



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, December 3, 2024
6:30 PM

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:

Approval of the December 3, 2024 Agenda

Consider MOTION to approve and accept the December 3, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the November 19, 2024 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the November 19, 2024 minutes of the Plan and Zoning Commission meeting.

2. Lakeview Woods Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Lakeview Woods Plat 1 Final Plat.

3. Lakeview Woods Plat 1 Site Plan

Consider MOTION to approve the Lakeview Woods Plat 1 Site Plan, subject to City Council approval of the Lakeview Woods Plat 1 Final Plat.

4. Old Dominion Freight Line Ankeny, IA Relay Lot Plat - Final Plat

Consider MOTION to recommend City Council approval of the Old Dominion Freight Line Ankeny, IA Relay Lot Final Plat.

5. 7050 SE Four Mile Drive - Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan

Consider MOTION to approve 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan; subject to recordation of the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

F. BUSINESS ITEMS:

6. Denny Elwell Family LC, request to rezone property from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Consider MOTION to recommend City Council approval for the request by Denny Elwell Family LC to rezone property from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

G. REPORTS:

Director and Commissioner Reports

1. December 2, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, December 17, 2024
3. Commissioner's Reports.

H. MISCELLANEOUS ITEMS:

City Council Representative

December 16, 2024 - 5:30 p.m. - Staff

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Minutes of the November 19, 2024 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

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 November 19, 2024 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2024-11-19

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, November 19, 2024

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

CALL TO ORDER

Chair Ted Rapp called the November 19, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the November 19, 2024 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 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 November 5, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Canyon Landing Plat 5 Final Plat

Motion to recommend City Council approval of Canyon Landing Plat 5 Final Plat.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #2. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

Commissioner Annette Renaud arrived at 6:32 p.m.

PUBLIC HEARINGS

Item #3. Denny Elwell Family LC, request to rezone property from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

Staff Report: L.Hutzell reported the applicant is requesting to rezone property from R-1, One Family Residential District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. She stated that the subject property consists of one parcel, approximately 4 acres in size and is located at the northeast corner of the SE Corporate Woods Drive and SE Delaware Avenue intersection, just west of Interstate 35 and the Corporate Woods exit. L.Hutzell shared that the property is currently zoned R-1, One-Family Residence District; property to the north is also zoned R-1, while properties to the west are zoned M-1, Light Industrial District, and properties to the south are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. She presented The Ankeny Plan 2040 Future Land Use Map, which defines the land use category to be located along major highways with the intent of providing commercial products and services to the motoring public. She provided a list of typical uses for Highway Commercial zoning. She noted that the developer has submitted the required rezoning petitions, public notifications were mailed and published; and that the applicant posted public notification signage as required. L.Hutzell said that staff will present a complete staff report at the next Plan and Zoning Commission meeting on December 3, 2024.

Dean Roghair, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale on behalf of Denny Elwell Family LC. He commented that staff did a nice job presenting the request. He noted that the zoning change makes sense at the corner of two arterial roads and near the interstate interchange. Dean Rogair said he would answer any questions the Commission may have.

There was no one in the audience to speak for or against the request.

Motion by L.West to close the public hearing, receive and file documents. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

Chair T.Rapp informed the audience that the rezoning will come back before the Commission on Tuesday, December 3, 2024 at 6:30 p.m. to consider their recommendation to City Council.

BUSINESS ITEMS

Item #4. 825 NW 36th Street - Prairie Ridge Church Site Plan Amendment

Staff Report: D.Gervais reported that the Prairie Ridge Church at 825 NW 36th Street is proposing a site plan amendment. The subject property is located at the southwest corner of NW 36th Street and NW Ash Drive. The existing building is 38,700 square-foot with precast, brick, stone, glass, and metal paneling and the amendment includes a 19,400 square-foot addition to the building and site improvements. D.Gervais stated that the church has requested that the Plan & Zoning Commission consider a decorative metal panel to be a primary exterior material in relation to the Municipal Code section on Building Material Standards. Staff recommends that the Plan and Zoning Commission approve the Prairie Ridge Church Site Plan at 825 NW 36th Street and approve the decorative metal panel proposed as a primary material for compliance with the Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards, subject to City Council acceptance of a development agreement for traffic improvements and Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement.

T.Rapp noted that the traffic impact study showed that turning lanes on NW 36th Street are warranted. He inquired if the turn lanes would happen when the City starts their widening project on NW 36th Street. D.Gervais responded that she does not have timing information, but assumes that would be the case. T.Rapp asked to see the samples of the metal panels. Jason Blome provided samples to the Commission.

E.Carstens clarified that staff's recommendation is to keep the 3-foot base as a permanent material but these panels would be a primary material. There was further discussion on building materials.

Jason Blome, RDG Planning & Design, 301 Grand Avenue, Des Moines, Iowa provided a quick overview of the metal panel and their selection. He said they picked this metal panel for the unique finish as a playful nature to help create a kid eccentric environment and be more welcoming for families. The façade is intended to be dynamic; changing with the season, angles of the sun, and direction of travel. The intent is that it will ripple like water.

G.Hunter asked how susceptible the color is to fading. Jason Blome said it is UV light stable. He provided further characteristics of the panels.

L.West asked if there would be any issues with the sunlight bouncing off the panels and blinding people while driving past the church. Jason Blome responded, that he does not see that as an issue.

There was no one in the audience to speak for or against the request.

T.Flack confirmed that the motion is written that the base is to be permanent material. E.Carstens responded, yes.

T.Rapp asked if this is a 2025 project. Jason Blome responded, yes.

Motion by T.Flack to approve the Prairie Ridge Church Site Plan at 825 NW 36th Street and approve the decorative metal panel proposed as a primary material for compliance with the Municipal Code, Chapter 192.02.3.B(6), Specific Building Material Standards, subject to City Council acceptance of a development agreement for traffic improvements and Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement. Second by L.West. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the November 18, 2024 City Council meeting and Council work session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, December 3, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Flack asked who determines new street names. E.Carstens said they usually let the developer recommend them and Staff reviews to make sure they line up with existing streets. T.Flack shared that a citizen reached out to her in regard to naming new streets so she provided the citizen with staff's contact information.

T.Rapp wished everyone a Happy Thanksgiving.

MISCELLANEOUS ITEMS

December 2, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:47 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Lakeview Woods Plat 1 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Lakeview Woods Plat 1 Final Plat.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



Agenda Item: Lakeview Woods Plat 1 – Final Plat & Site Plan
Report Date: November 22, 2024
Prepared By: Derek Silverthorn *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Lakeview Woods Plat 1 Final Plat.

That the Plan and Zoning Commission approve the Lakeview Woods Plat 1 Site Plan, subject to City Council approval of the Lakeview Woods Plat 1 Final Plat.

Project Summary:

Lakeview Woods Plat 1 is a proposed 13.84-acre (+/-) plat generally located southwest of the intersection at SW Oralabor Road and SW Snyder Boulevard. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District, and is surrounded by properties to the south and east which are zoned the same, while properties to the west are zoned Tradition PUD, and property to the north is zoned U-1, Conservation and Public Utility District. The subject plat creates four lots for commercial development, and two outlots for stormwater management.

The Lakeview Woods Plat 1 Site Plan includes site preparation and setting conditions for the development of the four buildable commercial lots associated with the Lakeview Woods Plat 1 Final Plat. Specifically, this site plan includes pavement within an ingress/egress easement, 10-foot trail along SW Snyder Boulevard, grading, and utility extensions for future individual site connections. Future site plans will be provided for each lot as they develop.

Project Report:

Streets: The proposed development will be accessed from SW Snyder Boulevard with the construction of a centrally located full access that will serve all four lots within the plat area, as well as a second right-in/right-out access for Lot 2. 10-foot trail currently exists along SW Oralabor Road, and five-foot sidewalk will be installed along SW Snyder Boulevard with this development.

Water: Ten-inch water main exists along SW Snyder Boulevard, which will be utilized to extend 8-inch water main along the central access road to serve the development.

Sewer: Eight-inch sanitary sewer exists along Saylor Creek, which will be utilized to further extend eight-inch sewer along the central access road to serve the development. Wastewater will be carried southwesterly off-site to the Saylor Creek Lift Station, and ultimately into the Four Mile Trunk Sewer.

Drainage: The plat area provides a shared stormwater detention basin constructed within Outlot Y, along with Saylor Creek within Outlot X. Storm sewer will be extended from the detention pond north into the development, along with construction of a public storm sewer along the north part of the development to convey stormwater from SW Oralabor Road and SW Snyder Boulevard through the development to the west. Stormwater from the plat area will convey into Saylor Creek.

Parkland: No parkland is required for commercial development.

**CITY OF ANKENY
SUBDIVISION DATA**

PLAT NAME: Lakeview Woods Plat 1

OWNER/DEVELOPER: Snyder Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: Southwest of the intersection at SW Oralabor Road and SW Snyder Boulevard
SIZE OF PLAT: 13.84 acres
ZONING: C-2, General Retail, Highway-Oriented and Central Business Commercial District

LOTS:

NUMBER: 4 Lots; 2 Outlots
SIZE/DENSITY: 7.43 acres of developable land; 6.42 acres of undevelopable land
USE: Commercial
BUILDING LINES: Front: 35 feet
Rear: 40 feet
Side: None; 25 feet when adjoining any R District

ADJACENT LANDS:

NORTH: SW Oralabor Road
SOUTH: Single-Family Residential; Beng's Acres & Wharff Place
EAST: SW Snyder Boulevard
WEST: Tradition PUD

STREET DEVELOPMENT: No public streets are proposed with this development.

PARK SITE DEDICATION: No parkland dedication is required for commercial development.

WASTE WATER:

PROJECTED FLOWS: 4 lots X 3,500 GPD = 14,000 GPD

WRA CAPACITY: 47 MGD; **CURRENT DAILY AVG:** 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Saylor Creek-Des Moines River Drainage Basin.

WATER SYSTEM:

USAGE: 4 lots X 1,000 GPD = 4,000 GPD

SUPPLY CAPACITY: 15 MGD; **CURRENT DAILY AVG:** 6.5 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

November 21, 2024

Members of the Plan & Zoning Commission
c/o Derek Silverthorn, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: DEVELOPMENT PLAN SUBMITTAL FOR P&Z REVIEW
LAKEVIEW WOODS PLAT 1- COMMERCIAL SUBDIVISION

Members of the Commission:

On behalf of Snyder Development LLC, please see the attached revised submittal documents for a proposed commercial development located at the southwest corner of Oralabor Road and SW Snyder Blvd. This development consists of approximately 13 acres in total, with 7.42 acres of pad-ready development over four lots. The developer anticipates a mix of commercial business, restaurants and office space will make up this development.

Primary access to the development will occur from a central driveway located at the midpoint of the development from SW Snyder Blvd. A secondary right-in/right-out driveway will service Lot 2 from SW Snyder Blvd. These connection points were pre-approved and established in the *Snyder Development Public Improvements* project in 2021, along with the traffic signal and turn lane work on Oralabor Road. Sanitary sewer will be extended from the southwest, and water service will be brought in from SW Snyder Blvd. A shared storm water detention basin will be constructed southwest of the site on Outlot Y. Storm sewer will be extended from the storm basin north into the development, along with construction of a public storm sewer along the north part of the development to convey stormwater from the Oralabor Road and SW Snyder Blvd. right-of-way areas through the development to the west.

Please see the attached documents for your review. These have been revised based on City Staff comments dated November 1st and 15th, 2024. The Developer/Owner (Ben Snyder) and I will be in attendance of the commission meeting on November 19th to answer any questions.

Sincerely,

SNYDER & ASSOCIATES, INC.



Tim West, PLA
Project Manager

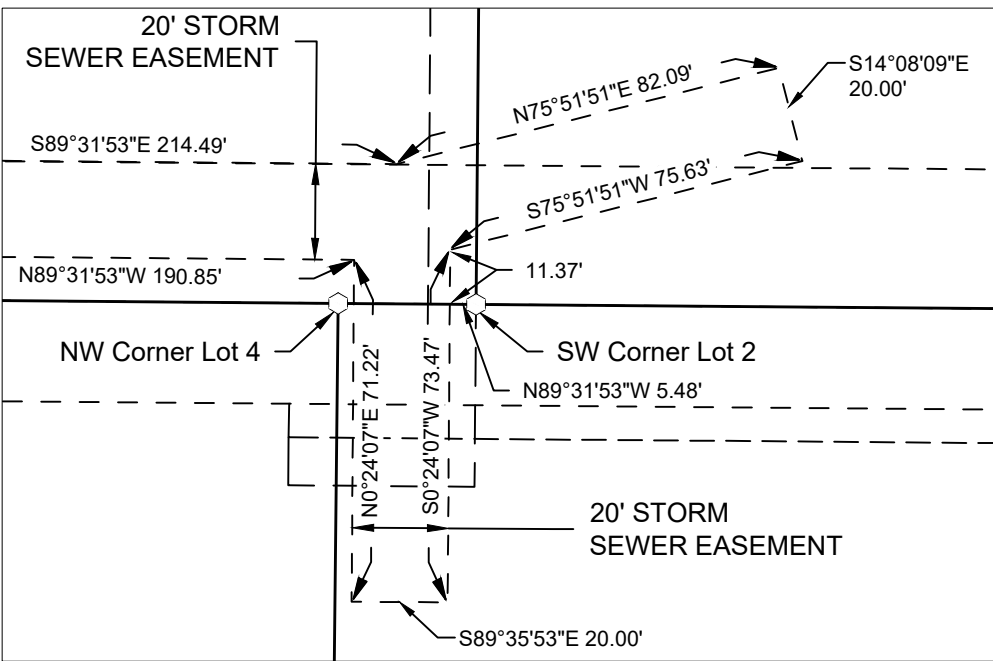
cc: Ben Snyder, Snyder Development LLC

LAKEVIEW WOODS
PLAT 1
FINAL PLAT

INDEX LEGEND

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 1 AND OUTLOT X
HAWS PLAT 1
SEC. 35-80-24
REQUESTED BY:
SNYDER DEVELOPMENT, LLC
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

DETAIL 'A'



SUBJECT LOCATION



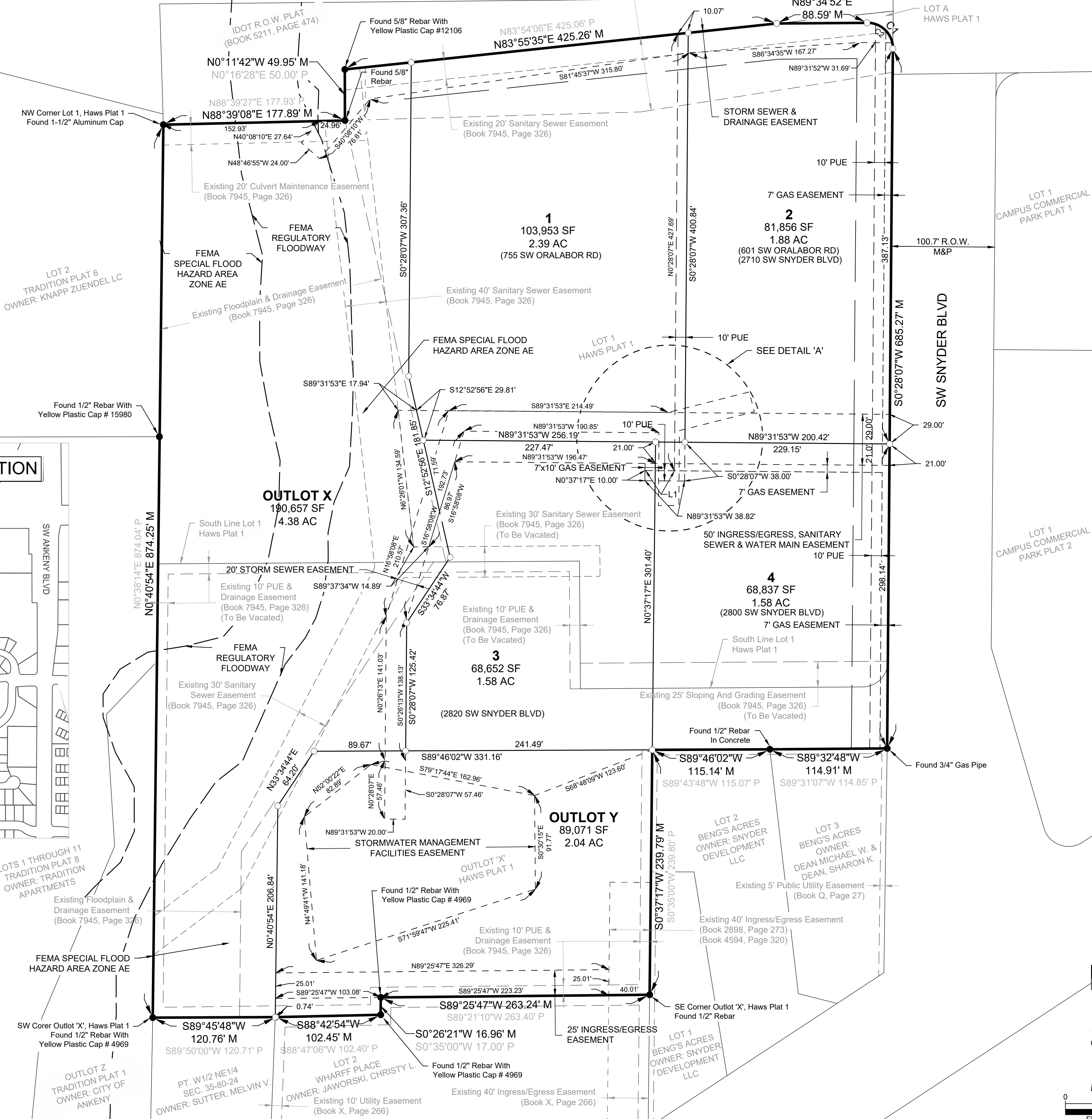
VICINITY MAP
ANKENY, IOWA

LEGEND

SURVEY
SECTION CORNER
1/2" REBAR, YELLOW PLASTIC CAP #19710
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
CONTROL POINT
BENCH MARK
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
CENTERLINE
SECTION LINE
1/4 SECTION LINE
EASEMENT LINE

Found	Set
●	○
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P	
M	
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C	

SW ORALABOR RD (HWY 160)
(R.O.W. VARIES)
Permanent Easement To Construct &
Maintain Ditch & Dike
(Book 5227, Page 303-305)
(To Be Vacated)



PROPERTY DESCRIPTION

LOT 1 AND OUTLOT 'X' OF HAWS PLAT 1 BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 13.84 ACRES (603,026 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY ADDRESS

601 SW ORALABOR ROAD
ANKENY, IOWA 50023

ZONING

C-2: GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK = 35' MIN.
SIDE YARD SETBACK = NONE, 25' WHEN ADJOINING TO "R" DISTRICT.
REAR YARD SETBACK = 40' MIN.
LOT WIDTH = NONE
LOT AREA = NONE
MAX BUILDING HEIGHT = 35', MAXIMUM 3 STORIES

OWNER / DEVELOPER

SNYDER DEVELOPMENT LLC
2805 SW SNYDER BLVD., SUITE 103, PO BOX 1098
ANKENY, IA 50023
CONTACT: BENJAMIN M. SNYDER

FEMA FIRM DESIGNATION

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", BEING AREA OF MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ANKENY, IOWA, PANEL NUMBER 19153C0205F, EFFECTIVE DATE FEBRUARY 1, 2019.

AS SHOWN ON SURVEY, A PORTION OF THE SUBJECT PROPERTY IS ZONE "AE" BEING AN AREA THAT PRESENTS A 1% ANNUAL CHANCE OF FLOODING.

NOTES

- DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION WITHIN THE PUBLIC ROW ADJACENT THE PROPERTY.
- OUTLOT "X" AND OUTLOT "Y" WILL BE OWNED AND MAINTAINED BY SNYDER DEVELOPMENT, LLC.

LINE TABLE

LINE #	LENGTH (FT)	DIRECTION
L1	28.80	N89° 31' 53"W

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M	90°52'09"	25.00'	39.65'	25.38'	S44°58'34"E 35.62'
C1 P	90°53'15"	25.00'	39.66'	25.39'	N44°59'59"W 35.63'
C2	77°51'18"	25.00'	33.97'	20.19'	S51°28'22"E 31.42'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal:
Sheet 1 of 1

LAKEVIEW WOODS PLAT 1

FINAL PLAT

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 124.0584.01

Sheet 1 OF 1



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Lakeview Woods Plat 1 Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Approve
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 Lakeview Woods Plat 1 Site Plan, subject to City Council approval of the Lakeview Woods Plat 1 Final Plat.

ATTACHMENTS

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



Agenda Item: Lakeview Woods Plat 1 – Final Plat & Site Plan
Report Date: November 22, 2024
Prepared By: Derek Silverthorn *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Lakeview Woods Plat 1 Final Plat.

That the Plan and Zoning Commission approve the Lakeview Woods Plat 1 Site Plan, subject to City Council approval of the Lakeview Woods Plat 1 Final Plat.

Project Summary:

Lakeview Woods Plat 1 is a proposed 13.84-acre (+/-) plat generally located southwest of the intersection at SW Oralabor Road and SW Snyder Boulevard. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District, and is surrounded by properties to the south and east which are zoned the same, while properties to the west are zoned Tradition PUD, and property to the north is zoned U-1, Conservation and Public Utility District. The subject plat creates four lots for commercial development, and two outlots for stormwater management.

The Lakeview Woods Plat 1 Site Plan includes site preparation and setting conditions for the development of the four buildable commercial lots associated with the Lakeview Woods Plat 1 Final Plat. Specifically, this site plan includes pavement within an ingress/egress easement, 10-foot trail along SW Snyder Boulevard, grading, and utility extensions for future individual site connections. Future site plans will be provided for each lot as they develop.

Project Report:

Streets: The proposed development will be accessed from SW Snyder Boulevard with the construction of a centrally located full access that will serve all four lots within the plat area, as well as a second right-in/right-out access for Lot 2. 10-foot trail currently exists along SW Oralabor Road, and five-foot sidewalk will be installed along SW Snyder Boulevard with this development.

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Sewer: Eight-inch sanitary sewer exists along Saylor Creek, which will be utilized to further extend eight-inch sewer along the central access road to serve the development. Wastewater will be carried southwesterly off-site to the Saylor Creek Lift Station, and ultimately into the Four Mile Trunk Sewer.

Drainage: The plat area provides a shared stormwater detention basin constructed within Outlot Y, along with Saylor Creek within Outlot X. Storm sewer will be extended from the detention pond north into the development, along with construction of a public storm sewer along the north part of the development to convey stormwater from SW Oralabor Road and SW Snyder Boulevard through the development to the west. Stormwater from the plat area will convey into Saylor Creek.

Parkland: No parkland is required for commercial development.

**CITY OF ANKENY
SUBDIVISION DATA**

PLAT NAME: Lakeview Woods Plat 1

OWNER/DEVELOPER: Snyder Development, LLC

GENERAL INFORMATION:

PLAT LOCATION: Southwest of the intersection at SW Oralabor Road and SW Snyder Boulevard

SIZE OF PLAT: 13.84 acres

ZONING: C-2, General Retail, Highway-Oriented and Central Business Commercial District

LOTS:

NUMBER: 4 Lots; 2 Outlots

SIZE/DENSITY: 7.43 acres of developable land; 6.42 acres of undevelopable land

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Rear: 40 feet

Side: None; 25 feet when adjoining any R District

ADJACENT LANDS:

NORTH: SW Oralabor Road

SOUTH: Single-Family Residential; Beng's Acres & Wharff Place

EAST: SW Snyder Boulevard

WEST: Tradition PUD

STREET DEVELOPMENT: No public streets are proposed with this development.

PARK SITE DEDICATION: No parkland dedication is required for commercial development.

WASTE WATER:

PROJECTED FLOWS: 4 lots X 3,500 GPD = 14,000 GPD

WRA CAPACITY: 47 MGD; **CURRENT DAILY AVG:** 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Saylor Creek-Des Moines River Drainage Basin.

WATER SYSTEM:

USAGE: 4 lots X 1,000 GPD = 4,000 GPD

SUPPLY CAPACITY: 15 MGD; **CURRENT DAILY AVG:** 6.5 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

November 21, 2024

Members of the Plan & Zoning Commission
c/o Derek Silverthorn, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: DEVELOPMENT PLAN SUBMITTAL FOR P&Z REVIEW
LAKEVIEW WOODS PLAT 1- COMMERCIAL SUBDIVISION

Members of the Commission:

On behalf of Snyder Development LLC, please see the attached revised submittal documents for a proposed commercial development located at the southwest corner of Oralabor Road and SW Snyder Blvd. This development consists of approximately 13 acres in total, with 7.42 acres of pad-ready development over four lots. The developer anticipates a mix of commercial business, restaurants and office space will make up this development.

Primary access to the development will occur from a central driveway located at the midpoint of the development from SW Snyder Blvd. A secondary right-in/right-out driveway will service Lot 2 from SW Snyder Blvd. These connection points were pre-approved and established in the *Snyder Development Public Improvements* project in 2021, along with the traffic signal and turn lane work on Oralabor Road. Sanitary sewer will be extended from the southwest, and water service will be brought in from SW Snyder Blvd. A shared storm water detention basin will be constructed southwest of the site on Outlot Y. Storm sewer will be extended from the storm basin north into the development, along with construction of a public storm sewer along the north part of the development to convey stormwater from the Oralabor Road and SW Snyder Blvd. right-of-way areas through the development to the west.

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Sincerely,

SNYDER & ASSOCIATES, INC.



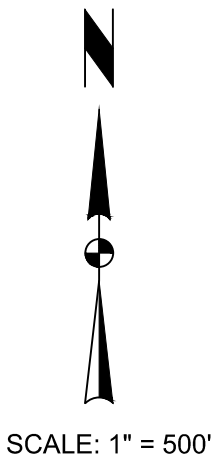
Tim West, PLA
Project Manager

cc: Ben Snyder, Snyder Development LLC

SITE PLAN
FOR
LAKEVIEW WOODS PLAT 1
601 SW ORALABOR ROAD
CITY OF ANKENY, POLK COUNTY, IOWA

OWNER / DEVELOPER
SNYDER DEVELOPMENT LLC
2805 SW SNYDER BLVD STE 103
ANKENY, IOWA 50023
CONTACT: BENJAMIN M. SNYDER
PHONE: 515-238-5653

ENGINEER
SNYDER AND ASSOCIATES, INC.
2727 SNYDER BLVD
ANKENY, IA 50023
CONTACT: KOREY MARSH
PHONE: 515-964-2020



VICINITY MAP



Sheet List Table

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DIMENSION AND PRIVATE UTILITY PLAN
- C300 GRADING AND EROSION CONTROL PLAN
- C301 DETAILED GRADING PLAN
- C400 SITE DETAILS

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.

Korey M. Marsh, P.E. _____ Date

License Number P25347

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:
C100-C400



Project No: 124.0584.01

Sheet C100

LAKEVIEW WOODS PLAT 1

TITLE SHEET

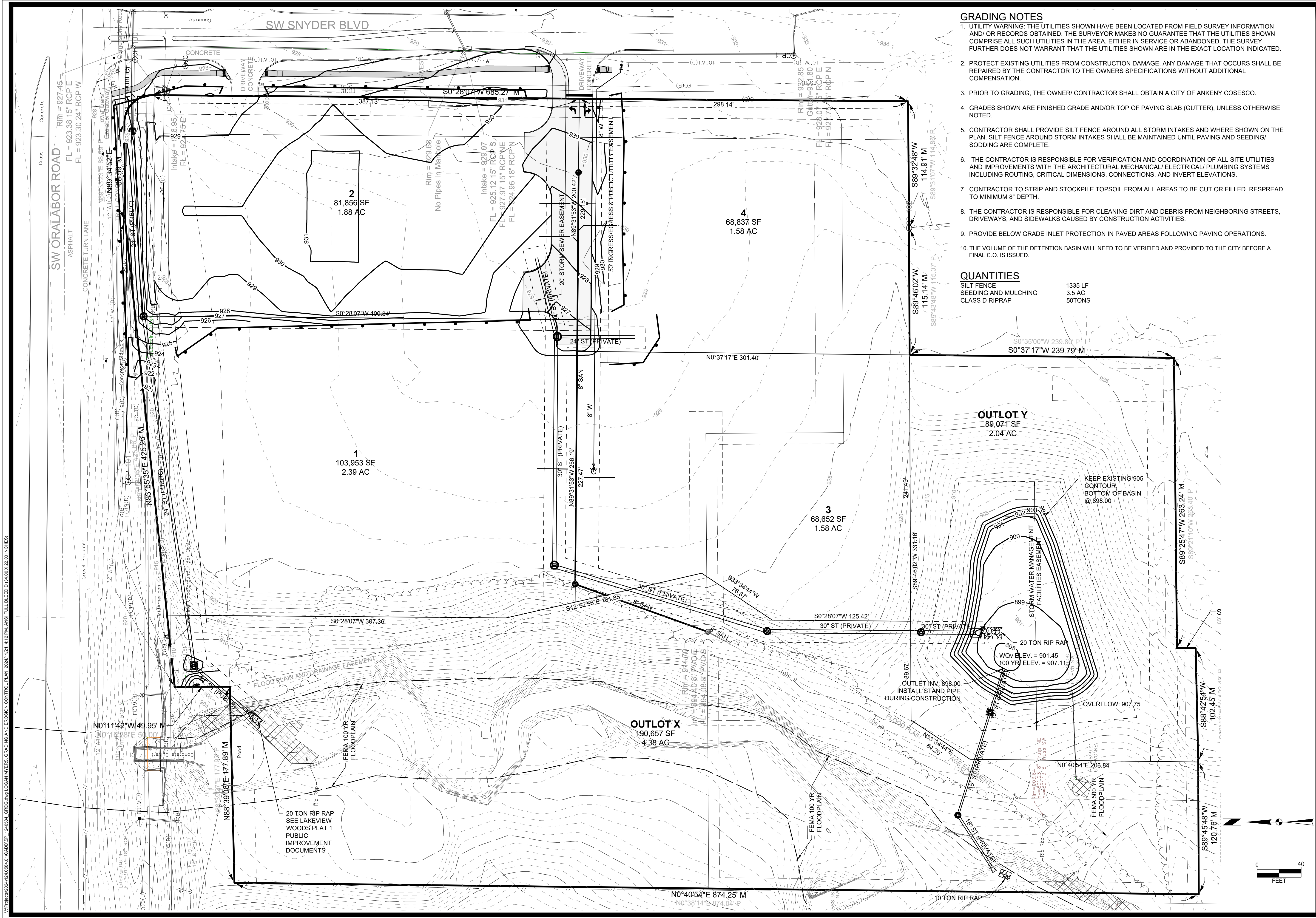
ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

2	AS PER CITY COMMENTS	11-21-24	LJM
1	AS PER CITY COMMENTS	11-11-24	LJM
MARK	REVISION	DATE	BY
Engineer: LJM	Checked By: KMM	Scale: 1" = 500'	
Technician: LJM	Date: 10-18-24	T-R-S: TTN-RRW-SS	
Project No: 124.0584.01			Sheet C100

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GRADING 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 SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A CITY OF ANKENY COSESCO.
- GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
- THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.

QUANTITIES

SILT FENCE	1335 LF
SEEDING AND MULCHING	3.5 AC
CLASS D RIPRAP	50 TONS

LAKEVIEW WOODS PLAT 1

GRADING AND EROSION CONTROL PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.



