



PLAN AND ZONING COMMISSION

Meeting Agenda
Wednesday, January 22, 2025
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 January 22, 2025 Agenda

Consider MOTION to approve and accept the January 22, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the December 3, 2024 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the December 3, 2024 minutes of the Plan and Zoning Commission meeting.

2. Corporate Woods Business Park Plat 6 Final Plat

Consider MOTION to recommend City Council approval of Corporate Woods Business Park Plat 6 Final Plat; and recommend City Council authorization of cost-participation for sidewalk oversizing along SE Convenience Boulevard in the amount estimated to be \$7,689.00.

3. 6155 SE Convenience Blvd - Baker Group SE Convenience Blvd Site Plan

Consider MOTION to approve the site plan for 6155 SE Convenience Boulevard, Baker Group SE Convenience Blvd Site Plan, allowing a temporary mesh screening fence for a maximum of 2 years, with any extensions beyond that requiring approval by the Plan and Zoning Commission.

4. 1955 SE Oak Drive - Taylored Expressions Building Addition Site Plan

Consider MOTION to approve the site plan for 1955 SE Oak Drive, Taylored Expressions Building Addition Site Plan.

5. Pine Lake Estates Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Pine Lake Estates Plat 2 Final Plat.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. January 21, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, February 4, 2025
3. December 2024 Building Permits Report
4. Plan and Zoning Commission 2023 Annual Report
5. Commissioner's Reports.

H. MISCELLANEOUS ITEMS:

City Council Representative

February 3, 2025 - 5:30 p.m. - Staff

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
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 December 3, 2024 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

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 December 3, 2024 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2024-12-03

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 3, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the December 3, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the December 3, 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 19, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Lakeview Woods Plat 1 Final Plat

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

Item #3. Lakeview Woods Plat 1 Site Plan

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

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

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

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

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.

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #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

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 is currently zoned R-1 and consists of one parcel, approximately 4 acres in size. The 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. L.Hutzell stated that the property to the north is 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 Ankeny Plan 2040 Future Land Use Map was presented, which defines the land use category to be located along major highways. L.Hutzell presented the rezoning exhibit stating 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. Staff's position is for the Plan and Zoning Commission 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.

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

Motion by G.Hunter 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. Second by L.West. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the December 2, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, December 17, 2024 Plan and Zoning Commission meeting and the November 2024 Building Permits Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

December 16, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:38 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Corporate Woods Business Park Plat 6 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost-participation for sidewalk oversizing along SE Convenience Blvd in the amount estimated to be \$7,689.00.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Corporate Woods Business Park Plat 6 Final Plat; and recommend City Council authorization of cost-participation for sidewalk oversizing along SE Convenience Boulevard in the amount estimated to be \$7,689.00.

ATTACHMENTS

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



Agenda Item: Corporate Woods Business Park, Plat 6 - Final Plat

Report Date: January 15, 2025

Prepared by: Laura Hutzell EJC
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of Corporate Woods Business Park, Plat 6 Final Plat; and recommend City Council authorization of cost-participation for sidewalk oversizing along SE Convenience Blvd in the amount estimated to be \$7,689.00.

Project Summary

Corporate Woods Business Park Plat 6 is a proposed final plat comprised of approximately 7.49 acres (+/-) in size and consists of Outlot Z, Corporate Woods Business Park Plat 3, and Outlot T, Corporate Woods Business Park Plat 5. The subject plat is located in the SE quadrant of the City, east of Interstate 35, east of SE Convenience Blvd, and north of SE Corporate Woods Drive within the Corporate Woods Business Park. The subject site is zoned Corporate Woods Business Park PUD. The proposed final plat creates one buildable lot and an underground stormwater management facility area.

Project Report

The applicant, Baker Group, is requesting approval of a 7.49 (+/-) acre final plat located east of Interstate 35 along SE Convenience Blvd within the Corporate Woods Business Park. The zoning on this property is Corporate Woods Business Park PUD.

The proposed final plat consists of one buildable lot (Lot 1), and a storm water management area on the north end of Lot 1. Lot 1 will be accessed off of SE Convenience Blvd and SE 63rd Court.

As noted on the plat, Baker Group will be responsible for constructing the southbound left turn lane on SE Convenience Blvd in the future if development of land to the north results in Baker Group traffic utilizing the southbound left turn lane movement.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Corporate Wood Business Park, Plat 6
NAME OF OWNER: 1600 Corporate Woods LLC &
Convenience Business Park LLC
NAME OF DEVELOPER: 1600 Corporate Woods LLC &
Convenience Business Park LLC

GENERAL INFORMATION:

PLAT LOCATION: East of Interstate 35, east of SE Convenience Blvd, and north of
SE Corporate Woods Drive
SIZE OF PLAT: 7.49 acres
ZONING: PUD

LOTS:

NUMBER: 1 Lot
USE: PUD, Light Industrial
BUILDING LINES: Front Yard Setbacks along the road right-of-way, except
interstate highway 35 = 35' minimum
Setback from Interstate Highway 35 = Minimum 50'
Minimum Side Yard Setback = 25'
Minimum Rear Yard Setback = 35'
Building massing should reflect the general orientation of the
road on which they are sited.
Maximum building heights shall be regulated by the City of
Ankeny, Ankeny Regional Airport zoning in effect at the time of
site plan review.

PARK SITE:

PARK LAND DEDICATION: Commercial Development, no dedication required.

ADJACENT LANDS (current uses):

NORTH: Land owned by Ankeny Regional Airport
SOUTH: Lot 1 Corporate Woods Business Park Plat 3
EAST: Lot 1 Corporate Woods Business Park Plat 3 &
Land owned by Ankeny Regional Airport
WEST: Corporate Woods Business Park Plat 2 & Plat 4

STREET DEVELOPMENT:

No public street development proposed.

WASTE WATER:

PROJECTED FLOWS: 7.49 net developable acres x 5,000 GPD/acre = est. 37,450
GPD

WRA PLANT CAPACITY: Design 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 Four Mile Creek Basin

WATER SYSTEM:

USAGE: approximately 7.49 acres of developable land x 5,000/acre = 37,450 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.



Civil Engineering Consultants, Inc.

Friday, December 27, 2024

City of Ankeny Community Development
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
ATTN: Laura Hutzell, Associate Planner

RE: THE BAKER GROUP PROJECT – SE CONVENIENCE BOULEVARD

Attn: Bobbi Benz, Mayor, and members of the Plan & Zoning Commission and City Council

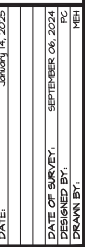
We are pleased to submit the site plan and final plat for The Baker Group property located at SE Convenience Boulevard. The 7.49-acre property consists of Outlot 'Z', Corporate Woods Business Park Plat 3 and Outlot 'T', Corporate Woods Business Park Plat 4. The property is currently a part of the Corporate Woods Business Park PUD. The proposed development includes: 75,000 square feet of manufacturing; 7,500 square feet of office; 90 parking spaces (including 3 ADA spaces); large vehicle parking and maneuvering areas; and an underground stormwater detention facility. The proposed site will be developed in three phases as depicted on the provided site plan. The initial phase will be constructed in 2025. The second phase will be constructed as the market dictates (possibly 2-5 years after the initial phase). The third phase is optional extra parking. The phase three parking will be constructed as needed and as soon as with phase 2. Screening after the initial phase will be provided by a temporary fence with mesh. This temporary screening will be allowed for a maximum of 2 years and extensions beyond that will require approval by the Planning and Zoning Commission.

Please review this information at your earliest convenience. Do not hesitate to contact me if you have any questions or concerns.

Best regards,

Paul Clausen, PE
Civil Engineering Consultants, Inc.

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Urbandale, Iowa 50322
515.276.4884 · mail@ceclac.com



PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
PH. JEFFERY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50522
PH. 515-746-4804 EXT. 221
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:
ERIC CARSTENS
PLANNING MANAGER
CITY OF ANKENY, IOWA
PH. 515-463-3554
EMAIL: ECARSTENS@ANKENYIOWA.GOV

LEGAL DESCRIPTION

OUTLOT 2; CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 16121, PAGE 13 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA.

AND

OUTLOT 1; CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 16497, PAGE 684 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA.

SAID PROPERTIES CONTAIN 7.49 ACRES MORE OR LESS.

TOTAL LAND AREA:
7.44 ACRES

ZONING
FUD

BULK REGULATIONS

EXCEPT INTERSTATE HIGHWAY 35, = MINIMUM 50'
SETBACK FROM INTERSTATE HIGHWAY 35, = MINIMUM 35'
MINIMUM SIDE YARD SETBACK = 25'
MINIMUM REAR YARD SETBACK = 35'
BUILDING MASSING SHOULD REFLECT THE GENERAL
ORIENTATION OF THE ROAD ON WHICH THEY ARE SITED.
MAXIMUM BUILDING HEIGHTS SHALL BE REGULATED BY THE
CITY OF ANKENY, ANKENY REGIONAL AIRPORT ZONING IN
EFFECT AT THE TIME OF SITE PLAN REVIEW.

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS.
COMMUNITY-PANEL #14153C0215F MAP REVISED FEBRUARY 1, 2014

BASIS OF BEARINGS

THE EAST LINE OF OUTLOT '1', CORPORATE WOODS BUSINESS PARK PLAT 4, WAS MEASURED AS HAVING A BEARING OF S00°04'58"W. THIS BEARING WAS DETERMINED FROM THE FINAL PLAT OF CORPORATE WOODS BUSINESS PARK PLAT 4 AN OFFICIAL PLAT RECORDED IN BOOK 16491, PAGE 604 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY CITY, POLK COUNTY, IOWA.

PROFESSIONAL LAND SURVEYOR NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 10.0000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 15.0000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD, NO TITLE WORK HAS PROVIDED TO THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLAT'S RECORDING DATE.
5. IF THIS FINAL PLAT INDICATES SETTING AN IRON ROD AND THE EXISTING CONDITIONS DO NOT ALLOW THE TYPE OF MONUMENT A CUT 2" HALL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR GROUT. THE MONUMENT BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.M.A.).

CERTIFICATION
 *** THIS LAND SURVEYOR'S CERTIFICATION
 DOES NOT INCLUDE DESIGN SPOT
 ELEVATIONS, MINIMUM PROTECTION
 ELEVATIONS, MINIMUM OPENING ELEVATIONS,
 MINIMUM BASEMENT ELEVATIONS, DETENTION
 BASIN & STORM WATER EVENT ELEVATIONS
 OR ANY OTHER ITEMS THAT MAY FALL
 UNDER THE PRACTICE OF A PROFESSIONAL
 CIVIL ENGINEER. ***

[illegible]

▲ FOUND SECTION CORNERS
 △ SET SECTION CORNERS 1/4" I.R. V. BLUE CAP #18381 (UNLESS OTHERWISE NOTED)
 ● SET CORNERS 1/2" I.R. V. ORANGE CAP #18794 (UNLESS OTHERWISE NOTED)
 ○ SET PROPERTY CORNER 1/2" I.R. V. BLUE CAP #18381 (UNLESS OTHERWISE NOTED)
 ----- PLAT BOUNDARY
 ----- EXISTING PROPERTY LINES
 ----- PROPOSED LOTS
 ----- EASEMENT LINES
 ----- BUILDING SETBACK LINES (B.S.L.)
 -- CENTERLINE STREET
 D. DEEDED BEARINGS & DISTANCE
 P. PREVIOUSLY RECORDED BEARINGS & DISTANCE
 H. MEASURED BEARINGS & DISTANCE
 I.R. IRON ROD
 I.P. IRON PIPE
 BK. XXX, PG. XXX COUNTY RECORDERS' INDEXING BOOK
 R.O.L. RIGHT-OF-WAY
 P.U.L. PUBLIC UTILITY EASEMENT
 B.S.L. BUILDING SETBACK LINE
 G.L.O. GOVERNMENT LAND OFFICE

SUBMITTAL DATE	SUBMITTAL NOTES
NOVEMBER 01, 2024	INITIAL SUBMITTAL
DECEMBER 06, 2024	
DECEMBER 18, 2024	
JANUARY 09, 2025	
JANUARY 14, 2025	

Sheet Number	Sheet Title
01	COVER
02	FINAL PLAT

GENERAL NOTES

1. AN 8' TRAIL IS REQUIRED ALONG SE CONVENIENCE BOULEVARD.
2. BAKER GROUP (DEVELOPER) SHALL BE RESPONSIBLE FOR CONSTRUCTING THE SOUTHBOUND LEFT TURN LANE AT THIS ACCESS POINT IN THE FUTURE IF DEVELOPMENT OF LAND TO THE NORTH RESULTS IN BAKER TRAFFIC UTILIZING THE SOUTHBOUND LEFT TURN LANE MOVEMENT.

BENCHMARKS

BM #1 - CUT 'X' ON TOP OF CURB ON EAST NOSE OF ISLAND ON SOUTH SIDE OF SE 63rd CT. / NORTH ENTRANCE TO 1600 SE CORPORATE WOODS DR. +/- 2'10" FROM EAST CURB LINE OF SE CONVENIENCE BLVD.

ELEVATION = 849.75

BM #2 - SANITARY MH RIM ON WEST SIDE OF SE CONVENIENCE BLVD. +/- 30' SOUTH OF SOUTH CURB LINE OF TRUCK ENTRANCE TO IDOT AND +/- 13.5' WEST OF WEST CURB LINE OF SE CONVENIENCE BLVD.

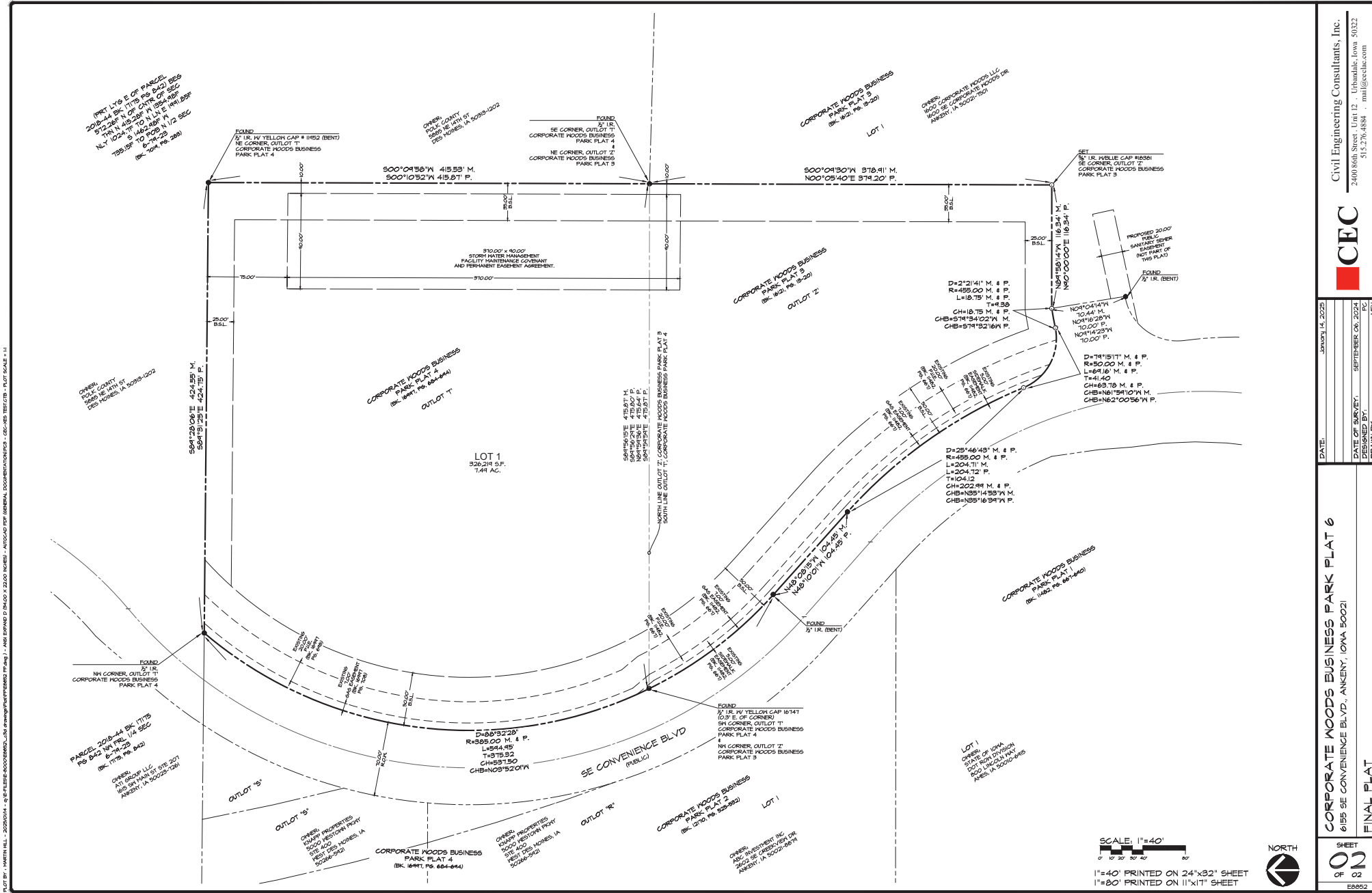
ELEVATION = 908.37

ELEVATION = 908.3'

BM #3 - SANITARY MH RIM IN CL OF SE CONVENIENCE BLVD. +/- 190' SOUTH OF THE SOUTH CURB
LINE OF THE ENTRANCE DRIVEWAY OF GATE 10 TO THE ANKENY AIRPORT
ELEVATION = 913.70

ELEVATION = 913.70

LOT 1
326.214 S.F.
7.44 AC.



Civil Engineering Consultants, Inc.
2400 8th Street, Unit 12 - Urbandale, Iowa 50322
515.276.4884 - mail@cec-inc.com

CEC

DATE: JANUARY 14, 2024

DATE OF SURVEY: SEPTEMBER 09, 2024

DESIGNED BY: PC

DRAWN BY: HEIT

CORPORATE WOODS BUSINESS PARK PLAT 6
6155 SE CONVENIENCE BLVD., ANKENY, IOWA 50021

FINAL PLAT

SHEET
02
OF 02

EA002



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

6155 SE Convenience Blvd - Baker Group SE Convenience Blvd Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

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 approve the site plan for 6155 SE Convenience Boulevard, Baker Group SE Convenience Blvd Site Plan, allowing a temporary mesh screening fence for a maximum of 2 years, with any extensions beyond that requiring approval by the Plan and Zoning Commission.

ATTACHMENTS

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



1 inch = 548 feet
Date: 12/30/2024

Baker Group SE Convenience Blvd - Site Plan Aerial Map



Agenda Item: 6155 SE Convenience Blvd - Baker Group SE Convenience Blvd Site Plan

Report Date: January 15, 2025

Prepared by: Laura Hutzell
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 6155 SE Convenience Blvd, Baker Group SE Convenience Blvd Site Plan, allowing a temporary, mesh screening fence for a maximum of 2 years, with any extensions beyond that requiring approval by the Plan and Zoning Commission.

Project Summary:

The subject site is 7.49 acres and is located in the SE quadrant of the City, east of Interstate 35 along SE Convenience Blvd within the Corporate Woods Business Park. The subject site is zoned Corporate Woods Business Park PUD. The site plan proposes a three-phase project for an 82,500 square foot building with 75,000 square feet of manufacturing and 7,500 square feet of office space. Along with the building, an underground stormwater detention facility is also proposed on the east side of the site.

