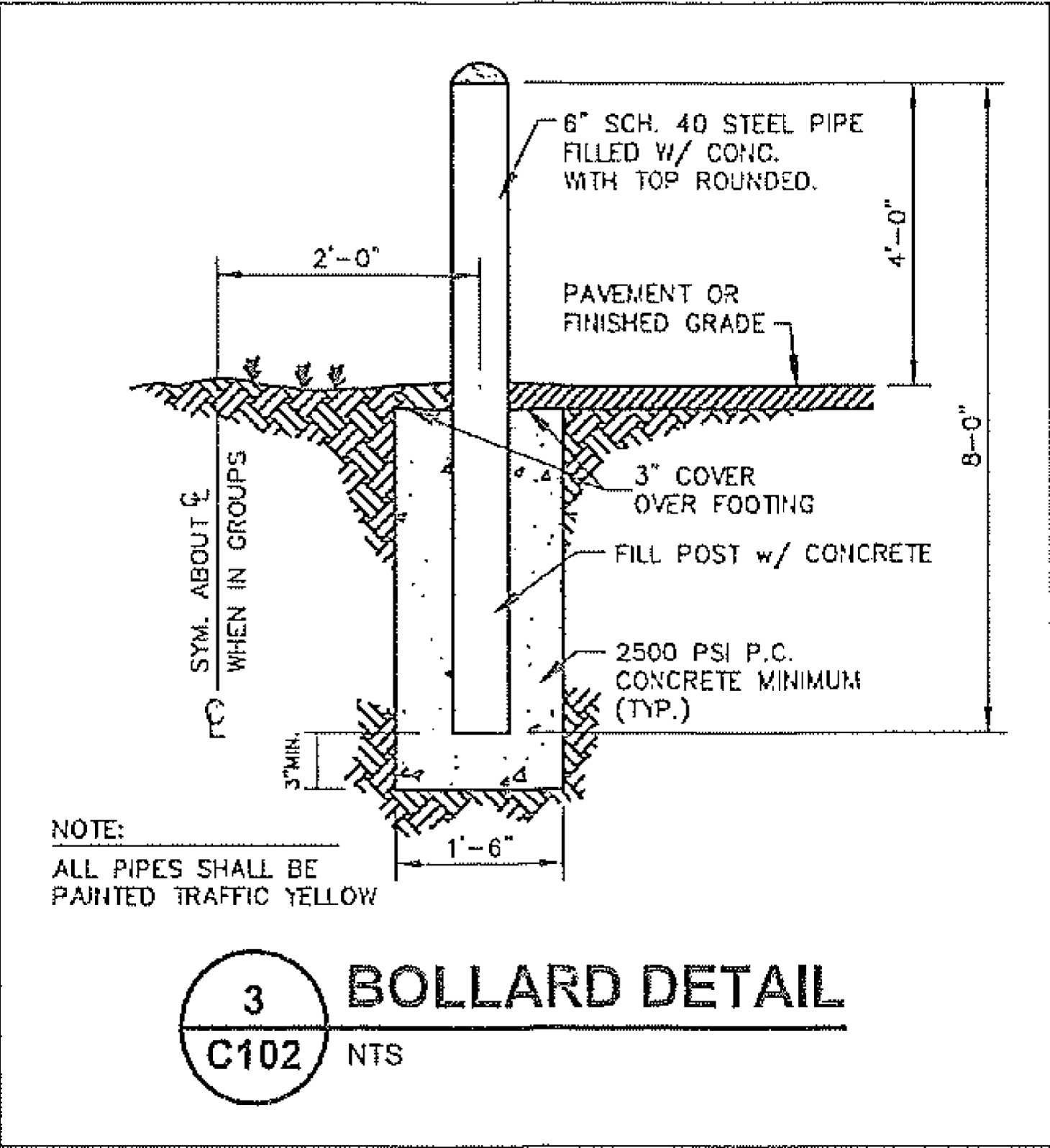


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Urbandale, IA 50322-3773
Phone: (515) 252-7457
Email:
mlc@leechamberlinengineers.com
Website:
www.leechamberlinengineers.com