Project No: 124.0584.01

Sheet C300

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Project No: 124.0584.01

Sheet C300

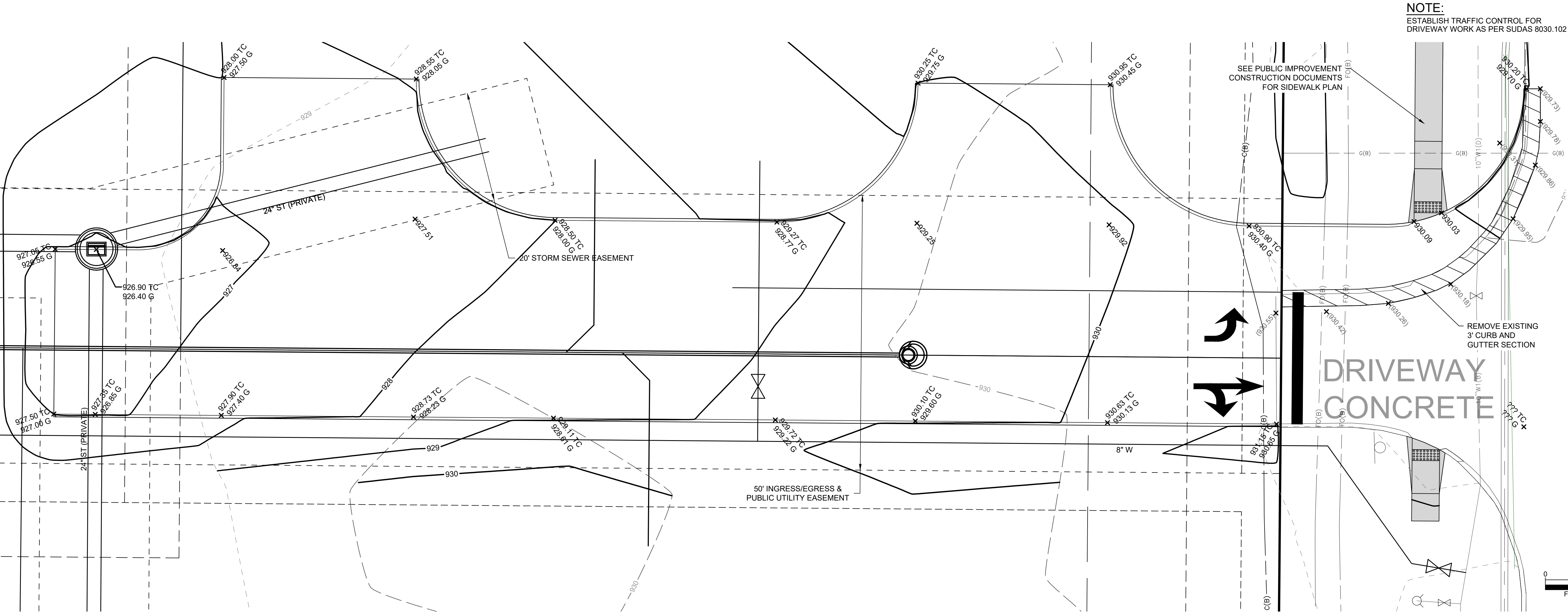
NO.	DATE	BY
2	11-21-24	LJM
1	11-11-24	LJM
MARK	REVISION	DATE
Engineer: LJM	Checked By: KMM	Scale: 1" = 40'
Technician: LJM	Date: 10-18-24	T-R-S: TTN-RRW-SS

GRADING 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 SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
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- PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
BM502 N=7529264.-- E=18529804 ELEV=929.91
ARROW ON HYDRANT, 1ST HYDRANT SOUTH OF ORALABOR
AND ON WEST SIDE OF SNYDER BLVD



NOTE:
ESTABLISH TRAFFIC CONTROL FOR
DRIVEWAY WORK AS PER SUDAS 8030.102

LAKEVIEW WOODS PLAT 1

DETAILED GRADING PLAN

ANKENY, IOWA



Project No: 124.0584.01

Sheet C301

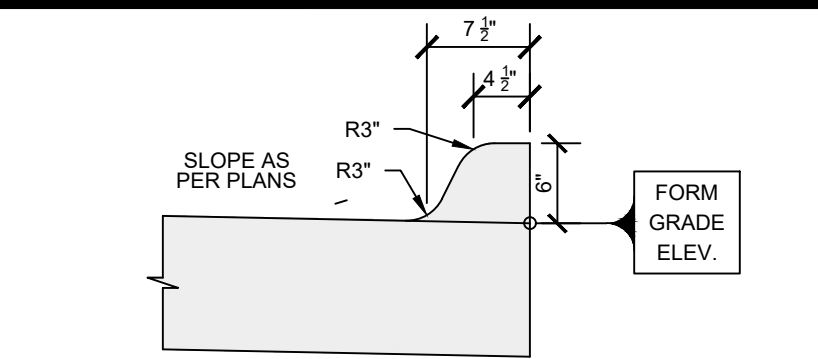
SNYDER & ASSOCIATES, INC. |

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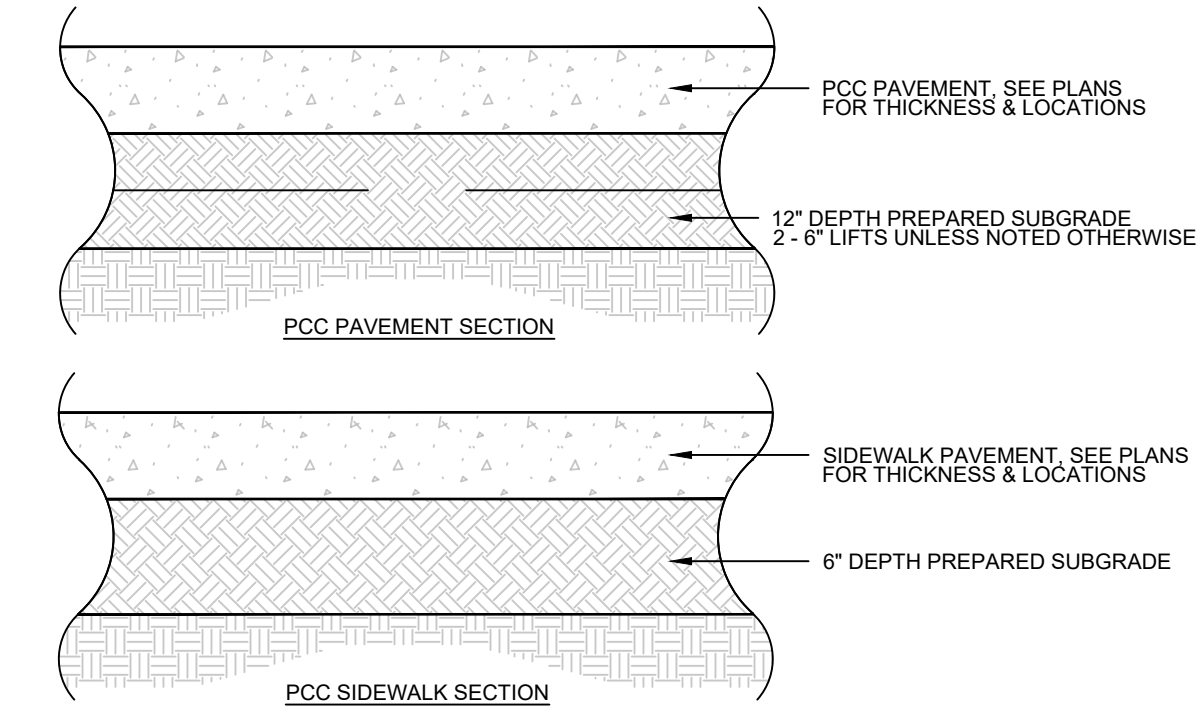
NO.	DATE	BY	REVISION
2	11-21-24	LJM	AS PER CITY COMMENTS
1	11-11-24	LJM	AS PER CITY COMMENTS
MARK	DATE	BY	REVISION
Engineer: LJM	Checked By: KMM	Scale: 1" = 10'	
Technician: LJM	Date: 10-18-24	T-R-S: TTN-RRW-SS	

Sheet C301

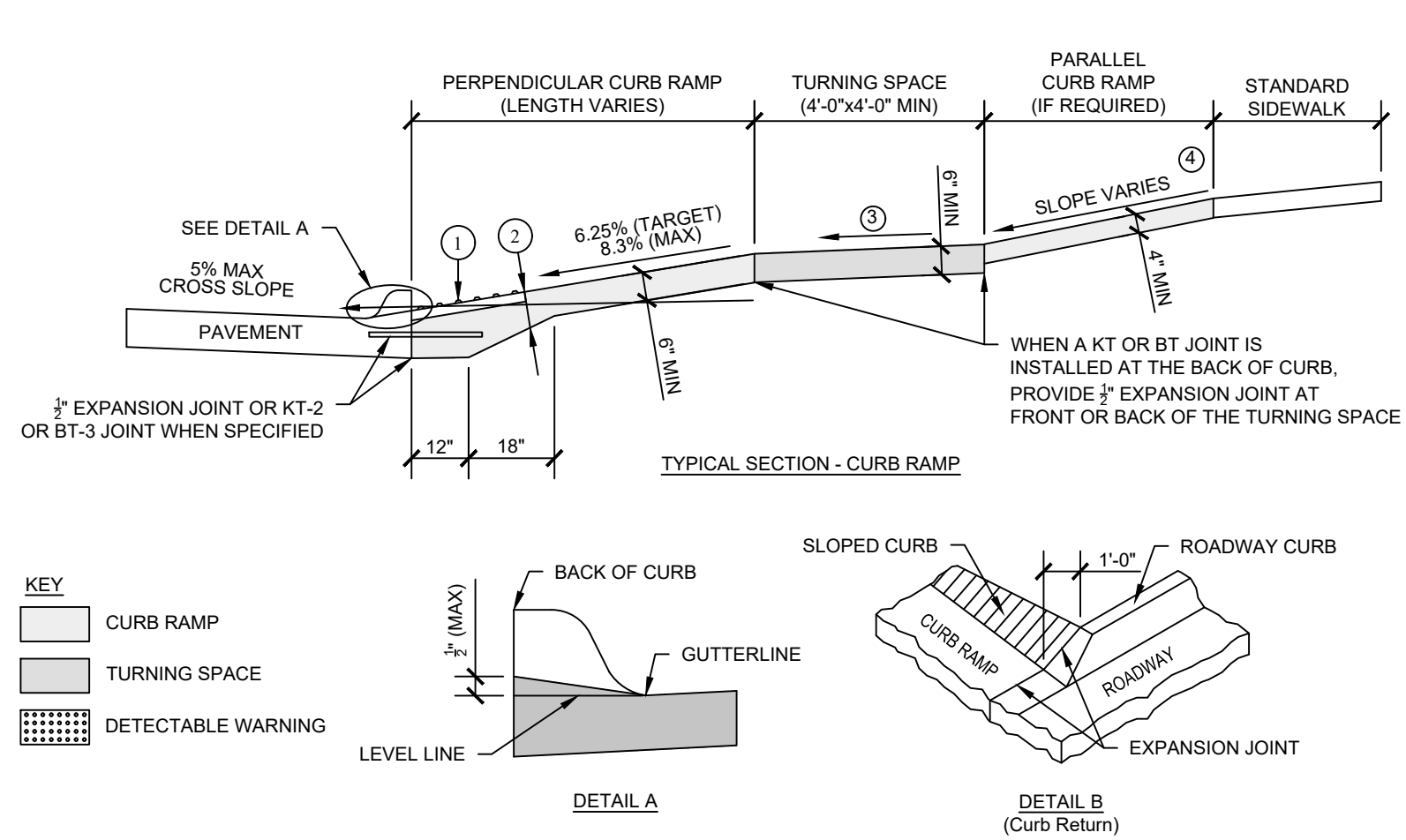
V:\Projects\2024\124.0584\124.0584-01\CD\DDSP - 124.0584 - 124.0584\LOGAN MYERS SITE DETAILS - 2024\11\21 - 4:14 PM ANS\FULL BLEED D (34.00 X 22.00 INCHES). V:\Projects\2024\124.0584\124.0584-01\CD\DDSP - 124.0584 - 124.0584\LOGAN MYERS SITE DETAILS - 2024\11\21 - 4:14 PM ANS\FULL BLEED D (34.00 X 22.00 INCHES).



1 6-INCH STANDARD CURB
C400 NO SCALE

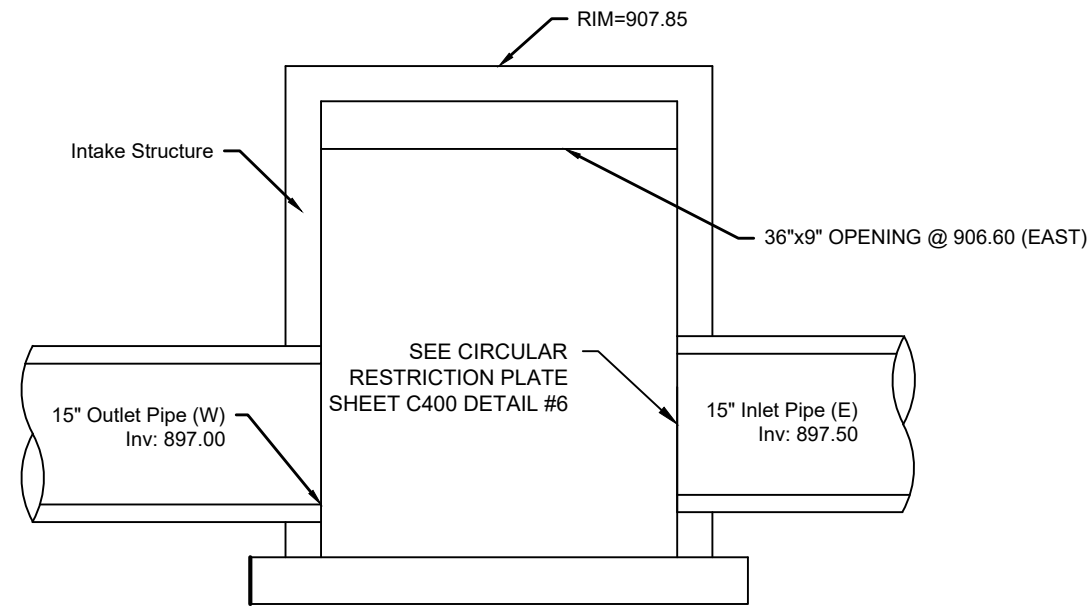


- KEY
- CURB RAMP
 - TURNING SPACE
 - DETECTABLE WARNING



- 1 PROVIDE A MINIMUM 2 FOOT WIDTH OF DETECTABLE WARNING SURFACES IN THE DIRECTION OF PEDESTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE CURB RAMP OR TURNING SPACE, EXCLUSIVE OF CURBS OR FLARES.
- 2 PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE BELOW THE DETECTABLE WARNING PANEL.
- 3 MINIMUM 4 FEET BY 4 FEET. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.
- 4 IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET AND LANDING DUE TO LIMITED RAMP LENGTH, PROVIDE A PARALLEL RAMP TO MAKE UP THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK.

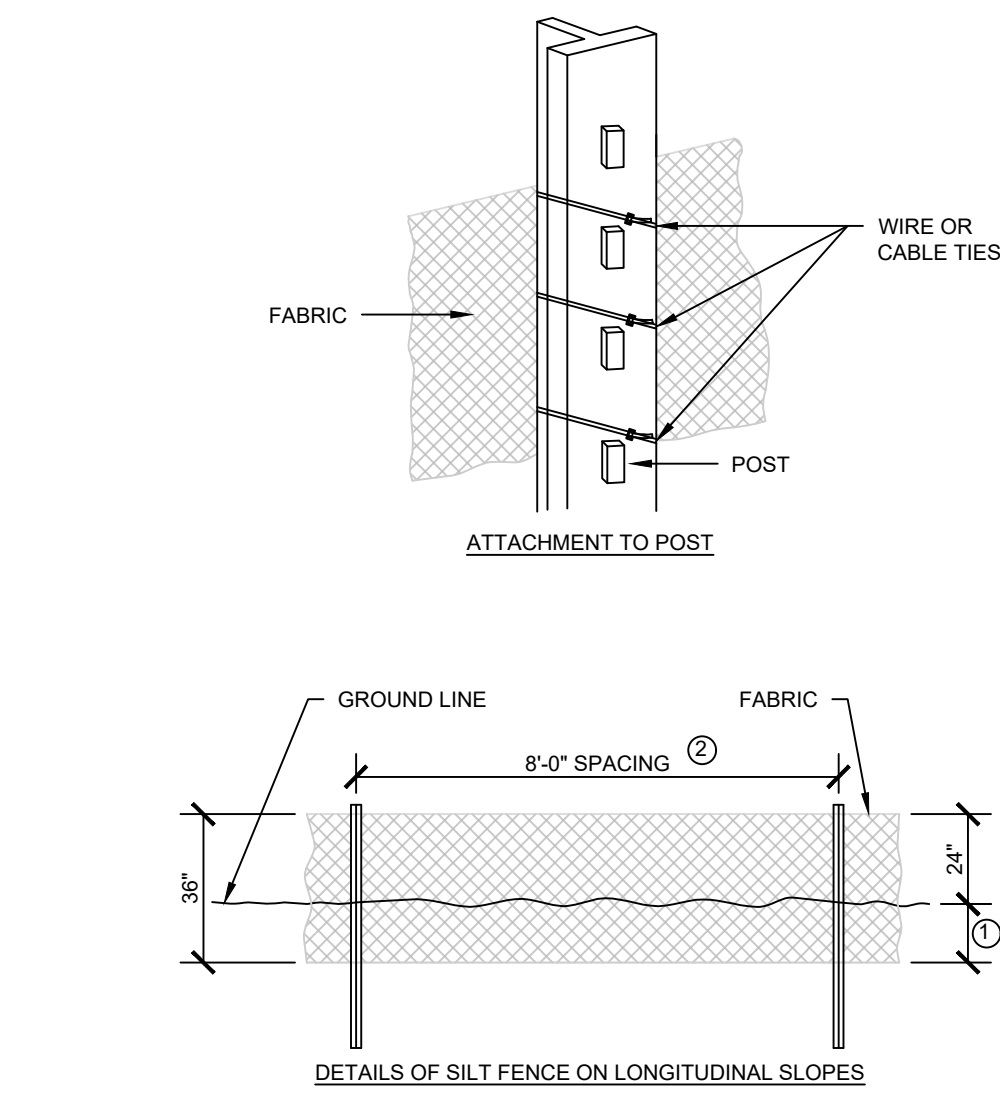
THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.



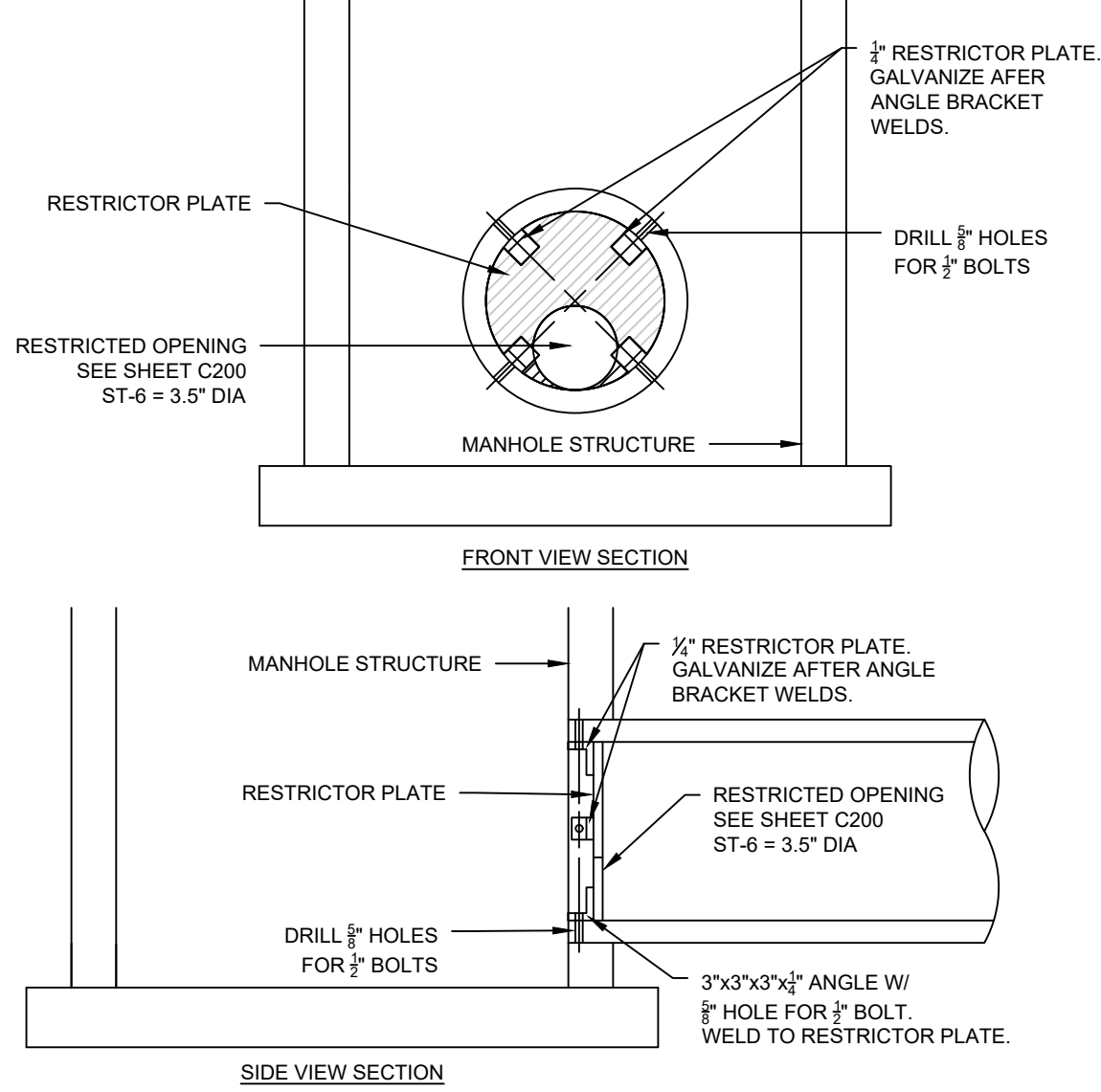
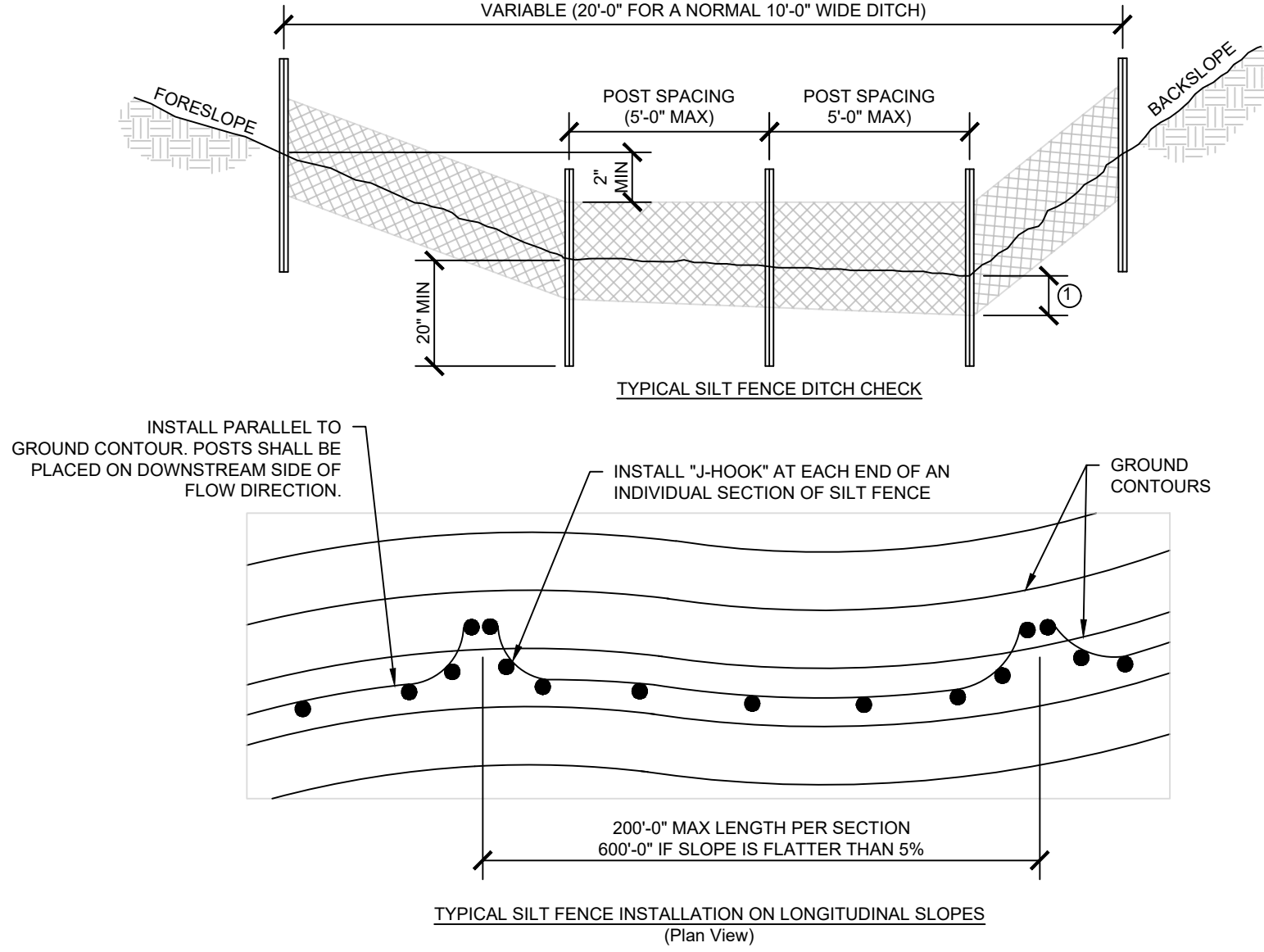
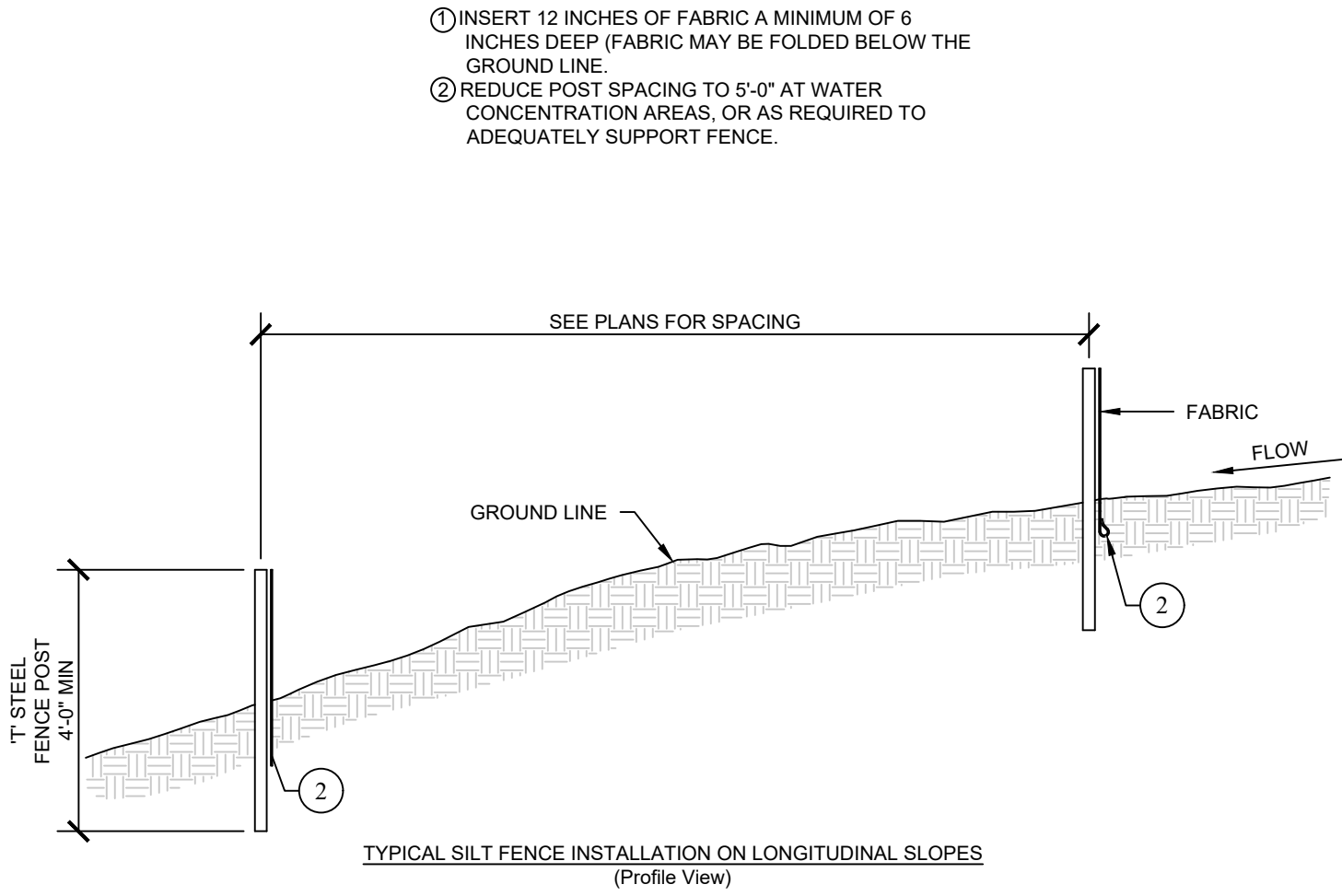
4 DETENTION BASIN OUTLET DETAIL (ST-5)
C400 NO SCALE

2 TYPICAL PAVEMENT CROSS SECTIONS
C400 NO SCALE

3 GENERAL SIDEWALK AND CURB RAMP DETAILS
C400 NO SCALE



5 SILT FENCE DETAIL
C400 NO SCALE



6 CIRCULAR RESTRICTION PLATE DETAIL
C400 NO SCALE

LAKEVIEW WOODS PLAT 1

SITE DETAILS

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.0584.01
Sheet C400

Sheet C400

Project No: 124.0584.01

REVISION	DATE	BY	REVISION	DATE	BY
2	11-21-24	LJM	AS PER CITY COMMENTS		
1	11-11-24	LJM	AS PER CITY COMMENTS		
MARK			REVISION		
Engineer: LMW	Checked By: KMM	Scale: 1" = ##'			
Technician: LJM	Date: 10-18-24	T-R-S: TTN-RRW-SS			



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Old Dominion Freight Line Ankeny, IA Relay Lot Plat - Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Old Dominion Freight Line Ankeny, IA Relay Lot Final Plat.

ATTACHMENTS

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



Agenda Item: Old Dominion Freight Line Ankeny, IA Relay Lot Plat - Final Plat

Report Date: November 26, 2024

Prepared by: Bryan Morrissey, *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat.

Project Summary:

Old Dominion Freight Line, Inc. has proposed the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat, an approximate 22-acre final plat generally located north of SE Corporate Woods Drive and west of SE Four Mile Drive. The proposed final plat creates one developable lot and two Outlots that are all zoned and are a part of the Old Dominion Freight Line West Planned Unit Development.

Project Report:

- Streets:** No new public streets are proposed as a part of this development. The 15-acre developable lot will be accessed from SE Four Mile Drive.
- Water:** Water service will not be extended as a part of this development.
- Sewer:** Sanitary service will not be extended as a part of this development.
- Drainage:** Storm water on the site will drain to the southeast corner of Lot 1, where a stormwater management area exists. Storm sewer lines will be installed during development to ensure that storm water flows to the designated stormwater management area.
- Parkland:** Parkland dedication is not required for industrial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Old Dominion Freight Line Ankeny, IA Relay Lot Plat
NAME OF OWNER: Old Dominion Freight Line, Inc.
NAME OF DEVELOPER: Old Dominion Freight Line, Inc.

GENERAL INFORMATION:

PLAT LOCATION: West of SE Four Mile Drive & North of SE Corporate Woods Drive
SIZE OF PLAT: 22.034 acres
ZONING: PUD, Planned Unit Development (Old Dominion Freight Line West)

LOTS:

NUMBER: One Developable Lot, Two Outlots
SIZE/DENSITY: Lot 1: 15.095
USE: Freight Trailer Storage
BUILDING LINES: Front = 75', Side = none required, except when adjacent to any residential district or street right-of-way line, in which case – 50', Rear = 40', where a railroad right-of-way line lies immediately adjacent to the rear of a lot, the rear yard requirements need not apply.

PARK SITE DEDICATION: Not Required

ADJACENT LANDS:

NORTH: M-1, Light Industrial District
SOUTH: PUD, Planned Unit Development
EAST: PUD, Planned Unit Development
WEST: R-1, One-Family Residence District

WASTE WATER:

N/A

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Creek Basin

WATER SYSTEM:

N/A

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



November 22, 2024

Bryan Morrissey
Associate Planner
City of Ankeny, Community Development
1210 NW Prairie Ridge Drive
Ankeny, IA 50023-1564
BMorrissey@AnkenyIowa.org
(515) 963-3551

**RE: Old Dominion Freight Line – Ankeny, IA Relay Lot
Site Plan and Subdivision Final Plat – Approval Request Letter**

Bryan,

Please allow this letter to serve as an official Approval Request Letter to the City of Ankeny Planning and Zoning Commission and City Council for both the Site Plan and Subdivision Final Plat Submittal applications for the Old Dominion Freight Line, Ankeny, IA Relay Lot project.

A brief description of the project and the proposed use of the facility can be summarized as the construction of an Old Dominion Trailer Relay Lot that will allow the exchange of freight trailers between drivers from other ODFL Facilities. This development will help keep local drivers in closer proximity to their home terminals versus having to drive extended distances to a remote facility; and provide more efficient support of the exchange of commodities and local/interstate commerce. The physical improvements that are proposed are the construction of a secured freight relay lot, concrete access drive into the site from SE Four Mile Drive, perimeter site landscaping, and a stormwater pond sized to accommodate the stormwater runoff developed by the project.