The proposed project will be constructed in three phases with the initial phase beginning in 2025, which includes paving, storm water detention and streetscape landscaping. Storage of materials will also take place during this phase, which will be screened by a temporary 6 ft mesh, screening fence for a maximum of two years. Any extensions beyond that will require approval by Plan & Zoning Commission. It's anticipated the second phase will begin 2-5 years later and include construction of the building as well as all other landscaping. Once constructed, the temporary fence would be removed and the building would then provide the necessary screening for any materials being stored. Phase three of the project would then include extra parking if needed.

The site will be accessed off of SE Convenience Boulevard. Parking on the subject site is located to the west of the building. Truck access and loading docks are located on the east side of the building. There is 7,500 square feet of office space in the proposed building. Parking for the office portion of the building is required at 1 space per 400 square feet of office space. There is 75,000 square feet of manufacturing space. One parking space per every 2 employees is required for the manufacturing portion of the building. The site requires 57 parking stalls and the proposed site plan shows 90 parking stalls including 5 ADA spaces. The site plan also shows 27 future parking stalls to be constructed during phases 2/3.

The landscaping as shown on the plan complies with all applicable regulations, such as open space and shade tree requirements per the Corporate Woods Business Park PUD. The phasing plan shows a 6-foot mesh screening fence for screening between phases 1 and 2. The proposed fence runs along the south line of the building and the west edge of pavement for phase 1. This temporary, mesh screening fence will be allowed for a maximum of 2 years, with any extensions beyond that requiring approval by the Plan and Zoning Commission.

Site Plan Worksheet
1600 SE Corporate Woods Drive

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

A. Site Development

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

The proposed building meets all setback requirements and will have access off SE Convenience Boulevard.

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

The site plan complies with the landscaping and parking lot requirements of the code and the Corporate Woods Business Park PUD.

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

The site provides for adequate parking and circulation. The proposed site plan shows 90 spaces being constructed with room for an addition 27 future spaces, this exceeds the 57 stalls that are required. The site also provides sidewalk connection to the existing sidewalk along SE Convenience Boulevard to the proposed building.

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

The site will have access from SE Convenience Boulevard. Baker Group will be responsible for constructing the southbound left turn lane on SE Convenience Blvd in the future if development of land to the north results in Baker Group traffic utilizing the southbound left turn lane movement.

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

Parking is located on the west side of the building and meets all the requirements of the code and the Corporate Woods Business Park PUD.

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

Truck loading docks and truck access are located on the east side of the proposed building. Since the proposed site will be developed in three phases, a phasing plan proposes a 6-foot mesh, screening fence between phases 1 and 2. The proposed fence runs along the south line of the

building and along the west edge of pavement for phase 1. When fully developed, grading and landscaping will further screen the truck loading area.

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

All services to the building will be underground.

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

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

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

Storm water detention is proposed on the east side of the site as an underground stormwater detention facility.

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

The applicant proposes to connect to the 8" water main and 8" sanitary sewer that both currently exists within SE Convenience Boulevard.

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

The site meets open space requirements.

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

The proposed landscaping conforms to the open space, parking shading, and screening requirements. The overall landscape plan can be found on Sheet 5-7 of the site plan.

B. Building Design

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

The proposed building is a single story structure. The maximum height shown on the building is 32 feet. There are buildings in the general vicinity with similar scale, including the existing Baker Group building located just east of this site.

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

The proposed materials include natural precast concrete panels, stained precast concrete, architectural metal panes, and aluminum framed glazing to match the existing Baker Group building to the east.

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

A trash enclosure is shown on the east side of the building away from public view.

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

There is only one proposed building on this site. The proposed building is complementary to the existing buildings in the area including the existing Baker Group building further east.

C. Signs

There is no signage proposed for the site at this time. All signage requires sign permits and needs to comply with sign regulations in Chapter 195 and the Corporate Woods Business Park PUD.

D. Factors for Evaluation

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

- 1. Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

- 2. Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The building meets all setbacks required by Code, and is complementary to adjacent development.

- 3. Layout and utilization of building, parking, drive-ways, and open spaces.**

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

- 4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed building is a single story structure and will be a maximum of 32 feet in height. The proposed building relates to the surrounding area. The proposed building materials include natural precast concrete panels, stained precast concrete, architectural metal panes, and aluminum framed glazing similar to the existing Baker Group building to the east of this site.

5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.



Civil Engineering Consultants, Inc.

Friday, December 27, 2024

City of Ankeny Community Development
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
ATTN: Laura Hutzell, Associate Planner

RE: THE BAKER GROUP PROJECT – SE CONVENIENCE BOULEVARD

Attn: Bobbi Benz, Mayor, and members of the Plan & Zoning Commission and City Council

We are pleased to submit the site plan and final plat for The Baker Group property located at SE Convenience Boulevard. The 7.49-acre property consists of Outlot 'Z', Corporate Woods Business Park Plat 3 and Outlot 'T', Corporate Woods Business Park Plat 4. The property is currently a part of the Corporate Woods Business Park PUD. The proposed development includes: 75,000 square feet of manufacturing; 7,500 square feet of office; 90 parking spaces (including 3 ADA spaces); large vehicle parking and maneuvering areas; and an underground stormwater detention facility. The proposed site will be developed in three phases as depicted on the provided site plan. The initial phase will be constructed in 2025. The second phase will be constructed as the market dictates (possibly 2-5 years after the initial phase). The third phase is optional extra parking. The phase three parking will be constructed as needed and as soon as with phase 2. Screening after the initial phase will be provided by a temporary fence with mesh. This temporary screening will be allowed for a maximum of 2 years and extensions beyond that will require approval by the Planning and Zoning Commission.

Please review this information at your earliest convenience. Do not hesitate to contact me if you have any questions or concerns.

Best regards,

Paul Clausen, PE
Civil Engineering Consultants, Inc.

SITE PLAN

BAKER GROUP SE CONVENIENCE BLVD

6155 SE CONVENIENCE BLVD.

ANKENY, IOWA 50021

UTILITIES
CITY OF ANKENY PUBLIC WORKS
ADDRESS: 1201 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50226

SANITARY SEWER - ROGER MCFARLAND
PHONE: 319-465-6463
EMAIL: RMCFARLAND@ANKENYIA.GOV

STORM SEWER - JARED BRIGHT
PHONE: 319-465-3034
EMAIL: JBRIGHT@ANKENYIA.GOV

WATER - SHAWN BUCKNER
PHONE: 319-465-3624
EMAIL: SBUCKNER@ANKENYIA.GOV

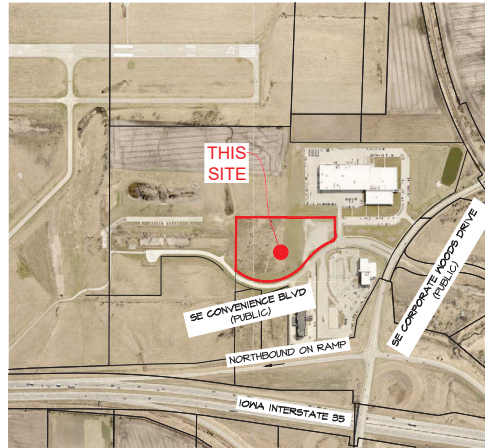
NATURAL GAS UTILITY
MID-AMERICAN ENERGY 888-427-5632
BLACK HILLS ENERGY 888-642-5554

ELECTRIC
MID-AMERICAN ENERGY - 888-427-5632
CONSUMERS ENERGY - 800-646-6592

COMMUNITY DEVELOPMENT
PUBLIC SERVICES BUILDING
1201 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
PHONE: 319-465-3550

HEALTH DEPARTMENT
POLK COUNTY
PUBLIC HEALTH DEPARTMENT
ADDRESS: 1801 CLARK STREET AVE.
DES MOINES, IA 50314
PHONE: 515-281-3189
TOLL FREE: 866-304-1300
EMAIL: HEALTH@POLKCOUNTYIA.GOV

FIRE DEPARTMENT
FIRE HEADQUARTERS
1201 NW PRAIRIE RIDGE DRIVE
ANKENY, IA 50023
PHONE: 319-465-6464
FAX: 319-464-2107
EMERGENCY PHONE: 411



VICINITY MAP

SCALE: 1"=500'
1"=500' PRINTED ON 24"x32" SHEET
1"=1000' PRINTED ON 11"x17" SHEET



SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
NOVEMBER 01, 2024	INITIAL SUBMITTAL
DECEMBER 06, 2024	
DECEMBER 16, 2024	
JANUARY 10, 2025	
JANUARY 14, 2025	

BASIS OF BEARINGS

THE EAST LINE OF OUTLOT 'T', CORPORATE WOODS BUSINESS PARK PLAT 4, HAS BEING AS HAVING A BEARING OF S00°00'00"E. THIS BEARING HAS DETERMINED FROM THE FINAL PLAT OF CORPORATE WOODS BUSINESS PARK PLAT 4 AN OFFICIAL PLAT RECORDED IN BOOK 16411, PAGE 484 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA.

PROFESSIONAL LAND SURVEYOR NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1/5,000.
2. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAT AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
3. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLATS RECORDING DATE.
5. IF THIS FINAL PLAT INDICATES SETTINGS AN IRON ROD AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT 'X' WILL BE SET IN PORTLAND CEMENT CONCRETE (P.C.C.) OR A MAGNAIL WILL BE SET IN ASPHALTIC CEMENT CONCRETE (A.C.C. OR H.V.A.).

BENCHMARKS

BH #1 - CUT 'X' ON TOP OF CURB ON EAST NOSE OF ISLAND ON SOUTH SIDE OF SE 68TH CT, / NORTH ENTRANCE TO 800 SE CORPORATE WOODS DR. V-257 FROM EAST CURB LINE OF SE CONVENIENCE BLVD. ELEVATION = 849.15

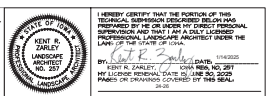
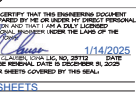
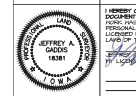
BH #2 - SANITARY 14" RIM ON WEST SIDE OF SE CONVENIENCE BLVD. V-30' SOUTH OF SOUTH CURB LINE OF TRUCK ENTRANCE TO 1001 AND V-13.5' WEST OF WEST CURB LINE OF SE CONVENIENCE BLVD. ELEVATION = 849.15

BH #3 - SANITARY 14" RIM IN CL. OF SE CONVENIENCE BLVD. V-140' SOUTH OF THE SOUTH CURB LINE OF THE ENTRANCE DRIVEWAY OF GATE 10 TO THE ANKENY AIRPORT ELEVATION = 849.10

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	NOTES
03	DETAILS
04	ADS PLANS SHEET 1 OF 6
05	ADS PLANS SHEET 2 OF 6
06	ADS PLANS SHEET 3 OF 6
07	ADS PLANS SHEET 4 OF 6
08	ADS PLANS SHEET 5 OF 6
09	ADS PLANS SHEET 6 OF 6
10	GEOMETRIC PLAN
11	PHASING PLAN
12	EROSION & SEDIMENT CONTROL - NOTES
13	EROSION & SEDIMENT CONTROL - PLAN
14	EROSION & SEDIMENT CONTROL - DETAILS
15	DEMOLITION PLAN
16	DIMENSION PLAN
17	GRADING PLAN
18	WATER PLAN & HYDRANT RADIUS MAP
19	STORM 4 SANITARY SEWER PLAN
20	PAVING THICKNESS PLAN
21	PAVING DETAIL
22	PAVING DETAIL
23	LANDSCAPE PLAN - NOTES & SCHEDULE
24	LANDSCAPING PLAN - DETAILS
25	LANDSCAPING PLAN
26	LANDSCAPING PLAN

CERTIFICATIONS



PROPERTY OWNERS:
WOOD CORPORATE WOODS BUSINESS PARK, INC.
1400 SE CORPORATE WOODS DR
ANKENY, IA 50021-7501
CONVENIENCE BUSINESS PARK LLC
1400 SE CORPORATE WOODS DR
ANKENY, IA 50021-7501

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
1400 SE CORPORATE WOODS DR
ANKENY, IA 50021-7501
JEFFERY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PH: 515-276-4884 EXT. 223
EMAIL: GADDIS@CECLAC.COM

MUNICIPALITY PLANNER:
ERIC CARSTENS
PLANNING MANAGER
CITY OF ANKENY, IOWA
PH: 319-465-3554
EMAIL: ECARSTENS@ANKENYIA.GOV

APPLICANT:
WOOD CORPORATE WOODS DRIVE
ANKENY, IA 50021-7501
PHONE: 855-262-4200
CONTACT: GARY BREDEKATER
EMAIL: GARYBREDEKATER@THEBAKERGROUP.COM

PROJECT MANAGER:
PAUL CLAUSEN, PE
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
PH: 515-276-4884 EXT. 121
EMAIL: CLAUSEN@CECLAC.COM

LEGAL DESCRIPTION

OUTLOT 'T', CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 1612, PAGE 13 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA, AND

OUTLOT 'T', CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT RECORDED IN BOOK 16411, PAGE 484 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF ANKENY, POLK COUNTY, IOWA, SAID PROPERTIES CONTAIN 1.41 ACRES MORE OR LESS.

TOTAL LAND AREA:

1.41 ACRES

ZONING

R1D

BULK REGULATIONS:

FRONT YARD SETBACKS ALONG THE ROAD RIGHT-OF-WAY, EXCEPT INTERSTATE HIGHWAY 35, + MINIMUM 50' SETBACK FROM INTERSTATE HIGHWAY 35, + MINIMUM 35' MINIMUM SIDE YARD SETBACK + 25' MINIMUM REAR YARD SETBACK + 35' BUILDING HANGING SHOULD REFLECT THE GENERAL ORIENTATION OF THE ROAD ON WHICH THEY ARE SITED, MAXIMUM BUILDING HEIGHTS SHALL BE REGULATED BY THE CITY OF ANKENY, ANKENY REGIONAL AIRPORT ZONING IN EFFECT AT THE TIME OF SITE PLAN REVIEW.

OPEN SPACE CALCULATION

TOTAL OPEN SPACE REQUIRED - 22% (71,660 SQ. FT.)
TOTAL BUILDING FOOTPRINT = 82,500 SQ. FT. 25.3%
TOTAL PAVED (P/PERVIOUS) AREA = 85,320 SQ. FT. 41.2%
TOTAL OPEN SPACE PROVIDED = 50,280 SQ. FT. 23.3%
TOTAL = 326,210 SQ. FT. 100%

ERU CALCULATIONS:

TOTAL IMPERVIOUS AREA/ 4000 SF = 51

PARKING CALCULATION

HANDICAPPED: 1 SPACE FOR EVERY 2 EMPLOYEES ON MAXIMUM SHIFT + 75 EMPLOYEES / 2 = 36 SPACES
OFFICE: 1 SPACE PER 400 SF + 14
TOTAL SPACES REQUIRED = 51
SPACES PROVIDED = 40 SPACES (5 ADA SPACES INCLUDING 2 VAN SPACES), 21 FUTURE SPACES SHOWN

FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL 19153C025F MAP REVISED FEBRUARY 1, 2014.

NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2025 SDAS DESIGN AND SPECIFICATION MANUALS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
2. ACCESS LOCATIONS ARE TO BE SHOWN AND REVIEWED AS PART OF SITE PLAN APPROVAL.
3. ALL SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT(S) AT THE TIME OF FURTHER DEVELOPMENT.
4. ALL UTILITIES SHALL BE UNDERGROUND.
5. ALL DETENTION FACILITIES MUST BE CONTAINED WITHIN AN EASEMENT GOVERNED BY A STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT. ALL STORM WATER MANAGEMENT FACILITY EASEMENTS SHOULD BE SIZED TO CONTAIN / ADOPT THE 100-YR HIGH WATER LEVEL.
6. IN ANY AREA WHERE A PUBLIC UTILITY EASEMENT (PUE) OVERLAPS, OR IS CONCURRENT WITH A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN, OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE DESIGNATED UTILITY EASEMENT. IF THE PUE IS CONCURRENT WITH A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN, OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE DESIGNATED UTILITY EASEMENT. IF THE PUE IS CONCURRENT WITH A DESIGNATED UTILITY EASEMENT FOR SANITARY SEWER, WATER MAIN, OR STORM SEWER, THE USE OF THE PUE IS SUBORDINATE TO THE DESIGNATED UTILITY EASEMENT.

GENERAL LEGEND

PROPOSED

PLAY BOUNDARY

SECTION LINE

LOT LINE

CENTRINE

EASEMENT LINE

PLANNED END SECTION

DRAIN BASIN OR SEDIMENT BASIN

DRAIN BASIN WITH SOLID GRATE

WATER VALVE

FIRE HYDRANT

FIRE HYDRANT ASSEMBLY

BLOW-OFF HYDRANT

SCOUR STOP MAT

TURF REINFORCEMENT MAT

STORM SEWER WITH SIZE

SUBURBAN

WATER SEWER WITH SIZE

WATER SERVICE

PROPOSED CONTOUR

5 FT FENCE

ADDRESS

RUPRAP

PG SPOT

EX SPOT

EXISTING

LOT LINE

WATER VALVE

FIRE HYDRANT

FIRE HYDRANT ASSEMBLY

BLOW-OFF HYDRANT

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PG SPOT

EX SPOT

EXISTING

LOT LINE

WATER VALVE

FIRE HYDRANT

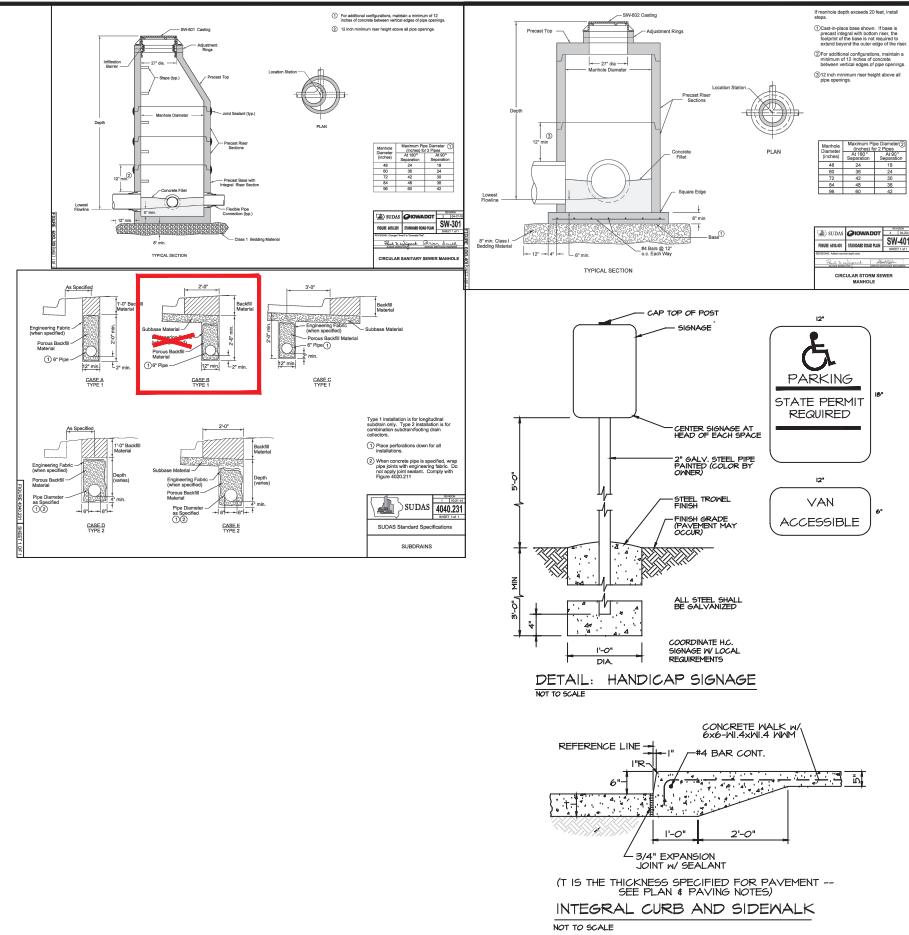
FIRE HYDRANT ASSEMBLY

BLOW-OFF HYDRANT

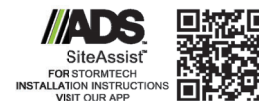
SCOUR STOP MAT

TURF REINFORCEMENT MAT

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DATE: _____

January 14, 2025

DATE OF SURVEY: _____

SEPTEMBER 06, 2024

DESIGNED BY: _____

PG. _____

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 • Urbandale, Iowa 50322

515.276.4884 • info@cecinc.com

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUINOFF.