DRAWING TITLE:

SITE
PLAN

DRAWN BY:	RWT
CHECKED BY:	JCF
DATE:	08/23/2024
JOB NO.	22032
SHEET	C.3



DESIGN START DATE:	08-02-2023
DATE PLOTTED:	07-19-2024
PRELIMINARY FIELD WORK COMPLETED:	07-18-2024
FIELD BOOK NO.	2024-01

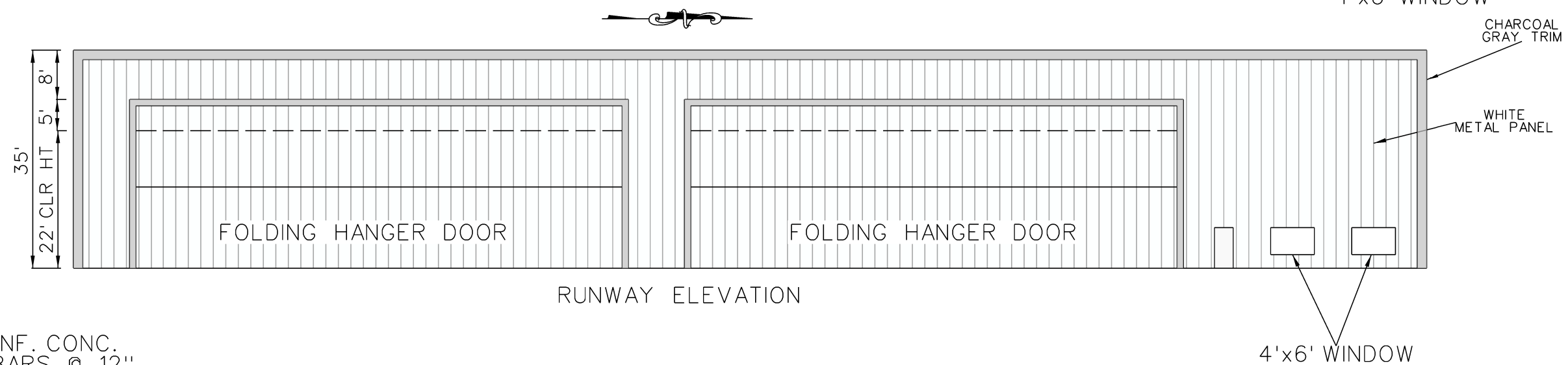
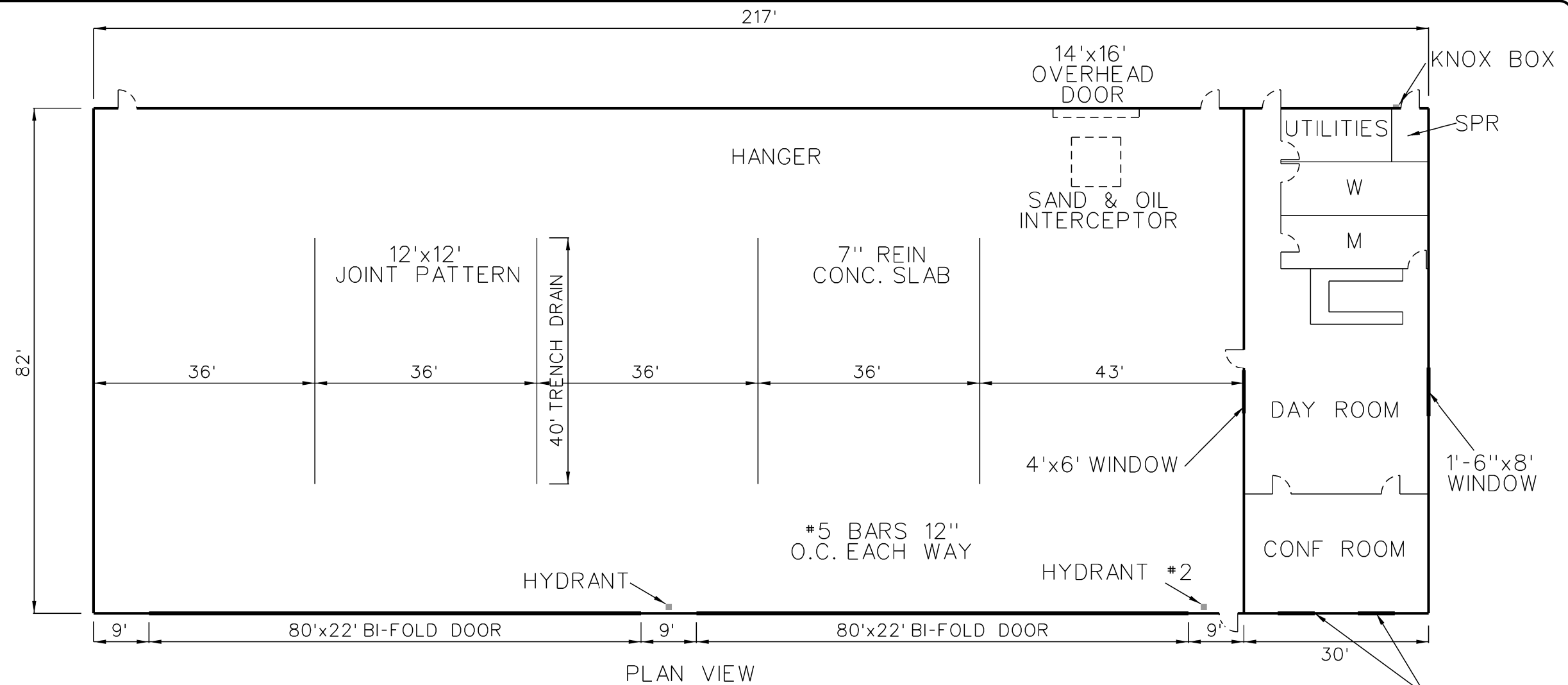
RICK'S LANDING, L.L.C.
SITE PLAN
ANKENY, POLK COUNTY, IOWA