We trust this letter and all additionally provided applications, calculations, and documentation are sufficient to justify our requests for approval by the Planning and Zoning Commission and the City Council, but if you need anything further, please do not hesitate to contact me at (843) 531-5334, or by email at jparagano@hoytberenyi.com.

Sincerely,

A handwritten signature in blue ink that reads 'Joseph Paragano'.

Joseph T. Paragano, E.I.T.
Civil Engineer 2
Hoyt + Berenyi
jparagano@hoytberenyi.com

Copy: # 21-112

RECORDER'S INDEX LEGEND:

COUNTY:

POLK COUNTY

CITY:

CITY OF ANKENY

SECTION/TOWNSHIP/RANGE:

SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST

LOT 1 IN SE 1/4 SE 1/4

OUTLOT 2 IN SE 1/4 SE 1/4

OUTLOT 3 IN SE 1/4 SE 1/4

LOT/BLOCK/SUBDIVISION:

REQUESTOR:

OLD DOMINION FREIGHT LINE, INC.

PROPRIETOR:

OLD DOMINION FREIGHT LINE, INC.

RETURN TO:

KYLE M. HOYT, P.E.
HOYT+BERENYI, LLC.
346 SEACAST PARKWAY,
SUITE 200
MOUNT PLEASANT, SC 29464

ENGINEER & ENGINEERING COMPANY:

PHONE: 843-534-5334
EMAIL: JPARAGANO@HOYTBERENYI.COM

FINAL PLAT

Old Dominion Freight Line Ankeny, IA

Relay Lot Plat

7050 SE FOUR MILE DRIVE

CITY OF ANKENY, POLK COUNTY, IA

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L1	N90° 00' 00"W	9.14'
L2	S10° 51' 19"W	44.37'
L3	S7° 50' 34"W	90.82'
L4	S26° 58' 58"W	162.37'
L5	S88° 41' 21"W	65.62'
L6	S89° 39' 53"W	80.40'
L7	N58° 57' 59"W	64.99'
L8	N53° 01' 35"W	34.63'
L9	N40° 11' 41"E	30.44'
L10	N10° 36' 41"W	23.93'
L11	N40° 09' 51"W	33.27'
L12	N45° 09' 29"W	85.07'
L13	N35° 53' 28"W	29.53'
L14	N54° 36' 00"W	53.22'
L15	N68° 58' 36"W	23.44'
L16	N82° 49' 49"W	37.98'

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L17	N51° 46' 10"W	36.54'
L18	N74° 56' 30"W	15.85'
L19	S88° 31' 01"W	37.89'
L20	N59° 59' 44"W	45.10'
L21	N37° 42' 34"W	16.66'
L22	N69° 53' 12"W	33.80'
L23	N87° 13' 22"W	66.27'
L24	N6° 13' 21"E	15.01'
L25	N1° 02' 21"W	23.71'
L26	N41° 46' 18"W	12.76'
L27	N76° 16' 12"W	44.88'
L28	S65° 35' 19"W	32.84'
L29	S36° 55' 35"W	16.37'
L30	N87° 43' 50"W	57.54'
L31	S26° 43' 20"W	37.31'
L32	S19° 46' 52"W	27.81'

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L33	S66° 35' 12"W	13.38'
L34	N85° 23' 32"W	12.73'
L35	N38° 40' 52"W	14.40'
L36	N8° 41' 35"W	14.89'
L37	N61° 34' 30"W	16.75'
L38	N70° 21' 28"W	38.09'
L39	N0° 07' 24"E	386.01'
L40	S89° 57' 41"E	904.87'
L41	N8° 28' 40"W	104.58'
L42	N87° 58' 11"E	376.22'
L43	N87° 56' 11"E	60.04'
L44	S0° 02' 30"W	389.99'
L45	N88° 34' 31"W	315.97'
L46	S0° 03' 23"W	190.31'

LEGEND:

○

CALCULATED CORNER

●

MONUMENT FOUND:

●

5/8" IRON ROD & YELLOW CAP #15268

●

1/2" IRON ROD & YELLOW CAP #11804

△

MONUMENT SET:

△

5/8" IRON ROD & YELLOW CAP #15268

ABBREVIATIONS:

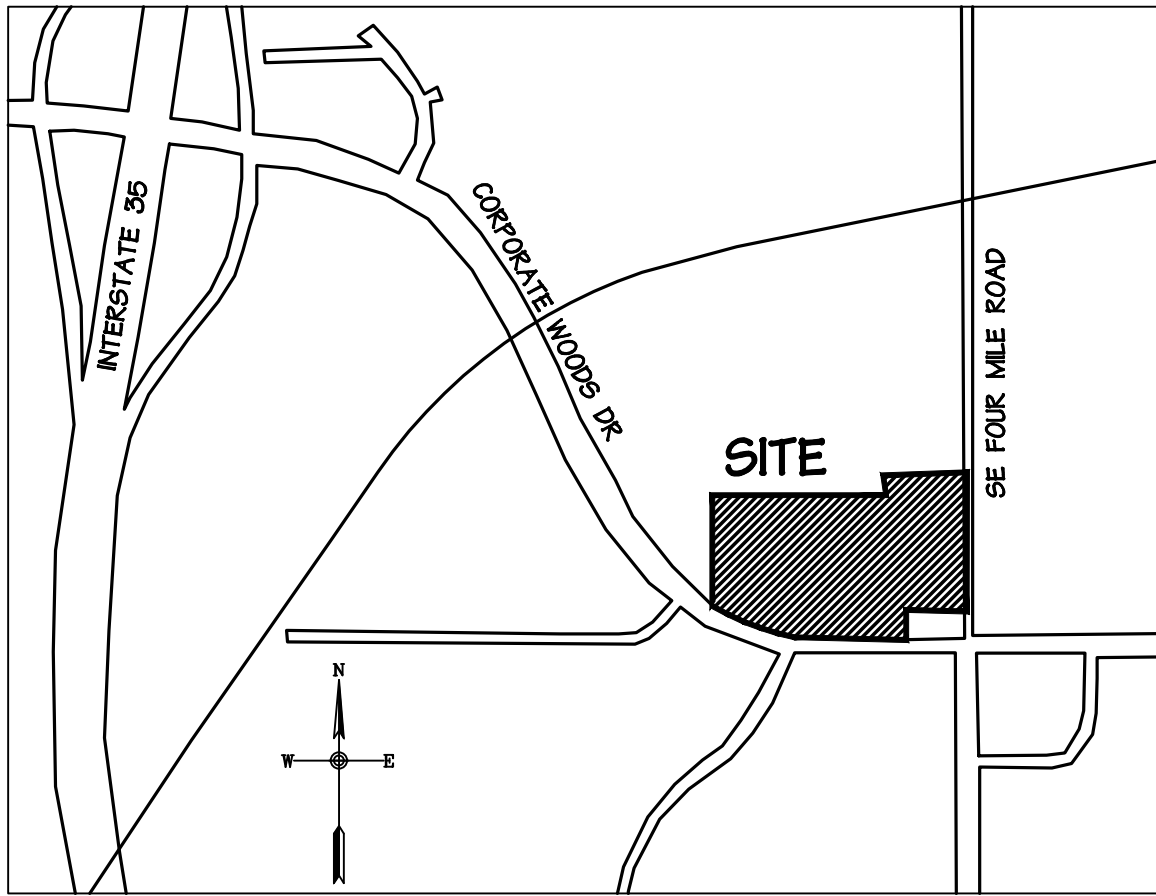
R.O.W

RIGHT-OF-WAY

P.O.B

POINT OF BEGINNING

OUTLOT OWNERSHIP AND MAINTENANCE NOTE:
AS LONG AS OUTLOT 2 AND OUTLOT 3 REMAIN UNDER THE COMMON OWNERSHIP OF LOT 1, THE OWNER OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND GENERAL UPKEEP OF THE OUTLOTS. MAINTENANCE AND GENERAL UPKEEP OF THE OUTLOTS SHALL INCLUDE THE MAINTENANCE OF STORMWATER PONDS AND INFRASTRUCTURE, LANDSCAPING, AND ANY OTHER IMPROVEMENTS.



APPLICANT INFORMATION

DEVELOPER:

NAME: OLD DOMINION FREIGHT LINE, INC.
ADDRESS: 500 OLD DOMINION WAY
THOMASVILLE, NC 27260

ENGINEER:

NAME: HOYT+BERENYI, LLC.
ADDRESS: 346 SEACAST PARKWAY,
SUITE 200
MOUNT PLEASANT, SC 29464

CONTACT: SETH COLLINS
PHONE: 813-441-3710
EMAIL: SETH.COLLINS@OOF.COM

CONTACT: JOSEPH T. PARAGANO, E.I.T.
PHONE: (873) 51-4875
EMAIL: JPARAGANO@HOYTBERENYI.COM

WARRANTY DEEDS:

BOOK 19738, PAGE 291
BOOK 19811, PAGE 625

SURVEYOR:

NAME: CLAPSADDLE-GARBER ASSOCIATES, INC.
ADDRESS: 2413 GRAND AVENUE
DES MOINES, IA 50312

PHONE: 515-288-4823
EMAIL: DSALTS@GARB@CONSULTANTS.COM

ZONING:

PUD, OLD DOMINION FREIGHT LINE WEST PLANNED UNIT DEVELOPMENT;

FRONT YARD:

75 FEET

SIDE YARD:

NONE REQUIRED, EXCEPT WHEN ADJACENT TO ANY RESIDENTIAL DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE - 50 FEET.

REAR YARD:

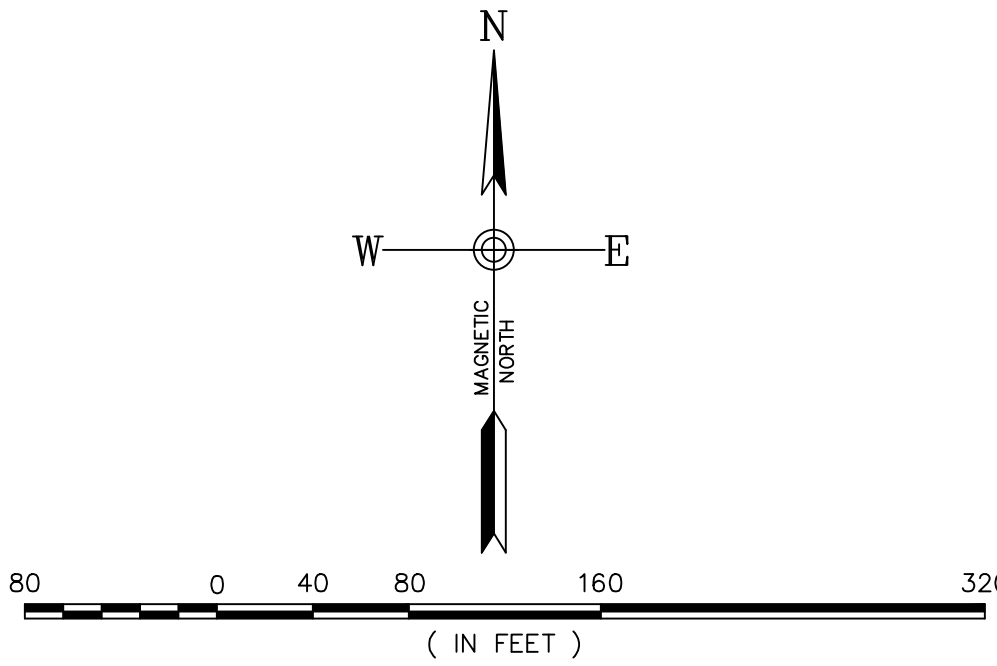
40 FEET, WHERE A RAILROAD RIGHT-OF-WAY LINE LIES IMMEDIATELY ADJACENT TO THE REAR OF THE LOT, THE REAR YARD REQUIREMENTS NEED NOT APPLY.

- NOTES:
1. PER CITY OF ANKENY REQUIREMENTS, DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTING INSTALLATION ALONG SE FOUR MILE DRIVE & CORPORATE WOODS DRIVE ALONG THEIR RESPECTIVE DEVELOPMENT FRONTAGE LENGTHS.

2. PER CITY OF ANKENY REQUIREMENTS, DEVELOPER IS ENTERING INTO AGREEMENT THAT THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPROVEMENTS TO SE FOUR MILE DRIVE WITHIN (5) FIVE YEARS OF DEVELOPMENT SHOULD OLD DOMINION DEPENDANT TRAFFIC DIFFER FROM THE PREVIOUSLY APPROVED TRAFFIC STUDY, AND AGREED UPON TRAFFIC STUDY OF OLD DOMINION DEPENDANT TRAFFIC DETERMINES THAT IMPROVEMENTS TO SE FOUR MILE DRIVE ARE WARRANTED.

3. PER CITY OF ANKENY REQUIREMENTS, DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF SIDEWALK ALONG THE PUBLIC STREETS AT SUCH TIME THAT THE CITY OF ANKENY DETERMINES IT IS NECESSARY.

4. PER CITY OF ANKENY REQUIREMENTS, THE EXISTING PUBLIC HIGHWAY EASEMENT AREAS ARE TO BE DEDICATED/CONVEYED TO THE CITY OF ANKENY, IN FEE TITLE, FOR PUBLIC RIGHT-OF-WAY PURPOSES.



IOWA CIVIL ENGINEER CERTIFICATION

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

Kyle M. Hoyt, P.E.
License Number: P26881
My license renewal date is December 31, 2024.

Signature

Date

Pages or Sheets covered by my seal:

FINAL PLAT PLAN SHEET 1 OF 1

CONTAINING 15.095 ACRES, OF WHICH 0.53 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY EASEMENT.

OUTLOT 2 LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 334.38 FEET OF THE SOUTH 540.54 FEET OF THE EAST 316.23 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

CONTAINING 2.42 ACRES, OF WHICH 0.46 ACRES IS CONTAINED IN PRESENT ROAD RIGHT-OF-WAY EASEMENT.

OUTLOT 3 LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 0°02'30" EAST, 540.54 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 88°34'31" WEST, 60.02 FEET ALONG THE NORTH LINE OF SAID OUTLOT 2 TO THE NORTHEAST CORNER OF SAID OUTLOT 2 BEING A 1/2" IRON ROD & YELLOW CAP #11804; THENCE NORTH 88°34'31" WEST A DISTANCE OF 315.97 FEET TO A FOUND CORNER BEING A 1/2" IRON ROD & YELLOW CAP #11804; THENCE SOUTH 0°07'23" WEST A DISTANCE OF 190.31 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 3 BEING A SET 5/8" IRON ROD & YELLOW CAP #15268 AND THE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST A DISTANCE OF 9.14 FEET TO CALCULATED CORNER; THENCE SOUTH 89°39'53" WEST A DISTANCE OF 80.40 FEET TO CALCULATED CORNER; THENCE SOUTH 58°57'59" WEST A DISTANCE OF 64.99 FEET TO CALCULATED CORNER; THENCE NORTH 10°51'19" WEST A DISTANCE OF 23.93 FEET TO CALCULATED CORNER; THENCE NORTH 40°09'51" WEST A DISTANCE OF 33.27 FEET TO CALCULATED CORNER; THENCE NORTH 45°09'29" WEST A DISTANCE OF 85.07 FEET TO CALCULATED CORNER; 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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

7050 SE Four Mile Drive - Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan; subject to recordation of the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Letter of Request
4. Site Plan



Agenda Item: 7050 SE Four Mile Drive – Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan
Report Date: November 26, 2024
Prepared by: Bryan Morrissey *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 7050 SE Four Mile Drive, Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan; subject to recordation of the Old Dominion Freight Line Ankeny, IA Relay Lot Plat Final Plat.

Project Summary:

The subject property is located at 7050 SE Four Mile Drive and is generally located north of SE Corporate Woods Drive and west of SE Four Mile Drive. The subject site is approximately 15 acres (+/-) in size, is zoned Old Dominion Freight Line West Planned Unit Development, and is bordered by Outlots to the south and southeast. The subject property is owned by Old Dominion Freight Line Inc. and is currently undeveloped.

The applicant is proposing to construct a 227-stall relay lot for the purpose of storing and exchanging freight trailers associated with the operations on the existing Old Dominion site to the north of the subject property. Because the site is being utilized for the storage of freight trailers exclusively, there is not a building or structure proposed with the development. Utilities are limited on the site as well, as the only utility extensions associated with the development are storm sewer lines that will carry storm water from one of the multiple intakes to the proposed detention basin near the southeast corner of the project area.

Per the requirements of the Old Dominion Freight Line West PUD, a Type 'C' screen is proposed along SE Four Mile Drive to help buffer the proposed development from public right-of-ways. This will be accomplished through the use of heavy landscaping and a berm along the east side of the subject property. Extensive landscaping is proposed along the entire perimeter to further screen the site from adjacent properties as well. The proposed screening for the subject development is similar to what exists on the original Old Dominion Freight Line site to the north. Portions of the wooded area to the south of the relay lot will be cleared out with the proposed development; however, a portion of the trees will remain to establish a new tree line near the creek that runs through the property.

In addition to the landscaping around the perimeter, the site will be secured via an eight-foot electric/barbed wire fence. Normally this kind of fencing would not be allowed per Code; however, the City Council approved a request for the proposed fencing along with the PUD earlier this year. The site will be accessed via the lone access drive off SE Four Mile Drive. Public improvements are not included with this development; however, a development agreement is included with the associated final plat that will require the developer to install improvements along SE Four Mile Drive should the traffic generated by the site be more than what was originally anticipated.



November 22, 2024

Bryan Morrissey
Associate Planner
City of Ankeny, Community Development
1210 NW Prairie Ridge Drive
Ankeny, IA 50023-1564
BMorrissey@AnkenyIowa.org
(515) 963-3551

**RE: Old Dominion Freight Line – Ankeny, IA Relay Lot
Site Plan and Subdivision Final Plat – Approval Request Letter**

Bryan,

Please allow this letter to serve as an official Approval Request Letter to the City of Ankeny Planning and Zoning Commission and City Council for both the Site Plan and Subdivision Final Plat Submittal applications for the Old Dominion Freight Line, Ankeny, IA Relay Lot project.

A brief description of the project and the proposed use of the facility can be summarized as the construction of an Old Dominion Trailer Relay Lot that will allow the exchange of freight trailers between drivers from other ODFL Facilities. This development will help keep local drivers in closer proximity to their home terminals versus having to drive extended distances to a remote facility; and provide more efficient support of the exchange of commodities and local/interstate commerce. The physical improvements that are proposed are the construction of a secured freight relay lot, concrete access drive into the site from SE Four Mile Drive, perimeter site landscaping, and a stormwater pond sized to accommodate the stormwater runoff developed by the project.

We trust this letter and all additionally provided applications, calculations, and documentation are sufficient to justify our requests for approval by the Planning and Zoning Commission and the City Council, but if you need anything further, please do not hesitate to contact me at (843) 531-5334, or by email at jparagano@hoytberenyi.com.

Sincerely,

A handwritten signature in blue ink that reads 'Joseph Paragano'.

Joseph T. Paragano, E.I.T.
Civil Engineer 2
Hoyt + Berenyi
jparagano@hoytberenyi.com

Copy: # 21-112

NPDES STANDARD NOTES:

1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
- WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE PER EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INSTALLED INAPPROPRIATELY, OR INADEQUATELY, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.

4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE, AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN.

8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UP-SLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.

10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.

11. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.

12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.

13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATER MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE;

15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DE-WATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).

16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:

- WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL;
- WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; AND
- SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.

18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR IOWA'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.

19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

GENERAL NOTES:

1. CONTRACTOR SHALL PRODUCE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF ANKENY, POLK COUNTY, IOWA DNR, AND THE IOWA DEPARTMENT OF TRANSPORTATION.

2. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.

3. CONTRACTOR SHALL SECURE AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE STATE RIGHT-OF-WAY AND CONFORM TO ALL CONDITIONS OF THE PERMIT.

4. ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION.

5. UNLESS OTHERWISE APPROVED, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 6:00 P.M. ON SATURDAY.

6. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS (2024 SDAS & CITY SUPPLEMENTS) INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.

7. CONTRACTOR TO NOTIFY IDOT, CITY, COUNTY, AND ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION.

8. ANY INSPECTION BY THE CITY, COUNTY, OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.

9. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER IDOT, AND THE CITY OF ANKENY REQUIREMENTS. ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.

10. RECORD DRAWINGS. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY GOVERNING AGENCIES UPON REQUEST.

11. UPON COMPLETION OF CONSTRUCTION OF PUBLIC FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL PERTINENT INFORMATION TO THE ENGINEER FOR USE IN THE PREPARATION OF RECORD DRAWINGS FOR SUBMITTAL TO THE GOVERNING AGENCIES.

12. CONTRACTOR SHALL HOLD ALL PERMITS IN HAND PRIOR TO COMMENCEMENT OF WORK.
13. ALL UTILITIES OTHER THAN SANITARY SEWER, WATER AND STORM DRAINAGE BY OTHERS, CONTRACTOR SHALL NOTIFY AND COORDINATE WITH POWER, TELEPHONE, AND CABLE TV COMPANY FOR LOCATION OR RELOCATION OF VAULTS, PEDESTALS, POWER POLES, ETC. ALL ABOVE-GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE PROPOSED SIDEWALK LOCATIONS.

14. POWER, TELEPHONE AND TV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.

15. CONTRACT OBLIGATION SHALL BE SATISFIED AFTER PERMITTING OF THIS PROJECT. AS SUCH, HOYT+BERENYI, LLC. IS NOT RESPONSIBLE FOR CONSTRUCTION ADMINISTRATION UNLESS AUTHORIZED BY CONTRACT.

16. CONTRACTOR SHALL REQUEST TREE PROTECTION AND SILT FENCE INSPECTION FROM THE CITY OF ANKENY PRIOR TO CONSTRUCTION ACTIVITIES.

INFRASTRUCTURE NOTES:

1. ALL INFRASTRUCTURE WORK SHALL CONFORM TO THE 2024 EDITION OF SDAS AND THE CITY OF ANKENY 2024 SUPPLEMENT TO SDAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE CITY EDITIONS OF BOTH THE SDAS AND CITY OF ANKENY SUPPLEMENT TO SDAS ARE USED.

INSPECTION NOTE:

1. ALL WORK WITHIN THE CITY OF ANKENY RIGHT-OF-WAY AND FOR ALL CITY FACILITIES, INCLUDING UTILITY CONNECTIONS SHALL BE INSPECTED IN ACCORDANCE WITH THE CITY OF ANKENY AND IDOT INSPECTION REQUIREMENTS.

Old Dominion Freight Line Ankeny, IA Relay Lot Civil Plans

PARCEL NO. 18100001001130 & 1800001001156

7050 SE FOUR MILE DRIVE

CITY OF ANKENY, POLK COUNTY, IA

EXISTING UTILITIES & FACILITIES:

1. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER HAS REVIEWED THE UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHoled AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.

4. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER OR THE CITY.

5. UTILITIES, OR INTERFERING PORTIONS OF UTILITIES, THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL FILL ALL UTILITIES WITH FLOWABLE FILL THAT ARE TO BE ABANDONED IN PLACE.

6. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
7. ANY SEPTIC ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT. CONTRACTOR SHALL BREAK BOTTOM OF SEPTIC TANK AND BACKFILL WITH PE4 GRAVEL. UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH CITY OF ANKENY, POLK COUNTY, AND STATE OF IOWA SANITARIAN REQUIREMENTS.

8. ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE AND/OR FEDERAL REQUIREMENTS.

9. ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE AND/OR FEDERAL REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.

EQUIVALENT RESIDENTIAL UNIT (ERU):

1 ERU = 4,000 SOFT IMPERVIOUS

326,400 SQFT / 4,000 SOFT = 81.6 ≈ 82 ERU

DEVELOPER:

NAME: OLD DOMINION FREIGHT LINE, INC.
ADDRESS: 500 BOX 1470 LADSON, SC 29456
PHONE: (732) 590-4675
FAX: (866) 686-5710
EMAIL: SET@OLDDOMFL.COM

ENGINEER:

NAME: HOYT+BERENYI, LLC.
ADDRESS: P.O. BOX 1470 LADSON, SC 29456
PHONE: (732) 590-4675
FAX: (866) 686-5710
EMAIL: JPARAGANO@HOYTBERENYI.COM

SURVEYOR:

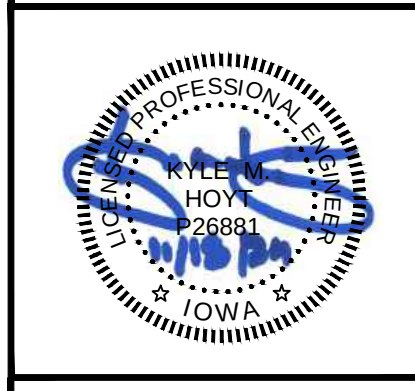
NAME: CLAPSADDE-GARBER ASSOCIATES, INC.
ADDRESS: 2413 GRAND AVENUE DES MOINES, IA 50312
PHONE: 515-286-4822
EMAIL: DSALTSGAVER@CGACONSULTANTS.COM

PROPERTY LEGAL DESCRIPTIONS:

LOT 1 LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 00°02'30" EAST, 540.54 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88°34'31" WEST, 60.02 FEET ALONG THE NORTH LINE OF SAID OUTLOT 2 TO THE NORTHEAST CORNER OF SAID OUTLOT 2 BEING A 1/2" IRON ROD & YELLOW CAP #11804 AND THE POINT OF BEGINNING; THENCE NORTH 88°34'31" WEST A DISTANCE OF 315.37 FEET TO A FOUND CORNER BEING A 1/2" IRON ROD & YELLOW CAP #11804; THENCE SOUTH 00°02'23" WEST A DISTANCE OF 190.31 FEET TO THE NORTHEAST CORNER OF OUTLOT 3 BEING A SET 5/8" IRON ROD & YELLOW CAP #15268; THENCE NORTH 90°00'00" WEST A DISTANCE OF 9.14 FEET TO CALCULATED CORNER; THENCE SOUTH 10°51'19" WEST A DISTANCE OF 44.37 FEET TO CALCULATED CORNER; THENCE SOUTH 07°50'34" WEST A DISTANCE OF 90.82 FEET TO CALCULATED CORNER; THENCE SOUTH 28°58'28" WEST A DISTANCE OF 162.37 FEET TO CALCULATED CORNER; THENCE SOUTH 88°41'21" WEST A DISTANCE OF 65.62 FEET TO CALCULATED CORNER; THENCE SOUTH 89°39'53" WEST A DISTANCE OF 80.40 FEET TO CALCULATED CORNER; THENCE NORTH 58°57'59" WEST A DISTANCE OF 64.89 FEET TO CALCULATED CORNER; THENCE NORTH 40°09'28" WEST A DISTANCE OF 34.63 FEET TO CALCULATED CORNER; THENCE NORTH 40°11'41" EAST A DISTANCE OF 30.44 FEET TO CALCULATED CORNER; THENCE NORTH 10°36'41" WEST A DISTANCE OF 23.93 FEET TO CALCULATED CORNER; THENCE NORTH 40°09'51" WEST A DISTANCE OF 33.27 FEET TO CALCULATED CORNER; THENCE NORTH 42°09'28" WEST A DISTANCE OF 30.44 FEET TO CALCULATED CORNER; THENCE NORTH 35°53'26" WEST A DISTANCE OF 29.53 FEET TO CALCULATED CORNER; THENCE NORTH 54°36'00" WEST A DISTANCE OF 53.22 FEET TO CALCULATED CORNER; THENCE NORTH 68°58'36" WEST A DISTANCE OF 23.44 FEET TO CALCULATED CORNER; THENCE NORTH 82°49'49" WEST A DISTANCE OF 37.98 FEET TO CALCULATED CORNER; THENCE NORTH 14°40'11" WEST A DISTANCE OF 14.40 FEET TO CALCULATED CORNER; THENCE NORTH 37°42'34" WEST A DISTANCE OF 16.68 FEET TO CALCULATED CORNER; THENCE NORTH 69°53'12" WEST A DISTANCE OF 33.80 FEET TO CALCULATED CORNER; THENCE NORTH 74°56'30" WEST A DISTANCE OF 15.85 FEET TO CALCULATED CORNER; THENCE SOUTH 88°31'01" WEST A DISTANCE OF 37.88 FEET TO CALCULATED CORNER; THENCE NORTH 59°59'44" WEST A DISTANCE OF 45.10 FEET TO CALCULATED CORNER; THENCE NORTH 37°42'34" WEST A DISTANCE OF 16.68 FEET TO CALCULATED CORNER; THENCE NORTH 69°53'12" WEST A DISTANCE OF 33.80 FEET TO CALCULATED CORNER; THENCE NORTH 74°56'30" WEST A DISTANCE OF 15.85 FEET TO CALCULATED CORNER; THENCE SOUTH 88°31'01" WEST A DISTANCE OF 37.88 FEET TO CALCULATED CORNER; THENCE NORTH 59°59'44" WEST A DISTANCE OF 45.10 FEET TO CALCULATED CORNER; THENCE NORTH 37°42'34" WEST A DISTANCE OF 16.68 FEET TO CALCULATED CORNER; THENCE NORTH 69°53'12" WEST A DISTANCE OF 33.80 FEET TO CALCULATED CORNER; THENCE NORTH 74°56'30" WEST A DISTANCE OF 15.85 FEET TO CALCULATED CORNER; THENCE SOUTH 88°31'01" WEST A DISTANCE OF 37.88 FEET TO CALCULATED CORNER; THENCE NORTH 59°59'44" WEST A DISTANCE OF 45.10 FEET TO CALCULATED CORNER; THENCE NORTH 37°42'34" WEST A DISTANCE OF 16.68 FEET TO CALCULATED CORNER; 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OLD DOMINION FREIGHT LINE
ANKENY, IA

7050 SE FOUR MILE DRIVE
ANKENY, IOWA

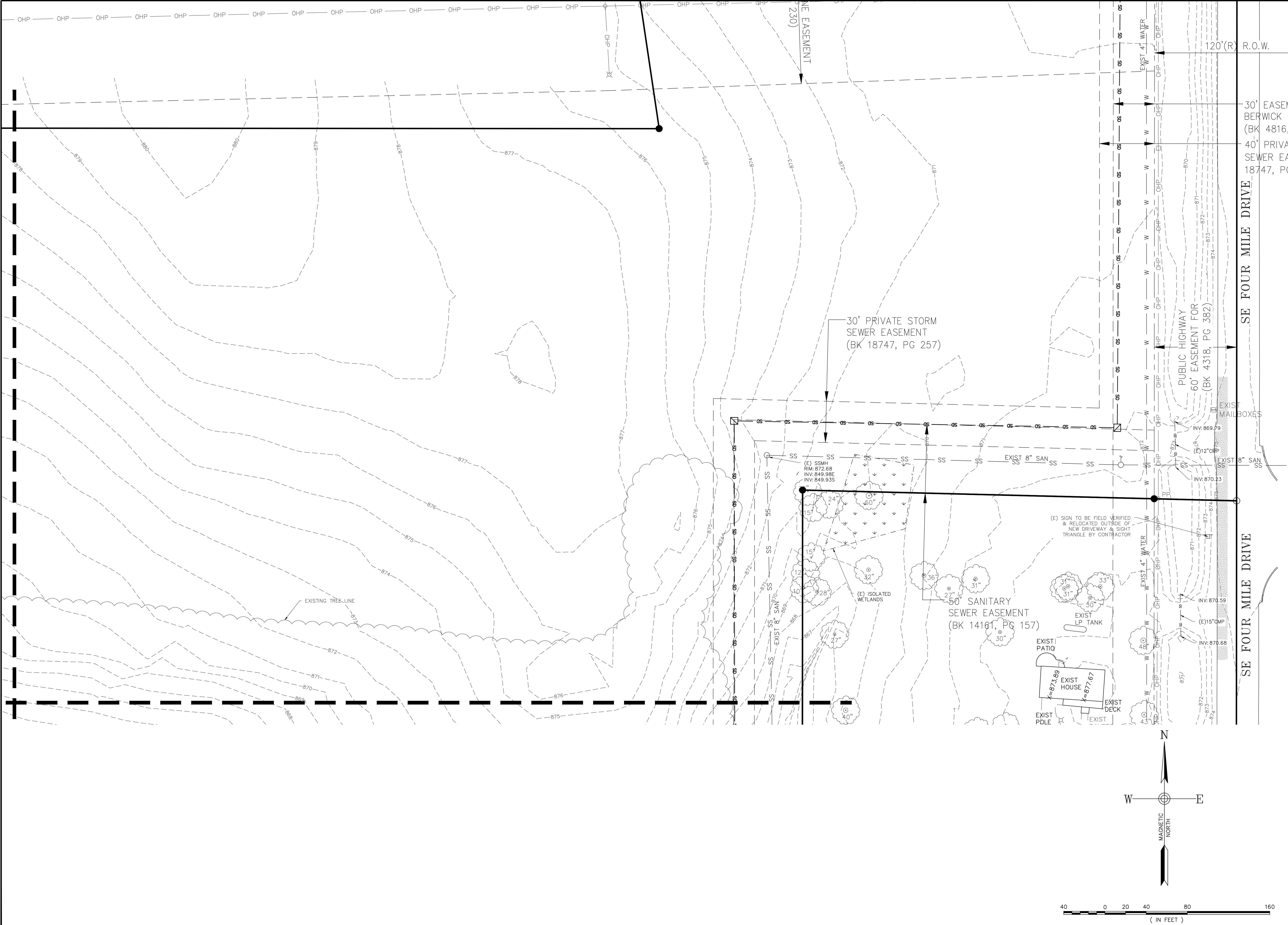
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DRAWN BY:	Joseph T. Paragano, EIT
CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	July 10, 2024
PROJECT #:	21-112
SCALE:	1" = 50'
SHEET TITLE:	
Sheet Layout Plan	

SHEET NUMBER:

C.0.2



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OLD DOMINION FREIGHT LINE

JOSEPH T. PARAGANO, EIT
IOWA
26881

DRAWINGS FOR:

OLD DOMINION FREIGHT LINE
ANKENY, IA

7050 SE FOUR MILE DRIVE
ANKENY, IOWA
GP #/S: 792306400012, 792306400033, 792306400035

REV	DATE	BY	REVISION
B	11/19/2024	JTP	REVISED PER CITY OF ANKENY COMMENTS
A	09/22/2024	JTP	REVISED PER CITY OF ANKENY COMMENTS

DRAWN BY: Joseph T. Paragano, EIT

CHECKED BY: Kyle M. Hoyt, P.E.

