



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, February 4, 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 February 4, 2025 Agenda

Consider MOTION to approve and accept the February 4, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the January 22, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the January 22, 2025 minutes of the Plan and Zoning Commission meeting.

2. Plaza 36 Plat 2 Final Plat

Consider MOTION to recommend City Council approval of Plaza 36 Plat 2 Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. February 3, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, February 18, 2025

Public Hearing(s): Set public hearing for Tuesday, February 18, 2025 at 6:30 p.m.

Request by Jerry's Homes, Inc. to rezone property from R-3 to PUD.

3. Commissioner's Reports.

H. MISCELLANEOUS ITEMS:

Election of Chair and Vice Chair

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

February 4, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Approval of the February 4, 2025 Agenda

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 February 4, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 4, 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 January 22, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

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FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the January 22, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-01-22

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, January 22, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the January 22, 2025 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, Trina Flack, Todd Ripper and Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

T.Rapp requested to have Item #5, Pine Lake Estates Plat 2 Final Plat be removed from the Consent Agenda.

Motion by T.Flack to approve and accept the January 22, 2025 agenda with removing Item #5 from the Consent Agenda. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

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

Item #2. Corporate Woods Business Park Plat 6 Final Plat

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.

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

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.

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

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

Motion by R.Weisheit to approve the recommendations for Consent Agenda Items #1 - #4. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #5. Pine Lake Estates Plat 2 Final Plat

Motion by L.West to recommend City Council approval of the Pine Lake Estates Plat 2 Final Plat. Second by R.Weisheit. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the January 21, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, February 4, 2025 Plan and Zoning Commission meeting, the December 2024 Building Permits Report and the Plan and Zoning Commission 2024 Annual Report.

Commissioner's Reports

T.Rapp said he is impressed to see that Taylored Expressions is adding on so quickly.

MISCELLANEOUS ITEMS

February 3, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:45 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 4, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Plaza 36 Plat 2 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

PUBLIC OUTREACH EFFORTS

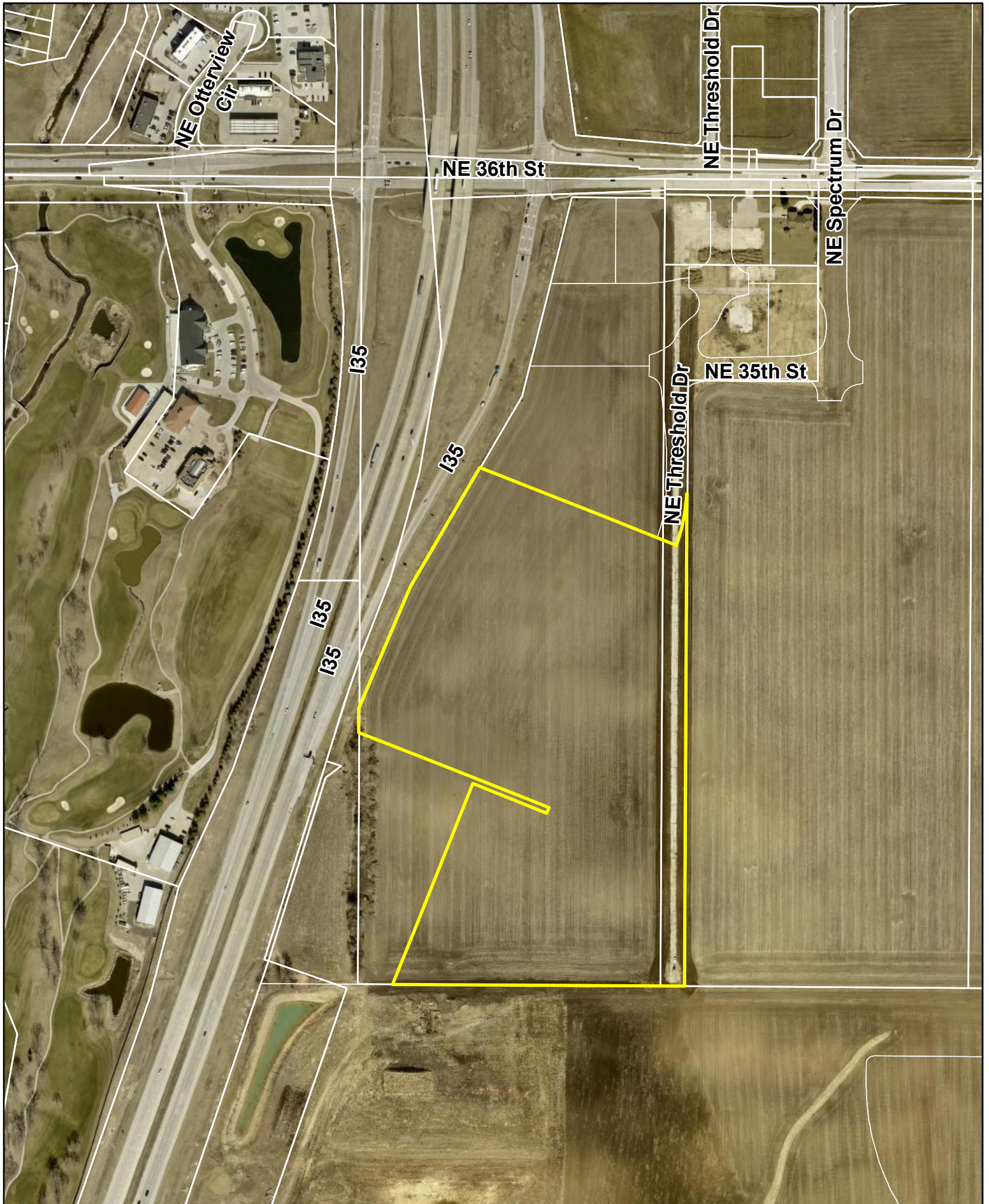
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Plaza 36 Plat 2 Final Plat.