LEE CHAMBERLIN
CONSULTANT ENGINEERS

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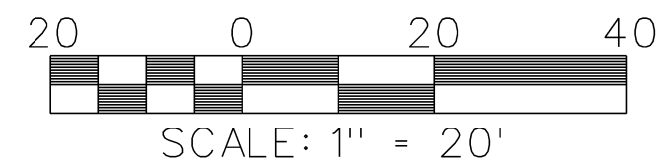
DRAWING TITLE:
DETAILS

DRAWN BY:	RWT
CHECKED BY:	JCF
DATE:	08/23/2024
JOB NO.	22032
SHEET	C.4



NOTE 1: 7" REINF. CONC.
SLAB W/ #5 BARS @ 12"
O.C. EACH WAY

NOTE 2: SLAB
JOINTS @ 12'
O.C. EACH WAY



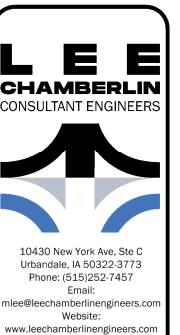
DESIGN START DATE:
08-02-2023

DATE PLOTTED:
07-19-2024

PRELIMINARY FIELD
WORK COMPLETED:
07-18-2024

FIELD BOOK NO.
2024-01

**RICK'S LANDING
HANGER BUILDING
ANKENY, POLK COUNTY, IOWA**



DRAWING TITLE:

FLOOR
PLAN

DRAWN BY: NJB
CHECKED BY: JGP
DATE: 08/23/2024
JOB NO. 22032
SHEET

A 1.1

DESIGN START DATE:	08-02-2023
DATE PLOTTED:	07-19-2024
PRELIMINARY FIELD WORK COMPLETED:	07-18-2024
FIELD BOOK NO.	2024-01