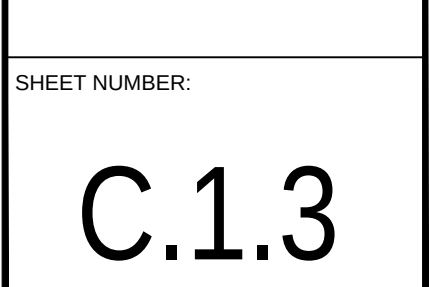
DATE: July 10, 2024

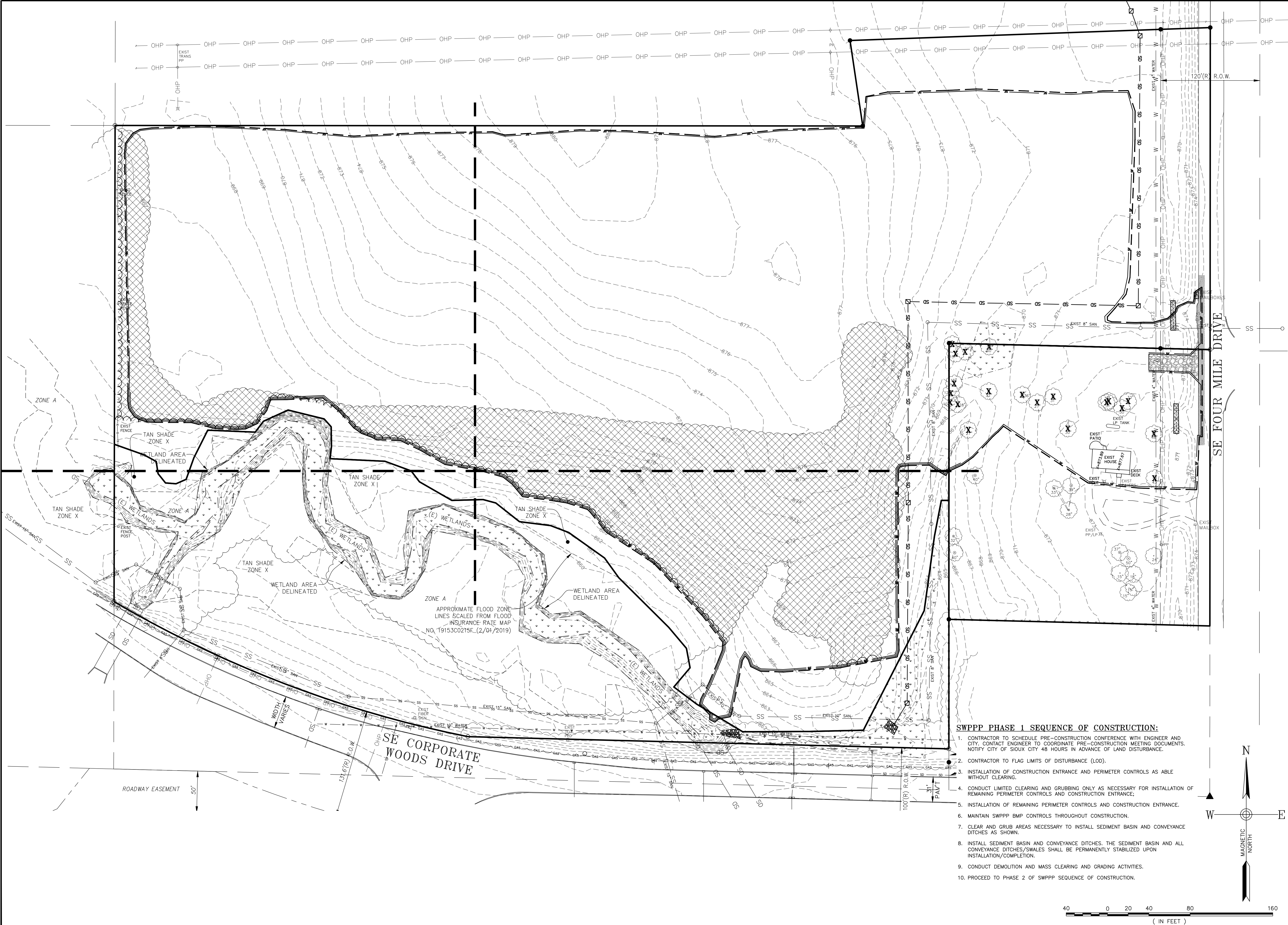
PROJECT #: 21-112

SCALE: 1" = 30'

SHEET TITLE:
Existing Conditions

SHEET NUMBER:
C.1.1





- SWPPP PHASE 1 SEQUENCE OF CONSTRUCTION:**
1. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION CONFERENCE WITH ENGINEER AND CITY. CONTACT ENGINEER TO COORDINATE PRE-CONSTRUCTION MEETING DOCUMENTS. NOTIFY CITY OF SIOUX CITY 48 HOURS IN ADVANCE OF LAND DISTURBANCE.
 2. CONTRACTOR TO FLAG LIMITS OF DISTURBANCE (LOD).
 3. INSTALLATION OF CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS AS ABLE WITHOUT CLEARING.
 4. CONDUCT LIMITED CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF REMAINING PERIMETER CONTROLS AND CONSTRUCTION ENTRANCE.
 5. INSTALLATION OF REMAINING PERIMETER CONTROLS AND CONSTRUCTION ENTRANCE.
 6. MAINTAIN SWPPP BMP CONTROLS THROUGHOUT CONSTRUCTION.
 7. CLEAR AND GRUB AREAS NECESSARY TO INSTALL SEDIMENT BASIN AND CONVEYANCE DITCHES AS SHOWN.
 8. INSTALL SEDIMENT BASIN AND CONVEYANCE DITCHES. THE SEDIMENT BASIN AND ALL CONVEYANCE DITCHES/SWALES SHALL BE PERMANENTLY STABILIZED UPON INSTALLATION/COMPLETION.
 9. CONDUCT DEMOLITION AND MASS CLEARING AND GRADING ACTIVITIES.
 10. PROCEED TO PHASE 2 OF SWPPP SEQUENCE OF CONSTRUCTION.

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ANKENY, IA

7050 SE FOUR MILE DRIVE
ANKENY, IOWA
GP #/S: 792306400012, 792306400033, 792306400035

REV	DATE	BY	REVISION
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CHECKED BY: Kylie M. Hoyt, P.E.

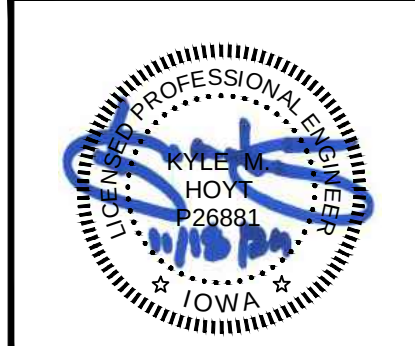
DATE: July 10, 2024

PROJECT #: 21-112

SCALE: 1" = 50'

SHEET TITLE:
Demo & SWPPP
- Phase 1 -
Overall

SHEET NUMBER:
C.2.1.0

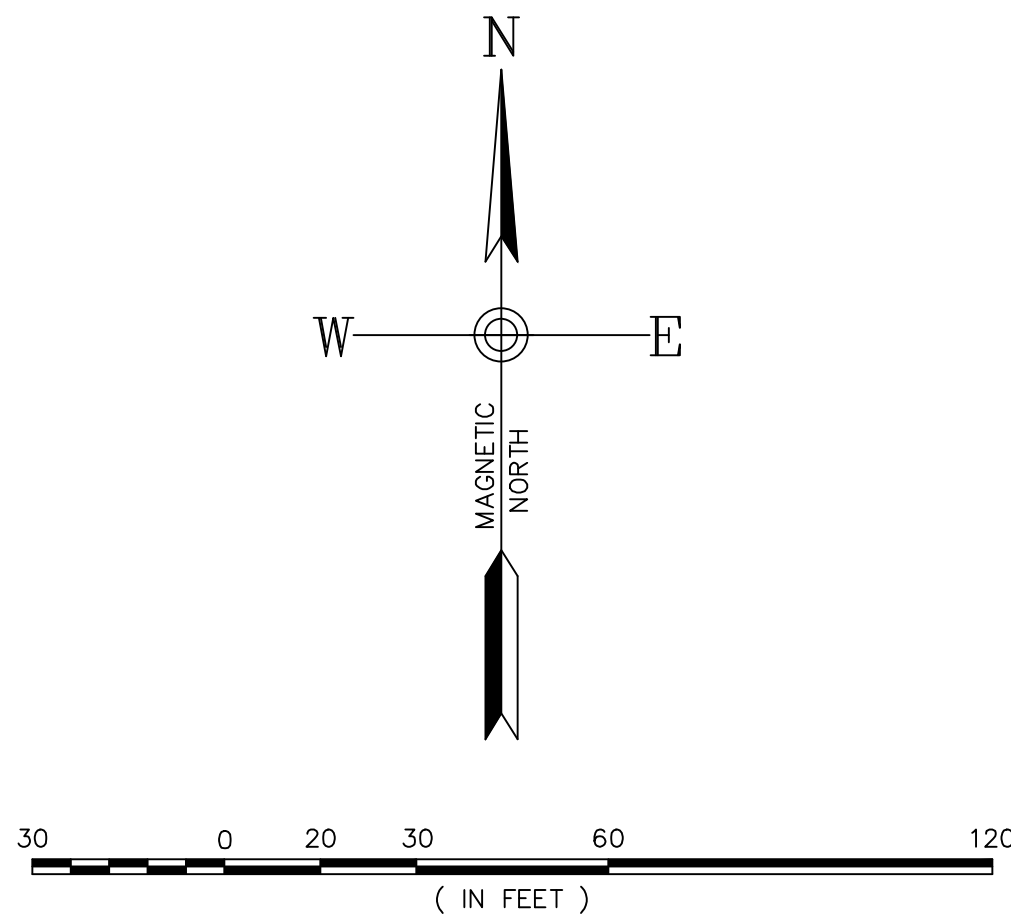
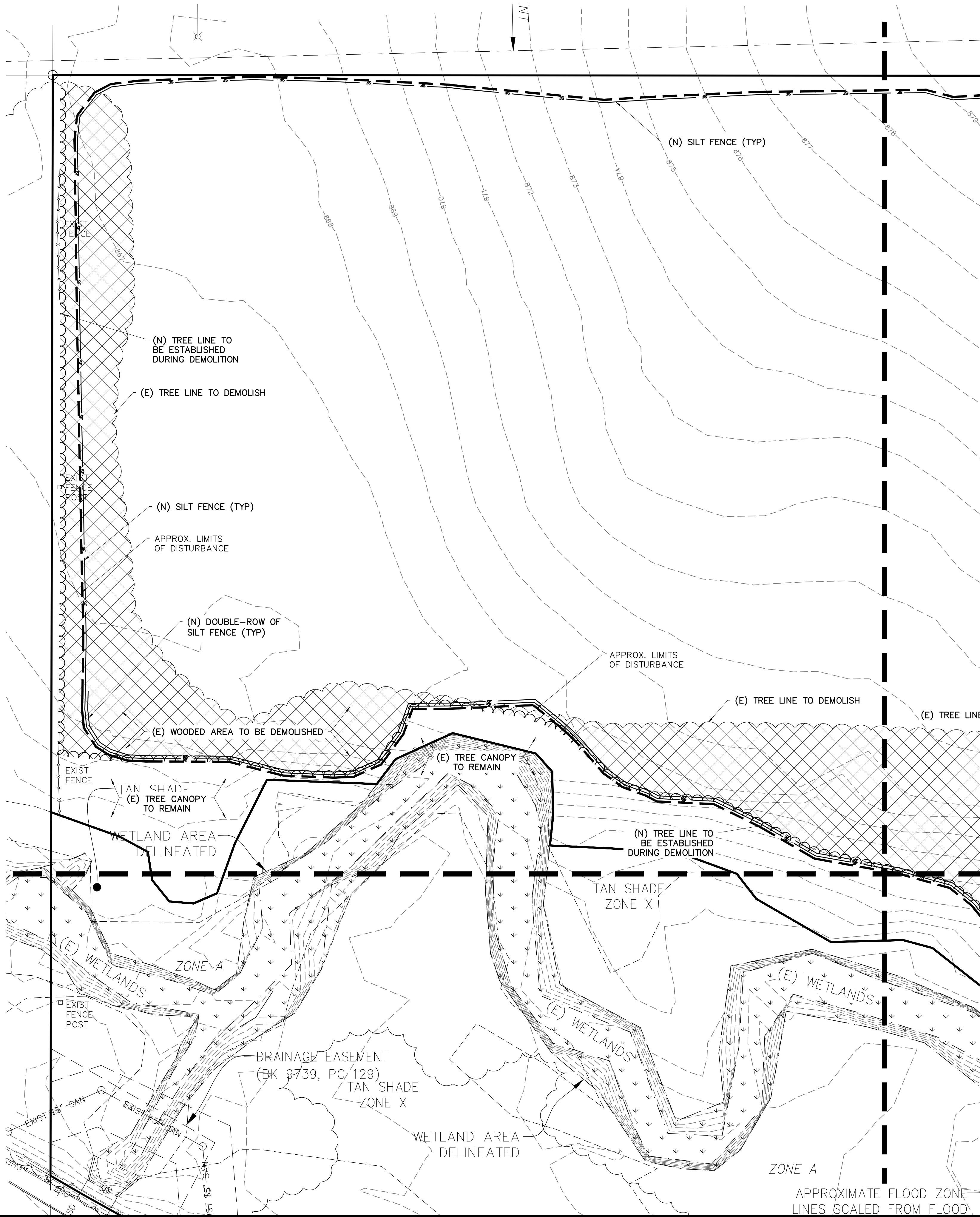


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A	09/12/2024	REVISED PER CITY OF ANKENY COMMENTS

SHEET NUMBER:

C.2.1.1





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**OLD DOMINION
FREIGHT LINE**



PROFESSIONAL
ENGINEER
KYLE M. HOYT
NO. 26881
STATE OF IOWA

OLD DOMINION FREIGHT LINE
ANKENY, IA

DRAWINGS FOR:
7050 SE FOUR MILE DRIVE
ANKENY, IOWA
GP #/S: 792306400012, 792306400033, 792306400035

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CHECKED BY: Kyle M. Hoyt, P.E.

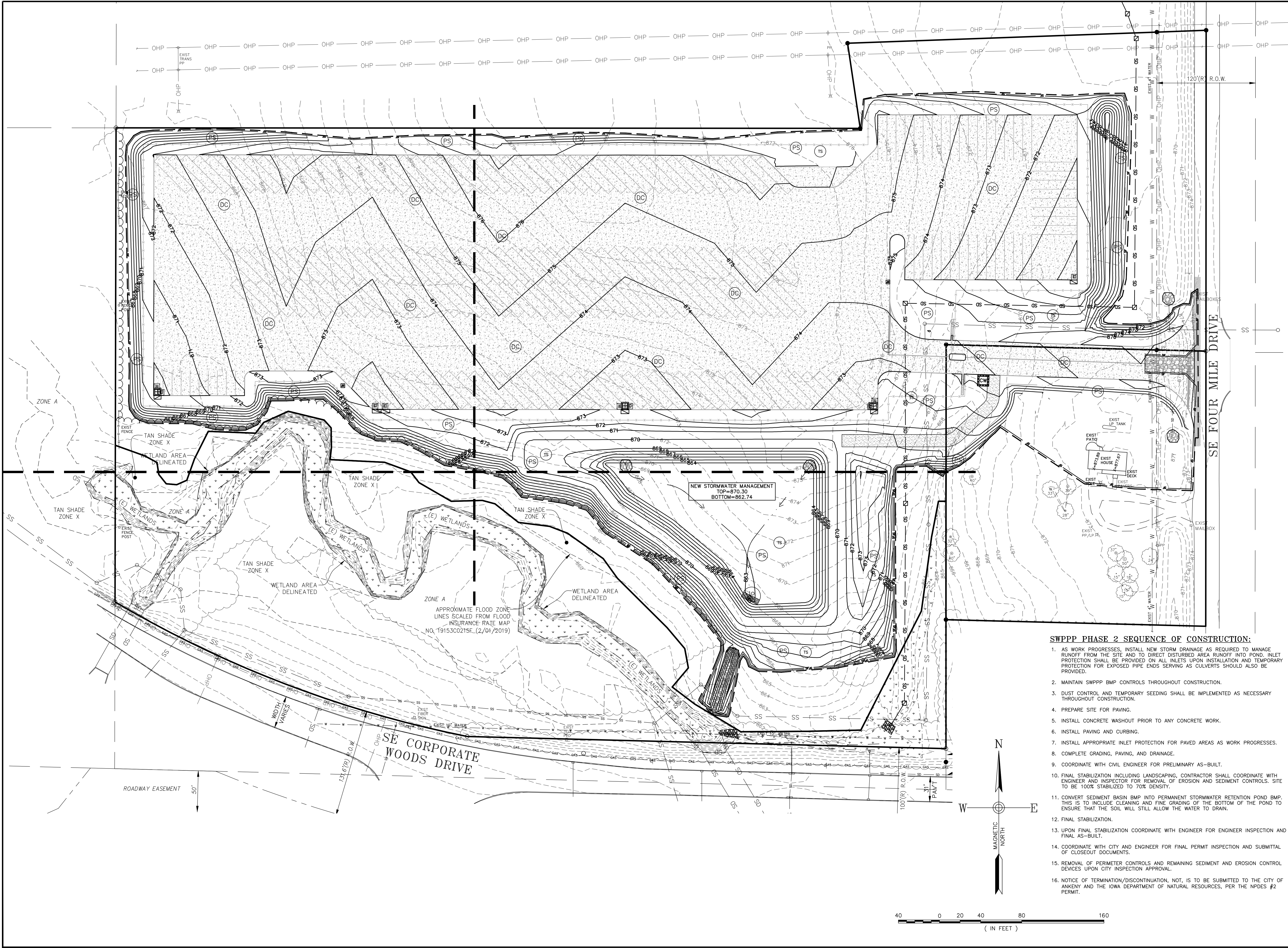
DATE: July 10, 2024

PROJECT #: 21-112

SCALE: 1" = 30'

SHEET TITLE:
**Demo & SWPPP
- Phase 1**

SHEET NUMBER:
C.2.1.2



- SWPPP PHASE 2 SEQUENCE OF CONSTRUCTION:**
1. AS WORK PROGRESSES, INSTALL NEW STORM DRAINAGE AS REQUIRED TO MANAGE RUNOFF FROM THE SITE AND TO DIRECT DISTURBED AREA RUNOFF INTO POND. INLET PROTECTION SHALL BE PROVIDED ON ALL INLETS UPON INSTALLATION AND TEMPORARY PROTECTION FOR EXPOSED PIPE ENDS SERVING AS CULVERTS SHOULD ALSO BE PROVIDED.
 2. MAINTAIN SWPPP BMP CONTROLS THROUGHOUT CONSTRUCTION.
 3. DUST CONTROL AND TEMPORARY SEEDING SHALL BE IMPLEMENTED AS NECESSARY THROUGHOUT CONSTRUCTION.
 4. PREPARE SITE FOR PAVING.
 5. INSTALL CONCRETE WASHOUT PRIOR TO ANY CONCRETE WORK.
 6. INSTALL PAVING AND CURBING.
 7. INSTALL APPROPRIATE INLET PROTECTION FOR PAVED AREAS AS WORK PROGRESSES.
 8. COMPLETE GRADING, PAVING, AND DRAINAGE.
 9. COORDINATE WITH CIVIL ENGINEER FOR PRELIMINARY AS-BUILT.
 10. FINAL STABILIZATION INCLUDING LANDSCAPING, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND INSPECTOR FOR REMOVAL OF EROSION AND SEDIMENT CONTROLS. SITE TO BE 100% STABILIZED TO 70% DENSITY.
 11. CONVERT SEDIMENT BASIN BMP INTO PERMANENT STORMWATER RETENTION POND BMP. THIS IS TO INCLUDE CLEANING AND FINE GRADING OF THE BOTTOM OF THE POND TO ENSURE THAT THE SOIL WILL STILL ALLOW THE WATER TO DRAIN.
 12. FINAL STABILIZATION.
 13. UPON FINAL STABILIZATION COORDINATE WITH ENGINEER FOR ENGINEER INSPECTION AND FINAL AS-BUILT.
 14. COORDINATE WITH CITY AND ENGINEER FOR FINAL PERMIT INSPECTION AND SUBMITTAL OF CLOSEOUT DOCUMENTS.
 15. REMOVAL OF PERIMETER CONTROLS AND REMAINING SEDIMENT AND EROSION CONTROL DEVICES UPON CITY INSPECTION APPROVAL.
 16. NOTICE OF TERMINATION/DISCONTINUATION, NOT, IS TO BE SUBMITTED TO THE CITY OF ANKENY AND THE IOWA DEPARTMENT OF NATURAL RESOURCES, PER THE NPDES #2 PERMIT.

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OLD DOMINION FREIGHT LINE

OLD DOMINION FREIGHT LINE
ANKENY, IA

7050 SE FOUR MILE DRIVE
ANKENY, IOWA
GP #/S: 792306400012, 792306400033, 792306400035

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CHECKED BY: Kyle M. Hoyt, P.E.

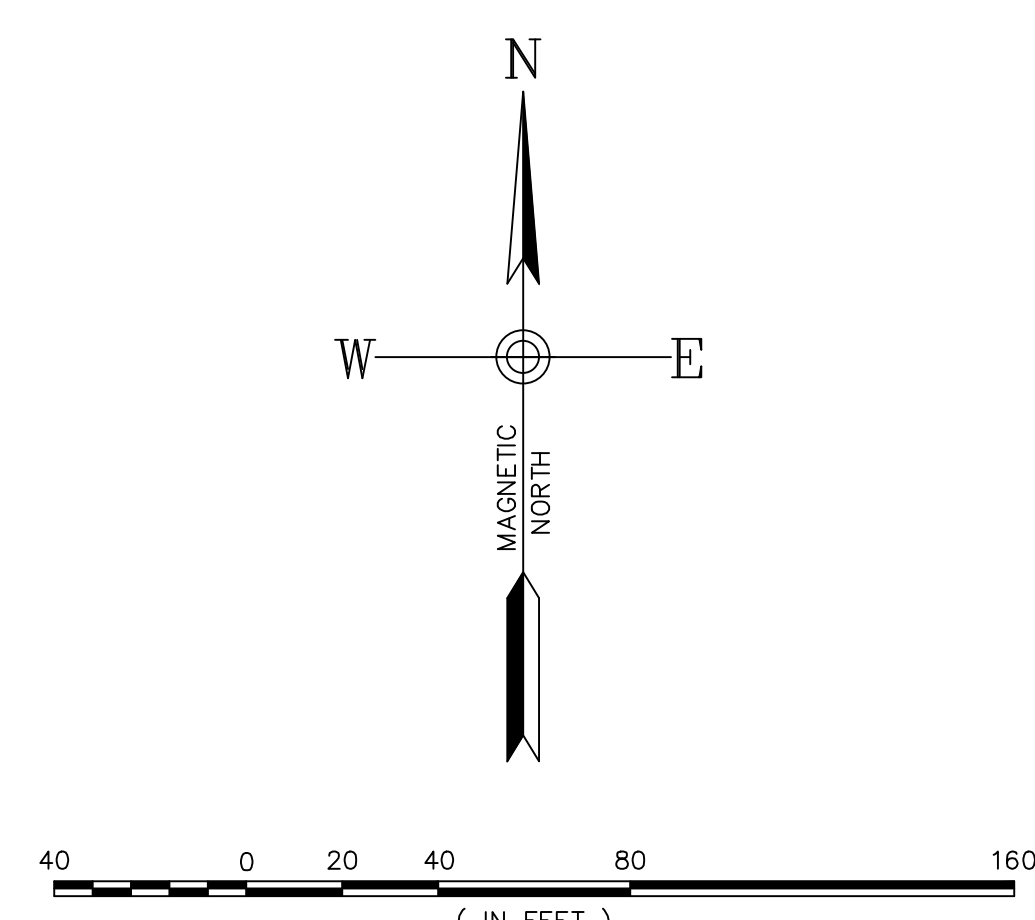
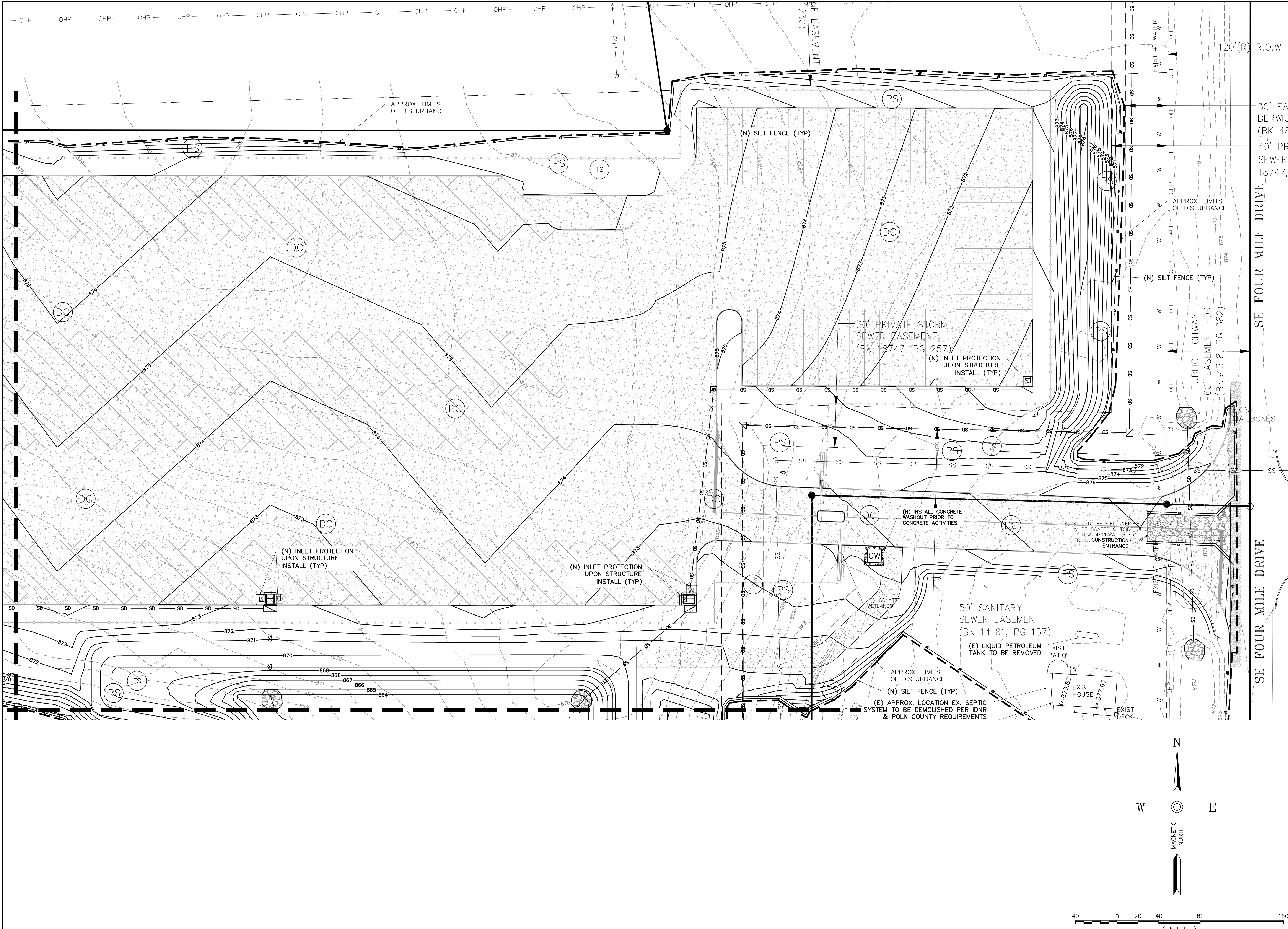
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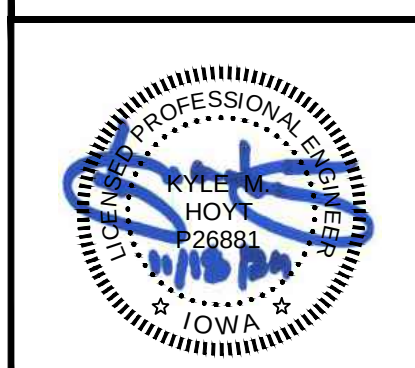
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SHEET TITLE:
Demo & SWPPP
- Phase 2 -
Overall

