



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, February 18, 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 18, 2025 Agenda

Consider MOTION to approve and accept the February 18, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the February 4, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the February 4, 2025 minutes of the Plan and Zoning Commission meeting.

2. 3223 SE Four Mile Drive - Lots 7-9 Albaugh Four Mile Industrial Park Site Plan

Consider MOTION to approve the site plan for 3223 SE Four Mile Drive, Lots 7-9 Albaugh Four Mile Industrial Park Site Plan.

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

F. PUBLIC HEARINGS:

3. **Jerry's Homes, Inc. request to rezone property from R-3, Multiple-Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development**

Consider MOTION to close the public hearing, and receive and file documents.

G. REPORTS:

Director and Commissioner Reports

1. February 17, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, March 4, 2025
3. Commissioner's Reports

H. MISCELLANEOUS ITEMS:

City Council Representative

March 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 18, 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 18, 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 18, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 18, 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 February 4, 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:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the February 4, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-02-04

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 4, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the February 4, 2025 meeting of the Plan & Zoning Commission to order at 6:31 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the February 4, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 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 January 22, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. Plaza 36 Plat 2 Final Plat

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

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #2. Second by L.West. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

E.Jensen reported on the February 3, 2025 City Council meeting and work session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, February 18, 2025 Plan and Zoning Commission meeting. He shared that there will be a public hearing at the next meeting for a request by Jerry's Homes, Inc. to rezone property from R-3 to PUD.

Commissioner's Reports

L.West complimented on how easy it was to report a light outage on the City's website, which was followed by a quick response.

MISCELLANEOUS ITEMS

February 17, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

G.Hunter placed into nomination T.Rapp to serve as Chair.
Second by R.Weisheit. All voted aye.

T.Flack placed into nomination R.Weisheit to serve at Vice Chair.
Second by G.Hunter. All voted aye.

T.Flack shared that part of her role on the APA Board is to find out what resources may be needed for Commissioners and how can the APA do better at sharing ideas between commissions and city's with commissions, between the region and the state. She asked the Commission for their input.

Staff and the Commissioners held a discussion regarding recommended topics for the upcoming Plan and Zoning Commission Retreat.

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:46 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

3223 SE Four Mile Drive - Lots 7-9 Albaugh Four Mile Industrial Park 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 3223 SE Four Mile Drive, Lots 7-9 Albaugh Four Mile Industrial Park.

ATTACHMENTS

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



Agenda Item: 3223 SE Four Mile Drive – Lots 7-9 Albaugh Four Mile Industrial Park Site Plan
Report Date: February 12, 2025
Prepared by: Bryan Morrissey *ESL*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3223 SE Four Mile Drive, Lot 7-9 Albaugh Four Mile Industrial Park.

Project Summary:

The subject property is generally located south of SE Oralabor Road and east of SE Four Mile Drive, on Lots 7, 8, & 9 of Albaugh Four Mile Industrial Park. The site area is approximately 37-acres (+/-) in size and is zoned M-1, Light Industrial District. Properties to the south are zoned M-1, Light Industrial District, while the property to the north is zoned R-1, One-Family Residence District (undeveloped). The subject property is also located near the Ankeny Regional Airport, as the airport property sits on the opposite (west) side of SE Four Mile Drive. The applicant is proposing to construct a 56,000 square-foot multi-tenant commercial warehouse building on the undeveloped site.

The exterior of the proposed building will be constructed almost entirely of precast concrete and glass. The precast concrete and glass materials are present at the base of the building, which meets the Code requirement for a base of permanent materials around the perimeter of the building. Additionally, the minimum primary material requirements for the building as a whole have been met with what's shown on the proposed building elevations. The building elevations also depict the proposed trash enclosure that will be utilized on the site, which will be constructed primarily of rock faced CMU.

The site plan calls for standard parking to be located on the west side of the development, while the east side of the property will be utilized for truck docking. In total, the proposed plans call for 103 parking stalls on the property, clearing the minimum requirement of 94 parking stalls that are required by Code. Trucks associated with any on-site operations will utilize the docking area on the east side of the building towards the rear of the property and away from SE Four Mile Drive. Vehicular access to the site will come via the lone access drive connected to SE Four Mile Drive. Public sidewalks along SE Four Mile Drive are not included with these plans, as the City Council has deferred on requiring the construction of sidewalks along SE Four Mile Drive until conditions are appropriate in the future.

The landscaping and screening requirements of the Code are satisfied with what's shown on the proposed plans. Headlight screening is shown along the west side of the parking areas adjacent to SE Four Mile Drive, while the remaining plantings throughout the site are shown to meet the open space and pavement shading requirements of the Code. The site will be serviced with six-inch water and six-inch sanitary service. This will be accomplished by tapping into the eight-inch water and eight-inch sanitary lines that run adjacent to SE Four Mile Drive. Storm water on the site will be collected by one of the multiple storm water intakes on the property and will be directed towards the storm water detention basin located on the far east side of the property.