RICK'S LANDING

HANGER BUILDING

ANKENY, POLK COUNTY, IOWA

LEE

CHAMBERLIN

CONSULTANT ENGINEERS



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Urbandale, IA 50322-3773

Phone: (515)252-7457

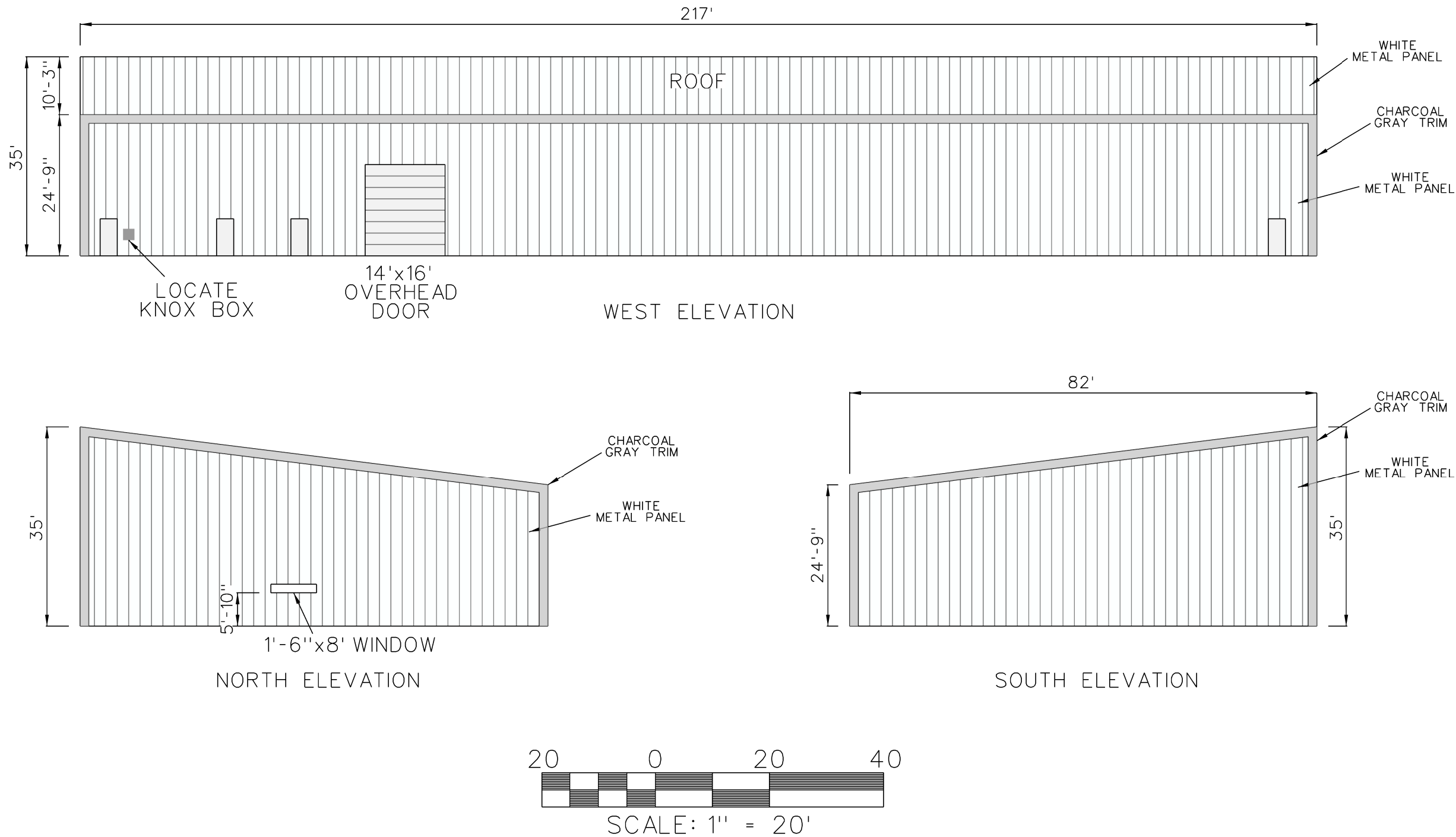
Email: mlee@leechamberlinengineers.com

Website: www.leechamberlinengineers.com

DRAWING TITLE:

ELEVATION VIEW

DRAWN BY:	NJB
CHECKED BY:	JGP
DATE:	08/23/2024
JOB NO.	22032
SHEET	A1.2





ANKENY PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 4, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Trestle Ridge Estates Plat 8 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost-participation in the amount of \$9,796.50 for 8' sidewalk along NW Reinhart Drive.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Trestle Ridge Estates Plat 8 Final Plat; and recommend City cost-participation in the amount of \$9,796.50 for 8' sidewalk along NW Reinhart Drive. An estimate for the cost of the turn lanes along NW Weigel Drive will be reviewed and approved by the City. Once there is an agreement on the cost, the developer will provide a check for the required amount at the time of final plat approval, which will be applied to the future City project.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



Agenda Item: Trestle Ridge Estates Plat 8 Final Plat
Report Date: August 29, 2024
Prepared By: Laura Hutzell *ELC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Trestle Ridge Estates Plat 8 Final Plat; and recommend City Council authorization of cost participation in an amount estimated to be \$9,796.50 for 8' sidewalk along NE Reinhart Drive. An estimate for the cost of the turn lanes along NW Weigel Drive will be reviewed and approved by the City. Once there is an agreement on the cost, the developer will provide a check for the required amount at the time of final plat approval, which will be applied to the future City project.

Project Summary:

Trestle Ridge Estates Plat 8 is a proposed 54-acre (+/-) plat located in the northwest quadrant of Ankeny at the southeast intersection of NW Weigel Drive and NW 36th Street. The final plat includes the development of 86 single family lots, a 13.4-acre outlot for future multi-family and a 9.3-acre outlot for open space. The southern portion of the property is currently zoned R-3 Multiple Family Residence District restricted to single family and the north outlot is zoned R-3 Multiple Family Residence District restricted to 10 units/acre. The applicant is requesting preliminary approval of the final plat be granted.

Project Report:

Streets: Trestle Ridge Estates Plat 8 will be primarily accessed via a westerly extension of NW Reinhart Drive from Trestle Ridge Estates Plat 7. NW Reinhart Drive will then connect to NW Weigel Drive at the west end of the development. Five-foot sidewalks will be required throughout Plat 8, with the exception of an 8-foot sidewalk being required on the south side of NW Reinhart Drive for which there will be sidewalk cost share.

Water: A 10-inch water main will be installed along NW Reinhart Drive, and an eight-inch water main will be extended throughout the remainder of the proposed development.

Sewer: 24-inch sanitary sewer exists east of the development. Eight-inch sanitary sewer will then be extended throughout the development.

Drainage: The plat area is part of the Rock Creek watershed and stormwater generally flows from the northeast to the southwest. A drainage study associated with the final plat is being reviewed by Development Engineering. There are four existing tiles present on

the property, these will be routed to the detention facility or piped through the development.

The required detention for this plat will occur in Outlot Y associated with Plat 7, which will be owned and maintained by the Homeowner's Association. Stormwater for the entire development will be conveyed via storm sewer and overland flowage to the proposed detention basin located in the center of the development. The Flood Study done with Plat 7 referred to as "Trestle Ridge Estates Plat 2" provides a detailed analysis.

An additional flood study with floodplain modeling and mapping was prepared with Trestle Ridge Estates Plat 7. Minimal grading inside the floodplain along the south side of the proposed plat will occur with Plat 8, because of this an Ankeny Floodplain Development Permit is required.

Parkland: The City's Parks Department agreed to accept 3.33 acres as parkland dedication with Trestle Ridge Plat 7. This ground, along with a 6.3-acre (+/-) dedication from Trestle Ridge Estates Plat 2, will combine to create an approximate 9.6-acre park adjacent to the High Trestle Trail. No additional parkland is required with Plat 8.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Trestle Ridge Estates Plat 8

NAME OF OWNER/ DEVELOPER: Absolute Farms, LLC

GENERAL INFORMATION:

PLAT LOCATION: Southeast intersection of NW 36th Street and NW Weigel Drive.