SHEET NUMBER:
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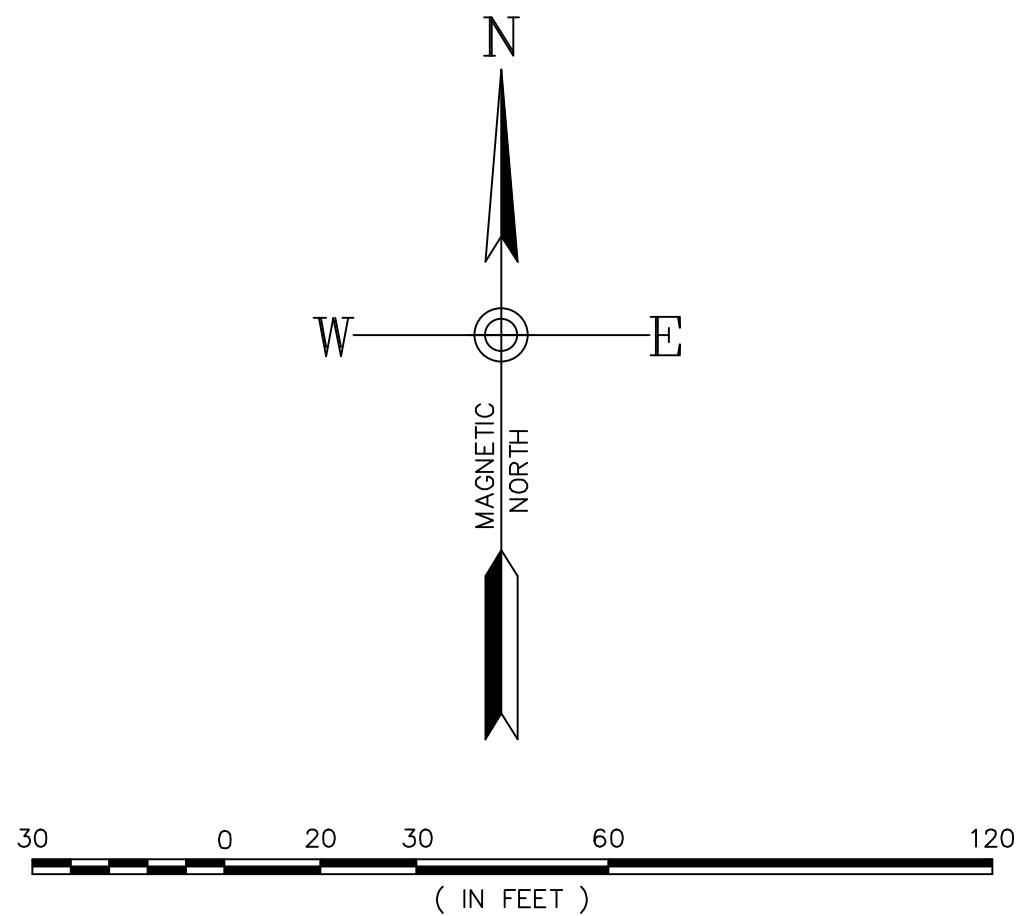
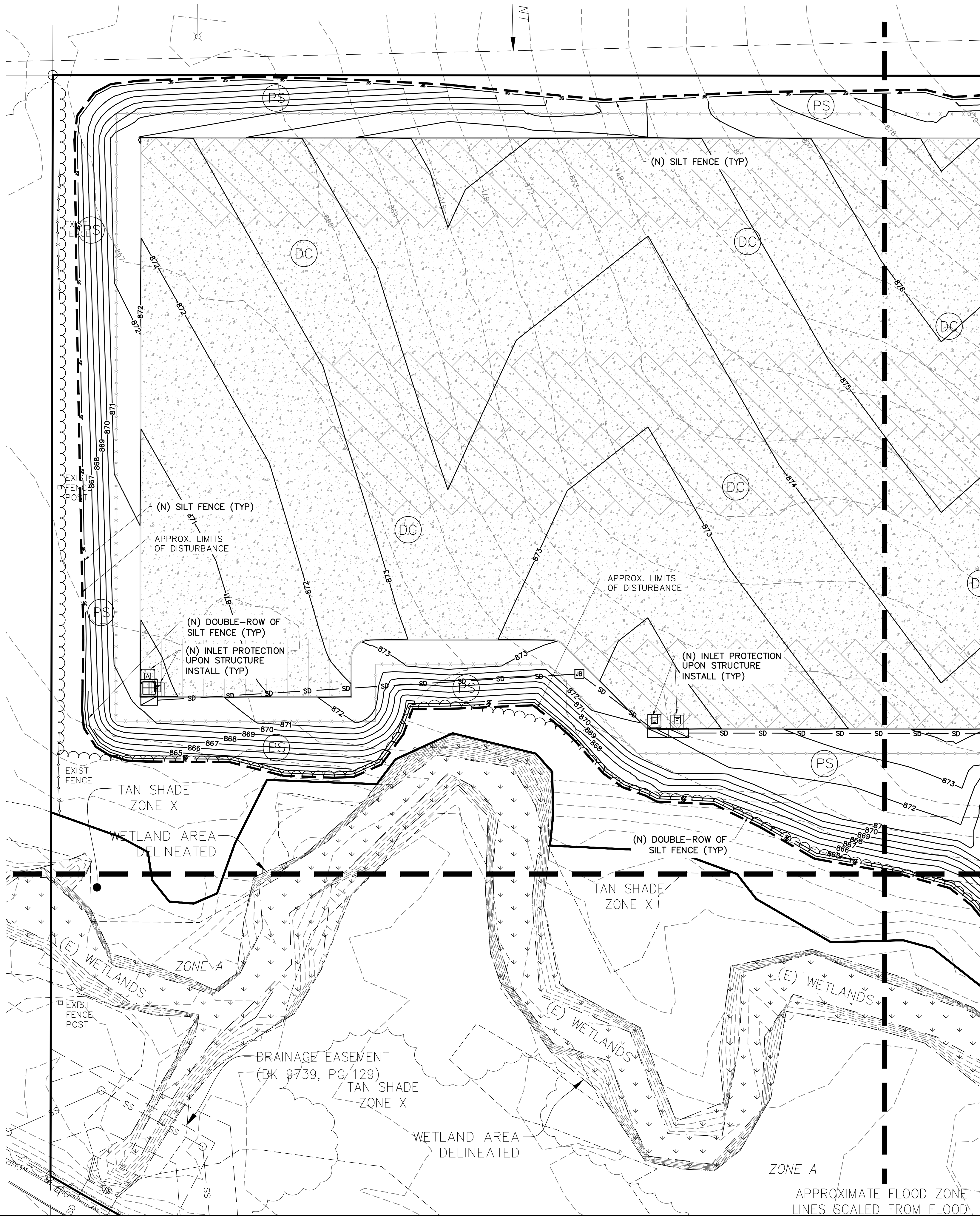


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CHECKED BY: Kyle M. Hoyt, P.E.
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SCALE: 1" = 30'
SHEET TITLE:
Demo & SWPPP
- Phase 2

SHEET NUMBER:
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**OLD DOMINION
FREIGHT LINE**



PROFESSIONAL
ENGINEER
JOSEPH T. PARAGANO
IOWA
NO. 26881

OLD DOMINION FREIGHT LINE
ANKENY, IA

7050 SE FOUR MILE DRIVE
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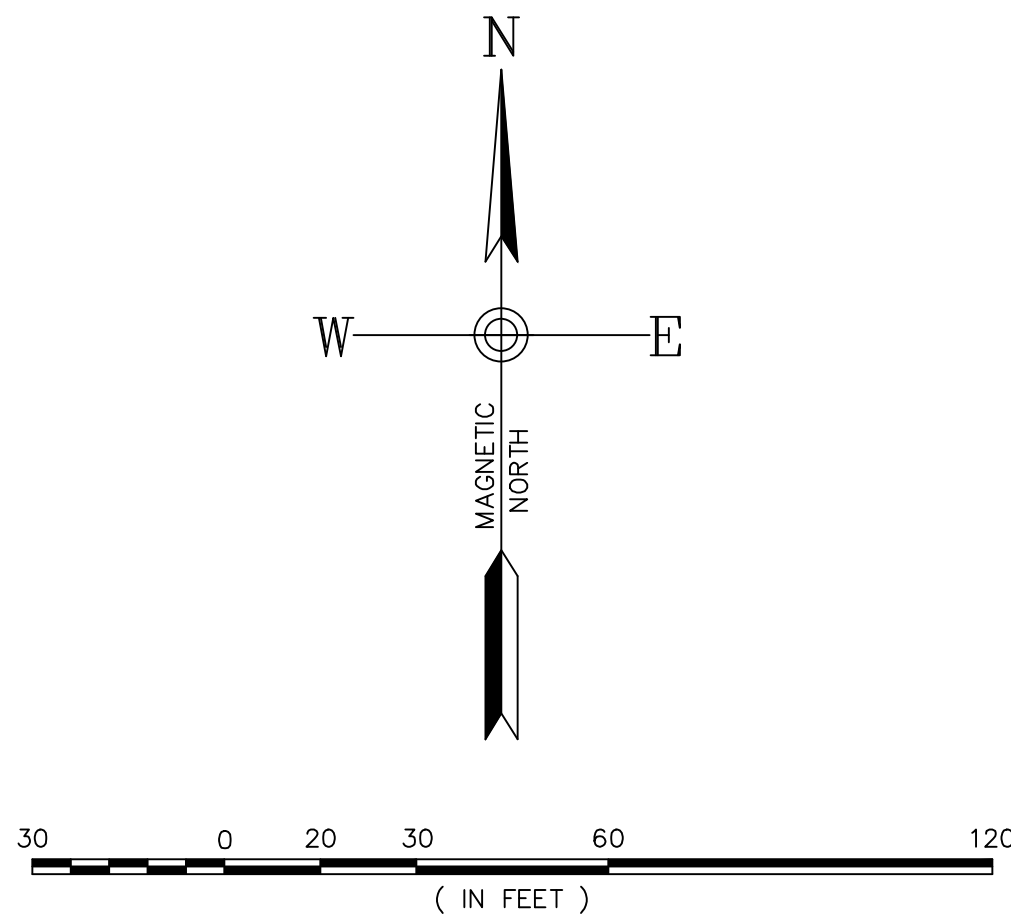
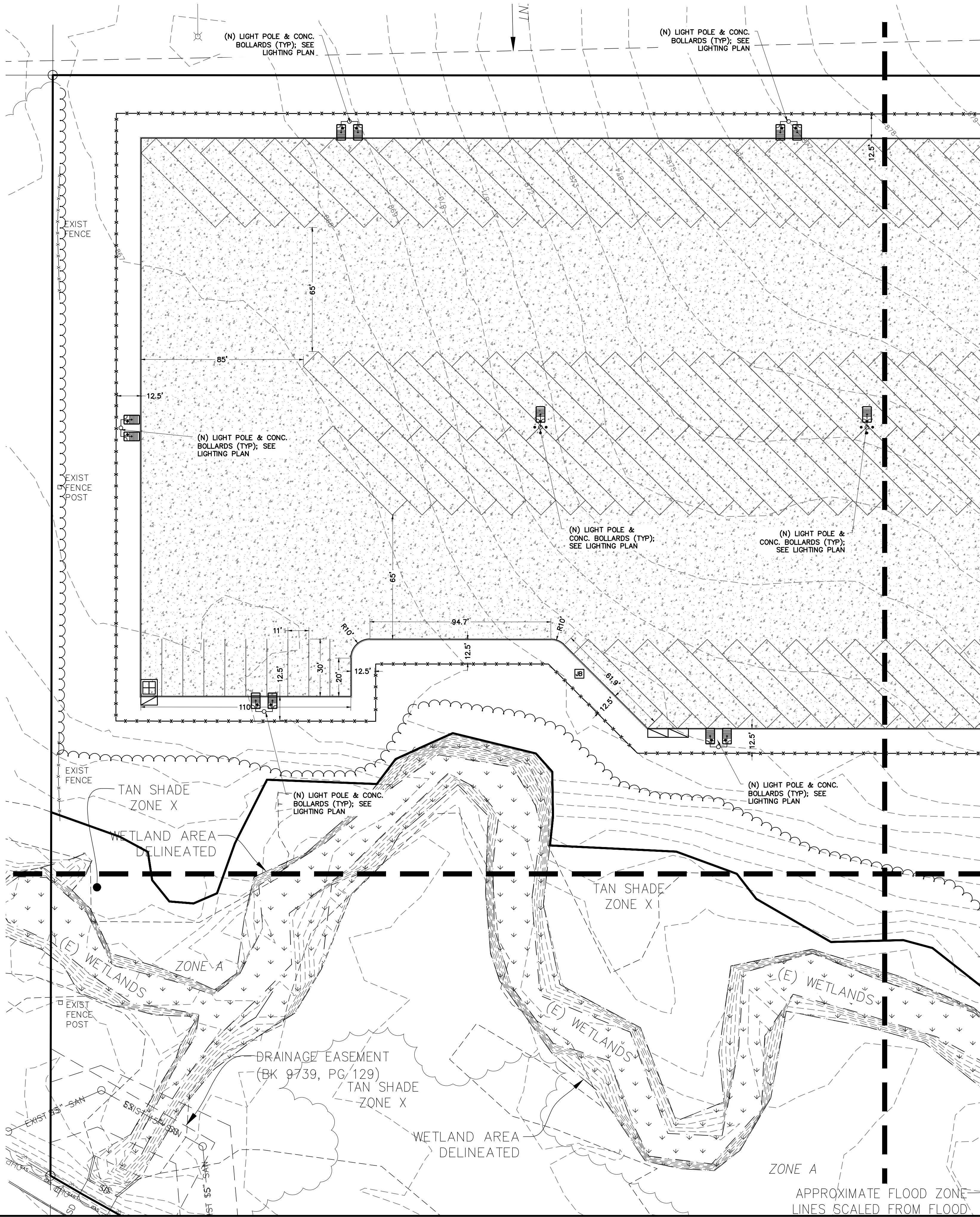
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SCALE: 1" = 30'

SHEET TITLE:
**Demo & SWPPP
- Phase 2**

SHEET NUMBER:
C.2.2.2



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PROFESSIONAL ENGINEER
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26881

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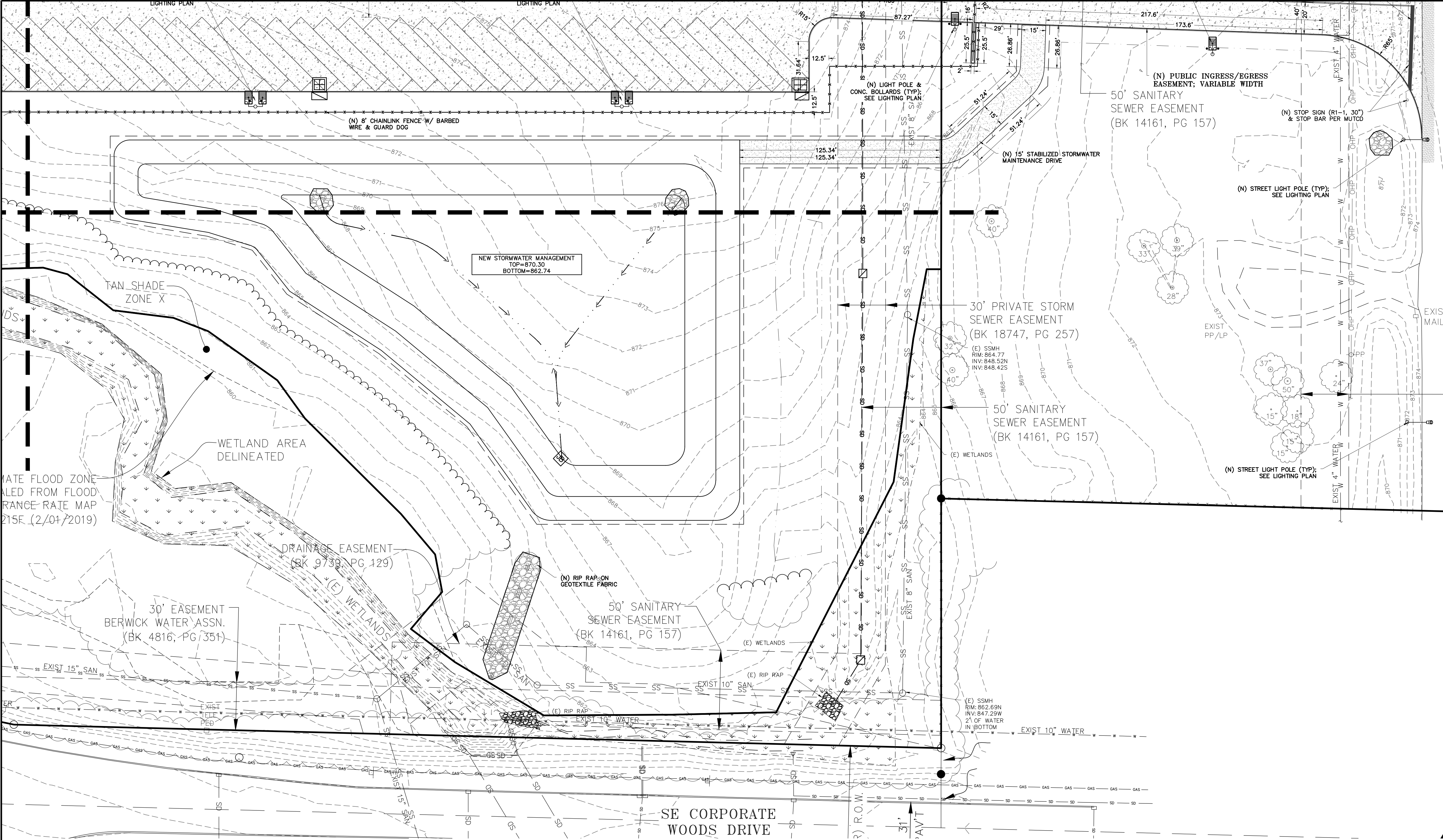
DATE: July 10, 2024

PROJECT #: 21-112

SCALE: 1" = 30'

SHEET TITLE:
Site Plan

SHEET NUMBER:
C.3.2



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FREIGHT LINE

DRAWINGS FOR:

OLD DOMINION FREIGHT LINE
ANKENY, IA

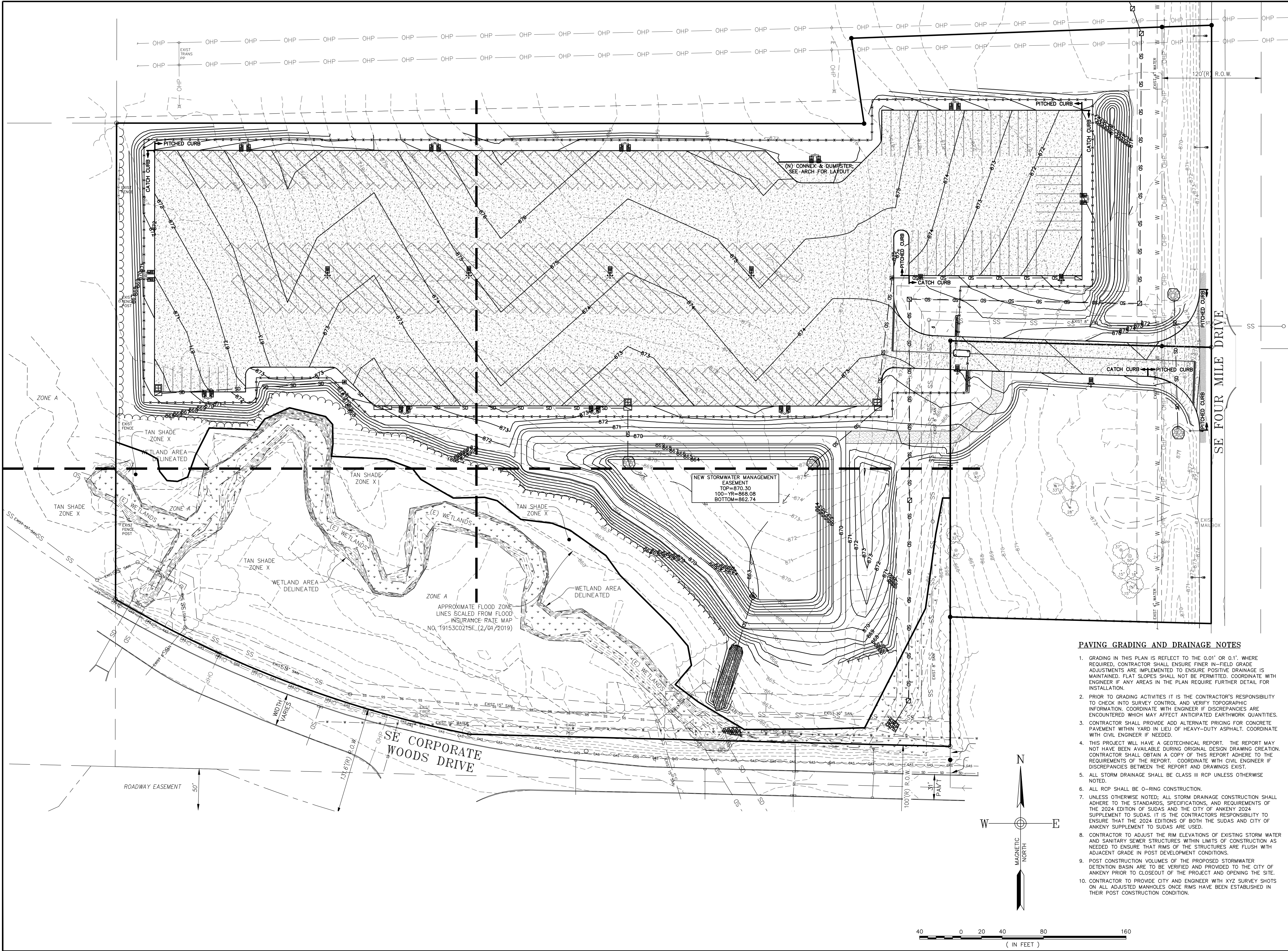
7050 SE FOUR MILE DRIVE
ANKENY, IOWA
GP #S: 792306400012, 792306400033, 792306400035

REV	DATE	BY	REVISION
B	11/09/2024		REVISED PER CITY OF ANKENY COMMENTS
A	09/22/2024		REVISED PER CITY OF ANKENY COMMENTS

DRAWN BY: Joseph T. Paragano, EIT
CHECKED BY: Kyle M. Hoyt, P.E.

DATE: July 10, 2024
PROJECT #: 21-112
SCALE: 1" = 30'
SHEET TITLE: Site Plan

SHEET NUMBER:
C.3.3



PAVING GRADING AND DRAINAGE NOTES

1. GRADING IN THIS PLAN IS REFLECT TO THE 0.01" OR 0.1". WHERE REQUIRED, CONTRACTOR SHALL ENSURE FINER IN-FIELD GRADE ADJUSTMENTS ARE IMPLEMENTED TO ENSURE POSITIVE DRAINAGE IS MAINTAINED. FLAT SLOPES SHALL NOT BE PERMITTED. COORDINATE WITH ENGINEER IF ANY AREAS IN THE PLAN REQUIRE FURTHER DETAIL FOR INSTALLATION.
2. PRIOR TO GRADING ACTIVITIES IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK INTO SURVEY CONTROL AND VERIFY TOPOGRAPHIC INFORMATION. COORDINATE WITH ENGINEER IF DISCREPANCIES ARE ENCOUNTERED WHICH MAY AFFECT ANTICIPATED EARTHWORK QUANTITIES.
3. CONTRACTOR SHALL PROVIDE ADD ALTERNATE PRICING FOR CONCRETE PAVEMENT WITHIN YARD IN LIEU OF HEAVY-DUTY ASPHALT. COORDINATE WITH CIVIL ENGINEER IF NEEDED.
4. THIS PROJECT WILL HAVE A GEOTECHNICAL REPORT. THE REPORT MAY NOT HAVE BEEN AVAILABLE DURING ORIGINAL DESIGN DRAWING CREATION. CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT ADHERE TO THE REQUIREMENTS OF THE REPORT. COORDINATE WITH CIVIL ENGINEER IF DISCREPANCIES BETWEEN THE REPORT AND DRAWINGS EXIST.
5. ALL STORM DRAINAGE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
6. ALL RCP SHALL BE O-RING CONSTRUCTION.
7. UNLESS OTHERWISE NOTED; ALL STORM DRAINAGE CONSTRUCTION SHALL ADHERE TO THE STANDARDS, SPECIFICATIONS, AND REQUIREMENTS OF THE 2024 EDITION OF SUDAS AND THE CITY OF ANKENY 2024 SUPPLEMENT TO SUDAS. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE 2024 EDITIONS OF BOTH THE SUDAS AND CITY OF ANKENY SUPPLEMENT TO SUDAS ARE USED.
8. CONTRACTOR TO ADJUST THE RIM ELEVATIONS OF EXISTING STORM WATER AND SANITARY SEWER STRUCTURES WITHIN LIMITS OF CONSTRUCTION AS NEEDED TO ENSURE THAT RIMS OF THE STRUCTURES ARE FLUSH WITH ADJACENT GRADE IN POST DEVELOPMENT CONDITIONS.
9. POST CONSTRUCTION VOLUMES OF THE PROPOSED STORMWATER DETENTION BASIN ARE TO BE VERIFIED AND PROVIDED TO THE CITY OF ANKENY PRIOR TO CLOSEOUT OF THE PROJECT AND OPENING THE SITE.
10. CONTRACTOR TO PROVIDE CITY AND ENGINEER WITH XYZ SURVEY SHOTS ON ALL ADJUSTED MANHOLES ONCE RIMS HAVE BEEN ESTABLISHED IN THEIR POST CONSTRUCTION CONDITION.

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OLD DOMINION FREIGHT LINE

OLD DOMINION FREIGHT LINE
ANKENY, IA

7050 SE FOUR MILE DRIVE
ANKENY, IOWA
GP #/S: 792306400012, 792306400033, 792306400035

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DRAWN BY: Joseph T. Paragano, EIT

CHECKED BY: Kyle M. Hoyt, P.E.

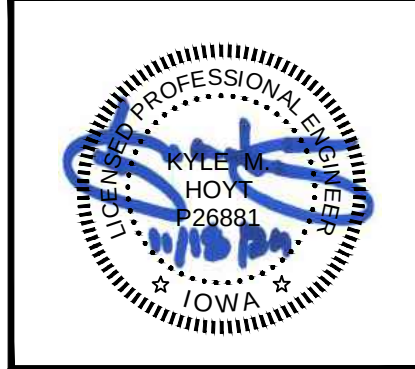
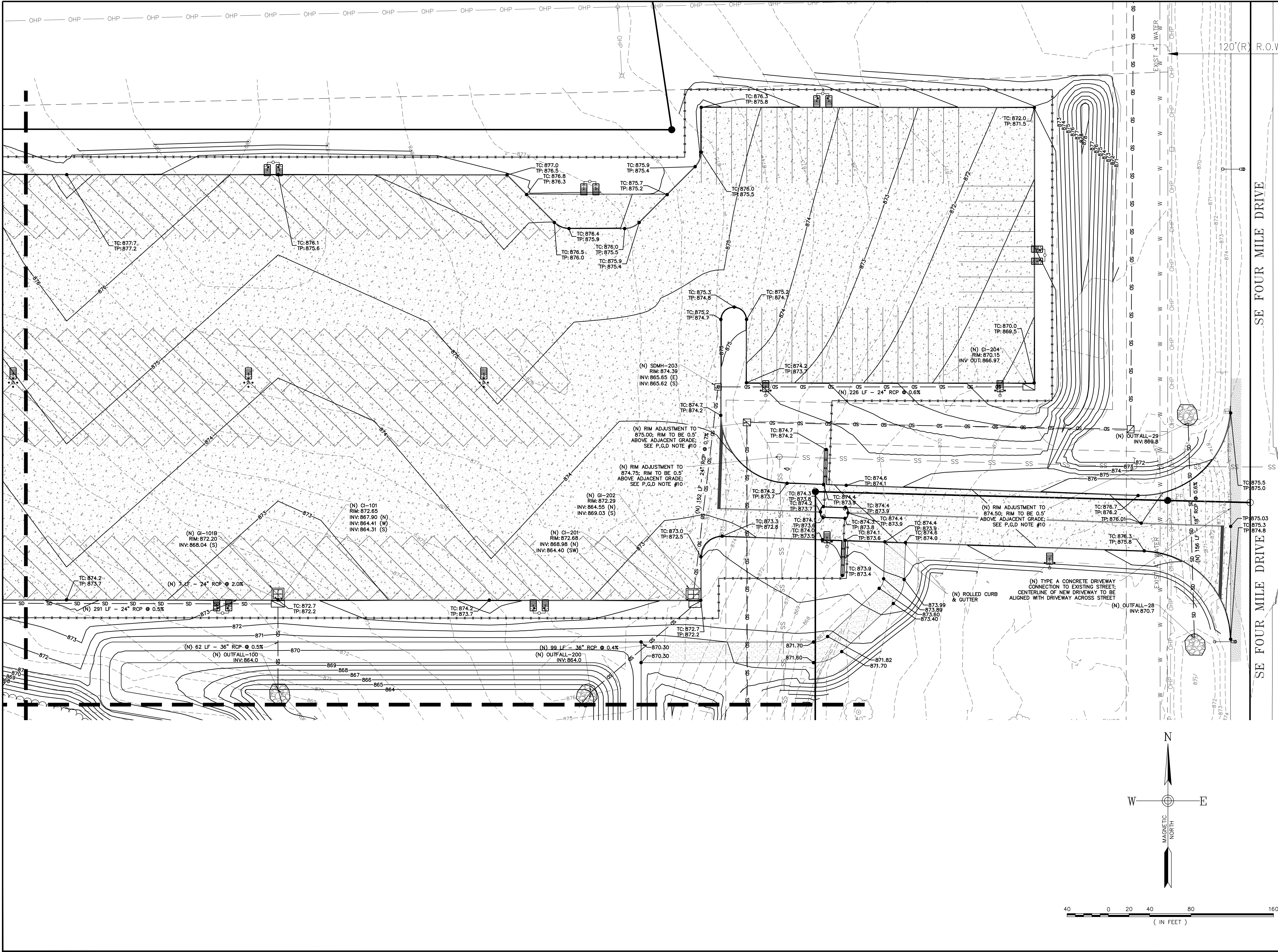
DATE: July 10, 2024

PROJECT #: 21-112

SCALE: 1" = 50'

SHEET TITLE:
**Paving, Grading
& Drainage Plan
- Overall**

SHEET NUMBER:
C.4.0

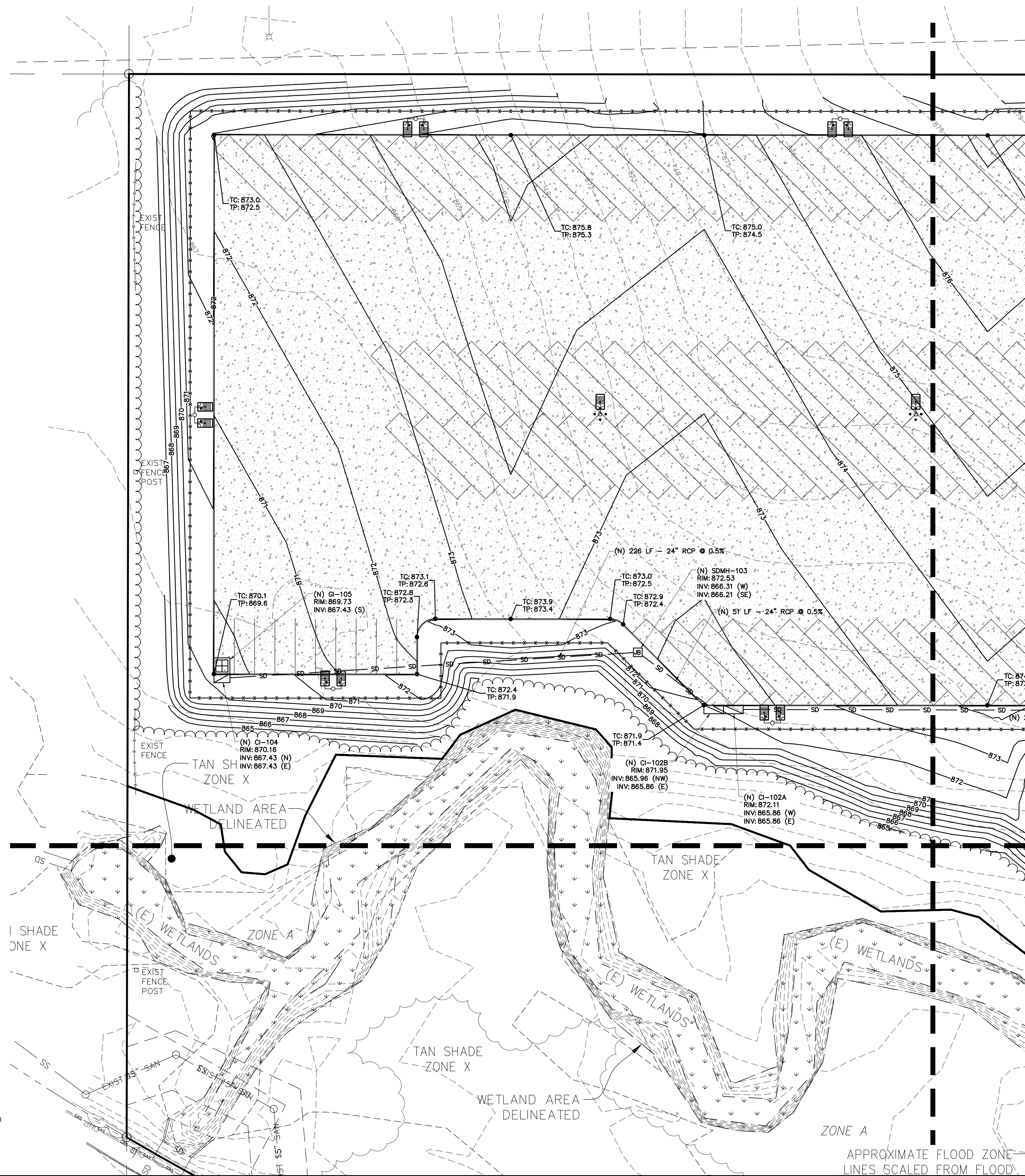
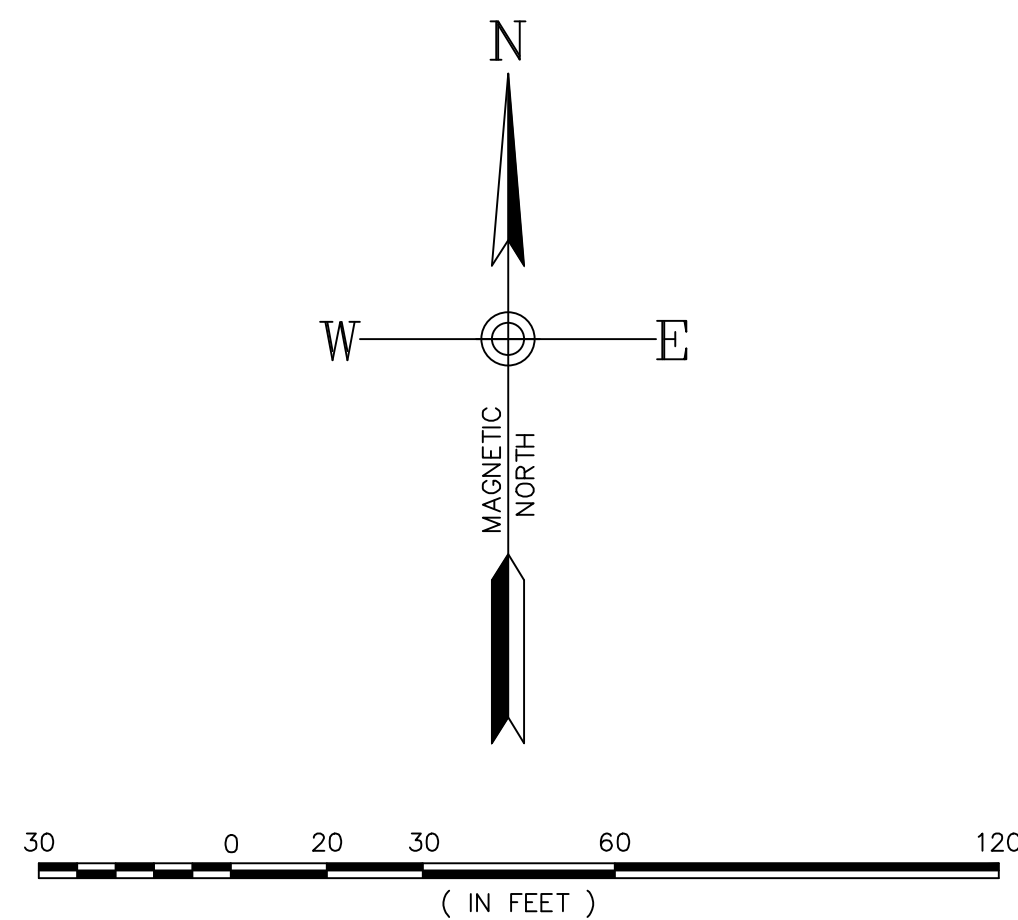