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIAL S OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT

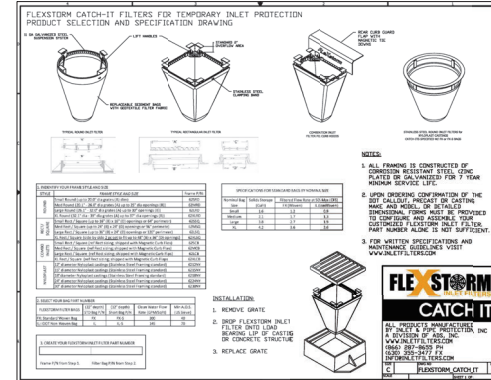
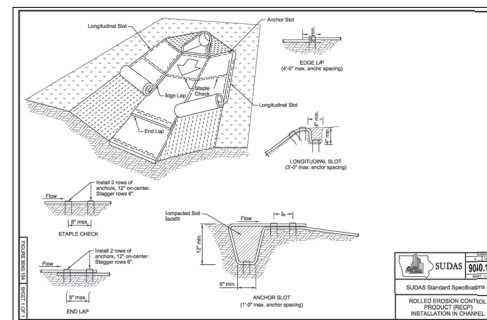
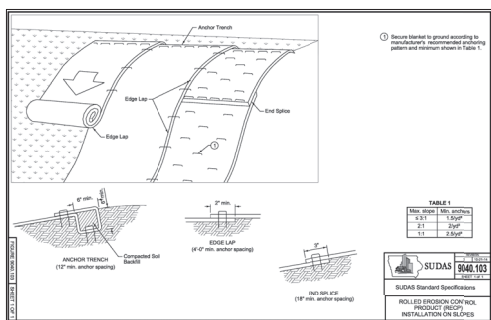
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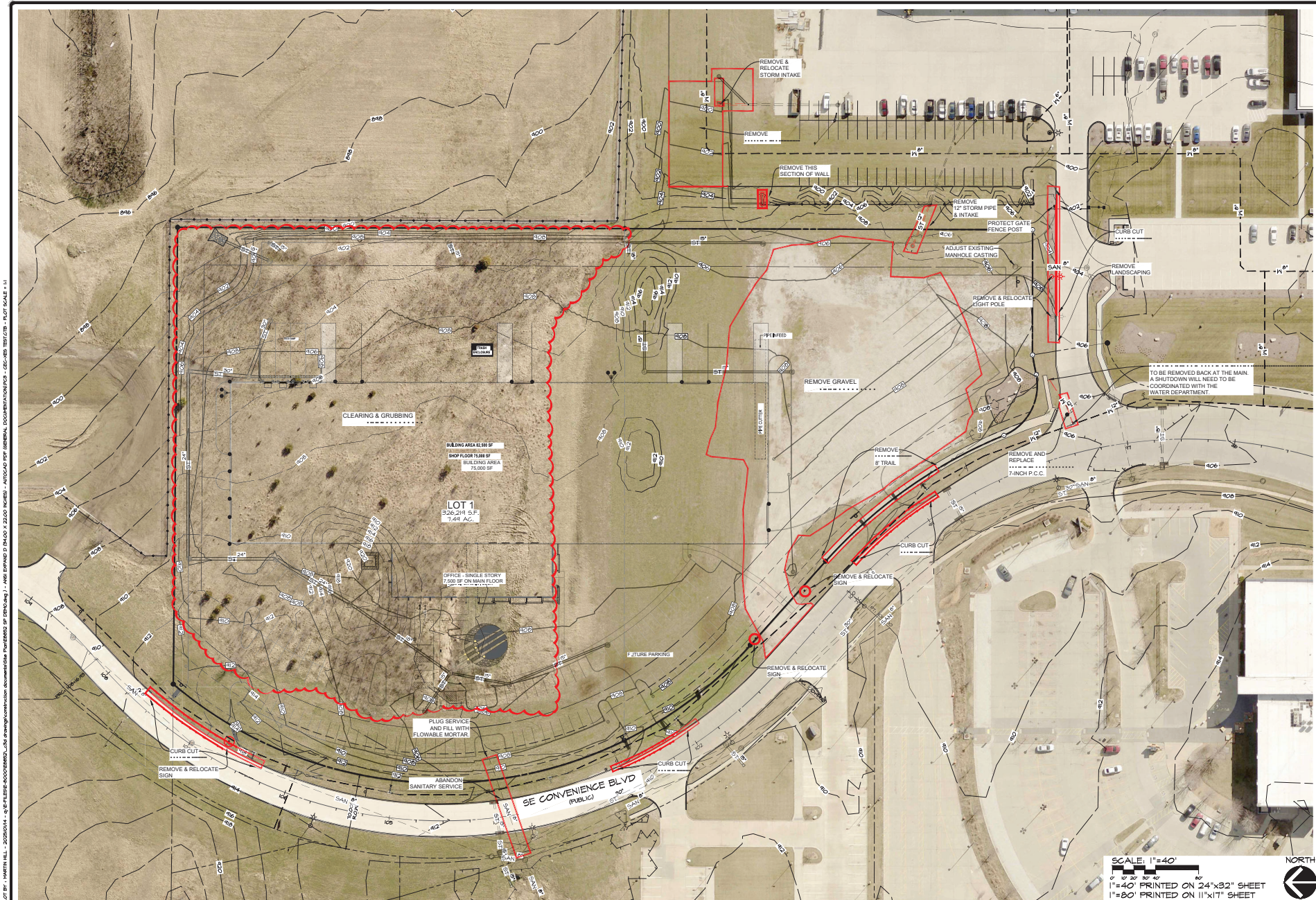
PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTIGHT COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (M43) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTIGHT FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 620 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



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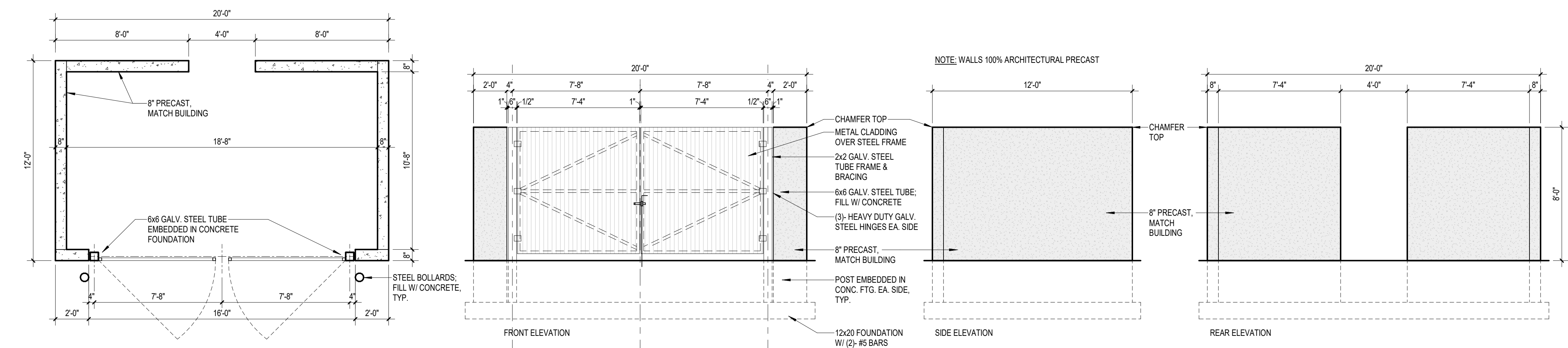
STRUCTURAL ENGINEERING
RAKER RHODES ENGINEERING, LLC
4717 GRAND AVENUE
DES MOINES, IA 50312
515-277-0275

CIVIL ENGINEERING
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
DES MOINES, IOWA 50322
515-276-4884

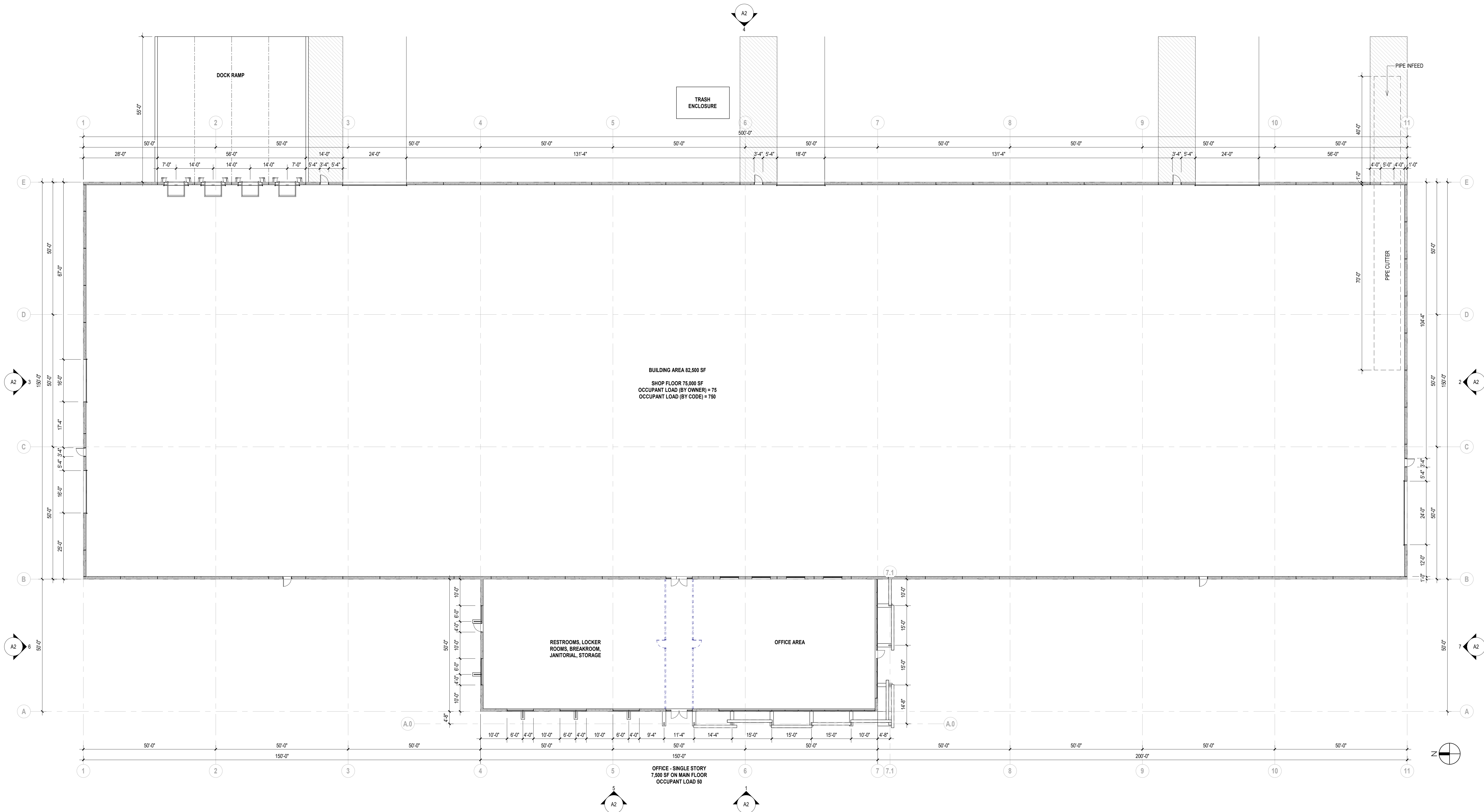
GENERAL CONTRACTOR
THE BAKER GROUP
1600 SE CORPORATE WOODS DRIVE
ANKENY, IA 50021
515-262-4000

MECHANICAL DESIGN/BUILD CONTRACTOR
THE BAKER GROUP
1600 SE CORPORATE WOODS DRIVE
ANKENY, IA 50021
515-262-4000

ELECTRICAL DESIGN/BUILD CONTRACTOR
THE BAKER GROUP
1600 SE CORPORATE WOODS DRIVE
ANKENY, IA 50021
515-262-4000



2 TRASH ENCLOSURE
1/4" = 1'-0"



1 MAIN FLOOR
1/16" = 1'-0"

Baker GROUP

PRODUCTION FACILITY
OUTLOTS T & Z
1600 SE Corporate Woods Drive
Ankeny, IA 50021

2024-12-06 -- PLANS & ELEVATIONS FOR SITE PLAN APPROVAL

Revisions	

ISSUE 09/25/24 PROJ. RA-24027
FLOOR PLAN

STRUCTURAL ENGINEERING
RAKER RHODES ENGINEERING, LLC
4717 GRAND AVENUE
DES MOINES, IA 50312
515-277-0275

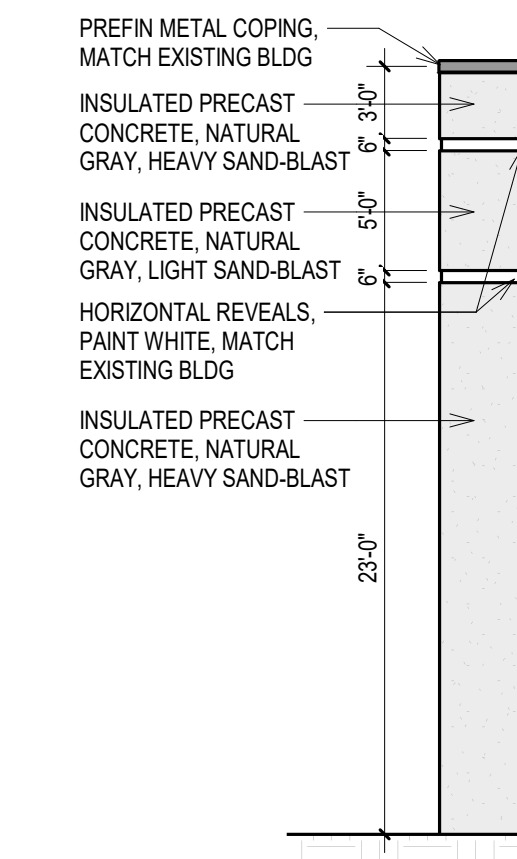
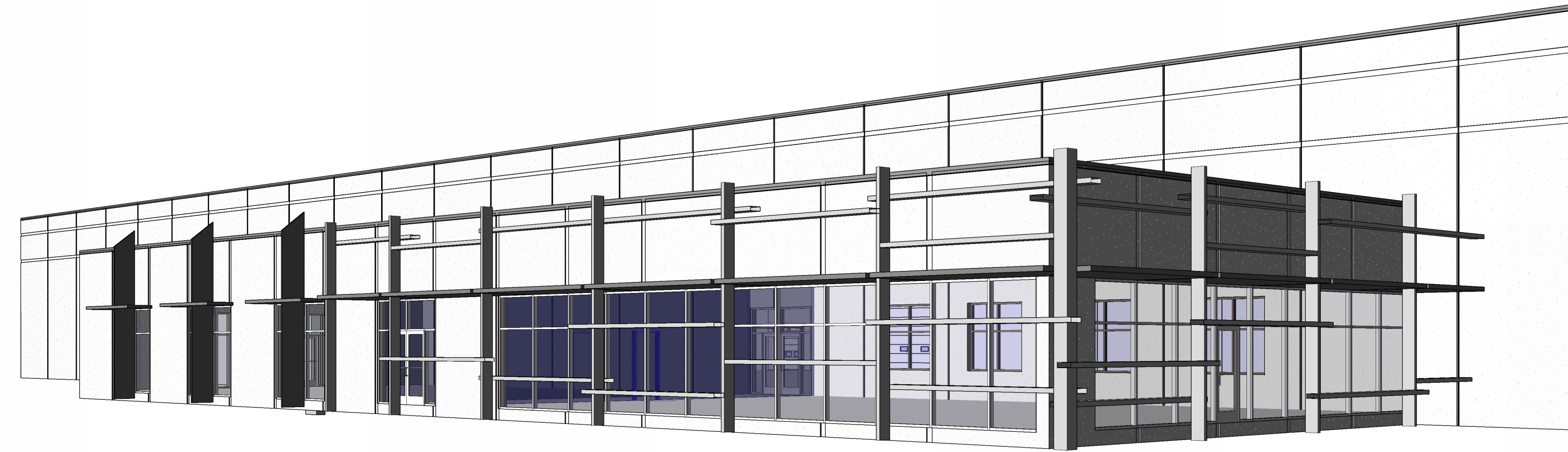
CIVIL ENGINEERING
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, SUITE 12
DES MOINES, IOWA 50322
515-276-4884

GENERAL CONTRACTOR
THE BAKER GROUP
1600 SE CORPORATE WOODS DRIVE
ANKENY, IA 50021
515-262-4000

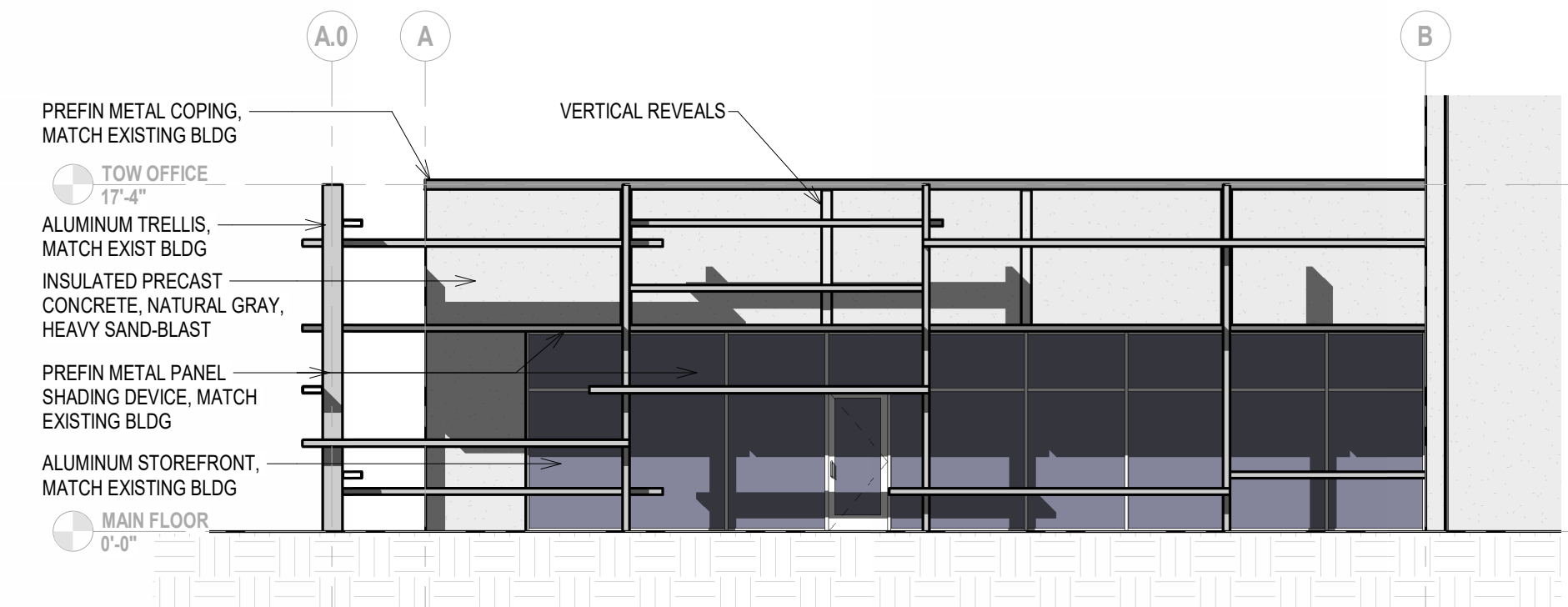
MECHANICAL DESIGN/BUILD CONTRACTOR
THE BAKER GROUP
1600 SE CORPORATE WOODS DRIVE
ANKENY, IA 50021
515-262-4000