SIZE OF PLAT: 54-acres

ZONING: R-3 Restricted to Single Family Residential & R-3 Restricted to 10 units per acre.

LOTS:

NUMBER: 86 single-family lots

SIZE/DENSITY: 1.59 units per acre

USE: Residential

BUILDING LINES: 30' front yard setback; 35' rear yard setback; 17' (>1 story-8' minimum);
15' (1 story-7' minimum)

PARK SITE DEDICATION:

The City's Parks Department agreed to accept 3.33 acres as parkland dedication during the platting of Trestle Ridge Plat 7. This ground, along with a 6.3-acre (+/-) dedication from Trestle Ridge Estates Plat 2, combines to create an approximate 9.6-acre park adjacent to the High Trestle Trail. No additional parkland is required with Plat 8.

ADJACENT LANDS:

NORTH: R-3 Restricted to 10 units per acre

SOUTH: R-3 Restricted to 10 units per acre

EAST: R-3 Restricted to Single Family

WEST: Undeveloped R-1

STREET DEVELOPMENT:

NAME: NW Reinhart Drive

LENGTH: 605.12'

CLASSIFICATION: Normal Residential

R.O.W. (REQ'D./PROV.): 70'/70'

PAVEMENT WIDTH: 31'

NAME: NW Newhaven Drive

LENGTH: 1202.07'

CLASSIFICATION: Normal Residential

R.O.W. (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NW 33rd Street

LENGTH: 491.21'

CLASSIFICATION: Normal Residential

R.O.W. (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NW 33rd Court
LENGTH: 283.22'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 32nd Court
LENGTH: 142.37'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 30th Street
LENGTH: 376.87'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Woodmoor Drive
LENGTH: 676.16'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 54 acres X 990 gal. per day/pers.= 53,460 GPD

WRA CAPACITY: 11.2 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24" Rock Creek Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Rock Creek Drainage Basin

WATER SYSTEM:

USAGE: 86 units X 3 persons X 990 gal. per day/person = 255,420 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

August 23, 2024

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Laura Hutzell
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Trestle Ridge Estates Plat 8
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Absolute Farms LLC, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 54.0 acres and is located southeast of the intersection of NW 36th Street and NW Weigel Drive. The final plat includes the development of 86 single family lots, a 13.4 acre outlot for future multi-family development and a 9.3 acre outlot for open space. The southern portion of the property is currently zoned R-3 Multiple Family Residential District restricted to single family and the north outlot is zoned R-3 Multiple Family Residential District restricted to 10 units/acre. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing in the amount of \$9,765 for the upsizing of the sidewalk along NW Reinhart Drive and NW Weigel Drive to 8 feet.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