Site Plan Worksheet
3223 SE Four Mile Drive – Lots 7-9 Albaugh Four Mile Industrial Park 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 building sits near the west property lines of Lots 7, 8, & 9 of Albaugh Four Mile Industrial Park, with the primary building façade facing west towards SE Four Mile Drive. the proposed truck docking area is located on the rear of the building facing east.

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

The site plan generally complies 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 adequate parking and circulation given the size and use of the proposed development. Code requires a minimum of 94 parking stalls for the development, while the proposed plans provide a total of 103 parking stalls. Sidewalks are not proposed along SE Four Mile Drive at this time as the City Council has deferred on sidewalk installation for developments along SE Four Mile Drive until a future date as deemed appropriate by the Council.

- 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 approved by the City's Traffic Engineering Manager; however, the City is requiring an amendment to the memo once future tenants for the property have been determined. It is not anticipated that public improvements will be needed once the future tenants are confirmed.

- 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.**

Parking stalls are proposed along the west side of the site near SE Four Mile Drive. Headlight screening is proposed near the west property line to limit impacts along public streets. Truck docking is proposed along the rear of the building facing away from any public ROW's.

- 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.**

A single trash enclosure is located near the east side of the building towards the rear property line. The enclosure will be constructed primarily of rock face CMU. Docks for trucks are also located on the east side of the building, away from public view.

- 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 to the proposed detention basin located on the east (rear) end of the site.

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

The applicant is proposing to service the development with six-inch water and six-inch sanitary services. This will be achieved by tapping into the existing eight-inch water and eight-inch sanitary lines that run parallel to the site along SE Four Mile Drive.

- 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 east side of the site.

- 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 generally 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 56,000 square-foot building is comparable in size and scale to the other light industrial developments along SE Four Mile Drive. The proposed size and design align with the regulations of the M-1 Zoning District.

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

The materials for the proposed building consist primarily of precast concrete and glass. These materials are similar to what other developments in the area have used previously. The minimum primary material requirements of the Code have been met.

- 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. The lone trash enclosure on the site will be constructed of rock faced CMU and will be located towards the rear of the property away 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. Sidewalks are not proposed as a part of this development as the City Council has previously deferred the construction of sidewalks along SE Four Mile Drive until the conditions along SE Four Mile Drive are more appropriate. Patrons will access the site from SE Four Mile Drive via the lone access drive on the site.

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

The proposed 56,000 square-foot building is comparable in scale and style to the other industrial developments along SE Four Mile Drive. The building will be constructed primarily of precast concrete and glass.

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.



August 15, 2024

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

**RE: 3223 SE Four Mile Drive
Approval Letter**

Planning and Building Director:

On behalf of DRA Properties, we are pleased to submit the site plan for a multi-tenant commercial warehouse at 3223 SE Four Mile Drive.

A 56,000 square foot multi-tenant warehouse space with an outdoor storage space is proposed. The site also includes PCC paving, storm water treatment and detention, utility installation, and landscaping to meet City standards.

We would request your review and approval once we've addressed any comments you may have. 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,

Brandon Homewood, EI
NILLES ASSOCIATES, INC.

3223 SE FOUR MILE DRIVE

3223 SE FOUR MILE DRIVE, ANKENY, IOWA

NAI #24104

SPECIFICATION REFERENCE

ALL WORK SHALL COMPLY WITH THE 2024 EDITION OF THE IOWA SUDAS STANDARD SPECIFICATIONS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND IDOT STANDARD SPECIFICATIONS WITH GS-23002 REVISIONS, UNLESS AMENDED OTHERWISE BY PROJECT SPECIFIC SPECIFICATIONS AND NOTES THAT ARE A PART OF THESE CONTRACT DOCUMENTS.