ELECTRICAL DESIGN/BUILD CONTRACTOR
THE BAKER GROUP
1600 SE CORPORATE WOODS DRIVE
ANKENY, IA 50021
515-262-4000

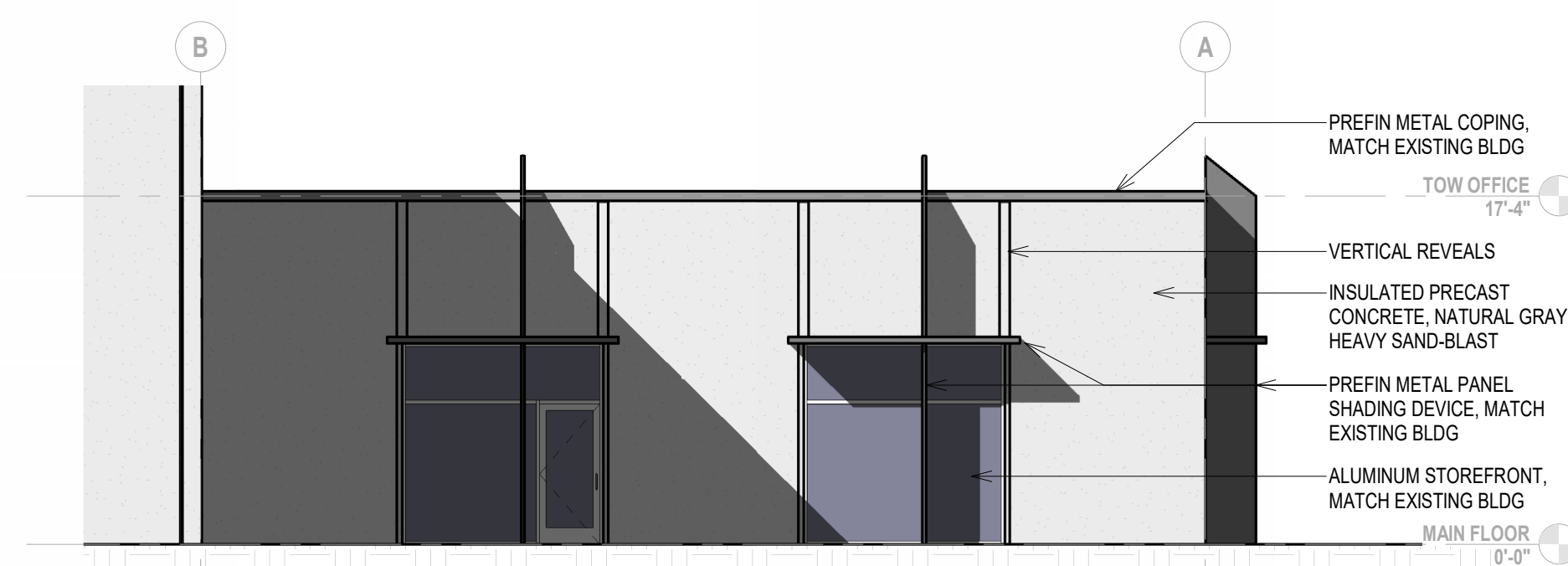
Exterior Materials	West		East		North		South	
	SF	%	SF	%	SF	%	SF	%
Architectural Precast	15,298	94%	14,947	89%	4,984	85%	4,041	83%
Glazing/Storefront	990	6%	0	0%	200	3%	450	8%
Doors - Overhead	0	0%	1,860	11%	640	11%	552	9%
Doors - Opaque Swing	48	0%	0	0%	24	0%	24	0%
Total Area	16,336		16,707		5,848		5,867	



9 ELEVATION - ENLARGED AREA
1/8" = 1'-0"



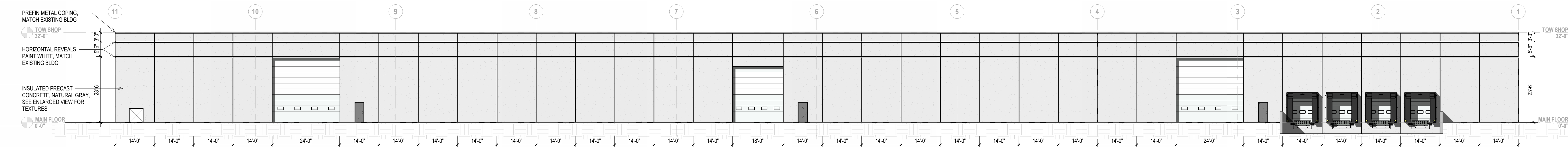
7 SOUTH ELEVATION OFFICE
1/8" = 1'-0"



6 NORTH ELEVATION OFFICE
1/8" = 1'-0"



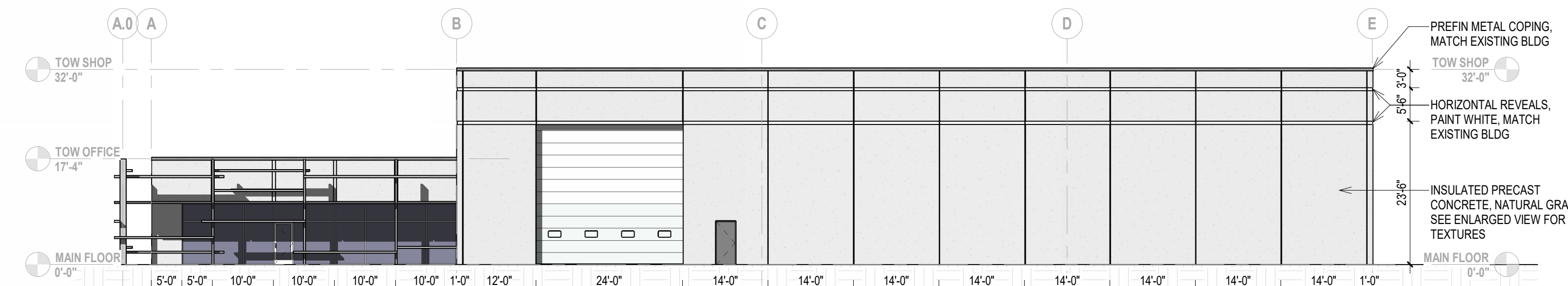
5 WEST ELEVATION OFFICE
1/8" = 1'-0"



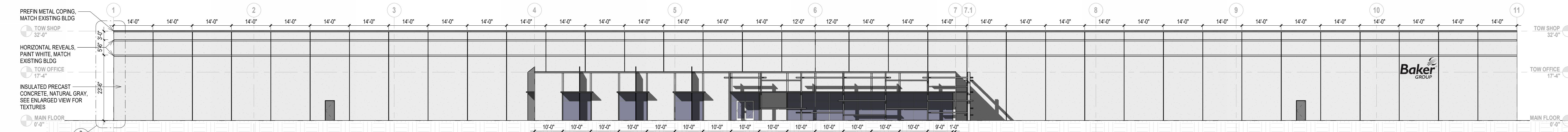
4 EAST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

Baker GROUP

PRODUCTION FACILITY
OUTLOTS T & Z
1600 SE Corporate Woods Drive
Ankeny, IA 50021

Revisions	

ISSUE -- PROJ. RA-24027
EXTERIOR ELEVATIONS



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

1955 SE Oak Drive - Taylored Expressions Building Addition 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 the site plan for 1955 SE Oak Drive, Taylored Expressions Building Addition Site Plan.

ATTACHMENTS

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



N

1 inch = 500 feet

Date: 1/14/2025

1955 SE Oak Drive -

Taylorred Expressions Building Addition Site Plan





Agenda Item: 1955 SE Oak Drive – Taylored Expressions Building Addition Site Plan
Report Date: January 16, 2025
Prepared by: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1955 SE Oak Drive, Taylored Expressions Building Addition Site Plan.

Project Summary:

The subject property is located at 1955 SE Oak Drive on Lot 2, Twin Oaks Business Park Plat 2. The site is approximately 2.70 acres (+/-) in size and is zoned C-2, General Retail and Highway Oriented Commercial District. An existing 19,200 square foot (+/-) building is present on the site that was constructed in 2022. The applicant is now proposing an approximate 9,000 square foot (+/-) building addition on the north side of the existing structure that will be utilized for warehousing associated with the merchandise on the site. The original site plan that was approved for the property in 2021 had outlined a future addition on the site, however, the addition shown at that time was a concept and required a separate site plan for any future additions.

The proposed site plan calls for an approximate 9,000 square foot (+/-) addition to the north side of the building on the site, while also extending the existing parking areas on both the east and west sides as well. The site plan calls for a total of 78 parking stalls, while Code requires 45 stalls for the overall development when considering the size and use. Additional stormwater intakes are proposed to account for the increased stormwater runoff associated with the additional hard surfaced areas on the site. These intakes flow to the existing stormwater management area located near the property's west property line. Landscaping is also proposed to fulfill the additional shading and screening requirements that are a result of the expanded parking areas.

The elevations included with the applicant's submittal call for the addition to be constructed primarily of concrete masonry units, stone, and metal paneling. These are the same materials that were utilized for the existing structure constructed in 2022. A three-foot base of primary materials is present around the entirety of the addition, meeting that particular requirement of the Code. Code also requires the west side of the building to be constructed of 70% primary materials, while the north and east sides should be constructed of at least 50% primary materials. This requirement of the Code has been met for the north and west sides of the building; however, the east side of the proposed addition is slightly below the 50% requirement, showing only 46% primary materials. With that being said, staff is not concerned with the east elevation as the proposed addition is consistent with the materials and design of the existing structure. Staff believes that being consistent with the existing structure is important when considering the quantities utilized with this addition. Additionally, the large overhead doors on the east side of the addition are necessary for operations on the site; however, they do prevent the use of larger quantities of primary materials. Should those doors not be present, the material requirement would likely be fulfilled.

Site Plan Worksheet
1955 SE Oak Drive – Taylored Expressions Building Addition Site Plan

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

A. Site Development

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

The proposed 9,000 square foot building addition is situated in an similar manor to the existing building on the site. The addition is simply extending the building towards the north property line on the site. The parking areas adjacent to the front and rear of the building are being extended to the north as well.

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

The site plan is in conformance with the landscaping and parking requirements of the code.

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

The site provides for adequate parking and circulation in the area. Code requires a minimum of 45 parking stalls for a development of this size and use, with the site plan providing a total of 78 spaces. Sidewalks are already installed on the site.

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

A traffic memo for the site was reviewed and approved in 2021 when the original site plan was approved. The applicant had anticipated the building addition at that time. Traffic should not significantly increase with the building addition.

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

The parking areas on the site will remain on the east and west sides of the building and will be extended towards the north property line. Headlight screening will be provided to lessen any impacts on adjacent streets.

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

One additional door for truck docking is proposed on the east side of the building. No additional storage or trash enclosures are proposed with this building addition.

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

All services to the building will be underground.

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

Lighting on the site will be directed away from adjoining properties and downward.

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

Storm water will drain from one of the multiple storm water intakes on the site to the existing storm water management area near the west property line.

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

Utilities on the site were installed when the existing building was constructed in 2022.

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

The proposed plans meet the open space requirements of the Code with the majority of the open space being provided on the west and north sides of the proposed addition.

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

The proposed landscaping conforms and meets the requirements of the Code.

B. Building Design

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

The proposed addition will bring the total building to size to 28,200 square feet. This is comparable in size and scale to the other commercial developments in the Twin Oaks Business Park.

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

The building materials for the proposed addition consist primarily of concrete masonry units, stone, and metal paneling. The minimum primary material requirements have been met for each of the building elevations, with the exception of the east side, which is 4% below the 50% minimum requirement.

Staff is not concerned with the east façade not meeting the minimum primary material requirement since the original building met this requirement in 2021. The addition bumped that percentage down slightly, however, staff feels that consistency of the building materials and design is more important in this case.

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

Any mechanical or utility equipment on the roof will be screened appropriately to not be visible from public view.

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

There is only one building being proposed on the site.

C. Signs

Final design and allowances of signage will be determined with future sign permits.

D. Factors for Evaluation

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

1. **Conformance to Design Standards and other applicable code requirements**

The plans submitted generally conform to the written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks and other sites in the neighboring area.

3. **Layout and utilization of building, parking, drive-ways, and open spaces.**

The layout and circulation system for traffic on the site is appropriate and comparable to similar commercial development within the Twin Oaks Business Park.

4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed building addition is comparable in scale and style to the existing commercial developments along within the Twin Oaks Business Park.

5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impact on these utility systems can be accommodated adequately.

Jan. 10, 2025

Planning and Zoning Commission & City Council
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023-1564

RE: TAYLORED EXPRESSIONS SITE PLAN (1955 SE OAK DR.)
SITE PLAN SUBMITTAL
S&A PROJECT NO. 124.0880.01

Dear Honorable Mayor, City Council Members, & Planning and Zoning Commission:

On behalf of Taylored Expressions, please find the accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the Site Plan.

The developer is proposing a 9,000 SF Commercial building expansion with employee parking and service dock area improvements. Upon approval, construction is proposed to begin spring 2025.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff.

Submittal materials are as follows:

1. 4 copies of the Site Plan
2. 1 signed copy of the SWMP
3. 4 copies of the Colored Building Elevations

Please feel free to contact me at your convenience should you have any questions or comments. Thanks.

Sincerely,

SNYDER & ASSOCIATES, INC.



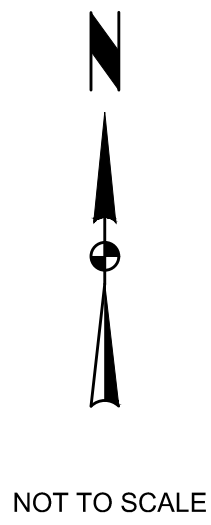
Jon L. Hanson, PE

cc: Jon Von Bruggen, Taylored Expressions
Stephanie Poole, Simonson & Assoc.

SITE PLAN
FOR 2025 SITE IMPROVEMENTS
TAYLORED EXPRESSIONS
1955 SE OAK DRIVE
CITY OF ANKENY, POLK COUNTY, IOWA

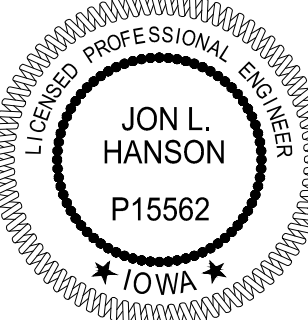
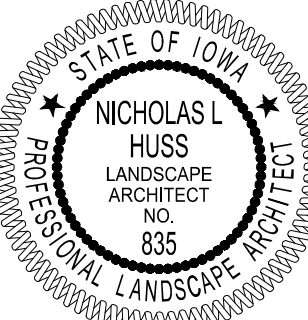


VICINITY MAP



SHEET LIST TABLE	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	OVERALL SITE PLAN
C300	DIMENSION AND UTILITY PLAN
C400	GRADING PLAN
C500	LANDSCAPE PLAN

OWNER / DEVELOPER
TAYLORED EXPRESSIONS
1955 SE OAK DRIVE
ANKENY, IA 50021
CONTACT: JON VAN BRUGGEN
PHONE: 515-207-1205
EMAIL: JON@TAYLOREDEXPRESSIONS.COM

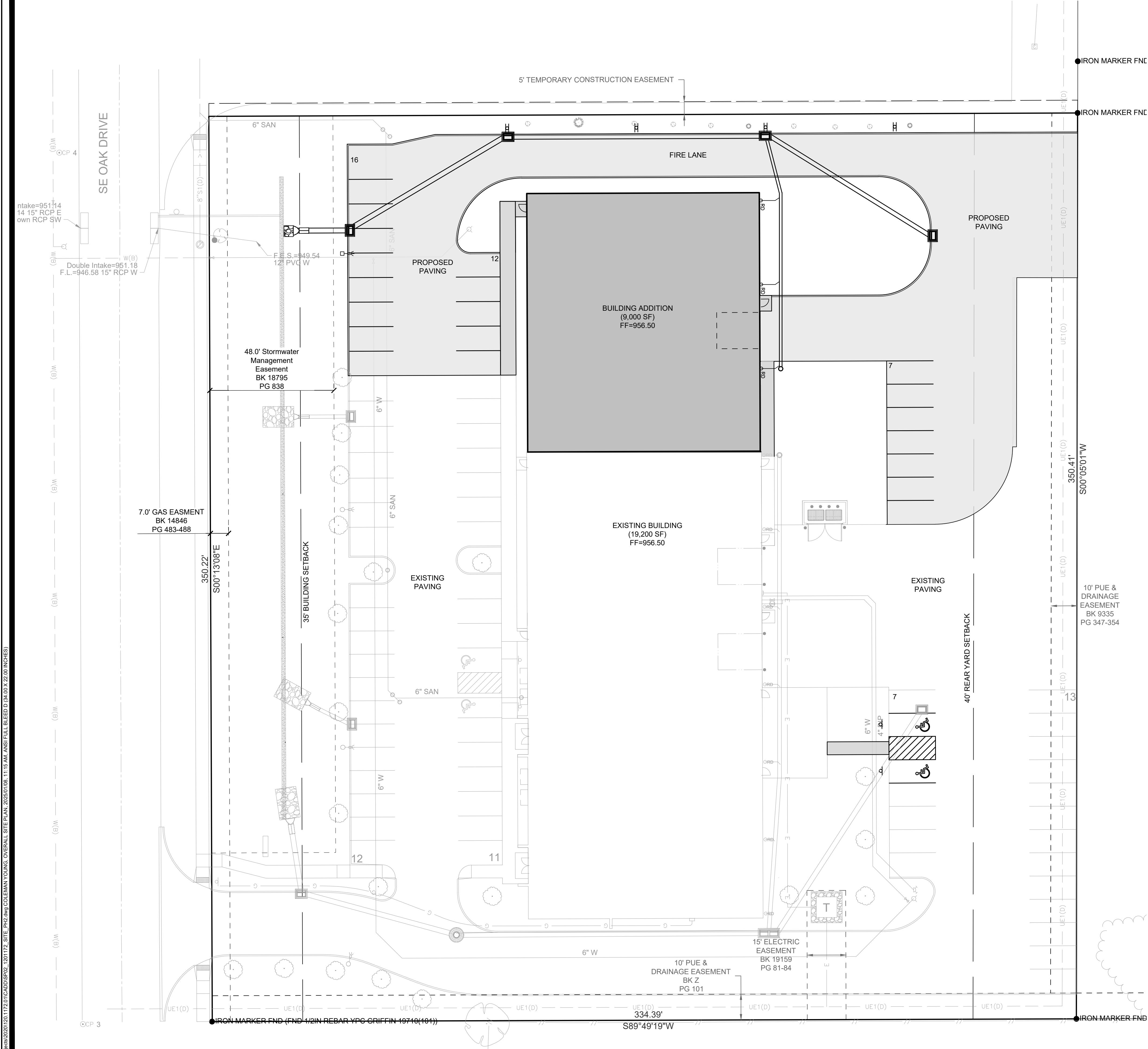
	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa. <i>Jon L. Hanson</i> 01/0/2025 Jon L. Hanson, P.E. Date License Number P15562 My License Renewal Date is December 31, 2026 Pages or sheets covered by this seal: SHEETS C100 - C400
	I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa. <i>Nicholas L. Huss</i> 01/10/2025 Nicholas L. Huss, PLA Date License Number 835 Pages or sheets covered by this seal: SHEET C500 License Expires: June 30, 2026

2025 SITE IMPROVEMENTS - TAYLORED EXPRESSIONS		ANKENY, IOWA	
TITLE SHEET		SNYDER & ASSOCIATES, INC.	
Project No: 124.0880.01		Sheet C100	
2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com			

MARK	1	CITY SECOND SUBMITTAL	01/10/25	CLY
Engineer: J.L.H.	Checked By: CDD	REVISION	DATE	BY
Technician: CLY	Date: 12/20/2024	T-R-S: TTN-RRW-SS	Scale: 1" = 600'	

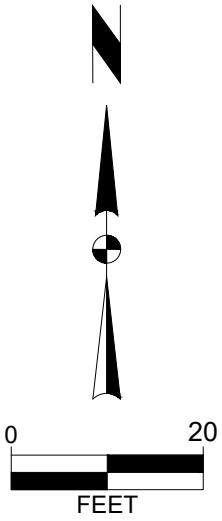


V:\proj\2025\20250101_17201CAD\05P02_1201712 SITE PHG.dwg COLEMAN YOUNG, OVERALL SITE PLAN 20250108, 11:18 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



SITE PLAN GENERAL NOTES

- A. 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.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- D. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE 2024 SUDAS SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- F. THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- G. SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.