INDEX LEGEND

LOCATION: SEC 09-80-24, PT. E1/2 NW1/4

REQUESTOR: ABSOLUTE FARMS, LLC

PROPRIETOR: ABSOLUTE FARMS, LLC
PO BOX 430
GRANGER, IOWA 50109

SURVEYOR: MICHAEL A. BROONER

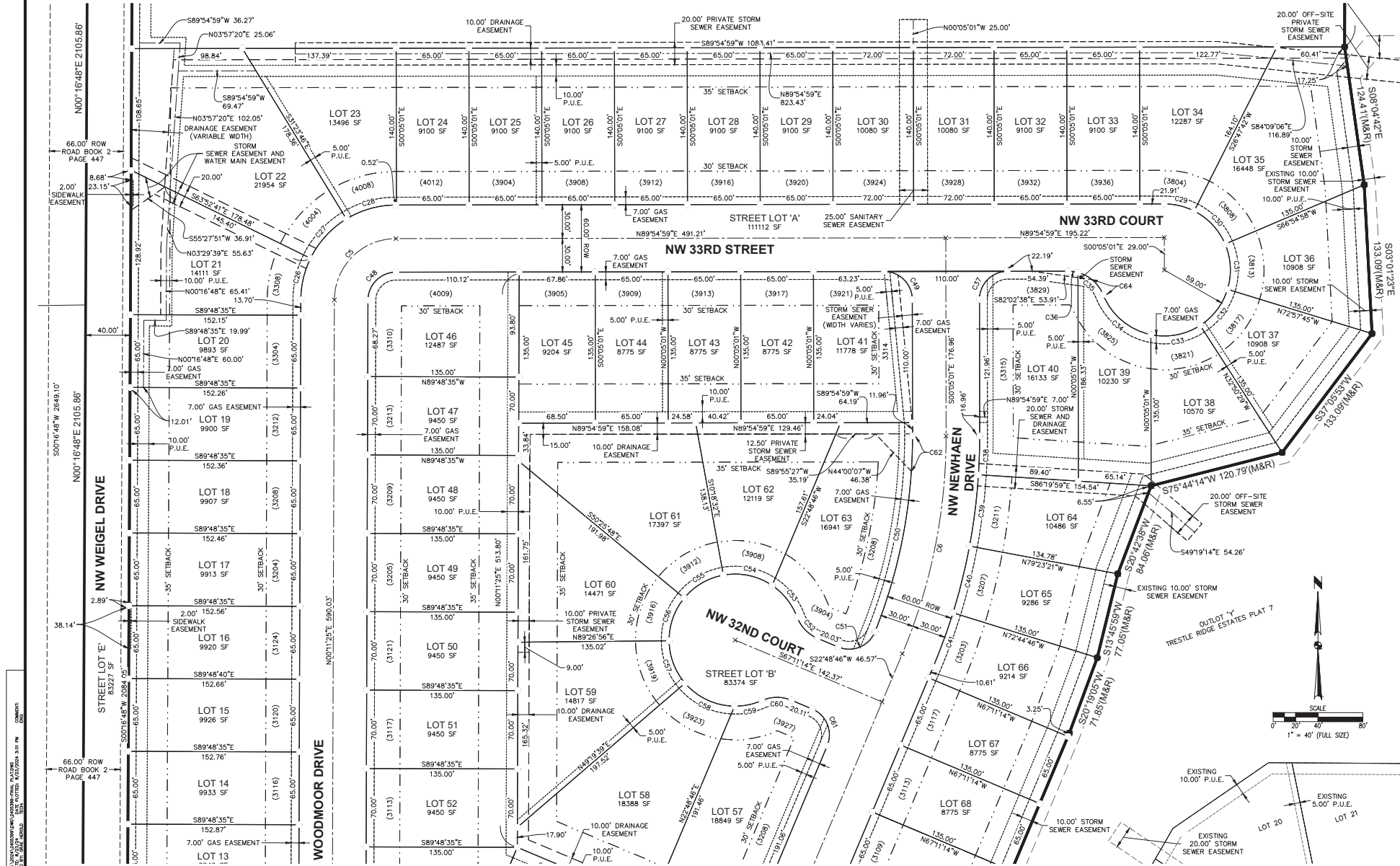
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400



TRESTLE RIDGE ESTATES PLAT 8

FINAL PLAT



DATE	08/02/24	REVISIONS	
SECOND SUBMITTAL	08/02/24		
COUNTY COMMENTS	08/02/24		
FIRST SUBMITTAL	08/02/24		

REVIEW:	TECH:	ENGINEER:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TRESTLE RIDGE ESTATES PLAT 8
FINAL PLAT

3
2405.399

FINAL PLAT



4/6
2405.399

REVISIONS	DATE
SECOND SUBMITTAL	08/23/24
COUNTY COMMENTS	08/16/24
FIRST SUBMITTAL	08/28/24



CIVIL DESIGN ADVANTAGE

ANKENY, IOWA
PLAT 8

DGE ESTATES P
FINAL PLAT

TRESTLE R

5 / **6**

2405.399

FINAL PLAT



TRESTLER
6/6
2405.399



ANKENY PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 4, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. September 3, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, September 17, 2024
3. Building Permit Report August 2024
4. Commissioner's Reports

ATTACHMENTS

None



ANKENY PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 4, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

1. Introduction to CivicClerk Agenda Board Portal
2. September 16, 2024 - 5:30 p.m. City Council Representative: Staff

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



ANKENY PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 4, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

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PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