OLD DOMINION FREIGHT LINE
ANKENY, IA

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3			
4			
5			
6			
7			
8			
9			
10			

DRAWN BY: Joseph T. Paragano, EIT
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: July 10, 2024
PROJECT #: 21-112
SCALE: 1" = 30'
SHEET TITLE:
**Paving, Grading
& Drainage Plan**
SHEET NUMBER:
C.4.1





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**OLD DOMINION
FREIGHT LINE**



PROFESSIONAL
ENGINEER
JOSEPH T. PARAGANO
NO. 26881
STATE OF IOWA

OLD DOMINION FREIGHT LINE
ANKENY, IA

7050 SE FOUR MILE DRIVE
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GP #/S: 792306400012, 792306400033, 792306400035

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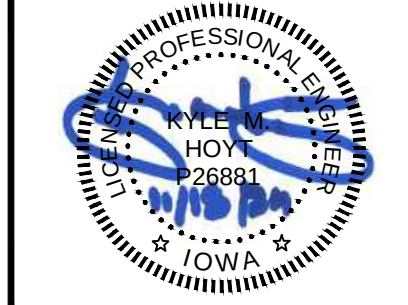
DATE: July 10, 2024

PROJECT #: 21-112

SCALE: 1" = 30'

SHEET TITLE:
**Paving, Grading
& Drainage Plan**

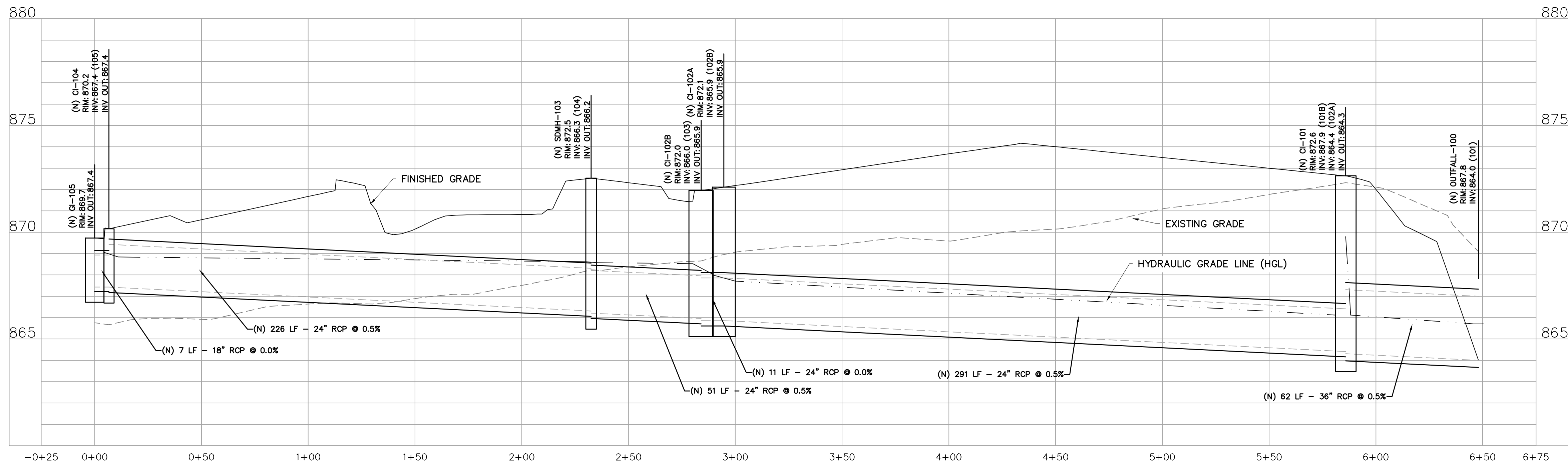
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C.4.2

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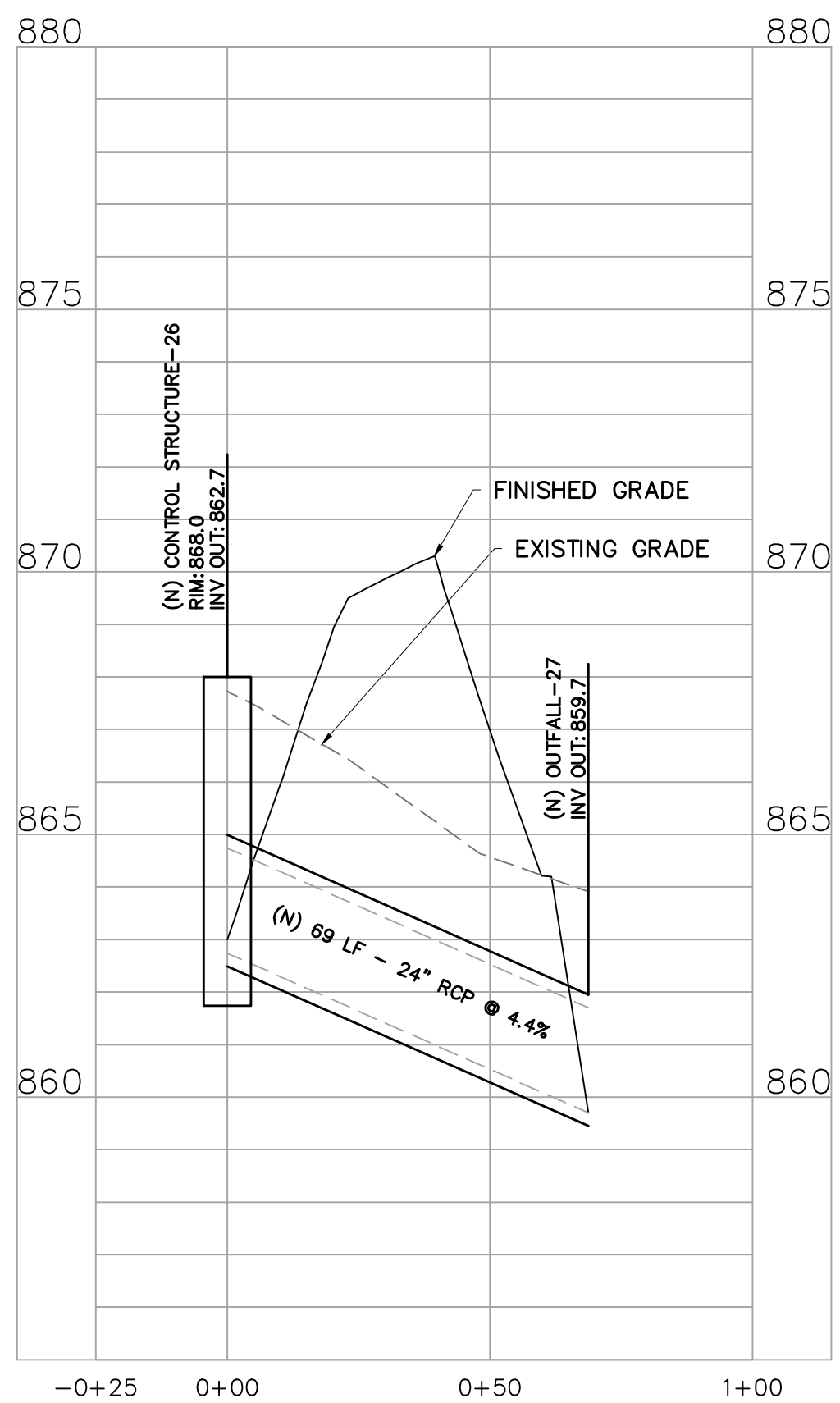
DRAWN BY:	Joseph T. Paragano, EIT
CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	July 10, 2024
PROJECT #:	21-112
SCALE:	1" = 30'
SHEET TITLE:	
Paving, Grading & Drainage Plan	

SHEET NUMBER:

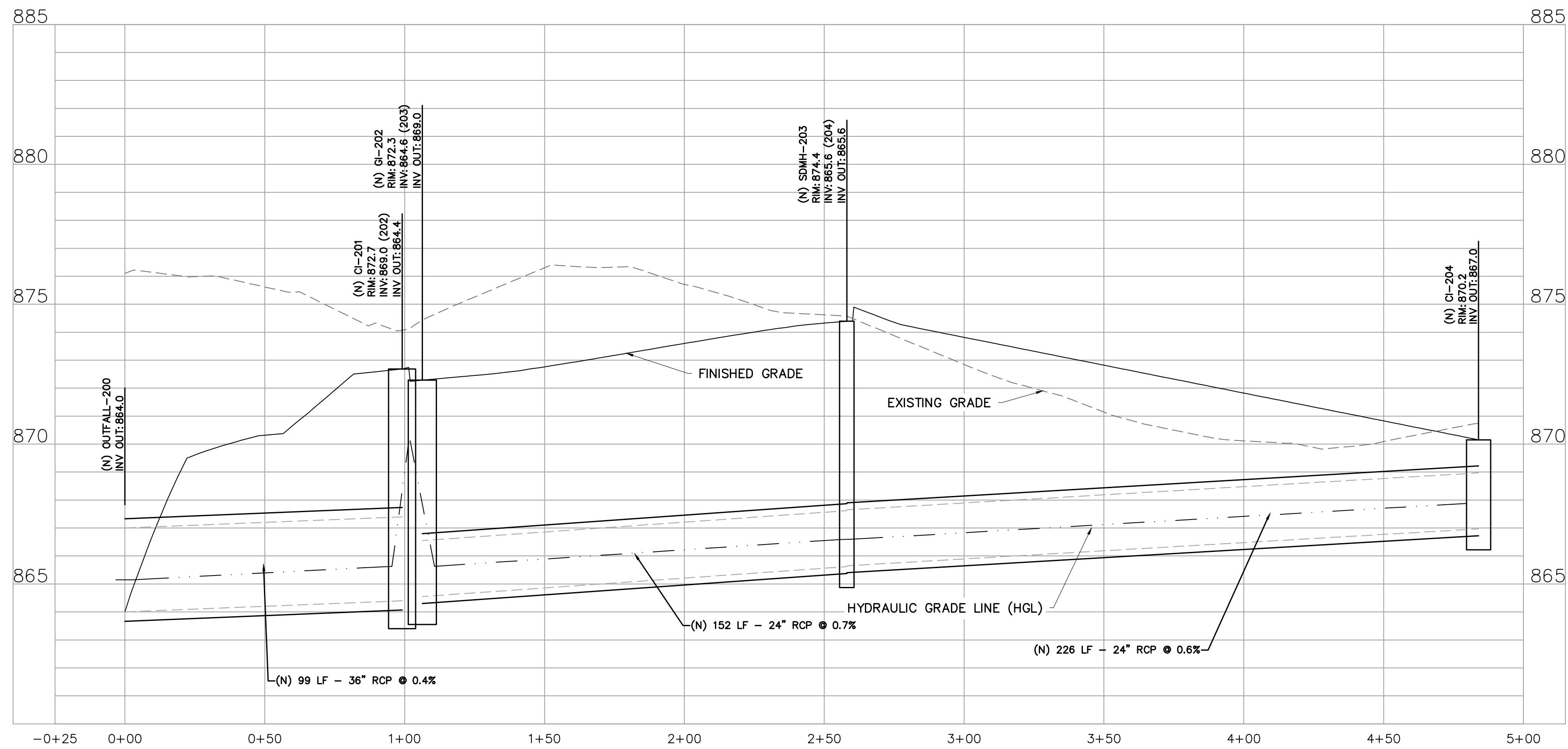
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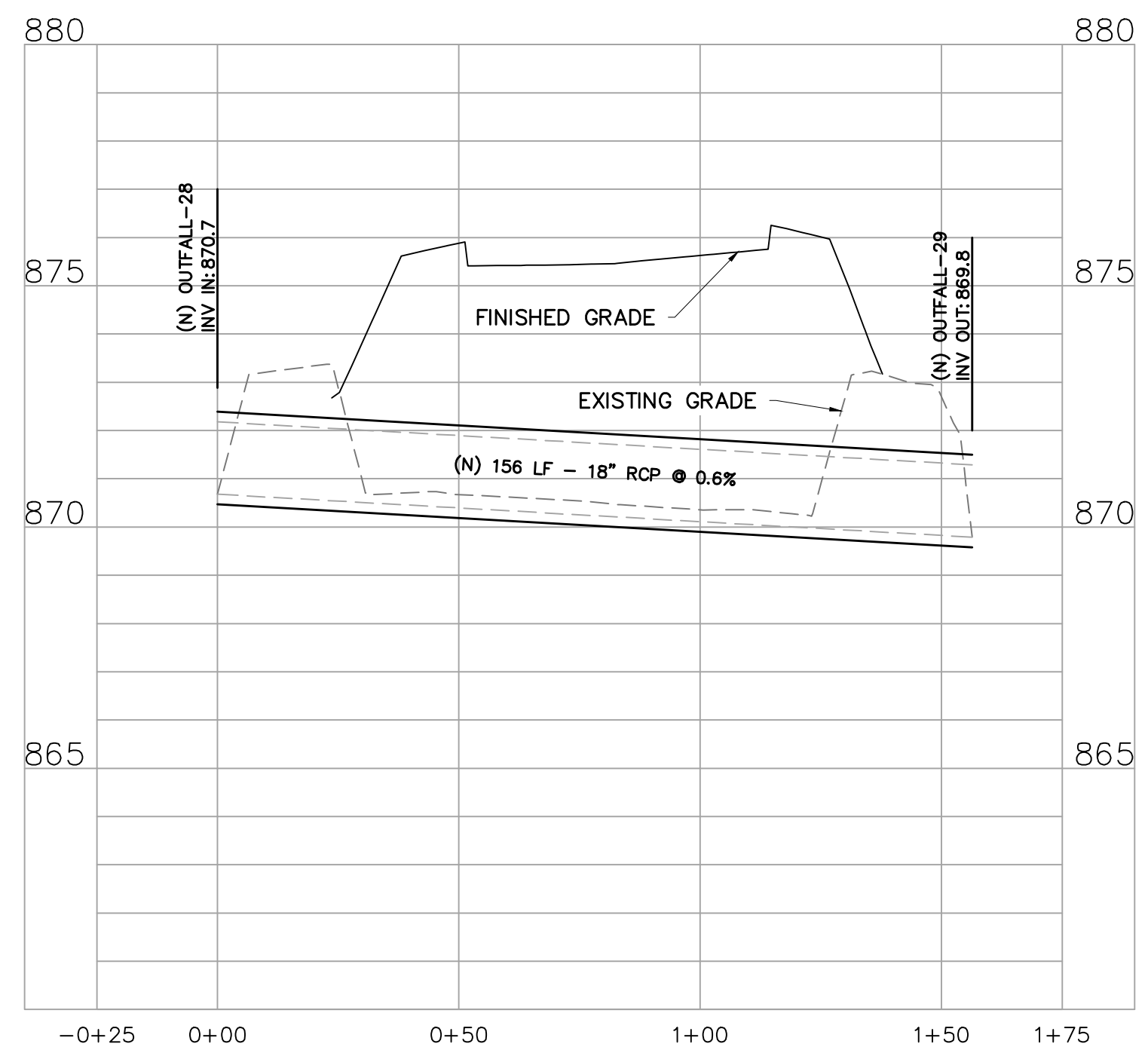
PROFILE VIEW OF STORM RUN 1
SCALE
H: 1"=30
V: 1"=3



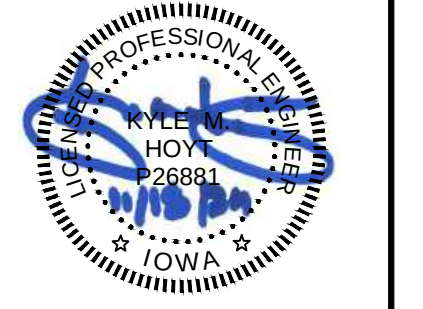
PROFILE VIEW OF POND OUTFALL
SCALE
H: 1"=30
V: 1"=3



PROFILE VIEW OF STORM RUN 2
SCALE
H: 1"=30
V: 1"=3



PROFILE VIEW OF DRIVEWAY CULVERT
SCALE
H: 1"=30
V: 1"=3

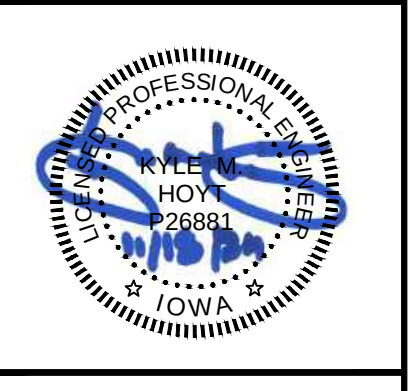


OLD DOMINION FREIGHT LINE
ANKENY, IA
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DRAWN BY: Joseph T. Paragano, EIT
CHECKED BY: Kyle M. Hoyt, P.E.
DATE: July 10, 2024
PROJECT #: 21-112
SCALE: As Noted
SHEET TITLE: Paving, Grading & Drainage - Profiles
SHEET NUMBER:

C.4.4



OLD DOMINION FREIGHT LINE
ANKENY, IA
7050 SE FOUR MILE DRIVE
ANKENY, IOWA
GP #'s: 7923064000012, 7923064000033, 7923064000035

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DRAWN BY:	Joseph T. Paragano, EIT
CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	July 10, 2024
PROJECT #:	21-112
SCALE:	As Noted
SHEET TITLE:	Paving, Grading & Drainage - Details
SHEET NUMBER:	

C.4.5

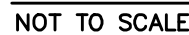
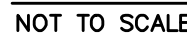
OUTFALL STRUCTURE DETAIL #1
SCALE: NOT TO SCALE



NOTES:

1. CONTROL JOINTS TO BE 1/4" TO 3/8" SAW CUT. DEPTH TO BE 2" AND JOINT TO BE SEALED WITH SELF-LEVELING, UV RESISTANT, EXTERIOR GRADE, NON-PRIMING POLYURETHANE SEALANT. SEALANT TO BE FLUSH WITH CONCRETE SURFACE.
2. WIRE SUPPORTS SHALL BE SPACED AT 4'-0" (MAX.) IN BOTH DIRECTIONS.
3. IN GENERAL, ALL JOINTS SHALL BE PERPENDICULAR TO THE JOINTS OF THE CURB AND AGAINST DRIVEWAY APRONS AND OTHER STRUCTURES. EXPANSION JOINTS MAY BE ELIMINATED DURING LARGER CONTINUOUS POURS IF COORDINATED WITH ENGINEER PRIOR TO INSTALLATION. EXPANSION JOINTS SHALL BE REQUIRED BETWEEN POURS IN ANY CASE.
4. AT PADDED DOWELS, SUREBOLT SBDT OR APPROVED EQUAL TO BE PROVIDED AT PAD EXPANSION JOINTS BETWEEN POURS.
5. SEAL CONCRETE/ASPHALT PAVING JOINT WITH PG 64-22 ASPHALT.

NOT TO SCALE



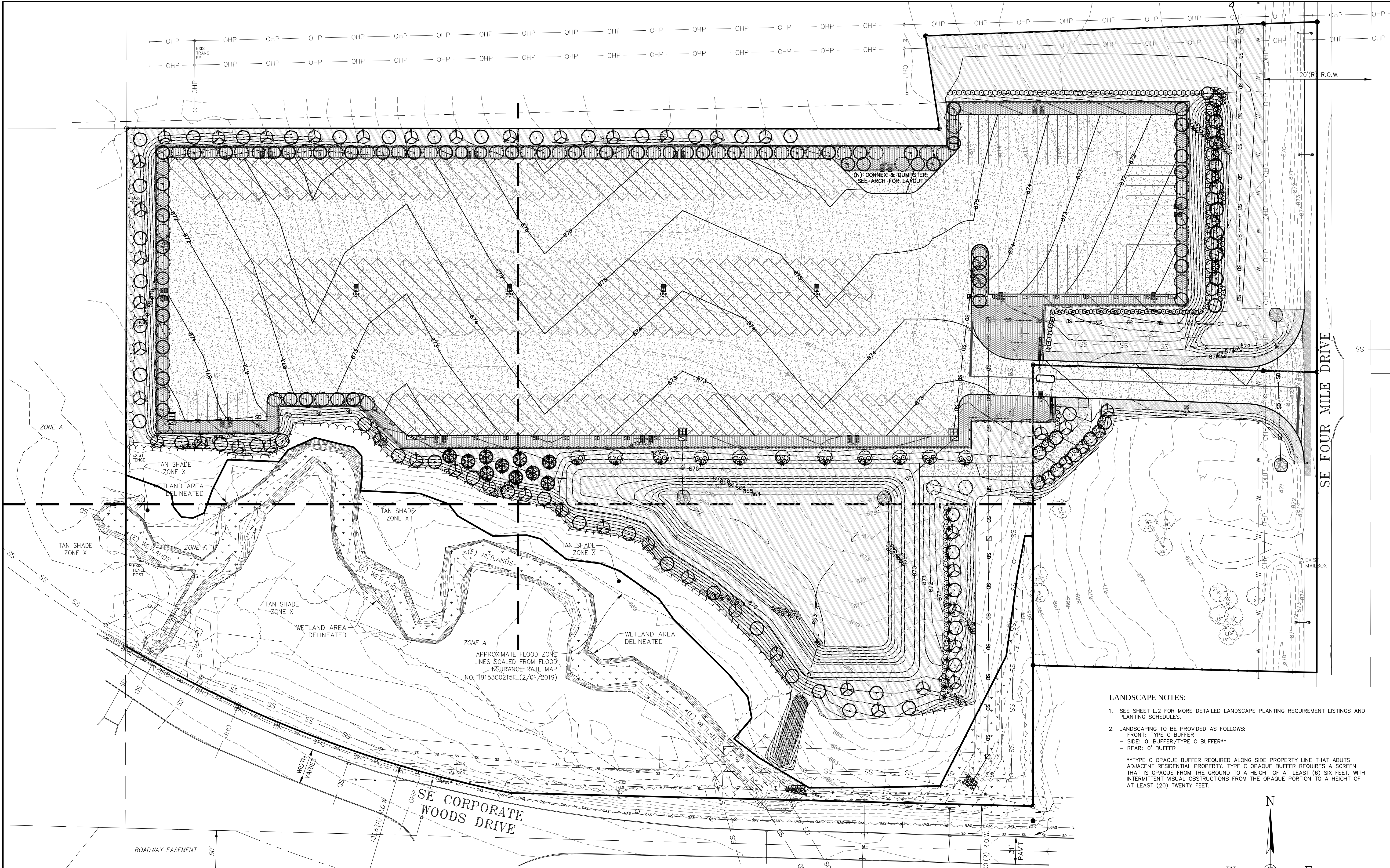
1. CONTRACTION JOINTS TO BE PLACED EVERY 10' MIN.
2. 1/2" EXPANSION JOINTS ARE TO BE PROVIDED ADJACENT TO ALL IMMOVABLE STRUCTURES; I.E. CONCRETE PAVEMENT, SIDEWALK, OR STORAGE DRAINAGE STRUCTURES.



1. ALL CONCRETE PAVEMENT TO BE PLACED IN LARGE SLABS UTILIZING 3D LASER SCANNING TECHNOLOGY. GRADED AGGREGATE BASE COURSE
 2. ALL CONCRETE PAVEMENT AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH CONCRETE PAVEMENT DESIGN PROVIDED BY CRT CONCRETE CONSULTING, LLC. COMPACTED SUBGRADE
- CONTRACTOR TO COORDINATE WITH CIVIL ENGINEER TO ENSURE MOST CURRENT DESIGN IS PROVIDED.

NOT TO SCALE

C.4.6



PAVEMENT SHADING LANDSCAPING

20% OF IMPERVIOUS AREA TO BE PLANTED WITH SHADE/CANOPY TREES

TOTAL PAVED AREA	328,280 SQUARE FEET
20% OF PAVED AREA	(328,280) X (20%) = 65,656 SQUARE FEET
REQUIRED # OF TREES	65,656 SQFT / 706 SQFT/TREE = 93 TREES

OPEN SPACE LANDSCAPING

FOLLOWING REQUIREMENTS ARE PER 3,000 SQUARE FEET OF OPEN SPACE

Landscape Material	Required (Alternate Planting Option)	OS UNITS	REQUIRED	Provided
Trees	2 Canopy Trees (3 Canopy Trees)	43.8	88 TREES	110 TREES
Shrubs	6 Shrubs (3 Shrubs)	43.8	263 SHRUBS	311 SHRUBS

OPEN SPACE CALCULATION

20% OF GROSS SITE AREA TO BE DESIGNATED 'OPEN SPACE'

GROSS SITE AREA	657,520 SQFT (15.094 AC)
20% OF SITE AREA	(657,520) X (20%) = 131,504 SQUARE FEET
OPEN SPACE UNITS	(131,504) / (3,000) = 43.8 OPEN SPACE UNITS

TYPE C - "OPAQUE" LANDSCAPE BUFFER

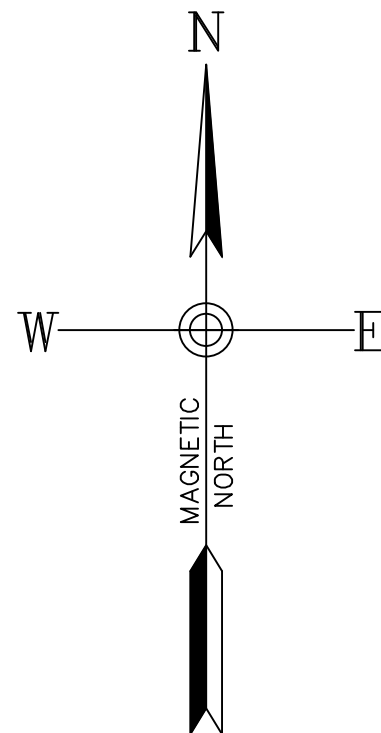
FOLLOWING REQUIREMENTS ARE PER 100 LINEAR FEET

Landscape Material	Required	Provided
Trees	Evergreen/Conifers	36 TREES
Shrubs	12 Shrubs	143 SHRUBS
Structures	6' Opaque Fence/Wall or 6' Landscaped Earth Berm	6' EARTHEN BERM

LANDSCAPE NOTES:

- SEE SHEET L.2 FOR MORE DETAILED LANDSCAPE PLANTING REQUIREMENT LISTINGS AND PLANTING SCHEDULES.
- LANDSCAPING TO BE PROVIDED AS FOLLOWS:
 - FRONT: TYPE C BUFFER
 - SIDE: 0' BUFFER/TYPE C BUFFER**
 - REAR: 0' BUFFER

**TYPE C OPAQUE BUFFER REQUIRED ALONG SIDE PROPERTY LINE THAT ABUTS ADJACENT RESIDENTIAL PROPERTY. TYPE C OPAQUE BUFFER REQUIRES A SCREEN THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF AT LEAST (6) SIX FEET, WITH INTERMITTENT VISUAL OBSTRUCTIONS FROM THE OPAQUE PORTION TO A HEIGHT OF AT LEAST (20) TWENTY FEET.