2025 SITE IMPROVEMENTS - TAYLORED EXPRESSIONS

OVERALL SITE PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.0880.01

Sheet C200

DATE	BY	REVISION
01/10/25	CLY	CITY SECOND SUBMITTAL
12/20/2024	CLY	Checked By: CDD Date: 12/20/2024 T-R-S: TTN-RRW-SS
1	MARK	Engineer: J.L.H. Technician: CLY
Project No: 124.0880.01		
Sheet C200		

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



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BOLL	6" GALVANIZED CONCRETE FILLED BOLLARD
CMU	BURNISHED BLOCK VENEER (INSTALLED PER MFR.); COLOR: LIGHT GRAY
COP	PREFINISHED METAL COPING; COLOR: LIGHT GRAY
DS	PREFINISHED METAL DOWNSPOUT; COLOR TO MATCH SURROUNDING MATERIAL
GUT	PREFINISHED METAL GUTTER; COLOR: LIGHT GRAY
MP-1	RIBBED METAL PANEL SYSTEM (INSTALLED PER MFR.); INSTALLED VERTICALLY W/ HIDDEN FASTENERS; COLOR: LIGHT GRAY
MP-2	FLAT METAL PANEL SYSTEM (INSTALLED PER MFR.); HIDDEN FASTENERS; COLOR: WHITE
SF	T.B. ALUMINUM STOREFRONT FRAMING: CLEAR ANODIZED FINISH
SILL	STONE CAP WITH DRIP EDGE
STN	MANUFACTURED VENEER STONE (INSTALLED PER MFR.); EL DORADO STACKED STONE (OR EQ.); COLOR BLACK RIVER
VIS-1	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING
VIS-2	1" INSULATED FRITTED GLASS: COLOR TO MATCH MP-2

MISCELLANEOUS EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - BOLLARDS: CONCRETE FILLED GALVANIZED STEEL BOLLARDS
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE
 - METAL STAIRS & RAILINGS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL
 - FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - OVERHEAD PANEL DOORS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL.
 - LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
 - MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

MATERIAL CALCULATIONS:

WEST ELEVATION (FRONT):

TOTAL WALL AREA 8268 SF
* NOTE: THIS INCLUDES EXISTING BUILDING + ADDITION

CMU VENEER:	2435 SF	CLASS 1 MATERIALS = 77%
GLAZING:	1770 SF	
STONE:	2155 SF	
METAL PANEL:	1908 SF	

NORTH ELEVATION:

TOTAL WALL AREA 2502 SF

CMU VENEER:	770 SF	CLASS 1 MATERIALS = 68%
GLAZING:	106 SF	
STONE:	828 SF	
METAL PANEL:	798 SF	

EAST ELEVATION (REAR):

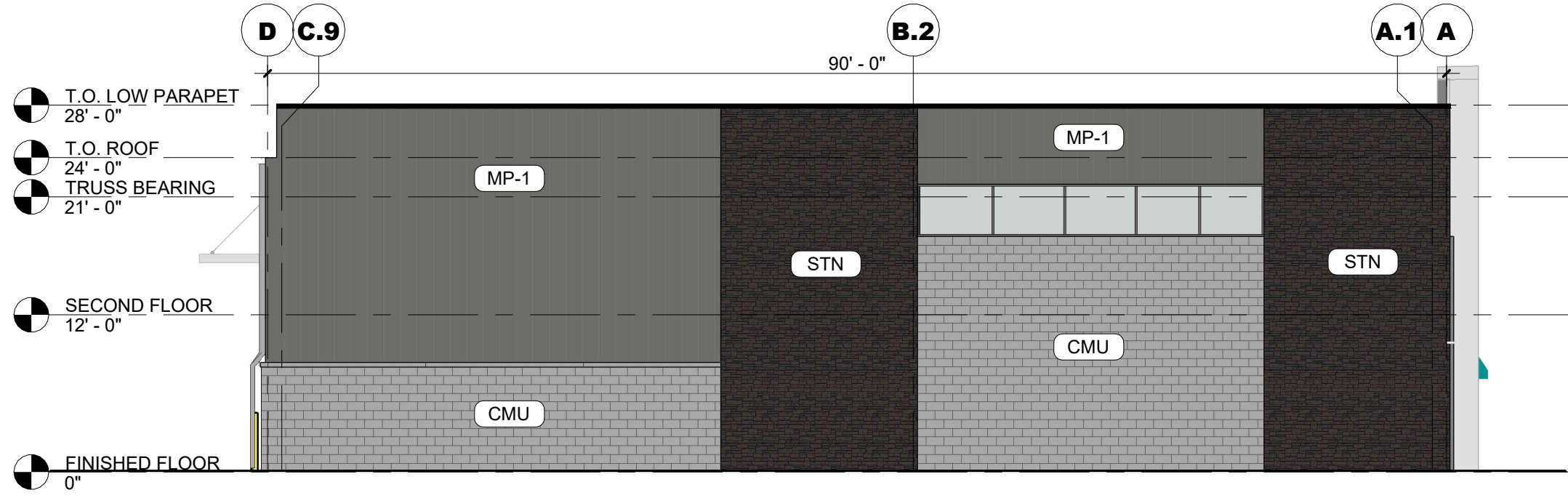
TOTAL WALL AREA 6730 SF
* NOTE: THIS INCLUDES EXISTING BUILDING + ADDITION

CMU VENEER:	1474 SF	CLASS 1 MATERIALS = 46%
GLAZING/OPENINGS:	1600 SF	
STONE:	0 SF	
METAL PANEL:	3656 SF	

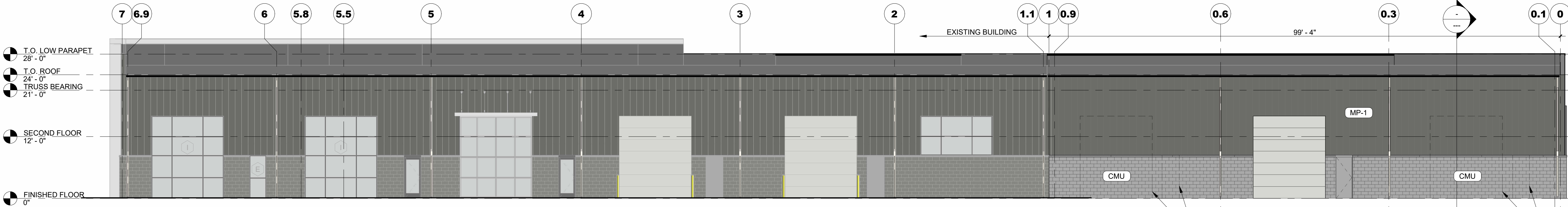
NOTE: WE ARE ASKING FOR LENIENCY ON THE 50% REQUIREMENT ON THE EAST GIVEN OUR NORTH ELEVATIONS (ALSO 50% REQUIREMENT) IS WELL BEYOND THIS & IS THE MOST VISIBLE BETWEEN THE TWO FROM THE R.O.W.

GENERAL EXTERIOR ELEVATION NOTES

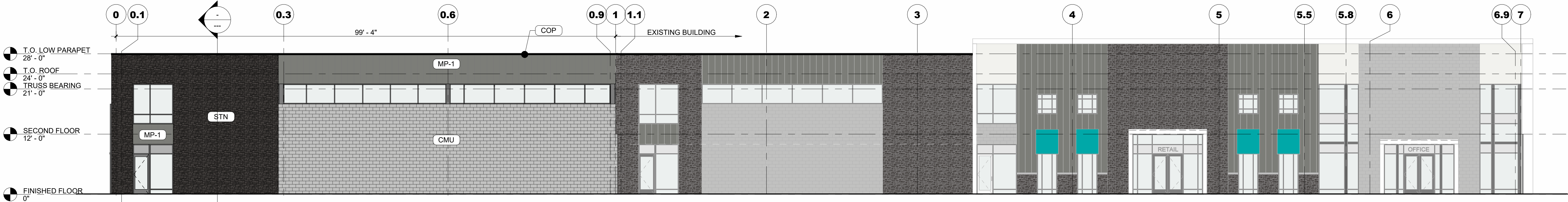
1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
 2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
 3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
 4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
 5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
 6. MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
 7. ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
 8. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
 9. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
 10. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
 11. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
 12. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE. AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
 13. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEERS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
 14. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
 15. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).
- ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDANANCE BY OTHERS.



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Pine Lake Estates Plat 2 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

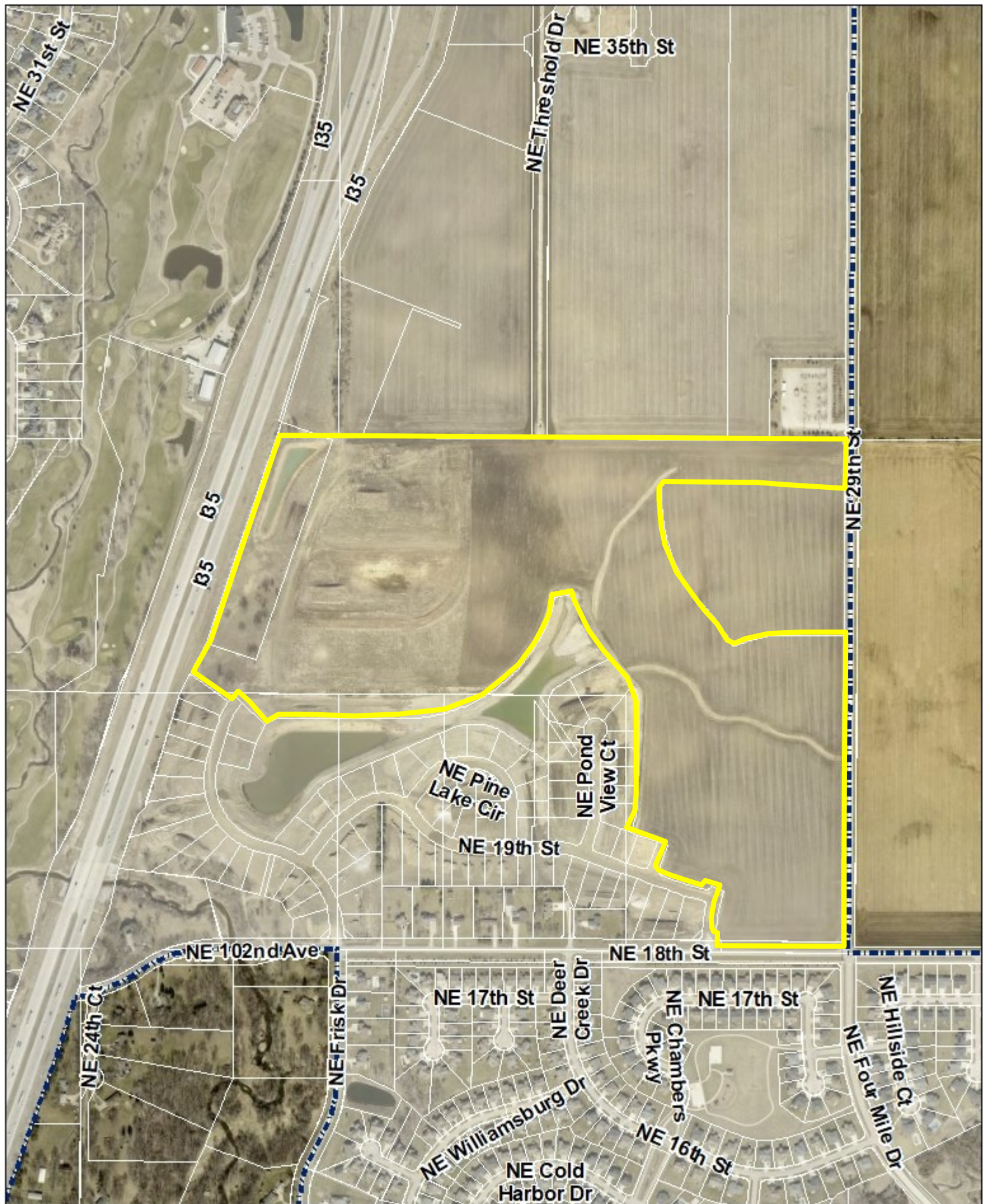
ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Pine Lake Estates Plat 2 Final Plat.

ATTACHMENTS

1. Aerial Map

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



Agenda Item: Pine Lake Estates Plat 2 Final Plat
Report Date: January 2, 2025
Prepared By: Laura Hutzell *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Pine Lake Estates Plat 2 Final Plat.

Project Summary:

Pine Lake Estates Plat 2 Final Plat is a proposed 108.71-acre (+/-) plat located east of Interstate 35 and north of NE 18th Street and west of NE Four Mile Drive. The Plat includes 77 single family lots ranging from .14 to .53 acres in size and Outlot Z for future development. The proposed development is zoned PUD, Planned Unit Development per a recent rezoning approved by the Ankeny City Council on October 21, 2024. Stormwater detention will be provided via a large pond located in Pine Lake Estates Plat 1. A 5.96-acre public park (Outlot Y) lot is to be dedicated to the City with this plat, which covers the dedication requirements for this plat, as well as much of the remaining Pine Lake Estates development. The remaining .82 acres required will be dedicated with a future plat or via payment in lieu of.

Public streets are proposed, along with public sanitary sewer, water main, and storm sewer.

Project Report:

- Streets:** The subject development will be primarily accessed from NE Frisk Drive running north/south, eventually turning into NE 25th Street as it curves going east. The development will also be accessed from the north via NE Threshold drive which extends south and then west creating a looped connection back to NE Frisk Drive. NE 24th street will provide east/west access between these two streets.
- Water:** Service for the development will stem from a 12" water main installed along NE 18th Street at the south end of the Pine Lake Estates development. 8" mains will be extended throughout the development.
- Sewer:** A 36-inch sanitary trunk main exists in the southwest corner of the Pine Lake Estates development. A 15" sewer main will connect to the 36" existing line running north through the development and NE Frisk Drive.
- Drainage:** Stormwater in this area generally flows from east to west. The area lies within the Middle Fourmile Creek Subwatershed.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Pine Lake Estates Plat 2

NAME OF OWNER/ DEVELOPER: DRA Properties, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of NW 18th Street, east of Interstate 35, west of
NE Four Mile Drive
SIZE OF PLAT: 108.71-acres
ZONING: PUD, Planned Unit Development

LOTS:

NUMBER: 77 single-family lots
SIZE/DENSITY: 1.41 units per acre
USE: Single Family Residential
BUILDING LINES: 35' front yard setback; 35' rear yard setback; 20' (>1 story-10'
minimum); 18' (1 story-8' minimum)

PARK SITE DEDICATION:

A 5.96-acre public park (Outlot Y) lot is to be dedicated to the City with this plat, which covers the dedication requirements for this plat, as well as much of the remaining Pine Lake Estates development. The remaining .82 acres will be dedicated with a future plat or via payment in lieu of.

ADJACENT LANDS:

NORTH: Plaza 36 Plat 1, PUD
SOUTH: Pine Lake Estates Plat 1, R-1
EAST: Undeveloped Pine Lake Estates, PUD
WEST: Interstate ROW

STREET DEVELOPMENT:

NAME: NE Frisk Drive
LENGTH: 1,062.92'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 25th Street
LENGTH: 920.45'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE 24th Street
LENGTH: 736.97'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Threshold Drive
LENGTH: 1,666.51'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 77 units X 3 person. per house X 990 gal. per day/pers.= 228,690 GPD
WRA CAPACITY: 47 MGD; current daily avg. 18 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 36" Trunk Sewer in SW Corner of plat boundary.

STORM WATER:

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

WATER SYSTEM:

USAGE: 77 units X 3 persons/house X 100 gal. per day/person = 23,100 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

December 31, 2024

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Pine Lake Estates Plat 2 Final Plat

Planning and Building Director, Planning and Zoning Commissioners, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, LC, we are submitting the enclosed Final Plat for Pine Lake Estates Plat 2. The project is located along the east side Interstate 35, west of NE Four Mile Drive and north of NE 18th Street. The property consists of 108.71 acres and was rezoned to Planned Unit Development in October of 2024.

The final plat proposes 77 single family lots ranging from 0.14 to 0.53 acres in size. Public streets are proposed along with public sanitary sewer, water main, and storm sewer. Stormwater detention will be provided in a large pond located in Pine Lake Estates Plat 1. A 5.96 acre public park lot is to be dedicated to the City of Ankeny.

We respectfully request the City's review and approval of this Final Plat to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,



Adam Schoeppner, PLS
NILLES ASSOCIATES, INC.