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

LEGEND

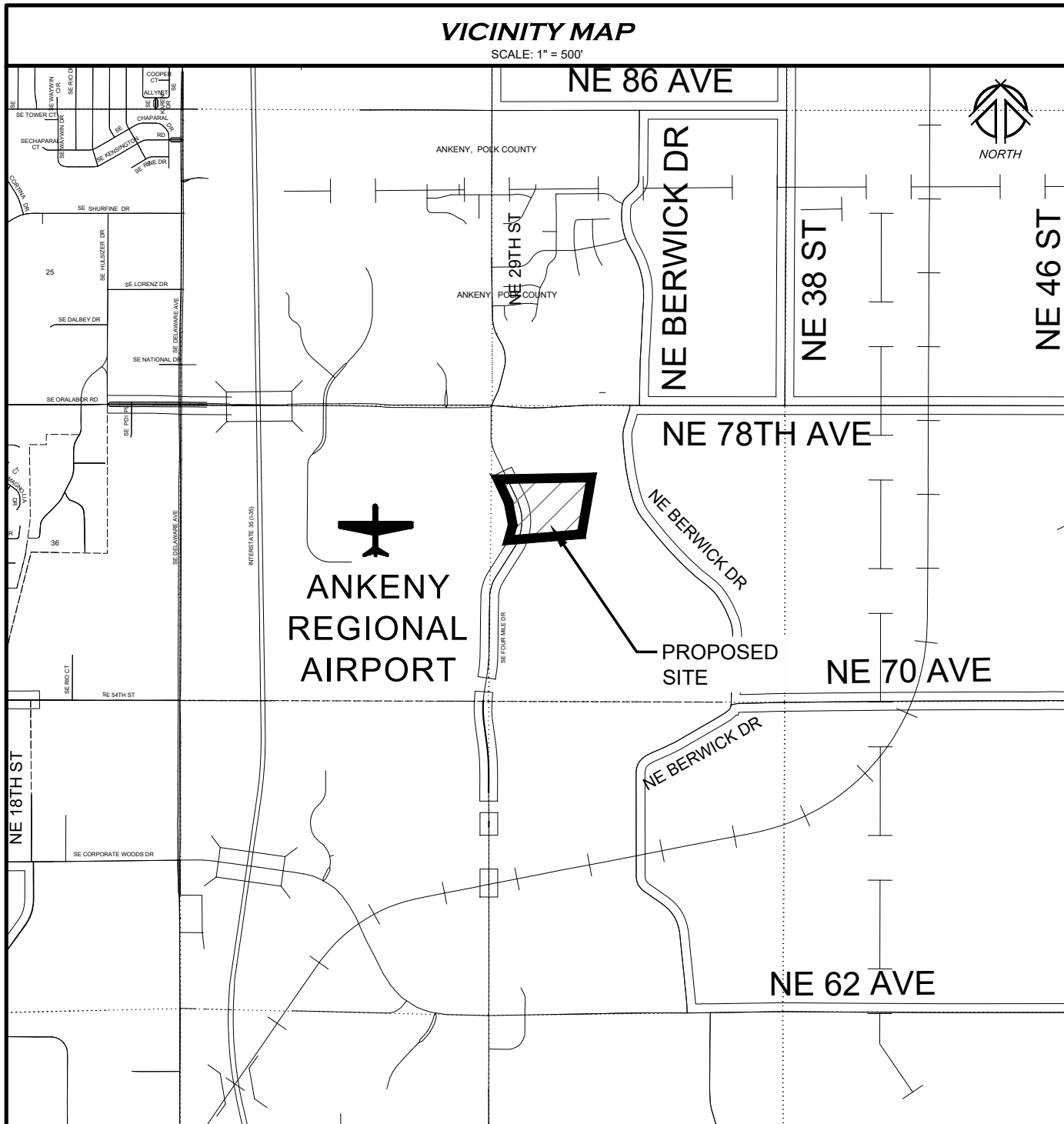
Existing / Proposed	Existing / Proposed	Address
● ▲	Found monument 5/8" IR with red cap #18530 unless otherwise noted	1234 x 800' Spot elevation
○ △	Set monument 5/8" IR with red cap #18530 unless otherwise noted	1234 x 800' Sanitary sewer manhole
IR	Round iron rebar	Storm sewer intake
IP	Round iron pipe	Storm sewer beehive
PCC	Portland cement concrete	Flared end section
ACC	Asphaltic cement concrete	Water hydrant
FL	Pipe flowline elevation	Water valve
RCP	Reinforced concrete pipe	Water service shut-off
CMP	Corrugated metal pipe	Water main manhole
CPP	Corrugated plastic pipe	Monitoring well
PVC	Polyvinyl chloride pipe	Yard hydrant
CIP	Cast iron pipe	Well
P.U.E.	Public utility easement	Gas meter
S.W.F.E.	Surface water flowage easement	Gas valve
B/B	Back of curb to back of curb	Air conditioning unit
---	Subject boundary line	Electric manhole
---	Section line	Electric meter
---	Proposed boundary line	Electric pedestal
---	Existing boundary line	Electric transformer
---	Future boundary line	Utility hand hole
---	Underlying boundary line	Utility pole
---	Proposed easement line	Utility pole with light
---	Existing easement line	Light pole
---	Setback line	Guy wire
---	Barbed wire fence line	Traffic signal
---	Chain-link fence line	Traffic signal with light
---	Straw Wattle	Traffic manhole
---	Silt fence	Communication pedestal
---	Sanitary sewer & size	Telephone booth
---	Storm sewer and size	TV pedestal
---	Water main and size	Billboard sign
---	Gas main & size	Street sign
---	Overhead electric & wires	Down spout
---	Overhead communication	Tree shrub
---	Underground electric	Deciduous tree and trunk diameter
---	Underground television	Coniferous tree and trunk diameter
---	Underground communication	
---	Contour elevation	
---	Swale flowline	
---	Edge of water	
---	Construction limits	
---	Construction fence	