ATTACHMENTS

1. Aerial Map

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



Agenda Item: Plaza 36 Plat 2 – Final Plat
Report Date: January 30, 2025
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Plaza 36 Plat 2 Final Plat.

Project Summary:

Plaza 36 Plat 2 is a proposed 31.68-acre (+/-) plat located south of NE 36th Street and east of Interstate 35. The subject plat is zoned Otter Creek PUD. Properties to the north and east are similarly zoned, while properties to the west, across I 35 are zoned C-2; General Retail, Highway-Oriented and Central Business Commercial District and R-1, One-Family Residence District and properties to the south are zoned Pine Lake Estates PUD. The subject plat creates three commercial lots, two residential lots, a street lot and associated utilities and easements. The proposed plat is generally consistent with the NE 36th Street Mixed Use Development Neighborhood Plan approved by City Council on September 16, 2024.

Project Report:

Streets: This plat will be primarily accessed via NE Threshold Drive which provides access to the north and south. The proposed plat extends NE Threshold Drive south, making the connection to Pine Lake Estates. All proposed roads in the development will be required to have five-foot sidewalks.

Water: 8-inch water main will be extended south along NE Threshold Drive and installed throughout the remainder of the plat.

Sewer: An existing 12-inch sanitary sewer main stub will be extended north from Pine Lake Estates to the south. At the proposed NE 28th Street, the 12-inch main will transition into an 8-inch sanitary sewer main. 8-inch sanitary sewer mains will be installed throughout the remainder of the plat.

Drainage: Stormwater for the majority of the plat drains towards the south and west to the stormwater detention basin in the southwest corner of the plat area. Stormwater from there eventually drains to the southwest ultimately outletting into Fourmile Creek.

Parkland: Parkland dedication is required for only the proposed residential lots in the proposed plat, since commercial developments do not require parkland dedication. The current dedication amount for this development is 1.08 acres. The developer requests that the City accept payment in lieu of parkland dedication, in an amount equal to \$12,960 based on \$12,000 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Plaza 36 Plat 2
NAME OF OWNER/ DEVELOPER: DRA Properties LC

GENERAL INFORMATION:

PLAT LOCATION: South of NE 36th Street; East of Interstate 35
SIZE OF PLAT: 31.68 acres
ZONING: Otter Creek PUD

LOTS:

NUMBER: 3 Commercial Lots; 2 Residential Lots; 1 Street Lot
SIZE/DENSITY: Lot 1 – 5.65 Acres; Lot 2 – 9.10 Acres; Lot 3 – 4.82 Acres; Lot 4 – 6.02 Acres; Lot 5 – 3.16 Acres
USE: Commercial & Residential
BUILDING LINES: **Commercial: (Lots 1, 2, & 5)**
Front: 15'
Rear: 35'
Side: 0'/25'
Max Building Height: 80'

Residential: (Lots 3 & 4)
Front: 10'
Rear: 35'
Side: 0' / 5' / 25'
Max Building Height: 65'

PARK SITE DEDICATION:

Parkland dedication is required for only the proposed residential lots in the proposed plat, since commercial developments do not require parkland dedication. The current dedication amount for this development is 1.08 acres. The developer requests that the City accept payment in lieu of parkland dedication, in an amount equal to \$12,960 based on \$12,000 per acre, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

ADJACENT LANDS:

NORTH: Otter Creek PUD (Plaza 36 Plat 1)
SOUTH: Pine Lake Estates PUD
EAST: Otter Creek PUD
WEST: C-2; General Retail, Highway-Oriented and Central Business Commercial District and R-1, One-Family Residence District

STREET DEVELOPMENT:

NAME: NE Threshold Drive
LENGTH: Approximately 1,642.79 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 29'

NAME: NE 28th Street
LENGTH: Approximately 285.45 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 30'/30'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: (10.84 developable acres X 4,250 gpd/acre for multi-family residential) + (17.91 developable acres X 3,500 gpd/acre for commercial) = 108,755 GPD

WRA CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 28.75 developable acres X 1,000 gpd/acre = 28,750 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



1933 SW Magazine Road
Ankeny, IA 50023
(515) 965-0123 office / (515) 965-3322 fax
nillesinc.com

October 4, 2024

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

**RE: Plaza 36 Plat 2
Approval Letter**

Plan and Zoning Commission, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Final Plat for Plaza 36 Plat 2. This 32 acre development lies east of Interstate 35 and south of NE 36th Street.

The property zoning is Otter Creek PUD and the proposed commercial and residential uses are consistent with the PUD that was approved in 2013. NE Threshold Drive will be extended as public streets to serve the development.

The Final Plat has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval 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.

Sincerely,

Adam Schoeppner
NILLES ASSOCIATES, INC.

INDEX LEGEND

COUNTY:

 POLK COUNTY, IOWA

CITY:

 ANKENY

LOCATION:

 OUTLOT Y, PLAZA 36 PLAT 1

REQUESTED BY & PROPRIETOR:

DRA PROPERTIES, LC
c/o ASHLEY JOHNSON
1515 NE 36TH STREET
ANKENY, IOWA 50021
PHONE: (515) 965-5251

SURVEYOR:

 ADAM D. SCHOEPPNER, PLS #26306

SURVEY COMPANY:

 NILLES ASSOCIATES, INC.

RETURN TO:

 ADAM D. SCHOEPPNER, PLS
NILLES ASSOCIATES, INC.
1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023 PH: (515) 965-0123

LEGAL DESCRIPTION

Outlot Y, PLAZA 36 PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa.

Containing 31.68 Acres more or less.

Subject to easements, covenants and restrictions of record.

LEGEND

▲

Found section corner monument, as noted

△

Set section corner monument, 5/8" IR with blue cap #26306, unless otherwise noted

●

Found monument 5/8" IR with blue cap #26306 unless otherwise noted

○

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

D.E.

Drainage Easement

E.E.

Electric Easement

I.E.E.

Ingress / Egress Easement

M.E.C.

MidAmerican Energy Company
Underground Electric Easement

P.U.E.

Public Utility Easement

S.S.E.

Sanitary Sewer Easement

S.T.S.E.

Storm Sewer Easement

S.W.E.

Sidewalk Easement

S.W.F.E.

Surface Water
Flowage Easement

S.W.M.F.C.

Storm Water Management
Facility Maintenance Covenant
And Permanent Easement

W.E.

Water main Easement

—

Subject boundary line

—

Proposed boundary line

Proposed easement line

Existing boundary line

Existing easement line

Section line

Special Flood Hazard Area Zone AE Floodway line

Special Flood Hazard Area Zone AE line

Other Areas of Flood Hazard Zone X - 0.2% Annual
Chance Flood Hazard, Areas of 1% annual chance
flood with average depth less than one foot or with
drainage areas of less than one square mile

NOTES

1.