INDEX LEGEND	
COUNTY: POLK COUNTY, IOWA	CITY: ANKENY
LOCATION: OUTLOT Y, NURSERY DRIVE ESTATES PLAT 1 PARCEL A OF OUTLOT Y, NURSERY DRIVE ESTATES PLAT 1 SOUTH HALF OF THE SE 1/4 SW 1/4 OF SECTION 07 - TWP 80 - RGE 23, EAST OF I-35	
REQUESTED BY & PROPRIETOR:	DRA PROPERTIES, LC c/o TARA MEREDITH 1515 NE 38TH STREET ANKENY, IOWA 50021 PHONE: (515) 965-5251
SURVEYOR: ADAM D. SCHOEPFNER, PLS #26306	
SURVEY COMPANY: NILLES ASSOCIATES, INC.	
RETURN TO: ADAM D. SCHOEPFNER, PLS NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123	

	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. Signature: _____ Name: Adam D. Schoeppner, P.L.S. No. 26306 _____ Date _____ My license renewal date is December 31, 2025 _____ Date of survey: 06/11/24 Pages or sheets covered by this seal: Sheets 1-4 of 4 sheets
---	--

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	48.09	30.00'	91°50'17"	43.10'	N43°44'16"W
C2	229.15	765.00'	17°08'46"	228.30'	N10°45'46"E
C3	37.67'	25.00'	86°200"	34.21'	S62°30'39"W
C4	45.61'	800.00'	4°21'21"	45.60'	N27°08'41"W
C5	39.27	25.00'	90°000"	35.36'	N24°58'01"W
C6	116.91'	150.00'	44°39'23"	113.97'	N21°59'35"E
C7	548.59'	1350.00'	23°16'58"	544.82'	N32°40'48"W
C8	1078.31'	790.00'	78°12'20"	996.53'	S51°13'57"W
C9	42.80	330.00'	7°25'49"	42.77'	S39°52'04"W
C10	144.33'	2035.00'	4°03'49"	144.30'	N87°38'32"E
C11	140.76'	1965.00'	4°06'16"	140.73'	N87°36'45"W
C12	39.27	25.00'	90°000"	35.36'	S45°20'07"W
C13	623.52	800.00'	44°39'23"	607.86'	N21°59'35"E
C14	220.02'	700.00'	18°00'31"	219.11'	S35°19'01"E
C15	37.20	25.00'	85°15'10"	33.86'	S68°56'21"E
C16	243.18	635.00'	21°56'30"	241.69'	N79°24'19"E
C17	88.53'	330.00'	15°22'16"	88.27'	S43°50'18"W
C18	45.74'	330.00'	7°56'27"	45.70'	S47°33'13"W
C19	41.58	300.00'	7°56'27"	41.55'	N47°33'13"E
C20	37.42'	270.00'	7°56'27"	37.39'	S47°33'13"W
C21	128.61'	530.00'	13°54'14"	128.30'	N44°34'19"E
C22	268.15'	470.00'	32°41'21"	264.53'	N35°10'46"E
C23	285.27'	500.00'	32°41'21"	281.41'	N35°10'46"E
C24	36.30	25.00'	83°12'02"	33.20'	S78°13'14"W
C25	148.98'	280.00'	30°29'08"	147.23'	S74°25'19"E
C26	137.90	250.00'	31°36'13"	136.16'	N73°51'34"W
C27	114.65'	220.00'	29°51'32"	113.36'	S74°40'07"E
C28	37.55'	25.00'	86°02'53"	34.12'	S16°46'54"E
C29	68.52	530.00'	7°24'27"	68.47'	N22°32'13"E
C30	58.00	350.00'	9°29'39"	57.93'	S75°54'44"E
C31	24.74'	350.00'	4°03'01"	24.74'	S82°41'04"E
C32	30.27	350.00'	4°57'18"	30.26'	S87°11'14"E
C33	39.28	25.00'	90°0053"	35.36'	S63°50'31"W
C34	67.86'	210.00'	18°3051"	67.56'	S80°24'28"E
C35	110.01'	430.00'	14°39'30"	109.71'	N83°00'22"E
C36	74.19	290.00'	14°39'30"	73.99'	N83°00'22"E
C37	111.01'	430.00'	14°47'30"	110.70'	N68°16'52"E
C38	74.87'	290.00'	14°47'30"	74.66'	N68°16'52"E
C39	101.01'	430.00'	13°27'35"	100.78'	N54°09'19"E
C40	68.13	290.00'	13°27'35"	67.97'	N54°09'19"E
C41	101.01'	430.00'	13°27'35"	100.78'	N40°41'45"E
C42	68.13'	290.00'	13°27'35"	67.97'	N40°41'45"E
C43	101.01'	430.00'	13°27'35"	100.78'	N27°14'10"E
C44	68.13'	290.00'	13°27'35"	67.97'	N27°14'10"E
C45	101.01'	430.00'	13°27'35"	100.78'	N13°46'35"E
C46	68.13	290.00'	13°27'35"	67.97'	N13°46'35"E
C47	50.37	430.00'	6°42'41"	50.34'	N34°12'27"E
C48	33.97'	290.00'	6°42'41"	33.95'	N34°12'27"E
C49	39.27	25.00'	89°59'59"	35.36'	S45°20'08"W
C50	39.27	25.00'	90°0000"	35.36'	S44°39'53"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C51	39.27	25.00	90°00'00"	35.36'	N45°20'07"E
C52	32.48	330.00	5°38'24"	32.47'	S87°30'55"W
C53	675.44'	430.00	90°00'00"	608.11'	N45°20'07"E
C54	40.93'	330.00'	7°06'22"	40.90'	S74°02'11"W
C55	40.93	330.00	7°06'22"	40.90	S86°55'49"W
C56	40.93'	330.00'	7°06'22"	40.90'	S58°49'28"W
C57	374.38'	300.00'	71°30'02"	350.55'	N54°35'06"E
C58	46.29'	470.00'	5°38'35"	46.27'	S59°05'34"W
C59	50.25'	330.00'	8°43'26"	50.20'	S51°54'34"W
C60	71.56'	470.00'	8°43'26"	71.49'	S51°54'34"W
C61	50.25'	330.00'	8°43'26"	50.20'	S43°11'08"W
C62	71.56'	470.00'	8°43'26"	71.49'	S43°11'08"W
C63	40.93'	330.00'	7°06'22"	40.90'	S35°16'14"W
C64	58.29'	470.00'	7°06'22"	58.25'	S35°16'14"W
C65	40.93'	330.00'	7°06'22"	40.90'	S28°09'53"W
C66	58.29'	470.00'	7°06'22"	58.25'	S28°09'53"W
C67	33.27'	330.00'	5°46'37"	33.26'	S21°43'23"W
C68	47.39'	470.00'	5°46'37"	47.37'	S21°43'23"W
C69	39.27'	25.00	90°00'00"	35.36'	S26°09'55"E
C70	48.43'	150.00'	18°29'58"	48.22'	S80°24'54"E
C71	138.33'	270.00'	29°21'18"	136.82'	S35°24'30"W
C72	165.72'	270.00'	35°09'59"	163.13'	S67°40'09"W
C73	23.95'	270.00'	5°04'59"	23.95'	S87°47'38"W
C74	39.27'	25.00'	89°59'59"	35.36'	N44°39'54"W
C75	39.27'	25.00'	90°00'00"	35.36'	N45°20'07"E
C76	39.27'	25.00'	90°00'00"	35.36'	N44°39'53"W
C77	40.40'	230.00'	10°03'54"	40.35'	N5°22'04"E
C78	116.23'	230.00'	28°57'18"	115.00'	N24°52'40"E
C79	408.41'	260.00'	90°00'00"	367.70'	S45°20'07"E
C80	116.23'	230.00'	28°57'18"	115.00'	N53°49'58"E
C81	45.48'	90.00'	28°57'18"	45.00'	N24°52'40"E
C82	45.48'	90.00'	28°57'18"	45.00'	N53°49'58"E
C83	88.41'	230.00'	22°01'29"	87.87'	N79°19'22"E
C84	34.80'	90.00'	22°01'29"	34.38'	N79°19'22"E
C85	43.49'	150.00'	16°36'44"	43.34'	S81°21'39"E
C86	39.26'	25.00'	89°58'21"	35.35'	S28°09'05"E
C87	58.12'	180.00'	18°29'58"	57.87'	N80°24'54"E
C88	39.27'	25.00'	90°00'00"	35.36'	S63°50'05"W
C89	67.80'	210.00'	18°29'58"	67.51'	S80°24'54"E
C90	58.12'	180.00'	18°29'58"	57.87'	N80°24'54"E
C91	455.53'	300.00'	90°00'00"	410.12'	N45°20'07"E
C92	361.28'	230.00'	90°00'00"	325.27'	N45°20'07"E
C93	411.81'	330.00'	71°30'02"	385.61'	S54°35'06"E
C94	353.39'	470.00'	43°04'47"	345.12'	S40°22'28"W
C95	40.93'	330.00'	7°06'22"	40.90'	S81°08'32"W
C96	8.94'	270.00'	1°53'48"	8.94'	S18°46'58"W
C97	15.81'	90.00'	10°03'54"	15.79'	N5°22'04"E
C98	5.01'	150.00'	1°54'53"	5.01'	S27°05'42"E
C99	82.74'	350.00'	13°32'39"	82.54'	N77°56'15"E
C100	141.37'	90.00'	90°00'00"	127.28'	S45°20'07"E

	Found section corner monument, as noted	1.
	Set section corner monument, 5/8" IR with blue cap #26306, unless otherwise noted	2.
	Found monument 1/2" IR unless otherwise noted	3.
	Found monument 1/2" IR with yellow cap #12846, unless otherwise noted	4.
	Set monument 5/8" IR with blue cap #26306, unless otherwise noted	
IR	Round iron rebar (outside diameter)	
IP	Round iron pipe (outside diameter)	
(R)	Record dimension	
R.O.W.	Right - of- way	5.
D.E.	Drainage Easement	
E.E.	Electric Easement	6.
I.E.E.	Ingress / Egress Easement	
M.E.C.	MidAmerican Energy Company Underground Electric Easement	7.
P.U.E.	Public Utility Easement	8.
S.S.E.	Sanitary Sewer Easement	
S.T.S.E.	Storm Sewer Easement	9.
S.W.E.	Sidewalk Easement	
	Surface Water	10.
S.W.F.E.	Flowage Easement	11.
	Storm Water Management	
S.W.M.F.C.	Facility Maintenance Covenant And Permanent Easement	
T.E.	Temporary Infrastructure Easement	
W.E.	Water main Easement	

<i>BULK REGULATIONS</i>						
LOT NUMBERS	LOT TYPES	WIDTH @ FRONT SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	MINIMUM REAR SETBACK
1-2	MANOR	100' +	35'	7'	25'	25'
3	ESTATE	80' - 99'	30'	7'	20'	25'
4-55	VILLAGE	65' - 79'	30'	7'	15'	25'
56-77	GARDEN	40'-50'	25'	5'	15'	25'

NOTES:

1. REFER TO THE PINE LAKE ESTATES P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES

SUBJECT PROPERTY LEGAL DESCRIPTION

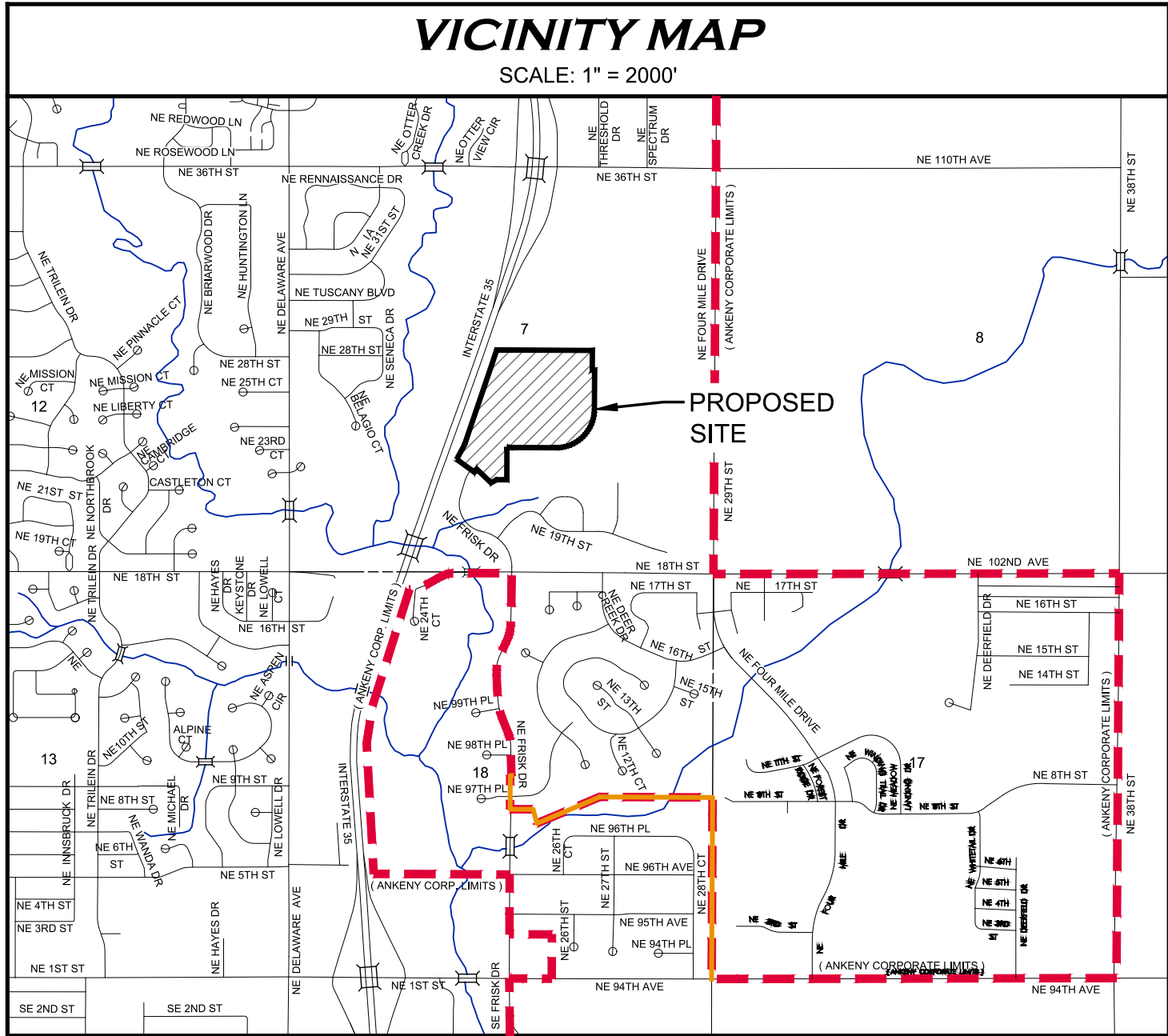
AND that part of Outlot Y, NURSERY DRIVE ESTATES PLAT NO. 1, an official plat, located in Polk County, Iowa, EXCEPT Parcel A as shown on the plat of survey recorded in Book 10265, Page 844;

AND that part of the East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35, EXCEPT Parcel B of said the East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, as shown on the plat of survey recorded in Book 7242, Page 378; AND the Northeast Quarter of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35;

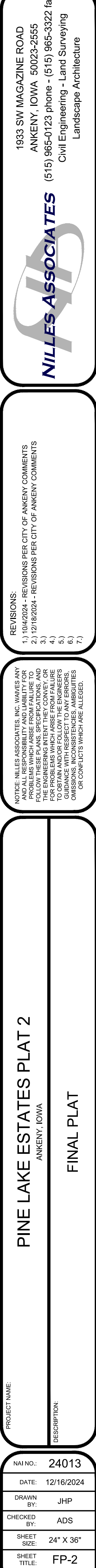
beginning at the southeast corner of the Southeast Quarter of said Section 7; thence N 89° 39' 24" W, along the south line of said Southeast Quarter of Section 07, distance of 654.98 feet, to the east line of PINE LAKE ESTATES PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa thence N 00° 20' 36" E, along said east line of PINE LAKE ESTATES PLAT 1, a distance of 60.00 feet, thence northwesterly 48.09 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 30.00 feet, a delta angle of 91° 50' 17" and a chord distance of 43.10 feet which bears N 43° 44' 16" W; thence northeasterly 229.15 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described curve, having a radius of 765.00 feet, a delta angle of 17° 09' 46" and a chord distance of 228.30 feet which bears N 10° 45' 46" E; thence N 70° 39' 21" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 70.00 feet, thence southwesterly 37.67 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 86° 20' 00" and a chord distance of 34.21 feet which bears S 62° 30' 39" W; thence N 74° 19' 22" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 117.77 feet; thence northwesterly 45.61 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 600.00 feet, a delta angle of 04° 21' 21" and a chord distance of 45.60 feet which bears N 72° 08' 41" W; thence N 69° 58' 01" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 68.96 feet; thence northwesterly 39.27 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 90° 00' 00" and a chord distance of 35.36 feet which bears N 24° 58' 01" W; thence N 20° 01' 59" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 130.00 feet, thence N 69° 58' 01" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 199.94 feet; thence N 16° 42' 04" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 88.04 feet, thence N 04° 53' 25" E, continuing along said east line of PINE LAKE ESTATES PLAT 1 a distance of 80.90 feet; thence N 00° 20' 07" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 502.13 feet; thence northwesterly 116.91 feet along a curve to the left, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 150.00 feet, a delta angle of 44° 39' 23" and a chord distance of 113.97 feet which bears N 21° 59' 35" W; thence northwesterly 548.59 feet along a reverse curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described curve, having a radius of 1350.00 feet, a delta angle of 23° 16' 58" and a chord distance of 544.82 feet which bears N 32° 40' 48" W, to the north line of said PINE LAKE ESTATES PLAT 1; thence S 78° 26' 41" W, along said north line of PINE LAKE ESTATES PLAT 1, a distance of 91.49 feet; thence southwesterly 1078.31 feet along a curve to the right, continuing along said north line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 790.00 feet, a delta angle of 78° 12' 20" and a chord distance of 996.53 feet which bears S 51° 13' 57" W; thence N 89° 39' 53" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 657.22 feet; thence S 60° 35' 03" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 69.22 feet; thence N 46° 25' 01" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 219.58 feet;

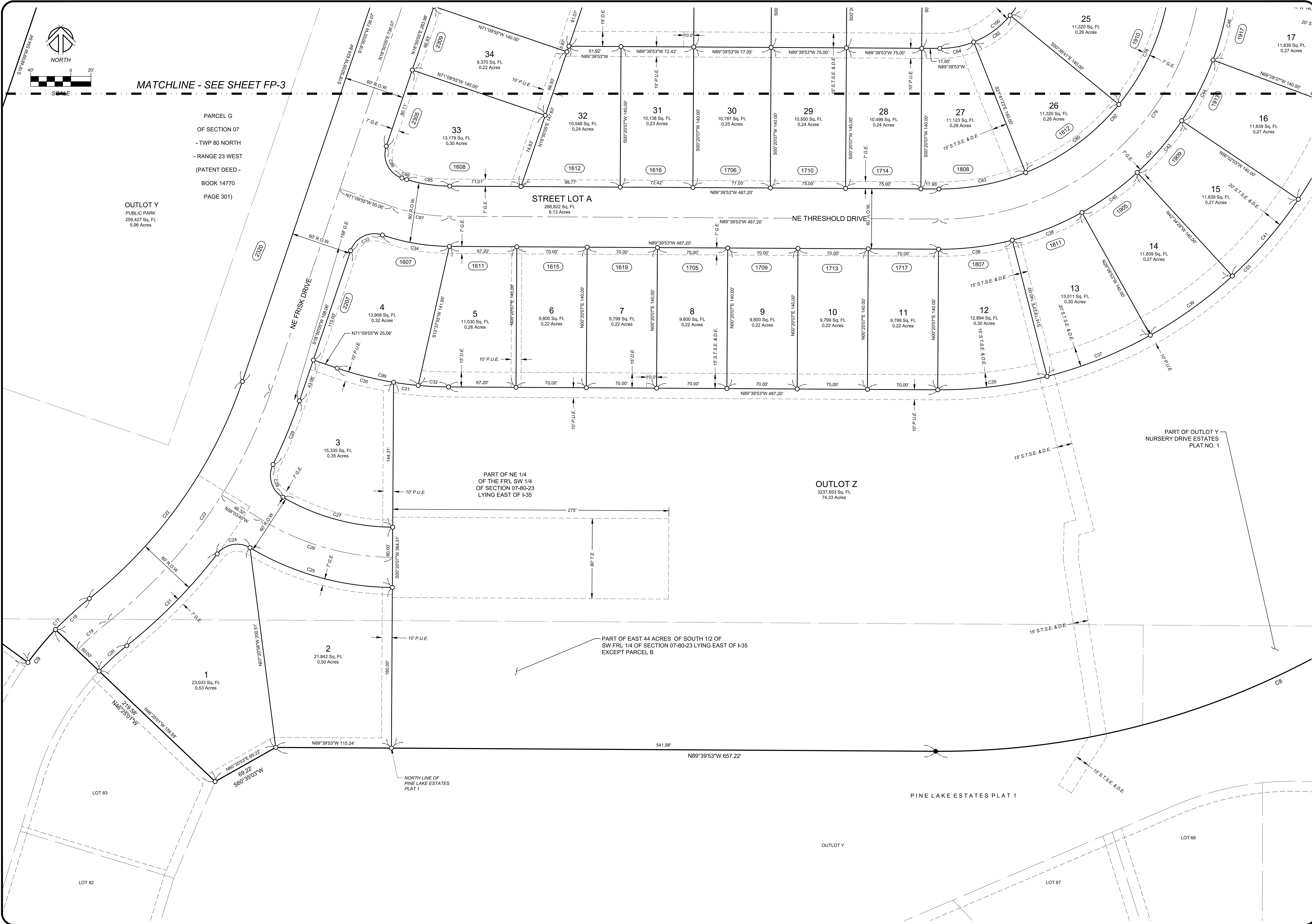
Containing 108.71 Acres, more or less

Subject to easements, covenants and restrictions of record



1. Land area : 108.71 acres
2. The north line of the Southeast Quarter of Section 07, Township 80 North, Range 23 West is assumed to bear South 87° 37' 30" East.
3. Zoning : Pine Lake Estates PUD
4. The site lies within Zone AE Regulatory Floodway with areas of special flood hazard with base flood elevations or depth, Zone AE with base flood elevations or depth, Zone A without base elevations or depth, Zone X with areas of 0.2% annual chance flood hazard, and Zone X with areas of minimal flood hazard; all of which as shown on the Flood Insurance Rate Map Community Panel Number 190153 C0205F, with an effective date of February 1, 2019.
5. Street Lot A to be dedicated to the City of Ankeny for public right-of-way purposes.
6. Outlot X is to be owned and maintained by the Pine Lake Estates Homeowner's Association.
7. The Developer is responsible for any recommendations from the City approved Traffic Impact Study.
8. Outlot Y shall be dedicated to the City as Parkland.
9. Driveways shall be constructed to avoid storm sewer structures or ramps for lots 20, 23, 50, and 52.
10. Street Trees are required per the Pine Lake Estates PUD.
11. Fencing is required between Outlot X and the Public Park on Outlot Y.







PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
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. January 21, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, February 4, 2025
3. December 2024 Building Permits Report
4. Plan and Zoning Commission 2023 Annual Report
5. Commissioner's Reports.

ATTACHMENTS

1. December 2024 Building Permits Report
2. 2024 Plan and Zoning Commission Summary

**City of Ankeny
Building Permit Report**

Month of December 2024

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	December-24		December-23		1/1/2024-12/31/2024		1/1/2023-12/31/2023		7/1/2024-12/31/2024	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	8	\$3,185,020	25	\$9,723,176	393	\$151,797,179	401	\$137,758,562	145	\$57,775,575
New Single Family Attached/Duplex	30	\$5,888,548	4	\$1,672,696	259	\$64,204,908	211	\$56,467,360	183	\$44,567,105
New Multi - Family	1	\$50,386	0	\$0	9	\$18,439,709	2	\$11,805,685	6	\$16,824,943
Total New Residential Permits	39	\$9,123,954	29	\$11,395,872	661	\$234,441,796	614	\$206,031,607	334	\$119,167,623
Additions/Alterations/Other (1)	22	\$354,352	49	\$921,534	757	\$8,983,447	787	\$10,396,963	393	\$4,741,981
Total New Dwelling Units	38		29		834		663		500	
NON-RESIDENTIAL										
New Commercial *	4	\$35,224,336	0	\$0	18	\$81,983,426	27	\$54,749,860	13	\$71,318,346
COM Additions/Alterations/Other	6	\$1,685,616	6	\$542,860	101	\$49,178,171	84	\$43,789,718	49	\$17,428,690
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	5	\$317,908	1	\$17,000	3	\$236,160
New School	0	\$0	0	\$0	0	\$0	2	\$6,930,500	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	2	\$3,612,000	5	\$325,913	0	\$0
Total Non Residential Permits	10	\$36,909,952	6	\$542,860	126	\$135,091,505	119	\$105,812,991	65	\$88,983,196
MISC PERMITS (2)	36	\$108,517	41	\$109,895	807	\$1,270,391	914	\$1,638,026	376	\$507,806
TOTALS	107	\$46,496,775	125	\$12,970,161	2351	\$379,787,139	2434	\$323,879,587	1168	\$213,400,606

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from December 2024

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	12/2/2024	\$388,960	24-6196-NEW	2723 NW Greenwood St	Redwood Builders	Redwood Builders
Single Family Detached	New Building	12/2/2024	\$374,928	24-6300-NEW	2815 NW Greenwood St	Leto Built	Leto Built
Single Family Detached	New Building	12/3/2024	\$421,053	24-6180-NEW	514 NE 58th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	12/11/2024	\$414,474	24-6437-NEW	3417 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	12/11/2024	\$412,377	24-6438-NEW	3413 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	12/11/2024	\$400,434	24-6439-NEW	3409 NE 12th St	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	12/12/2024	\$408,279	24-6474-NEW	4308 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/30/2024	\$364,515	24-6298-NEW	307 SW 17th St	Caliber Homes	Caliber Homes
Single Family Attached	New Building	12/2/2024	\$279,126	24-6246-NEW	4302 NE 13th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/2/2024	\$279,126	24-6247-NEW	4306 NE 13th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/9/2024	\$137,812	24-6281-NEW	4445 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6282-NEW	4441 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6283-NEW	4437 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6285-NEW	4433 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6286-NEW	4429 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6287-NEW	4425 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6288-NEW	4321 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6290-NEW	4317 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6291-NEW	4313 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6292-NEW	4309 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6293-NEW	4305 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/9/2024	\$137,812	24-6294-NEW	4301 NW 19th Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,748	24-6442-NEW	1804 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,748	24-6443-NEW	1808 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,436	24-6444-NEW	1812 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,748	24-6445-NEW	1816 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,748	24-6446-NEW	1820 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,748	24-6447-NEW	1824 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,748	24-6448-NEW	1828 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$159,748	24-6449-NEW	1832 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$339,535	24-6453-NEW	1902 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$286,635	24-6454-NEW	1906 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$286,635	24-6455-NEW	1910 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$286,635	24-6456-NEW	1914 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$286,635	24-6457-NEW	1918 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$286,635	24-6458-NEW	1922 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$286,635	24-6459-NEW	1926 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	12/26/2024	\$339,535	24-6460-NEW	1930 NW Waterview Ln	Benson Orth General Contractors	Benson Orth General Contractors
Multi-Family	Footing/Found	12/16/2024	\$50,386	24-6491-FND	1900 NW 4th St Bldg 7	Faith Baptist Bible College	Curt Fincham
Single Family Detached	Building Alteration	12/3/2024	\$5,225	24-6357-ALT	620 NW Cherry Glen Dr	SafeBasements of Iowa	SafeBasements of Iowa

Single Family Detached	Porch	12/4/2024	\$6,000	24-6386-PRCH	1506 NW Spruce Dr	515 Exteriors	515 Exteriors
Single Family Detached	Porch	12/4/2024	\$3,920	24-6387-PRCH	513 SE Lawrence Dr	Great Day Improvements	Great Day Improvements
Single Family Detached	Gazebo	12/5/2024	\$2,000	24-4794-GAZ	2002 SW Sage Cir	Theresa Anstoeter	Theresa Anstoeter
Single Family Detached	Building Alteration	12/6/2024	\$5,802	24-6179-ALT	1506 NE Stoneridge Ct	Austin Holt	Austin Holt
Single Family Detached	Building Alteration	12/6/2024	\$20,664	24-6360-ALT	712 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	Building Alteration	12/9/2024	\$1,102	24-6462-ALT	1601 NE Lowell Ct	Golden Rule PHC	Golden Rule PHC
Single Family Detached	Solar	12/9/2024	\$30,000	24-6463-SOL	4036 NE 4th St	Purelight Power	Purelight Power
Single Family Detached	Building Addition	12/11/2024	\$119,153	24-6040-ADD	3409 SW Fox Run Dr	Shepherd Construction	Shepherd Construction
Single Family Detached	Solar	12/11/2024	\$25,000	24-6501-SOL	3023 NW Reinhart Dr	Purelight Power	Purelight Power
Single Family Detached	Solar	12/19/2024	\$18,000	24-6662-SOL	4005 NE 6th St	Purelight Power	Purelight Power
Single Family Detached	Building Addition	12/26/2024	\$29,369	24-6657-ADD	1127 NW Boulder Point Pl	K and V Construction LLC	K and V Construction LLC
Single Family Detached	Building Alteration	12/26/2024	\$26,240	24-6723-ALT	2606 NW 44th St	Leighton Manning-Bey	Leighton Manning-Bey
Single Family Detached	Building Alteration	12/30/2024	\$27,342	24-6559-ALT	3218 NE 6th Ln	Joseph Huss	Joseph Huss
Single Family Detached	Building Alteration	12/30/2024	\$14,616	24-6484-ALT	506 SE 3rd St	3 Sons Construction	3 Sons Construction
Single Family Detached	Shed	12/2/2024	\$6,720	24-6353-SHD	1515 NE Frisk Dr	Jeff Jacobson	Kevin Grall Custom Sheds & Storing
Single Family Detached	Shed	12/27/2024	\$1,440	24-6720-SHD	409 SW State St	Alan Widener	Tuff Shed (Home Depot)
Single Family Detached	Deck	12/3/2024	\$2,016	24-6343-DECK	2017 NW Logan St	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Deck	12/10/2024	\$2,688	24-5624-DECK	4319 NE 16th St	Ahmed Agyeman	Bryon J Bennink
Single Family Detached	Deck	12/10/2024	\$2,400	24-5906-DECK	909 NE Canterbury Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	12/12/2024	\$3,456	24-6510-DECK	4809 SW Scott St	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	12/16/2024	\$1,200	24-5169-DECK	510 SW Franklin Dr	Beau Iske	Beau Iske
Industrial	New Building	12/6/2024	\$1,900,000	24-5937-NEW	3754 SE Convenience Blvd	OPN Architects	DCI Group
Industrial	New Building	12/13/2024	\$22,318,621	24-2398-NEW	5575 SE Delaware Ave	Brinkmann Constructors	Brinkmann Constructors
Other	New Building	12/17/2024	\$9,751,759	24-0162-NEW	3755 NW Irvinedale Dr	CB&I Storage Tank Solutions LLC	CB&I Storage Tank Solutions LLC
Office	New Building	12/26/2024	\$1,253,956	24-5161-NEW	1201 S Ankeny Blvd	David Selk	Primus Companies, Inc.
Office	Building Alteration	12/2/2024	\$180,000	24-6007-ALT	7400 SE Convenience Blvd 102	Opus Design Build LLC	Opus Design Build, LLC
Restaurant	Building Alteration	12/4/2024	\$100,000	24-0265-ALT	2625 SW State St	McNeeley Hunter	McNeeley Hunter
Storage	Building Alteration	12/11/2024	\$81,000	24-6264-ALT	1430 SE Cortina Dr	Septagon Construction	Septagon Construction
Other	Building Alteration	12/13/2024	\$15,000	24-6373-ALT	3800 NW 18th St	SBA Network Services	SBA Network Services
Restaurant	Building Alteration	12/20/2024	\$800,000	24-5721-ALT	2120 NE 36th St Ste 105	Nina Berg	Nina Berg
Industrial	Building Alteration	12/26/2024	\$509,616	24-6492-ALT	7305 SE Crosswinds Dr UNIT 101	Estes Construction	Estes Construction
Single Family Detached	Fence/Wall	12/3/2024	\$0	24-6368-FNCE	2504 NW Reinhart Dr	Dusty Petek	Dusty Petek
Single Family Detached	Fence/Wall	12/6/2024	\$0	24-6388-FNCE	406 NE Grant St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	12/11/2024	\$0	24-6435-FNCE	712 NW Beechwood St	Jonathan Dawson	Jonathan Dawson
Single Family Detached	Fence/Wall	12/16/2024	\$0	24-6531-FNCE	1915 SW Vintage Pkwy	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	12/16/2024	\$0	24-6532-FNCE	2713 NW 41st St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	12/16/2024	\$0	24-6541-FNCE	2001 NE Trilein Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	12/23/2024	\$0	24-6656-FNCE	2805 NW 25th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	12/23/2024	\$0	24-6668-FNCE	3320 NE 6th Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	12/30/2024	\$0	24-6741-FNCE	312 SW Prairie Trail Pkwy	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	12/30/2024	\$0	24-6747-FNCE	1119 NE Milan Ave	Church Jacqueline	Church Jacqueline
Single Family Detached	Fence/Wall	12/31/2024	\$0	24-6748-FNCE	4103 NW 13th St	Superior Fence & Rail of Central Ia	Superior Fence & Rail of Central Ia

Retail	Sign	12/3/2024	\$12,000 24-6348-SIGNP	802 E 1st St	Ron's Sign Co	Ron's Sign Co
Retail	Sign	12/9/2024	\$5,140 24-6089-SIGNP	1605 SE Delaware Ave Ste I	Chesnut Signs	Chesnut Signs
Multi-Family	Sign	12/17/2024	\$15,000 24-6385-SIGNP	1810 NW Savannah Ln	Midwest Sign Company	Midwest Sign Company
Storage	Sign	12/20/2024	\$3,550 24-6451-SIGNP	810 SE Corporate Woods Dr 120	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Storage	Sign	12/20/2024	\$3,550 24-6452-SIGNP	810 SE Corporate Woods Dr 120	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Retail	Sign	12/20/2024	\$9,000 24-6544-SIGNP	2120 NE 36th St	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Office	Sign	12/20/2024	\$788 24-6554-SIGNP	2701 SE Convenience Blvd 11	Lisa Hanrahan	Iowa Sign Company
Office	Sign	12/20/2024	\$322 24-6562-SIGNP	2702 SE Convenience Blvd 11	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	12/20/2024	\$9,967 24-6630-SIGNP	2120 NE 36th St	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Industrial	Sign	12/23/2024	\$500 24-6684-SIGNP	4707 SE Rio Ct STE 103	Complete Automated Machine	Complete Automated Machine
Retail	Sign	12/26/2024	\$1,500 24-6539-SIGNP	107 NE Delaware Ave Ste 1	Wilfredo Melgar	iSigns First LLC
Multi-Family	Sign	12/27/2024	\$2,800 24-6204-SIGNP	1640 SW Magazine Rd	Signarama Urbandale	Signarama Urbandale
Multi-Family	Sign	12/27/2024	\$2,800 24-6381-SIGNP	1640 SW Magazine Rd	Signarama Urbandale	Signarama Urbandale
Multi-Family	Sign	12/27/2024	\$2,800 24-6397-SIGNP	1630 SW Magazine Rd	Signarama Urbandale	Signarama Urbandale
Multi-Family	Sign	12/27/2024	\$2,800 24-6399-SIGNP	1630 SW Magazine Rd	Signarama Urbandale	Signarama Urbandale
Church	Sign	12/30/2024	\$36,000 24-6672-SIGNP	1100 SE Sharon Dr	Lashier Graphics & Signs	Lashier Graphics & Signs
Single Family Detached	Drive Approach	12/2/2024	\$0 24-6222-RSTRM	1410 NW 4th St	Gallegos Construction	Gallegos Construction
Single Family Detached	Drive Approach	12/4/2024	\$0 24-6344-RSTRM	2605 SW 3rd St	Sleister Properties, LLC	Sleister Properties, LLC
Multi-Family	Fuel Tanks	12/4/2024	\$0 24-6320-FUEL	1010 SW Magazine Rd	Haverkamp Construction	Haverkamp Construction
Multi-Family	Fuel Tanks	12/5/2024	\$0 24-6272-FUEL	1810 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Multi-Family	Fuel Tanks	12/5/2024	\$0 24-6340-FUEL	1630 SW Magazine Rd	JCorp Inc	Ferrellgas Inc
Office	Fuel Tanks	12/9/2024	\$0 24-6428-FUEL	2750 NE 36th St	Graham Construction	Graham Construction
Multi-Family	Fuel Tanks	12/11/2024	\$0 24-6433-FUEL	2820 NE 38th St	JCorp Inc	JCorp Inc
Mixed Use	Fuel Tanks	12/11/2024	\$0 24-6485-FUEL	1810 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Government	Fuel Tanks	12/12/2024	\$0 24-6519-FUEL	2320 NW Weigel Dr	HPC, L.L.C.	Hpc LLC

CITY OF ANKENY PLAN & ZONING COMMISSION 2024 REPORT

Commission Members

Ted Rapp, Chair	01-18-2021
Randy Weisheit, Vice Chair	02-21-2022
Glenn Hunter	03-04-2013
Trina Flack	02-01-2012
Todd Ripper	10-24-2005
Lisa West	02-21-2011
Annette Renaud	02-05-2018

Original Appointment

2024 Commission Activity and Actions

January 3, 2024

Consent	1	Public Hearing	0	Business	4
Item(s):		Item(s):		Item(s):	

- December 19, 2023 Minutes / Approved
 - Request to rezone property owned by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development / Recommended City Council approval
 - Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA 'A') / Recommended City Council approval
 - Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A) / Recommended City Council approval
 - Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple-Family Residential District (Rezoning Area B) / Recommended City Council approval
- Reviewed the December 2023 Building Permits Report

January 17, 2024

Consent	3	Public Hearing	0	Business	0
Item(s):		Item(s):		Item(s):	

- January 3, 2024 Minutes / Approved
 - Delaware Landing Plat 3 Final Plat / Recommended City Council approval
 - 5575 SE Delaware Avenue - MHC Kenworth of Des Moines Site Plan / Approved
- Reviewed the 2023 Plan & Zoning Commission Annual Report

February 6, 2024

Meeting Cancelled

February 20, 2024

Consent	3	Public Hearing	0	Business	0
Item(s):		Item(s):		Item(s):	

- January 17, 2024 Minutes / Approved
 - 350 NE 36th Street - DMOS MRI Addition Site Plan / Approved
 - Hope Crest Plat 1 Final Plat / Recommended City Council approval
- Reviewed the January 2024 Building Permits Report
Elected Ted Rapp as Chair and Randy Weisheit as Vice Chair

March 5, 2024

Consent Item(s):	4	Public Hearing Item(s):	0	Business Item(s):	0
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- **February 20, 2024 Minutes / Approved**
- **Village at the Grove Plat 1 Final Plat / Recommended City Council approval**
- **Village at the Grove Plat 1 Site Plan / Approved**
- **825 SW Irvinedale Drive - John Deere Des Moines Works B12X Lab Building Site Plan / Approved**
Reviewed the February 2024 Building Permits Report

March 19, 2024

Consent Item(s):	3	Public Hearing Item(s):	2	Business Item(s):	1
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- **March 5, 2024 Minutes / Approved**
- **Trestle Ridge Estates Plat 7 Final Plat / Recommended City Council approval**
- **1101 S Ankeny Boulevard - Hyper Energy Bar Site Plan / Approved**
- **Request to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, for property owned by Commerce Center, LLC / Closed the public hearing, received and filed documents**
- **Berwick Holdings, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development / Closed the public hearing, received and filed documents**
- **Vintage Business Park Neighborhood Plan 6th Amendment / Recommended City Council approval**

April 2, 2024

Consent Item(s):	1	Public Hearing Item(s):	0	Business Item(s):	2
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- **March 19, 2024 Minutes / Approved**
- **Request to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, for property owned by Commerce Center, LLC / Recommended City Council approval**
- **Berwick Holdings, LLC, request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development / Recommended City Council approval**
Reviewed the March 2024 Building Permits Report