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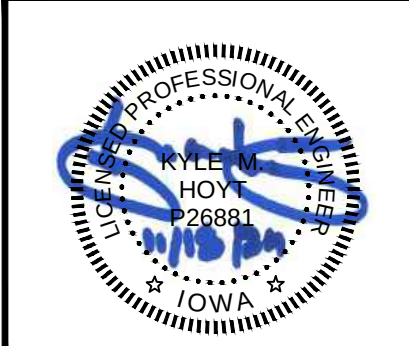
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SHEET TITLE:

Landscape Plan
- Overall

SHEET NUMBER:

L.1.0

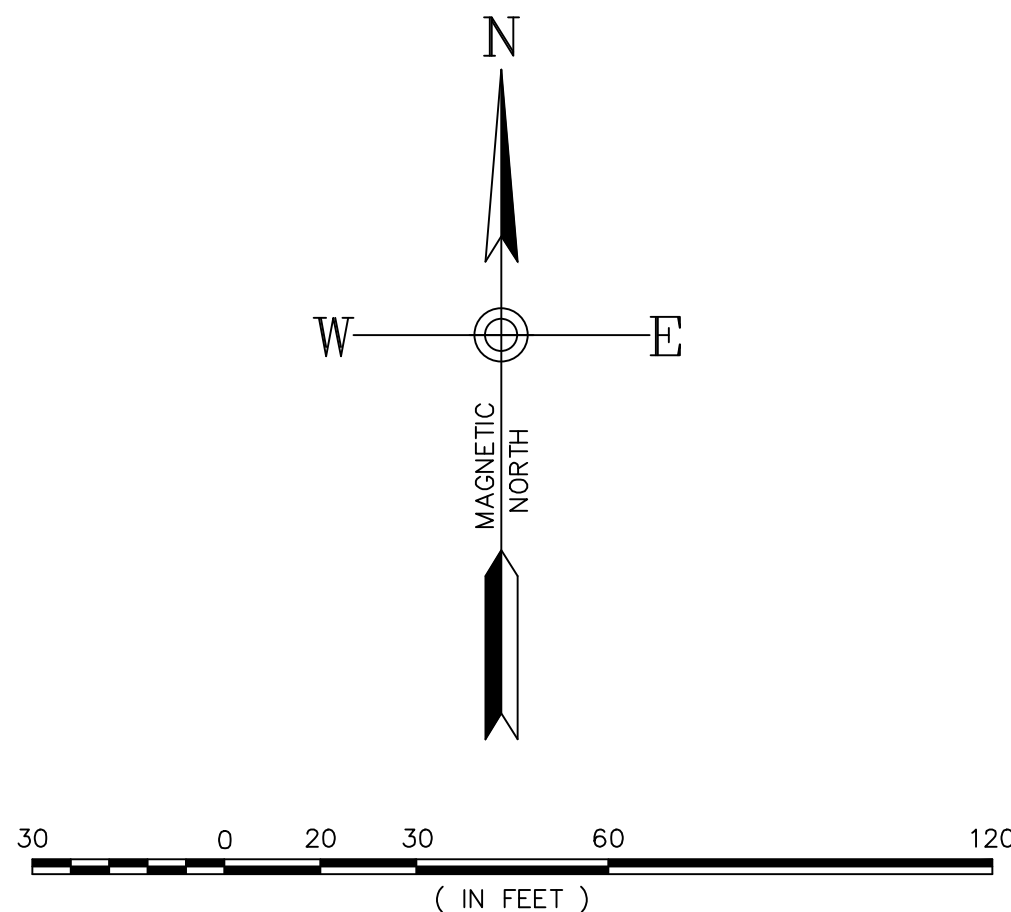
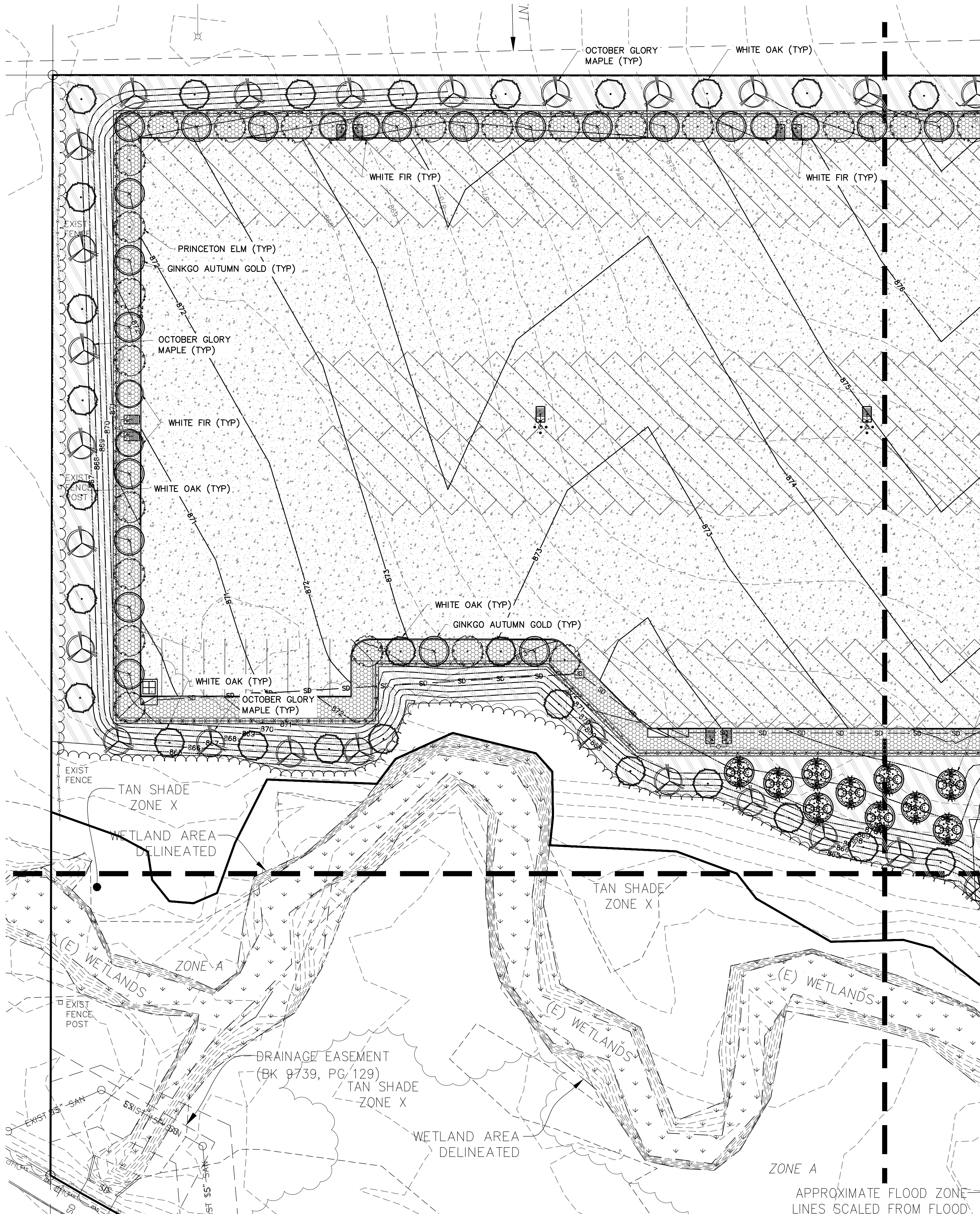


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SHEET NUMBER:

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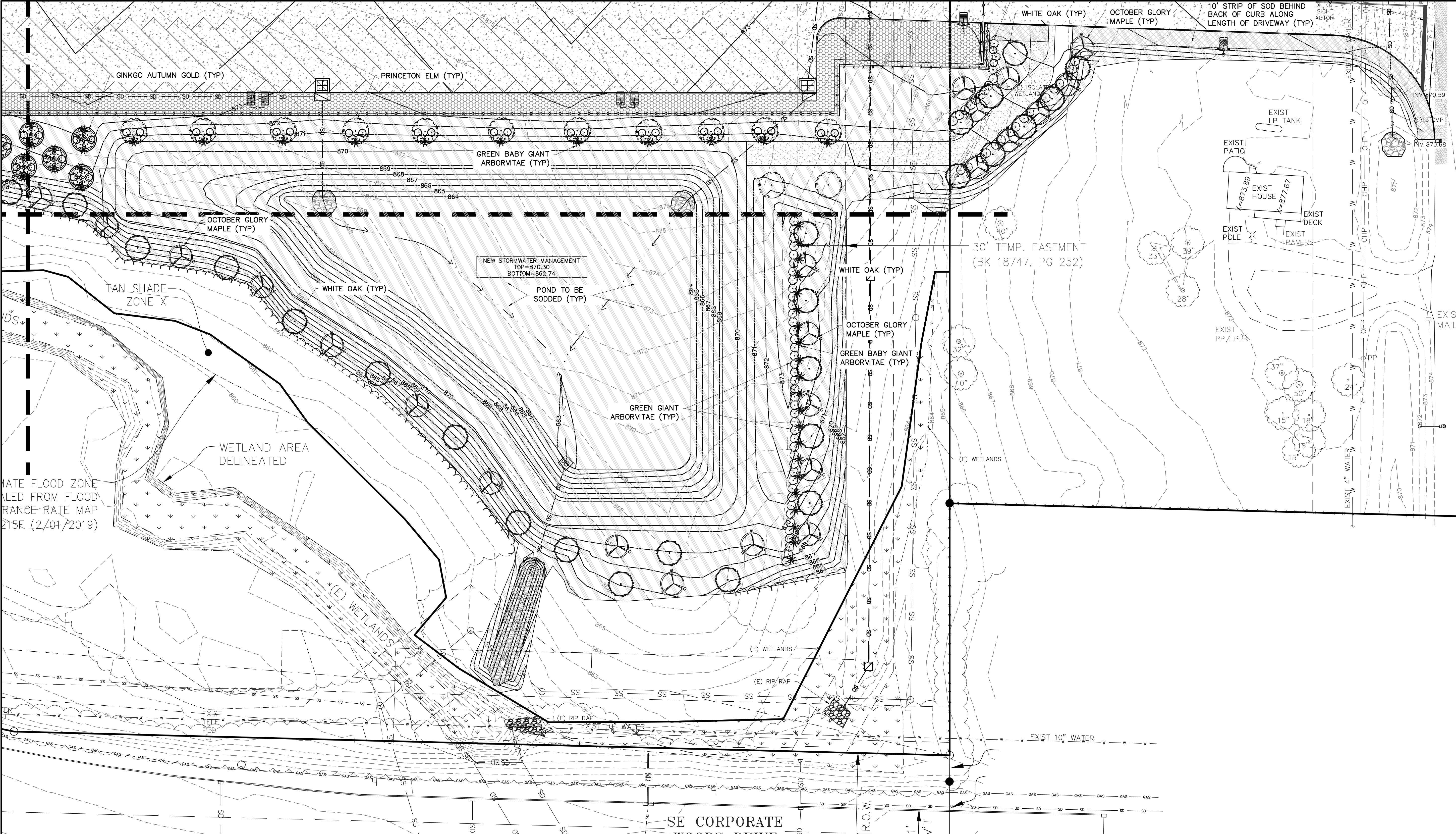
DATE: July 10, 2024

PROJECT #: 21-112

SCALE: 1" = 30'

SHEET TITLE:
Landscape Plan

SHEET NUMBER:
L.1.2





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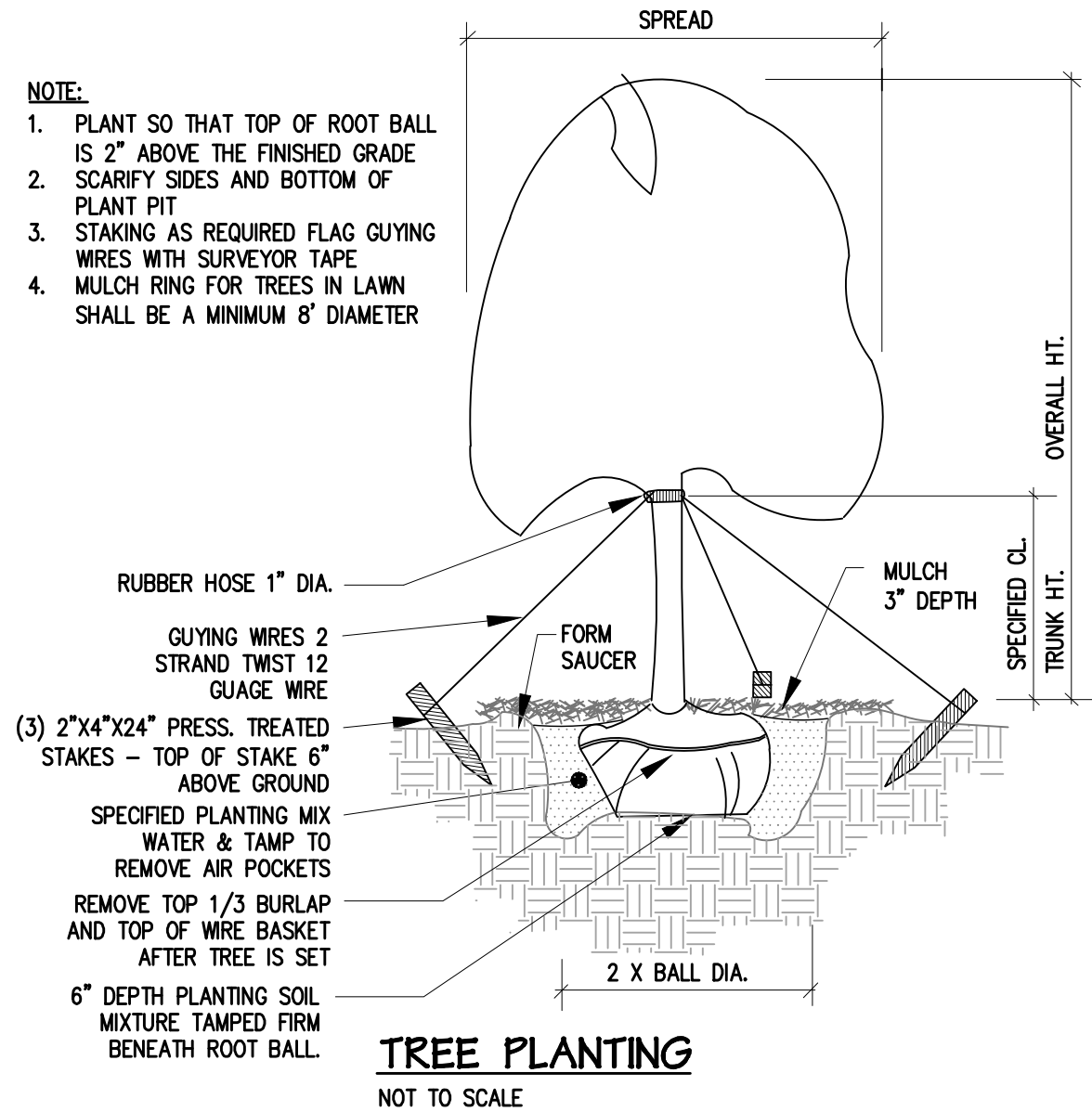
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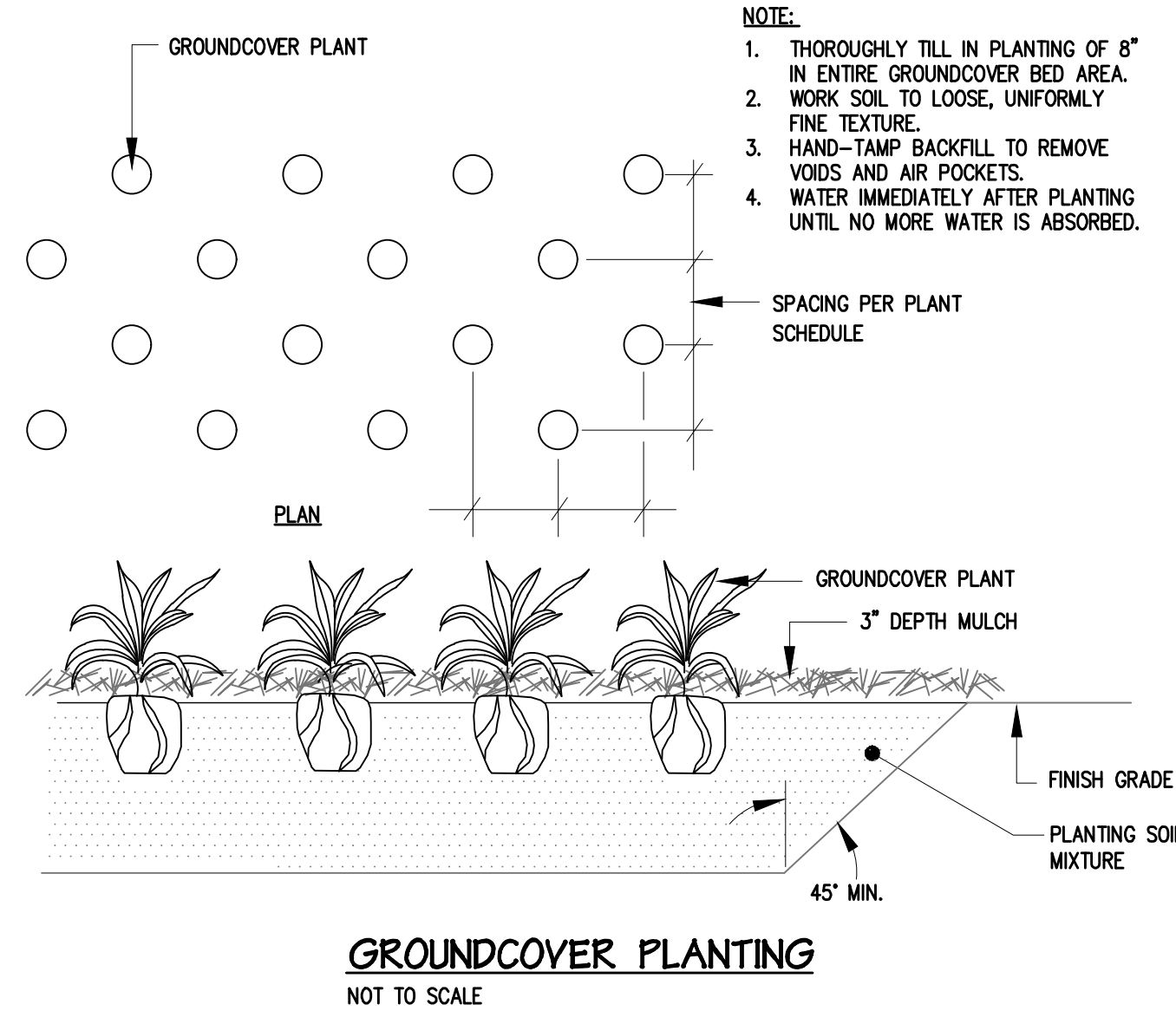
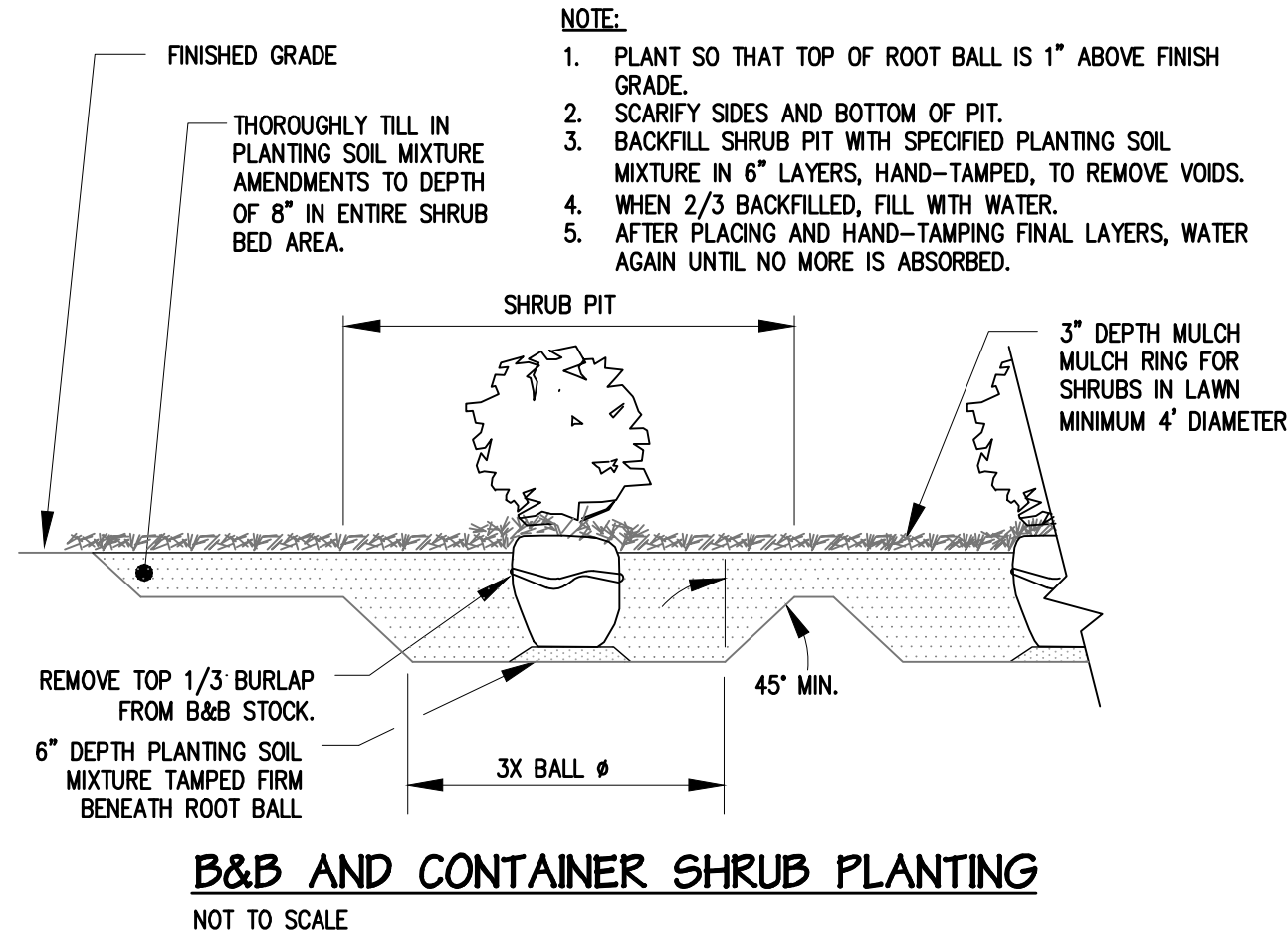
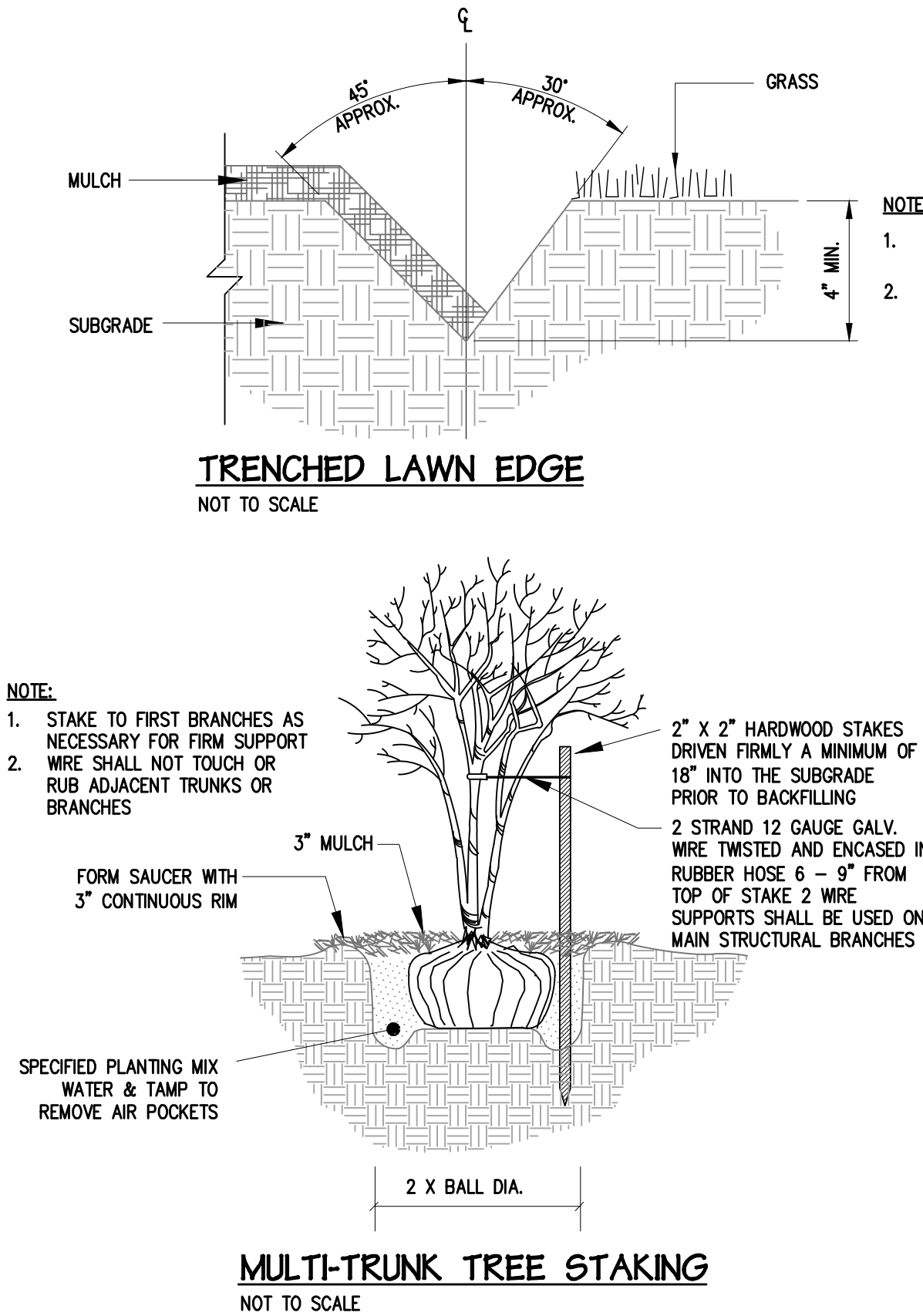
SHEET TITLE: Landscape Plan

SHEET NUMBER: L.1.3



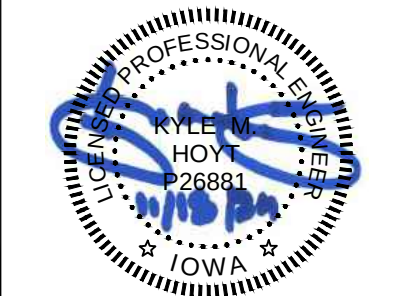
PLANTING NOTES:

1. ADD PINESTRAW MULCH TO ALL BEDS AT 3" INCH DEPTH.
2. SEE DETAILS, INDICATING PLANTING METHODS AND PLANT SCHEDULE THIS SHEET.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL INSTALLED PLANTS AND LAWN AREAS UNTIL ISSUANCE OF WRITTEN CERTIFICATE OF FINAL COMPLETION.
4. LANDSCAPE CONTRACTOR IS TO WARRANTY PLANT MATERIAL FOR (1) ONE YEAR.
5. PLANT MATERIAL LIST IS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTORS SHALL MAKE THEIR OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO THEIR SATISFACTION, REPORTING ANY DISCREPANCIES WHICH MAY AFFECT BIDDING TO LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
7. THE CONTRACTOR SHALL LOCATE ALL PROPOSED AND EXISTING UTILITIES PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
8. THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE AND THROUGHOUT MAINTENANCE CONTRACT PERIOD IF APPLICABLE.
9. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMIT OF WORK SHALL BE REPAIRED. GRADED, AND GRASSED.
10. ALL EXISTING TREES TO BE SAVED WILL HAVE TREE BARRICADES INSTALLED AROUND THEM PRIOR TO BEGINNING OF DEMOLITION. ALL WORK IN THOSE AREAS IS TO BE DONE BY HAND. FENCES SHALL BE MAINTAINED AND KEPT IN PLACE AT ALL TIMES.
11. ALL TREES, SHRUBS, AND GROUNDCOVER MATERIAL SHALL BE PLANTED WITHIN 24 HOURS AFTER DELIVERY.
12. APPLY WEED GERMINATION INHIBITOR ("PREEM" OR EQUAL) TO ALL PLANT BED AREAS.
13. ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
14. ALL PLANT MATERIAL TO MEET OR EXCEED AAN STANDARDS.
15. ALL GROUNDCOVER BEDS TO BE PREPARED IN THE FOLLOWING MANNER: ADD 3" COMPOST AND TILL TO MINIMUM 8" DEPTH. SURFACE FERTILIZE WITH OSMOCOTE SLOW-RELEASE FERTILIZER.
16. FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FIND GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
17. ALL PLANT MATERIAL AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FORMAL WRITTEN ACCEPTANCE BY THE OWNER OR OWNERS REPRESENTATIVE. PLANT REPLACEMENT TO OCCUR ONLY ONCE.
18. IN ORDER TO KEEP ALL BIDS STANDARD, ESTIMATED UNIT PRICES MUST BE GIVEN ON PLANT TYPE AND SIZE AS LISTED IN PLANT SCHEDULE. THESE ESTIMATED UNIT PRICES SHOULD BE WITHIN A NORMAL NURSERY INDUSTRY PRICING RANGE.
19. 100% OF INSTALLED PLANT MATERIAL IS TO BE COVERED BY IRRIGATION UNLESS OTHERWISE STATED. TREES (EXCLUDING STREET TREES) AND SHRUBS SHOULD HAVE DRIP IRRIGATION, AND FLOWERBEDS, GROUNDCOVER, AND SOD SHOULD HAVE SPRAY HEADS. CONTRACTOR TO SUPPLY IRRIGATION PLANS PRIOR TO BEGINNING CONSTRUCTION.
20. CONTRACTOR IS RESPONSIBLE FOR VERIFYING COUNTS AND QUANTITIES. THIS IS TO INCLUDE BUT IS NOT LIMITED TO PLANT COUNT, SOD, MULCH, EDGING, AND FLOWERS.
21. THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT.



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	SPREAD/SIZE	SPACING	REMARKS
CANOPY TREES		186 TOTAL				
GINKGO BILOBA 'AUTUMN GOLD'	GINKGO AUTUMN GOLD	58	6' HT MIN.	2-1/2" CAL MIN.	AS SHOWN	HEALTHY AND FULL
ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	55	6' HT MIN.	2-1/2" CAL MIN.	AS SHOWN	HEALTHY AND FULL
QUERCUS ALBA	WHITE OAK TREE	63	6' HT MIN.	2-1/2" CAL MIN.	AS SHOWN	HEALTHY AND FULL
UNDERSTORY TREES		60 TOTAL				
ACER RUBRUM	OCTOBER GLORY MAPLE	50	6' HT MIN.	2-1/2" CAL MIN.	AS SHOWN	HEALTHY AND FULL
ABIES CONCOLOR	WHITE FIR	20	6' HT MIN.	2-1/2" CAL MIN.	AS SHOWN	HEALTHY AND FULL
SHRUBS		454 TOTAL				
CRYPTOMERIA JAPONICA	CRYPTOMERIA	108	30" MIN.	1 GAL.	2.5' O.C.	HEALTHY AND FULL
THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN ARBORVITAE	129	30" MIN.	1 GAL.	2.5' O.C.	HEALTHY AND FULL
THUJA SANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	165	30" MIN.	1 GAL.	2.5' O.C.	HEALTHY AND FULL
THUJA PLICATAI X STANDISHII PPAF 61830744 'VIRGINIAN'	BABY GIANT ARBORVITAE	52	30" MIN.	1 GAL.	2.5' O.C.	HEALTHY AND FULL
GRASSING						
CENTPEDE	SOD	AS REQ.				ALL DISTURBED AREAS OUTSIDE OF MULCH BEDS SHALL BE GRASSED; SEE L.1 FOR LIMITS OF SOD & HYDROSEEDING
CENTPEDE	HYDROSEED	AS REQ.				ALL DISTURBED AREAS OUTSIDE OF MULCH BEDS SHALL BE GRASSED; SEE L.1 FOR LIMITS OF SOD & HYDROSEEDING
MULCH						
	BLACK MULCH	AS REQ.				MULCH ALL BEDS AND AROUND LANDSCAPE TREES OUTSIDE OF TRAILER YARD
	#57 STONE	AS REQ.				ALL AREAS INSIDE OF TRAILER YARDS BETWEEN CURB & FENCE, EXTEND 18" OUTSIDE OF FENCE
	RIVER ROCK	AS REQ.				ALL AREAS INSIDE OF YARD AND EXTEND 18" OUTSIDE OF FENCE AS SHOWN