The site lies within Zone X, as shown on the Flood Insurance Rate Map Community Panel Number 19153C 0065 F, with an effective date of February 1, 2019.
2.

The Developer shall be responsible for street lights.
3.

Street Lot A shall be dedicated to the city of Ankeny for right-of-way purposes.

CERTIFICATIONS

ADAM D. SCHOEPPNER
26306

PLANNED PROFESSIONAL LAND SURVEYOR
IOWA

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: 05/15/24

Pages or sheets covered by this seal: Sheets 1-2 of 2 sheets only

ZONING

OTTER CREEK PUD

Commercial (Lots 1, 2, and 5)
Front Setback: 15 feet
Side Setback: 0 feet / 25 feet*
Rear Setback: 35 feet
Max Building Height: 80 feet

Residential Front Setback: 10 feet (Lots 3, and 4)
Side Setback: 0 feet / 5 feet / 25 feet**
Rear Setback: 35 feet
Max Building Height: 65 feet

*Side Yards allowed at zero feet when built as a part of a connected series of buildings
** Side Yards for SF Attached 0 ft., for SF Detached, 5 ft., and for MF 25 ft.

Arterial Streets
2 Overstory tree and 4 shrubs every 50 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

Minor Arterial Streets
1 Overstory tree and 4 shrubs every 50 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

Collector Streets
1 Overstory tree and 4 shrubs every 35 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

-

20 sq.ft. mass of native grass or grass and forbe planting may be substituted for 2 shrubs.

-

20% minimum open space required for Otter Creek PUD.

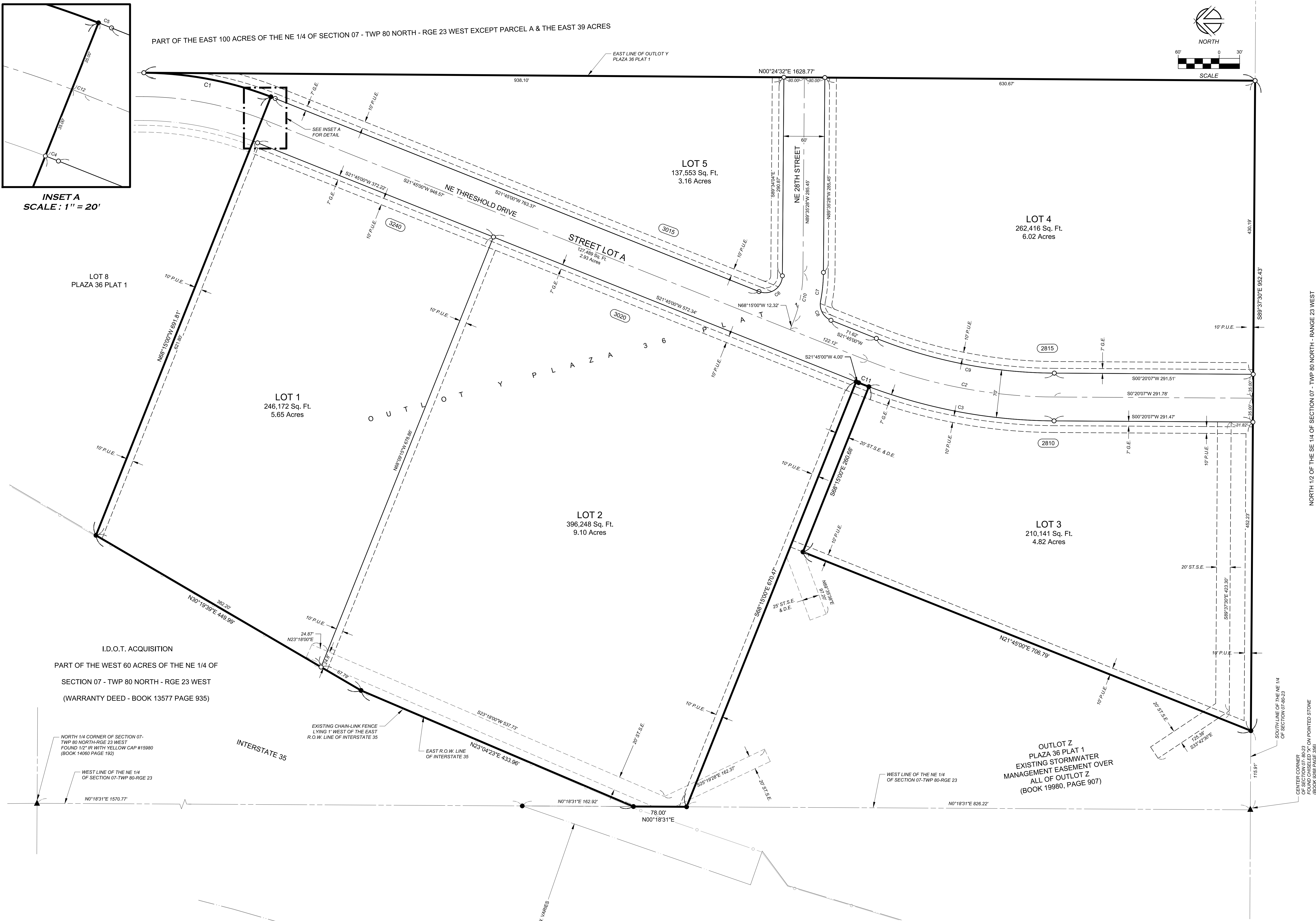
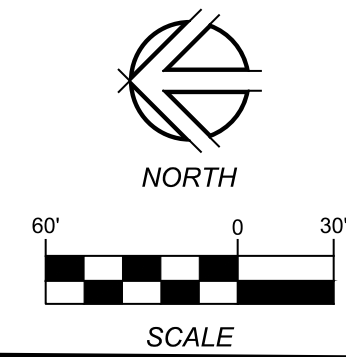
VICINITY MAP