April 16, 2024

Consent Item(s):	2	Public Hearing Item(s):	7	Business Item(s):	1
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- **April 2, 2024 Minutes / Approved**
- **1505 NE 36th Street - Garden House Addition Site Plan / Approved**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1) / Closed the public hearing, received and filed documents**
- **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to PUD, Planned Unit Development (Rezoning Area A) / Closed the public hearing, received and filed documents**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2) / Closed the public hearing, received and filed documents**
- **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 10 units per acre (Rezoning Area B) / Closed the public hearing, received and filed documents**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land use Map for property owned by Hope K Farms, LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3) / Closed the public hearing, received and filed documents**
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Low Density Residential to High Density Residential use classification (LUPA Area #4) / Closed the public hearing, received and filed documents**

- **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 20 units per acre (Rezoning Area C) / Closed the public hearing, received and filed documents**
- **Kings Pointe East Preliminary Plat / Recommended City Council approval**

May 7, 2024

Consent Item(s):	1	Public Hearing Item(s):	0	Business Item(s):	7
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- **April 16, 2024 Minutes / Approved**
 - **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park to Low Density Residential use classification (LUPA Area #1) / Recommended City Council approval**
 - **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to PUD, Planned Unit Development (Rezoning Area A) / Recommended City Council approval**
 - **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Office/Business Park to Medium Density Residential use classification (LUPA Area #2) / Recommended City Council approval**
 - **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 10 units per acre (Rezoning Area B) / Recommended City Council approval**
 - **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land use Map for property owned by Hope K Farms, LLC from Office/Business Park to High Density Residential use classification (LUPA Area #3) / Recommended City Council approval**
 - **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K Farms, LLC from Low Density Residential to High Density Residential use classification (LUPA Area #4) / Recommended City Council approval**
 - **Request to rezone property owned by Hope K Farms, LLC from R-1 One Family Residential District to R-3 Multiple Family Residence District, restricted to 20 units per acre (Rezoning Area C) / Recommended City Council approval**
- Reviewed the April 2024 Building Permits Report**

May 21, 2024

Consent Item(s):	4	Public Hearing Item(s):	1	Business Item(s):	0
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- **May 7, 2024 Minutes / Approved**
- **I-80 Commerce Center Plat 1 / Recommended City Council approval**
- **I-80 Commerce Center Plat 1, Lot 1 Site Plan / Approved**
- **1600 SE Corporate Woods Drive - Baker Group Temporary Structure Site Plan / Approved, allowing the temporary structure to remain on site until November 21, 2024.**
- **Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development / Closed the public hearing, received and filed documents**

June 4, 2024

Consent Item(s):	3	Public Hearing Item(s):	0	Business Item(s):	2
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- **May 21, 2024 Minutes / Approved**
 - **2402 SE Hulsizer Road - Site Improvements Site Plan / Approved**
 - **2120 NE 36th Street - 36 Spectrum Site Plan / Approved**
 - **NE 36th Street Mixed Use Development Neighborhood Plan / Recommended City Council approval**
 - **Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development / Recommended City Council approval**
- Reviewed the May 2024 Building Permits Report**

June 18, 2024

Consent Public Hearing Business
Item(s): Item(s): Item(s):
5 0 0

- **June 4, 2024 Minutes** / Approved
- **King's Pointe Plat 1 Final Plat** / Recommended City Council approval
- **Manatt Estates Final Plat** / Recommended City Council approval
- **4320 NW 5th Street - Watercrest Park Improvements Site Plan** / Approved
- **Brazelton Estates - Final Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

July 2, 2024

Consent Public Hearing Business
Item(s): Item(s): Item(s):
3 0 0

- **June 18, 2024 Minutes** / Approved
- **2750 NE 36th Street - Community State Bank Site Plan** / Approved
- **Berwick Estates Plat 1 Final Plat** / Recommended City Council approval
Reviewed the June 2024 Building Permits Report

July 16, 2024

Consent Public Hearing Business
Item(s): Item(s): Item(s):
5 2 0

- **July 2, 2024 Minutes** / Approved
- **Kwik Trip 1707 Plat 1 Final Plat** / Recommended City Council approval
- **Kwik Trip 1707 Plat 2 Final Plat** / Recommended City Council approval
- **6155 SE Delaware Avenue – Kwik Star 1707 Site Plan** / Approved, subject to conditions
- **2820 NE 38th Street – Spectrum Heights Site Plan** / Approved
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification** / Closed the public hearing, received and filed documents
- **Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development** / Closed the public hearing, received and filed documents

August 6, 2024

Consent Public Hearing Business
Item(s): Item(s): Item(s):
1 4 3

- **July 16, 2024 Minutes** / Approved
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Office/Business Park to Low Density Residential use classification (LUPA Area A)** / Closed the public hearing, received and filed documents
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC and The Ankeny Community School District from Medium Density to Low Density Residential use classification (LUPA Area B)** / Closed the public hearing, received and filed documents
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Low Density to Medium Density Residential use classification (LUPA Area C)** / Closed the public hearing, received and filed documents
- **DRA Properties, LC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development** / Closed the public hearing, received and filed documents
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification** / Recommended City Council approval
- **Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development** / Recommended City Council approval

- **Request by Hope K. Farms, LLC for 80/20 voluntary urbanized annexation of property into the City of Ankeny / Recommended City Council approval**
Reviewed the July 2024 Building Permits Report

August 20, 2024

Consent Item(s):	3	Public Hearing Item(s):	0	Business Item(s):	4
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- **August 6, 2024 Minutes / Approved**
- **Hope Crest Plat 1 Final Plat / Recommended City Council approval**
- **1407 SW Ordinance Road - Gerber Collision Building Addition Site Plan / Approved**
- **DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential use classification / Recommended City Council approval**
- **DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential / Recommended City Council approval**
- **DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential / Recommended City Council approval**
- **DRA Properties, LC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development / Recommended City Council approval**

September 4, 2024

Consent Item(s):	3	Public Hearing Item(s):	0	Business Item(s):	0
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- **August 20, 2024 Minutes / Approved**
- **3710 SE Convenience Boulevard - Rick's Landing Airplane Hangar Site Plan / Approved**
- **Trestle Ridge Estates Plat 8 Final Plat / Recommended City Council approval**
Reviewed the August 2024 Building Permits Report
Introduction of the CivicClerk Agenda Board Portal

September 17, 2024

Consent Item(s):	5	Public Hearing Item(s):	0	Business Item(s):	0
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- **September 4, 2024 Minutes / Approved**
- **Kimberley Villas - Updated Building Elevations / Approved**
- **4703 N Ankeny Boulevard - Ankeny Community Baptist Church Parking Expansion Site Plan / Approved**
- **Deer Creek Rowhomes Plat 1 Final Plat / Recommended City Council approval**
- **Deer Creek Rowhomes Site Plan / Approved**

October 8, 2024

Consent Item(s):	5	Public Hearing Item(s):	0	Business Item(s):	0
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- **September 17, 2023 Minutes**
- **The Crossings at Deer Creek Plat 16 Final Plat / Recommended City Council approval**
- **Northgate Plat 7 Final Plat / Recommended City Council approval**
- **Centennial Ridge Plat 4 Final Plat / Recommended City Council approval**
- **3760 SE Convenience Boulevard – Casey's Aircraft Hangar Site Plan / Approved**
Reviewed the September 2024 Building Permits Report

October 22, 2024

Consent Item(s):	6	Public Hearing Item(s):	0	Business Item(s):	0
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- **October 8, 2023 Minutes**
- **Fareway Ankeny Northwest Plat 1 Final Plat** / Recommended City Council approval
- **Plaza 36 Plat 1 Final Plat** / Recommended City Council approval
- **Siena Hills Plat 7 Final Plat** / Recommended City Council approval
- **2840 S Ankeny Boulevard - Siena Hills Site Plan** / Approved
- **3754 SE Convenience Boulevard - SOI DPS IAARN Aircraft Hangar Site Plan** / Approved

November 5, 2024

Consent Item(s):	5	Public Hearing Item(s):	0	Business Item(s):	0
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- **October 22, 2023 Minutes**
 - **First Street Commons Plat 3 Final Plat** / Recommended City Council approval
 - **1900 NW 4th Street - Faith Baptist Bible College Dorm Site Plan** / Approved
 - **410 SE Creekview Drive - AirGas Ankeny PCC Pavement Expansion Site Plan** / Approved
 - **1201 S Ankeny Boulevard - Veridian Credit Union Site Plan** / Approved
- Reviewed the October 2024 Building Permits Report**

November 19, 2024

Consent Item(s):	2	Public Hearing Item(s):	1	Business Item(s):	1
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- **November 5, 2023 Minutes**
- **Canyon Landing Plat 5 Final Plat** / Approved
- **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** / Closed the public hearing, received and filed documents
- **825 NW 36th Street - Prairie Ridge Church Site Plan Amendment** / Approved

December 3, 2024

Consent Item(s):	5	Public Hearing Item(s):	0	Business Item(s):	1
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- **November 19, 2024 Minutes**
 - **Lakeview Woods Plat 1 Final Plat** / Recommended City Council approval
 - **Lakeview Woods Plat 1 Site Plan** / Approved
 - **Old Dominion Freight Line Ankeny, IA Relay Lot Plat - Final Plat** / Recommended City Council approval
 - **7050 SE Four Mile Drive - Old Dominion Freight Line Ankeny, IA Relay Lot Site Plan** / Approved
 - **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** / Recommended City Council approval
- Reviewed the November 2024 Building Permits Report**

December 17, 2024

Meeting Cancelled

2024 Summary by Project Type

Annexations

- Hope Crest

Rezoning's / PUD Amendments

- Old Dominion Freight Line West
- Hope Kimberley Phase 2 (Area A)
- Hope Kimberley Phase 2 (Area B)
- I-80 Commerce Center PUD
- Berwick Estates PUD
- Hope Crossing Area A
- Hope Crossing Area B
- Hope Crossing Area C
- Hope Crest II
- Slusky CRE, LLC
- Pine Lake Estates
- Denny Elwell Family, LC

Land Use Plan Amendment

- Hope Kimberley, LLC – Hope Kimberley Property A
- Hope K Farms, LLC – Hope Crossing LUPA #1
- Hope K Farms, LLC – Hope Crossing LUPA #2
- Hope K Farms, LLC – Hope Crossing LUPA #3
- Hope K Farms, LLC – Hope Crossing LUPA #4
- Moeckly Family Farm, LLC – Moeckly Property
- DRA Properties, LC – Pine Lake Estates Area A
- DRA Properties, LC – Pine Lake Estates Area B
- DRA Properties, LC – Pine Lake Estates Area C

Neighborhood Plans

- Vintage Business Park Neighborhood Plan 6th Amendment
- NE 36th Street Mixed Use Development Neighborhood Plan

Site Plans

- 5575 SE Delaware Avenue – MHC Kenworth of Des Moines
- 350 NE 36th Street – DMOS MRI Addition
- Village at the Grove Plat 1
- 825 SW Irvinedale Drive – John Deere Des Moines Works B12X Lab Building
- 1101 S Ankeny Boulevard – Hyper Energy Bar
- 1505 NE 36th Street – Garden House Addition
- I-80 Commerce Center Plat 1
- 1600 SE Corporate Wood Drive – Baker Group Temporary Structure
- 2402 SE Hulsizer Road
- 2120 NE 36th Street – 36 Spectrum
- 4320 NW 5th Street – Watercrest Park Improvements
- 2750 NE 36th Street – Community State Bank
- 6155 Se Delaware Avenue – Kwik Star 1707
- 2820 NE 38th Street – Spectrum Heights
- 1407 SW Ordinance Road – Gerber Collision Building Addition
- 3710 SE Convenience Boulevard – Rick's Landing Airplane Hangar

Site Plans continued on Next Page

Preliminary Plats

- Kings Pointe East Preliminary Plat

Final Plats

- Delaware Landing Plat 3
- Hope Crest Plat 1
- Village at the Grove Plat 1
- Trestle Ridge Estates Plat 7
- I-80 Commerce Center Plat 1
- King's Pointe Plat 1
- Berwick Estates Plat 1
- Kwik Trip 1707 Plat 1
- Kwik Trip 1707 Plat 2
- Hope Crest Plat 1
- Manatt Estates
- Trestle Ridge Estates Plat 8
- Deer Creek Rowhomes Plat 1
- The Crossings at Deer Creek Plat 16
- Northgate Plat 7
- Centennial Ridge Plat 4
- Fareway Ankeny Northwest Plat 1
- Plaza 36 Plat 1
- Siena Hills Plat 7
- First Street Commons Plat 3
- Canyon Landing Plat 5
- Lakeview Woods Plat 1
- Old Dominion Freight Line Ankeny, IA Relay Lot

Final Plats *administratively approved

- * Spectrum 36 Plat 2
- * DHI Plat 1
- * Spectrum 36 Plat 3

- Kimberley Villas – Updated Building Elevations
- 4703 N Ankeny Boulevard – Ankeny Community Baptist Church Parking Expansion
- Deer Creek Rowhomes
- 3760 SE Convenience Boulevard – Casey's Aircraft Hangar
- 2840 S Ankeny Boulevard – Siena Hills
- 3754 SE Convenience Boulevard – SOI DPS IAARN Aircraft Hangar
- 1900 NW 4th Street – Faith Baptist Bible College Dorm
- 410 SE Creekview Drive – AirGas Ankeny PCC Pavement Expansion
- 1201 S Ankeny Boulevard – Veridian Credit Union
- 825 NW 36th Street – Prairie Ridge Church
- Lakeview Woods Plat 1
- 7050 SE Four Mile Drive - Old Dominion Freight Line Ankeny, IA Relay Lot

Site Plans **administratively approved*

- * 5525 NE Delaware Ave - Keystone Church Parking Lot Addition
- * 1630 S Ankeny Blvd. - Lot 1, Heritage Commercial at Prairie Trail Plat 1
- * 6910 SE Four Mile Drive - SSD - SIA2 Amendment
- * 1465 SW Park Square Dr - District Building 5
- * 1520 SW Main St - District Event Space #7
- * 719 & 721 SW Ankeny Blvd - On With Life Family Home #1 & #2 Improvements
- * 610 SE Creekview Dr - Manatts Building Addition
- * 1630 & 1640 SW Magazine Rd - Roseann Lofts
- * 2506 SW Vintage Parkway - DR Horton Office
- * 1155 SW Prairie Trail Parkway - The Standard
- * 3625 N Ankeny Blvd - North Ankeny Medical Park MRI Addition
- * 825 SW Irvinedale Dr - B40 2023 East Expansion Amendment
- * High Trestle Trail Phase 1
- * 1255 SW Prairie Trail Parkway - Iowa Soybean Association Parking Lot Addition Amend
- * 810 SE 54th Street - Chicago Tube & Iron Dock Addition
- * 2305 SE Delaware Ave - Culver's Drive-Up Improvements
- * 3210 SE Corporate Woods Dr - Purfoods North Loading Drive
- * 2006 S Ankeny Blvd. - DMACC Cold Storage Building Replacement
- * Savannah at Ankeny Amended
- * 5575 SE Delaware Ave - MHC Kenworth of Des Moines Amended
- * 5525 NE Delaware Ave - Keystone Church Parking Expansion Phase 2

Plats (Rural)

- Brazelton Estates

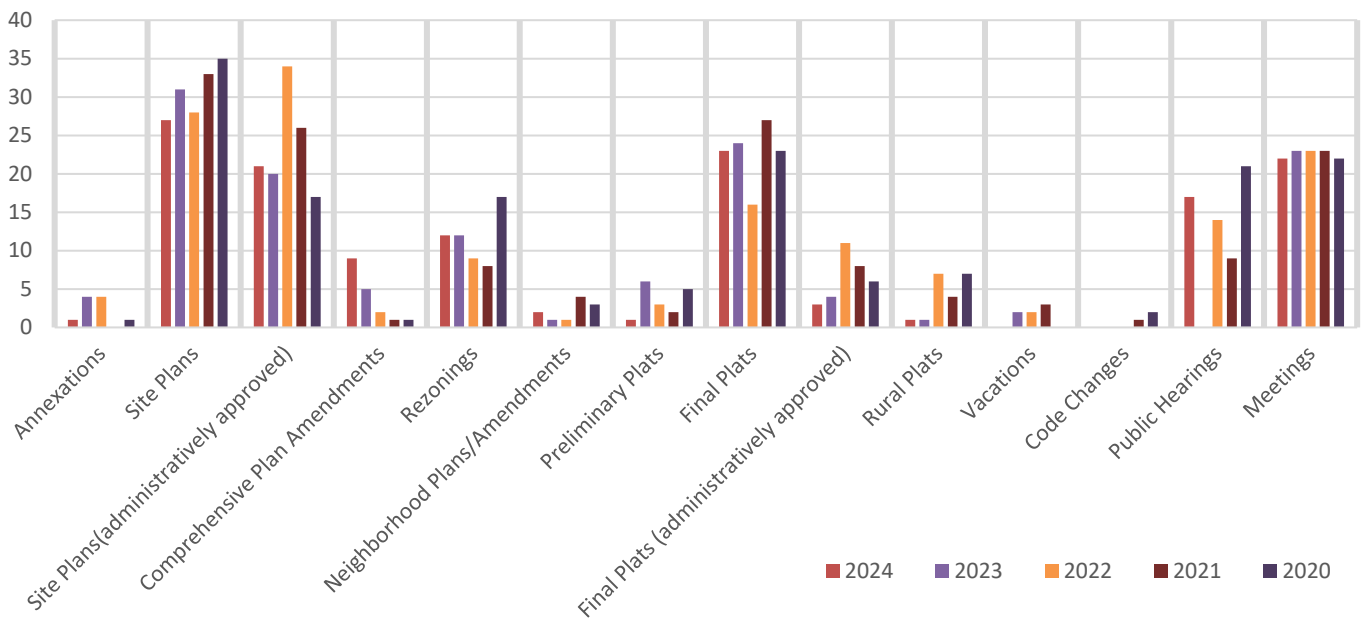
Attendance at Plan & Zoning Commission Meetings

MEMBER	JAN		FEB		MAR		APRIL		MAY		JUNE		JULY		AUG		SEPT		OCT		NOV		DEC		TOTAL
	3	17	6	20	5	19	2	16	7	21	4	18	2	16	6	20	4	17	8	22	5	19	3	17	
Lisa West	1	0	No Meeting	1	1	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1		19
Todd Ripper	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		22
Trina Flack	1	0		1	1	0	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	0		18
Glenn Hunter	1	1		1	1	0	0	1	1	1	1	0	1	0	1	1	1	1	0	1	1	1	1		17
Annette Renaud	1	1		1	1	1	1	1	0	1	1	0	0	1	0	1	0	1	0	1	1	1	0		15
Ted Rapp - C	1	1		1	1	1	1	1	1	1	1	1	0	1	1	1	1	0	1	1	1	1	1		20
Randy Weisheit - V	1	1		0	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	0	1		19
TOTAL	7	5			6	7	5	5	7	6	7	6	5	6	4	6	7	5	7	4	7	7	6	5	

Plan & Zoning Commission items by type 2020 – 2024

	2024	2023	2022	2021	2020
Annexations	1	4	4	0	1
Site Plans	27	31	28	33	35
Site Plans (administratively approved)	21	20	34	26	17
Comprehensive Plan Amendments	9	5	2	1	1
Rezoning's	12	12	9	8	17
Neighborhood Plans/Amendments	2	1	1	4	3
Preliminary Plats	1	6	3	2	5
Final Plats	23	24	16	27	23
Final Plats (administratively approved)	3	4	11	8	6
Rural Plats	1	1	7	4	7
Vacations	0	2	2	3	0
Miscellaneous	0	0	0	0	0
Code Changes	0	0	0	1	2
Public Hearings	17	*26	14	9	21
Retreat/Work Sessions	0	0	0	0	0
Meetings	22	23	23	23	22

*Reflects 10 public hearings that were continued from previous meeting.





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
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

February 3, 2025 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

January 22, 2025
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