OLD DOMINION FREIGHT LINE
ANKENY, IA

7050 SE FOUR MILE DRIVE
ANKENY, IOWA

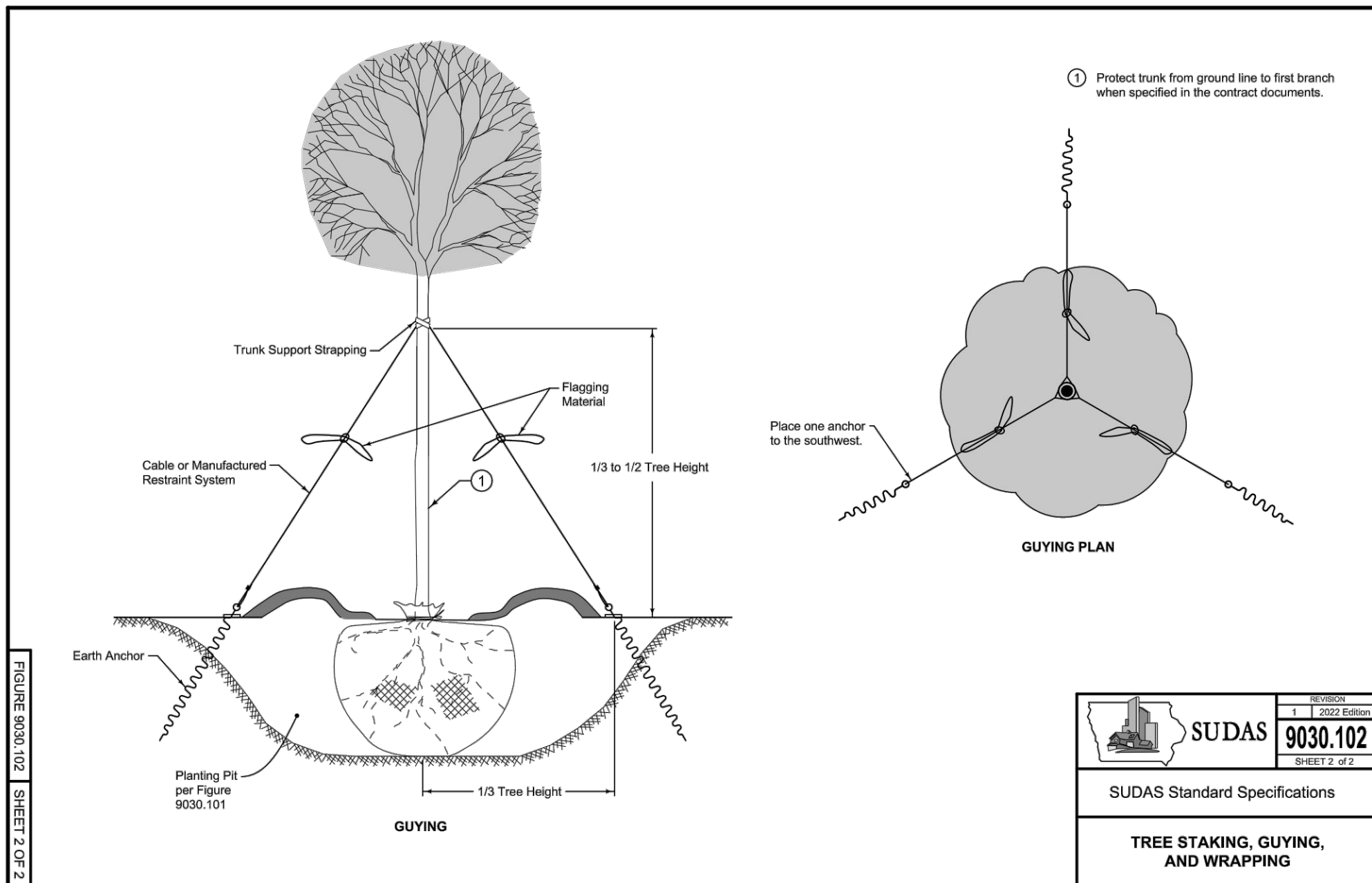
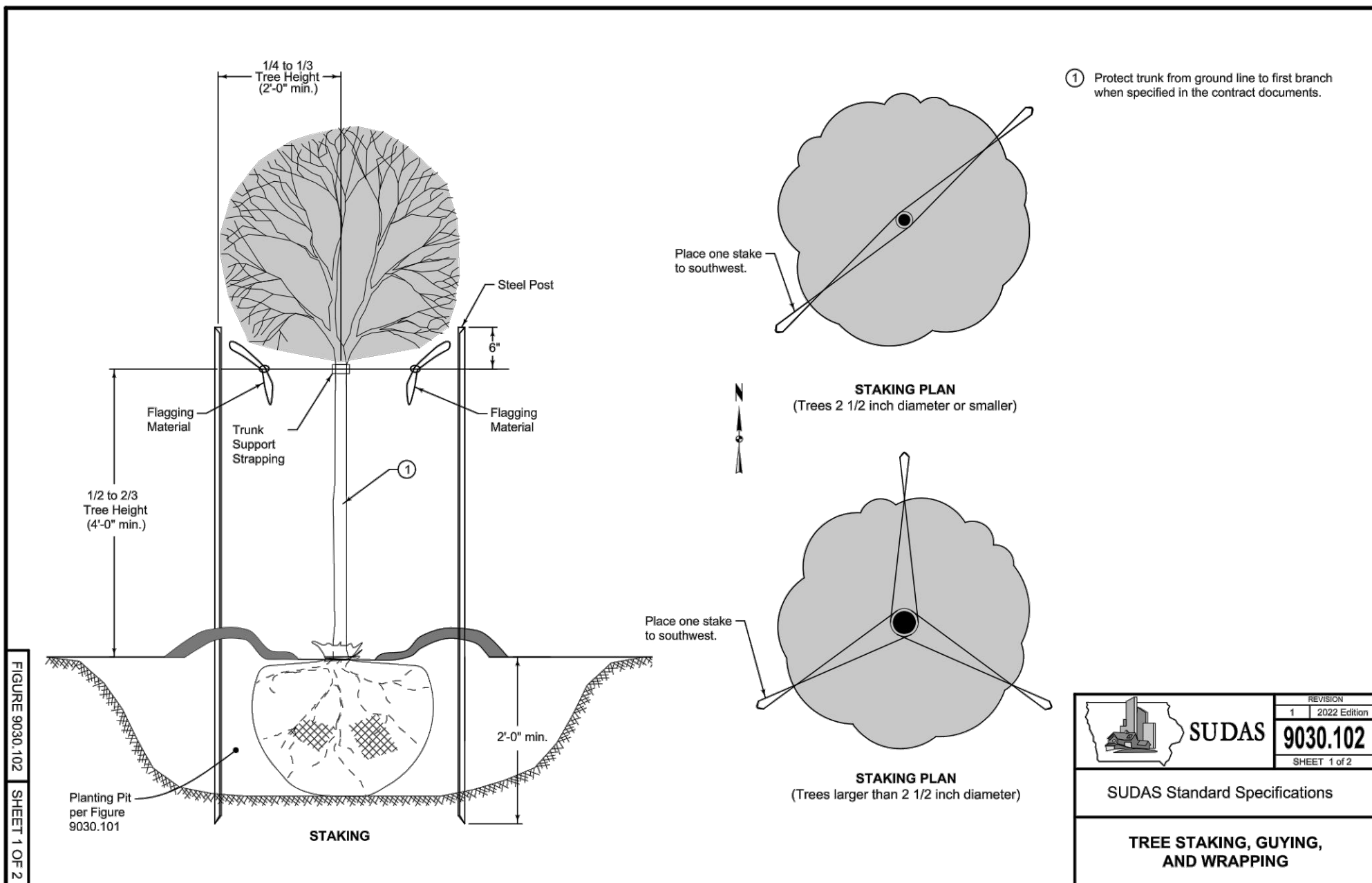
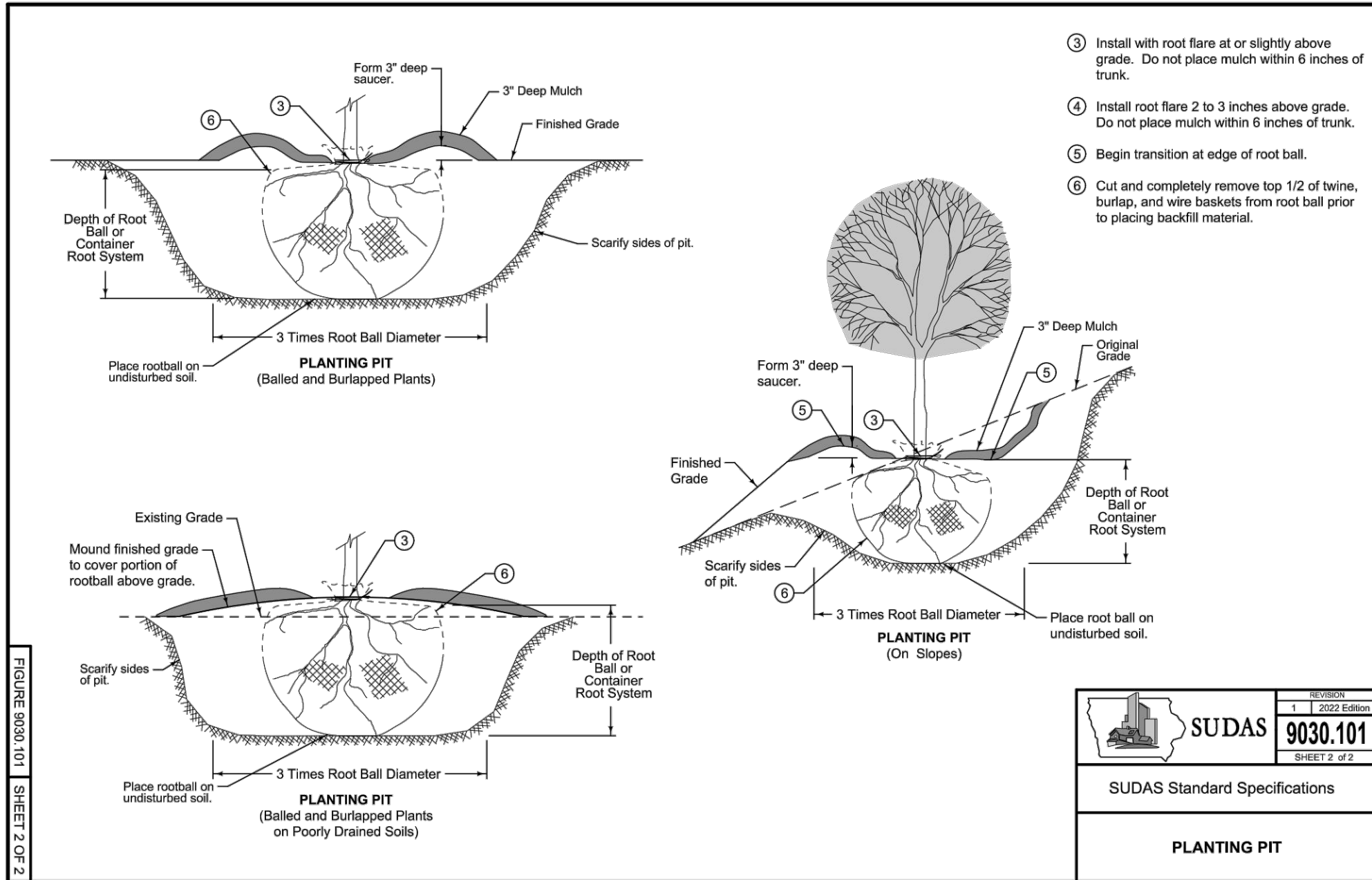
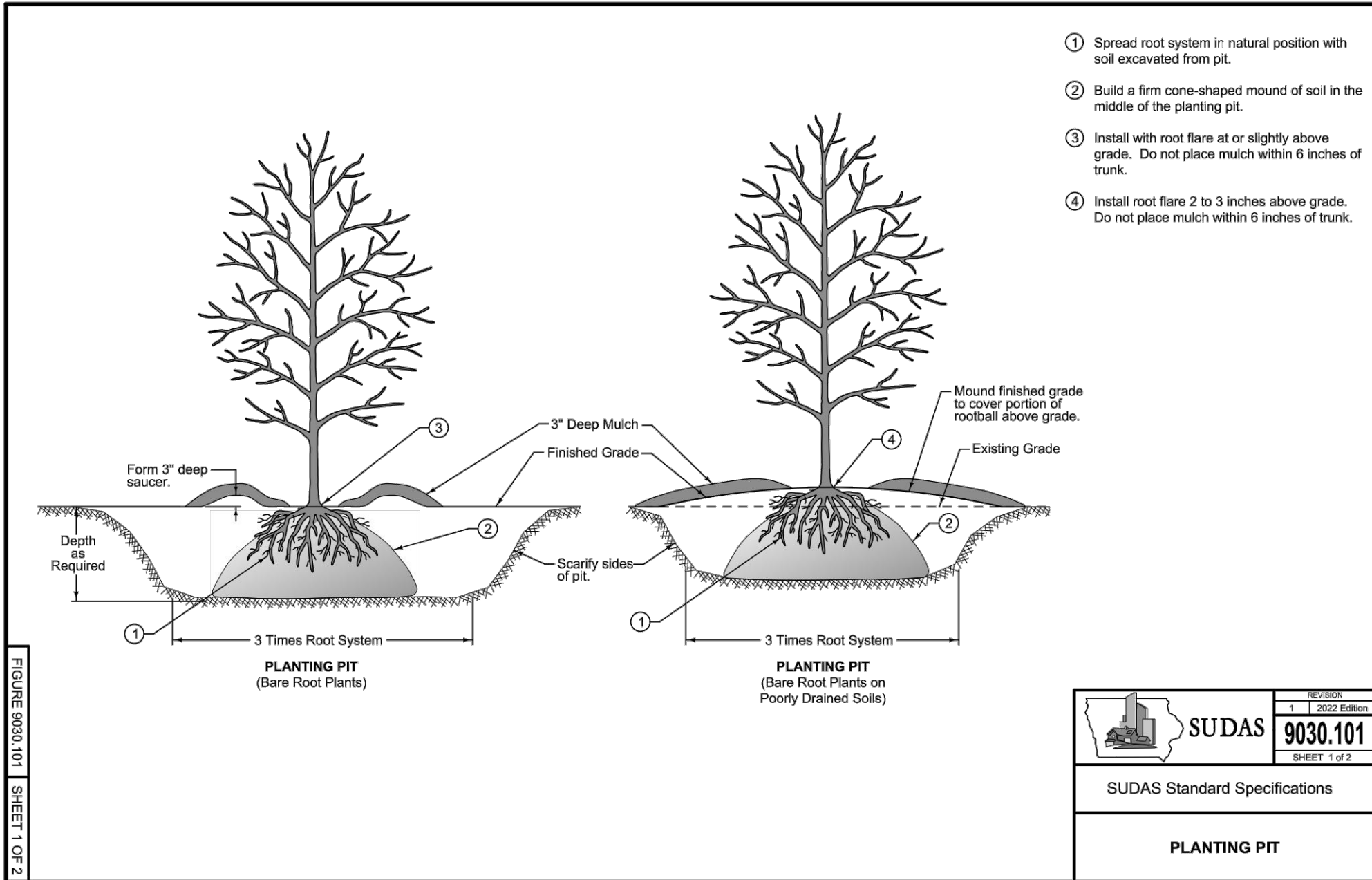
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DRAWN BY:	Joseph T. Paragano, EIT
CHECKED BY:	Kyle M. Hoyt, P.E.
DATE:	July 10, 2024
PROJECT #:	21-112
SCALE:	As Noted
SHEET TITLE:	Planting Schedule

SHEET NUMBER:
L.2.1





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Denny Elwell Family LC, request to rezone property from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on November 19, 2024.

FISCAL IMPACT

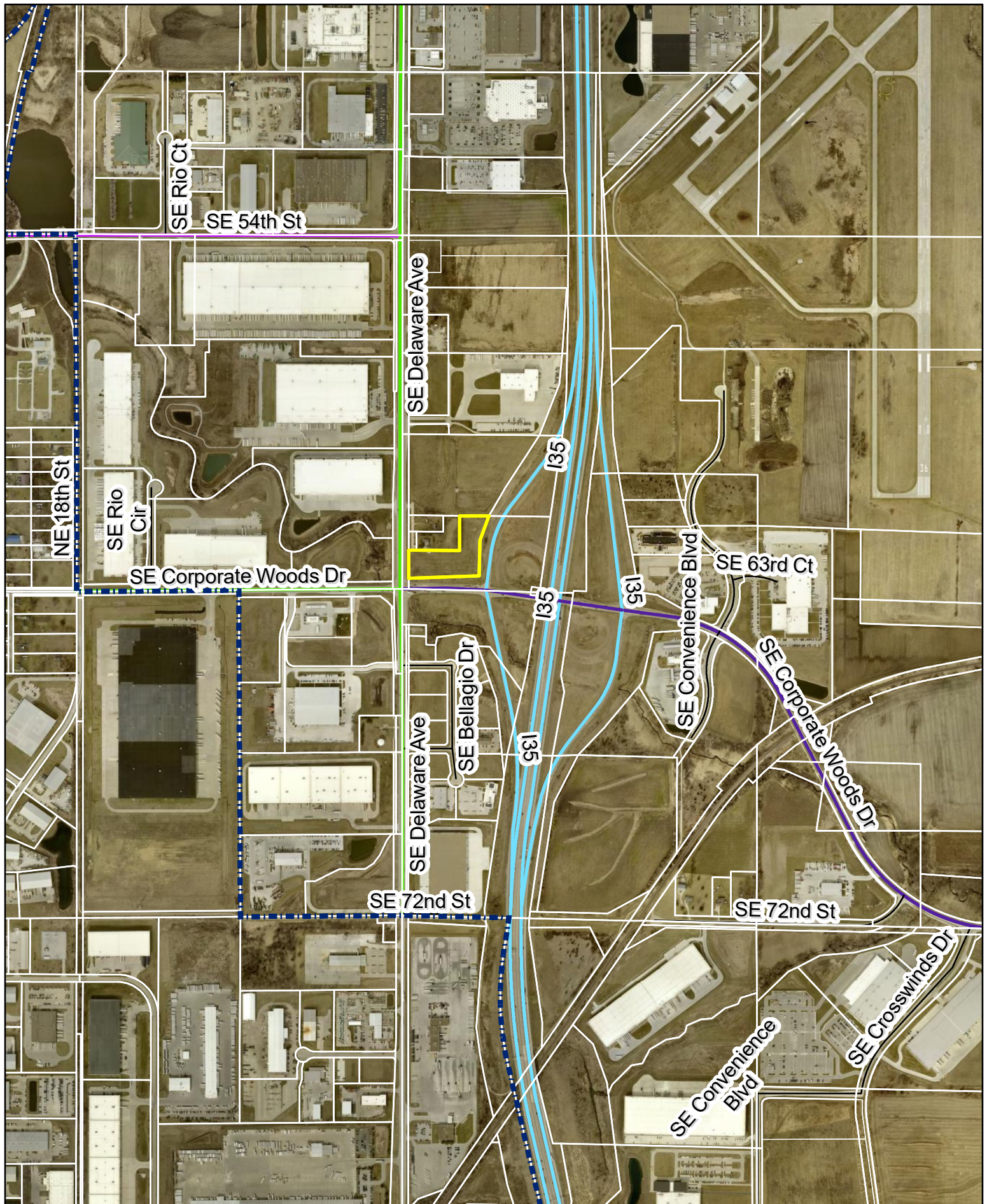
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval for the request by Denny Elwell Family LC to rezone property from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map



1 inch = 990 feet
Date: 10/22/2024

Delaware & Corporate Woods Rezoning Aerial Map

Agenda Item: SE Delaware Avenue & SE Corporate Woods Drive Rezoning – Action
Report Date: November 26, 2024
Prepared By: Laura Hutzell *LHC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Elwell Family LC to rezone property from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

Project Report

The applicant, Elwell Family LC, is requesting to rezone property from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District.

The area subject to the proposed rezoning consists of one parcel, approximately four acres in size. The subject property is located at the northeast corner of the SE Corporate Woods Drive and SE Delaware Avenue intersection, just west of Interstate 35 and the Corporate Woods exit. The property is currently zoned R-1, One-Family Residence District; property to the north is also zoned R-1, while properties to the west are zoned M-1, Light Industrial District, and properties to the south are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines this property as Highway Commercial (HC). The Ankeny Plan 2040 defines the Highway Commercial land use category as designed to be located along major highways with the intent of providing commercial products and services to the motoring public. Typical uses include gas stations, car washes, car dealerships, fast food and sit-down restaurants, convenience stores, hotels, and banks.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 63.59%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning on November 6, 2024; and a legal notice of the proposed rezoning and amendments was published on November 8, 2024. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the signage by November 11, 2024 which meets the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan & Zoning Commission held a public hearing for the proposed rezoning on November 19, 2024. There were no questions or comments from the public during the meeting. A complete recap of the public hearing can be found in the minutes from the meeting.

Summary

The conditions outlined above influence City staff in determining that the proposed change in rezoning property from R-1, One Family Residence District to C-2 General Retail, Highway Oriented, and Central Business Commercial District is appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Elwell Family LC to rezone property from R-1, One Family Residence District to C-2 General Retail, Highway Oriented, and Central Business Commercial District.



DENNY ELWELL COMPANY

Commercial Real Estate & Development

RECEIVED

SEP 25 2024

CITY OF ANKENY

September 25, 2024

City of Ankeny
Eric Jensen / Director of Community Development
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

Dear Eric,

Please accept this letter as my request to rezone our parcel of land, known locally as:

BEG 304.98F N & 50F E OF SW COR THN E 414.01F N
281.8F E 232.16F SW 208.06F S 286.9F SW 567.25F N
226.42F TO POB SW 1/4 NW FRL 1/4 SEC 6-79-23



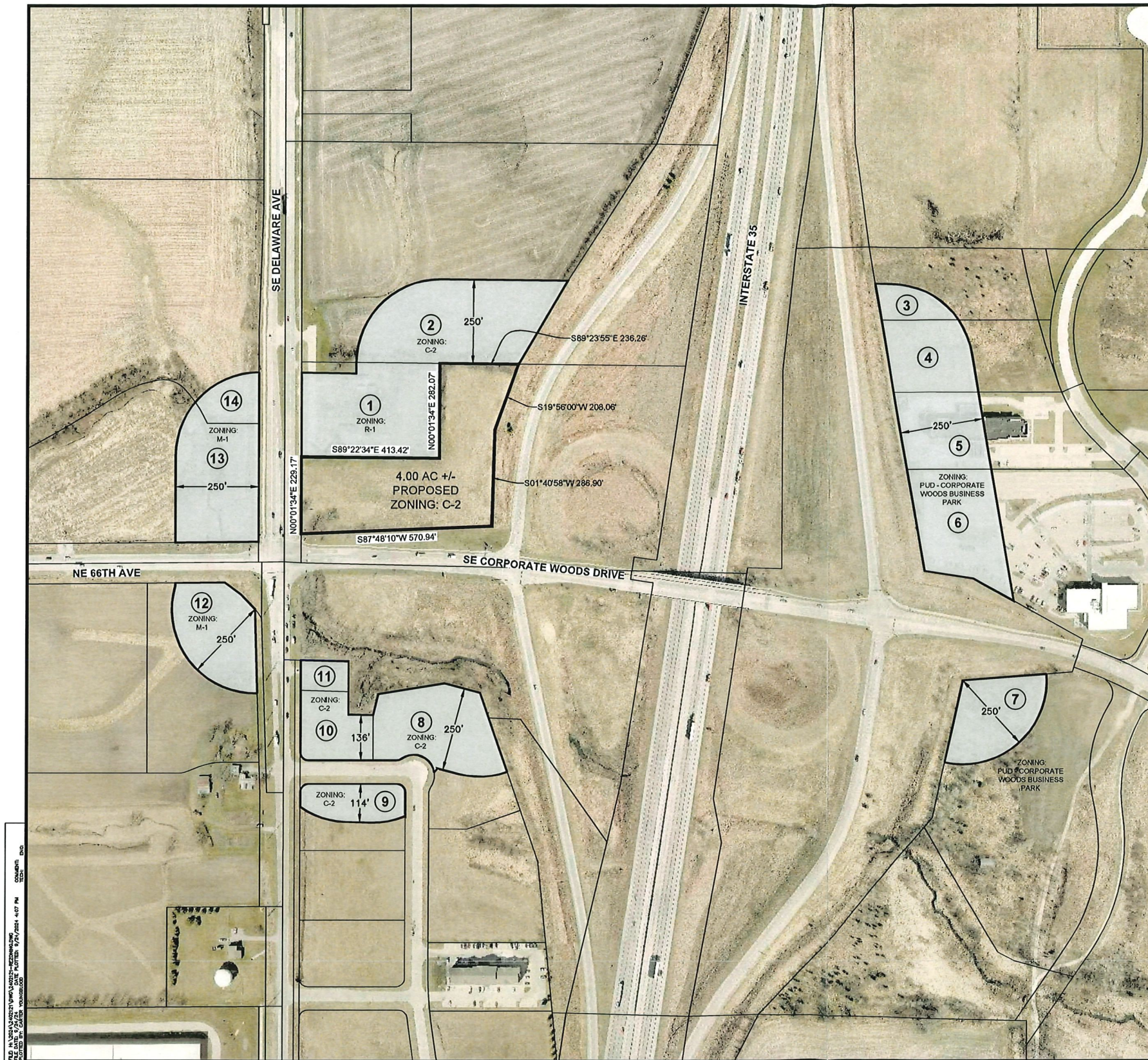
From R-1 Zoning to C-2 Zoning, in conformance with the city comprehensive land use plan. This location is approximately 4 Acres in size.

Attached you will also find the Rezoning Application Form, Petition for Rezoning with surrounding lot owners original signatures, and the Application Fee.

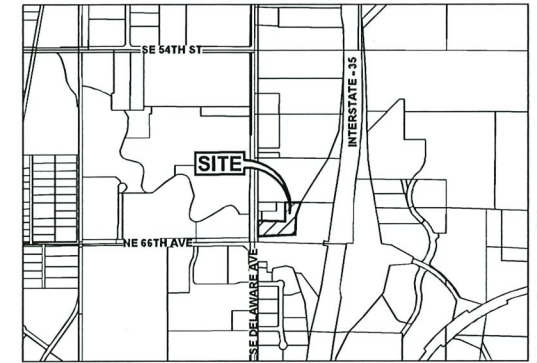
Please feel free to call me with any questions or to discuss this matter in person should you have any questions at (515) 964-1587

Respectfully,

Chris Murray, President & CEO
Denny Elwell Company/Denny Elwell Family LC
515-964-1587



VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

OWNER/DEVELOPER

DENNY ELWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY, IA 50021
CONTACT: CHRIS MURRAY
EMAIL: CMURRAY@DENNYELWELLCOMPANY.COM
PH: (515) 984-1587

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

PROPOSED: C-2: GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT

ADJACENT OWNERSHIP

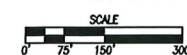
OWNER	ACRES	PERCENT	CONSENTING
1. KWIK TRIP INC	2.56 AC.	14.63%	Y
2. THE WILSON GROUP LLC	2.89 AC.	16.56%	Y
3. KNAPP-ELWELL LC	0.44 AC.	2.53%	Y
4. KNAPP-ELWELL LC	1.23 AC.	7.03%	Y
5. ABC INVESTMENT INC	1.34 AC.	7.67%	
6. STATE OF IOWA*	0 AC.	0%	
7. CASEY'S MARKETING COMPANY	1.34 AC.	7.67%	Y
8. WILLIAM KIMBERLEY DEVELOPMENT CORP	1.80 AC.	10.84%	Y
9. WILLIAM KIMBERLEY DEVELOPMENT CORP	0.76 AC.	4.33%	Y
10. MUB PROPERTIES LLC	0.91 AC.	5.21%	
11. POLK COUNTY*	0 AC.	0%	
12. QRS INVESTMENTS LLC	1.52 AC.	8.68%	
13. CHAPMAN BROS FARM LC	2.07 AC.	11.85%	
14. CHAPMAN INVESTORS I LLC & CHAPMAN INVESTORS II LLC	0.52 AC.	3.00%	
	17.48 AC.	100%	63.59%

*PUBLIC ENTITIES EXCLUDED

REZONING DESCRIPTION

WARRANTY DEED BOOK 19540, PAGE 810.
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE NORTH 00°00'15" EAST ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL 1/4, 304.98 FEET; THENCE SOUTH 89°38'17" EAST, 50.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE; THENCE CONTINUING SOUTH 89°38'17" EAST, 414.01 FEET; THENCE NORTH 00°00'15" EAST, 281.80 FEET; THENCE SOUTH 89°38'17" EAST, 232.16 FEET; THENCE SOUTH 19°56'00" WEST, 208.06 FEET; THENCE SOUTH 01°40'58" WEST, 286.90 FEET; THENCE SOUTH 87°48'10" WEST, 587.25 FEET; THENCE NORTH 00°00'15" EAST, 226.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES MORE OR LESS.



REVISIONS

DATE	
2ND SUBMITTAL	09/24/2024
1ST SUBMITTAL	05/31/2024

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

TECH: ENGINEER: RDR

ANKENY, IOWA

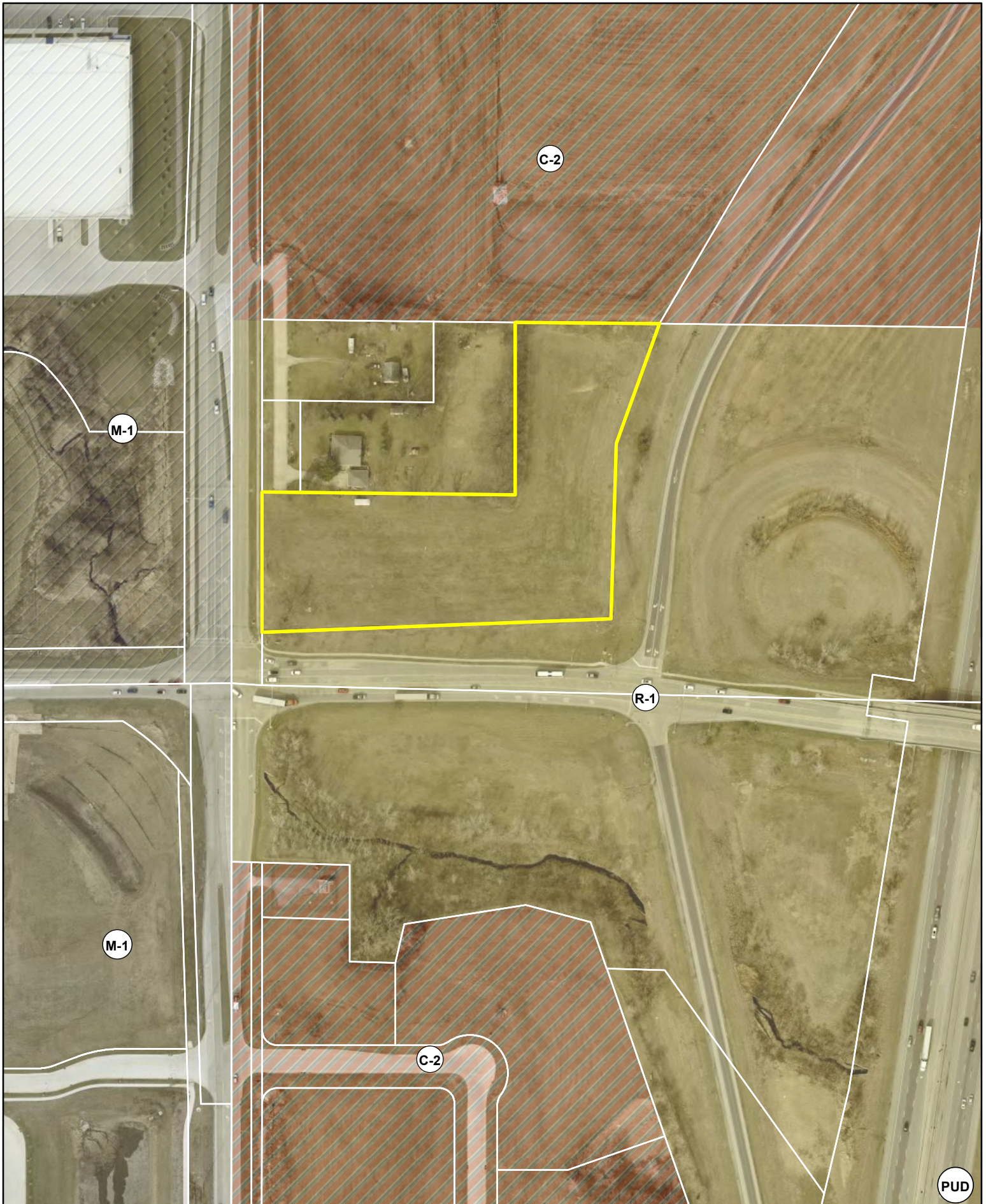
DELAWARE & CORPORATE
WOODS 4 ACRES
REZONING MAP

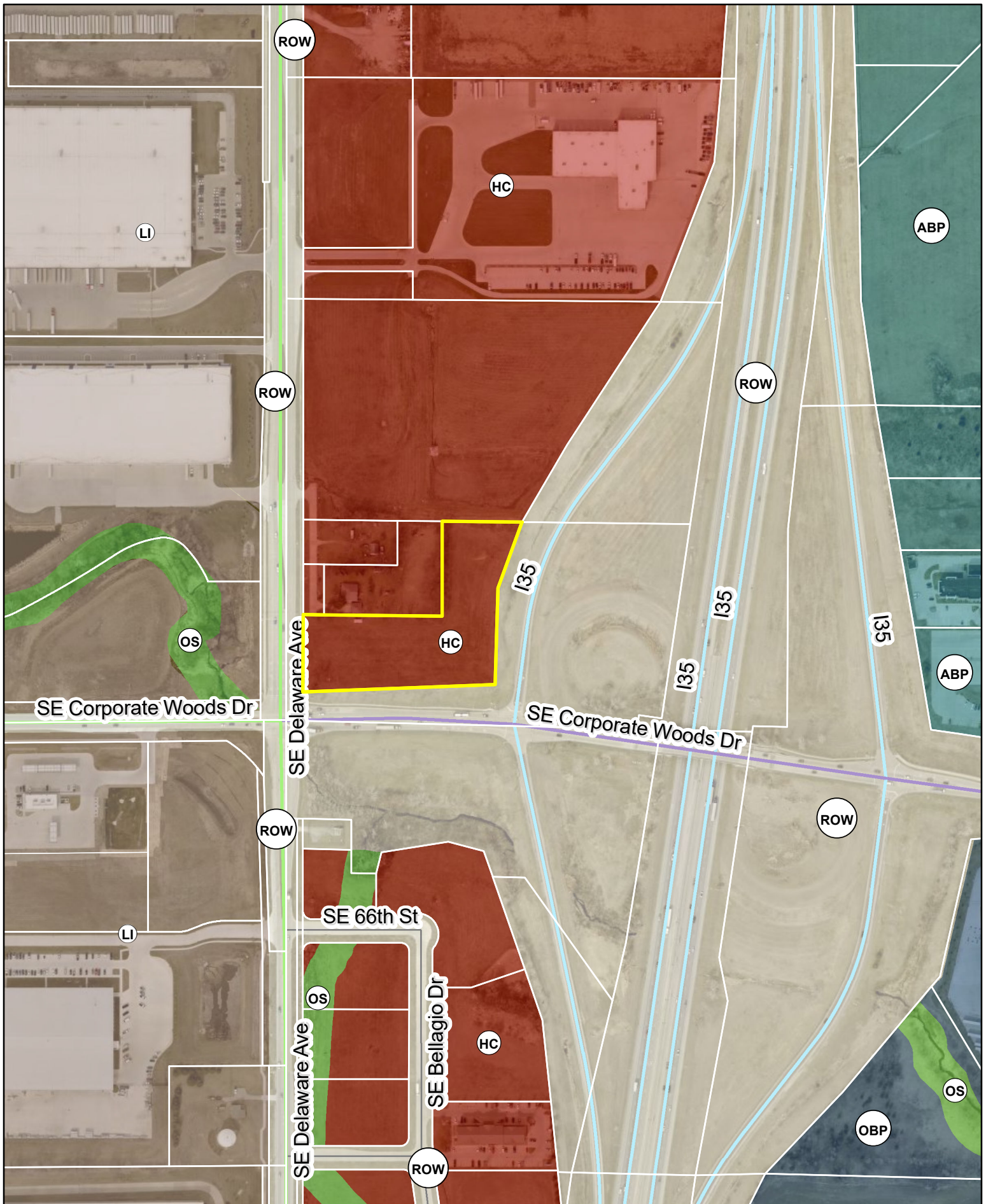
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RECEIVED

SEP 25 2024

CITY OF ANKENY







PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 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. December 2, 2024 City Council Report - Staff
2. Tentative Agenda items for Tuesday, December 17, 2024
3. Commissioner's Reports.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 2024
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

City Council Representative

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

December 16, 2024 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

December 3, 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)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