SCALE: 1" = 1500'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	190.55'	530.00'	20°36'00"	189.53'	N10°42'37"E
C2	280.32'	750.00'	21°24'53"	278.69'	S11°02'33"W
C3	277.40'	785.00'	20°14'50"	275.96'	S10°27'32"W
C4	6.84'	460.00'	0°51'08"	6.84'	N21°19'26"E
C5	6.84'	530.00'	0°44'23"	6.84'	N21°22'48"E
C6	48.57'	25.00'	111°19'04"	41.28'	S33°54'32"E
C7	42.40'	230.00'	10°33'49"	42.34'	N84°18'33"W
C8	34.57'	25.00'	79°13'21"	31.88'	S61°21'41"W
C9	267.24'	715.00'	21°24'53"	265.68'	S11°02'33"W
C10	74.49'	200.00'	21°20'27"	74.06'	N78°55'14"W
C11	16.00'	785.00'	1°10'03"	16.00'	S21°09'58"W
C12	6.84'	495.00'	0°47'31"	6.84'	N21°21'14"E

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NORTH 1/2 OF THE SE 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

PLAZA 36 PLAT 2
ANKENY, IOWA

FINAL PLAT

REVISIONS:

CE: NILES ASSOCIATES, INC. WAIVES ANY RESPONSIBILITY AND LIABILITY FOR ALL PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND ENGINEERING INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S ADVICE AND/OR FOLLOW THE ENGINEER'S ADVICE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS IN THESE PLANS, SPECIFICATIONS, AND ENGINEERING INTENT THEY CONVEY.

PROJECT NAME:

NAI NO.: 24087

DATE: 01/20/202

DRAWN BY: TJM

CHECKED BY: ADS

SHEET SIZE: 24" X 36"

SHEET TITLE: FP-2

SHEET NO.: 2/4

Page 1

Page 10

NILLES ASSOCIATES

1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 4, 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

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ACTION REQUESTED

1. February 3, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, February 18, 2025
Public Hearing(s): Set public hearing for Tuesday, February 18, 2025 at 6:30 p.m.
Request by Jerry's Homes, Inc. to rezone property from R-3 to PUD.
3. Commissioner's Reports.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

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Todd Ripper

ITEM NAME

Election of Chair and Vice Chair

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

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ACTION REQUESTED

ATTACHMENTS

None



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ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

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ATTACHMENTS

None