BENCHMARKS

- CUT 'X' IN BACK OF CURB ON THE NORTH EAST SIDE OF SE 36TH CIRCLE BETWEEN LOTS 5 & 6 OF ALBAUGH FOUR MILE INDUSTRIAL PARK 7 +/- SOUTH WEST OF HYDRANT ELEV=895.32 (NAVD88)
- TOP OF CURB AT DOUBLE CURB INTAKE ON EAST SIDE OF SE FOUR MILE DRIVE FIRST INTAKE NORTH OF CORNER OF LOTS 8 & 9 OF ALBAUGH FOUR MILE INDUSTRIAL ELEV=897.81 (NAVD88)

LEGAL DESCRIPTION

LOTS 7-9 AND 7A-9A, ALBAUGH FOUR MILE INDUSTRIAL PARK, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.
CONTAINING 34.30 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.



UTILITY CONTACTS

(NN8) NORTHERN NATURAL GAS Contact Name: Keith Good Contact Phone : 502-530-2510 Contact Email : Keith.Good@nngco.com	(US4) CTLQL-CENTURYLINK Contact Name : Ray Montoya Contact Phone: 515-233-5149 Contact Email: Raymond.Montoya@CenturyLink.com
(AKY) CITY OF ANKENY STORMWATER COORDINATOR Contact Name: Jared Bright Contact Phone: 515-963-3534 Contact Email: JBright@ankenyiowa.gov	(M57) MIDAMERICAN ENERGY- ELECTRIC Contact Name: Matt Davitt Contact Phone: 515-242-4289 Contact Email: matthew.davitt@midamerican.com
(AKY) CITY OF ANKENY WASTEWATER SUPERINTENDENT Contact Name: Roger McFarland Contact Phone: 515-965-6483 Contact Email: RMcFarland@ankenyiowa.gov	(M57) MIDAMERICAN ENERGY- GAS Contact Name: Matt Davitt Contact Phone: 515-242-4289 Contact Email: matthew.davitt@midamerican.com
(AKY) CITY OF ANKENY WATER SUPERINTENDENT Contact Name: Shawn Buckner Contact Phone: 515-963-3524 Contact Email: SBuckner@ankenyiowa.gov	(ICN) IOWA COMMUNICATIONS NETWORK Contact Name: Doug Ebelschieser Contact Phone: 515-725-4610 Contact Email: doug.ebelschieser@iowa.gov
(AKY) CITY OF ANKENY FIBER OPTIC Contact Name: Tom Dozler Contact Phone: 515-963-3527 Contact Email: TDozler@ankenyiowa.gov	WINDSTREAM Contact Name: Michael Ferm Contact Phone: 515-309-0316 Contact Email: Michael.J.Ferm@windstream.com
MEDIACOM Contact Name: Al Roberts Contact Phone: 515-202-8669 Contact Email: ARoberts@mediacomcc.com	DES MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY Contact Name: Aaron Johnson Contact Phone: 515-979-9901 Contact Email: AMJohnson@DMGOV.org

OWNER

DRA PROPERTIES
ASHLEY JOHNSON
1525 NE 36TH STREET
ANKENY, IOWA 50021
(515) 965-5251

DEVELOPER

DRA PROPERTIES
ASHLEY JOHNSON
1525 NE 36TH STREET
ANKENY, IOWA 50021
(515) 965-5251

CONSTRUCTION SCHEDULE

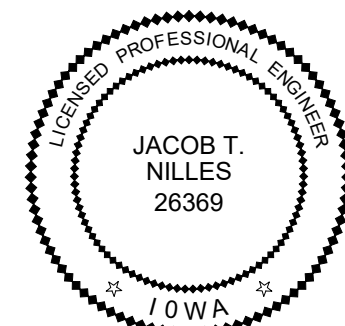
GRADING	SPRING 2024
UTILITY INSTALLATION	SPRING 2025
PAVING	SPRING 2025
LANDSCAPING	SPRING 2025

SHEET LIST TABLE

SHEET NO.	SHEET TITLE	DESCRIPTION
1	C100	COVER SHEET
2	C200	SITE OVERVIEW
3	C201	DIMENSION PLAN
4	C202	DIMENSION PLAN
5	C300	GRADING & EROSION CONTROL PLAN
6	C301	GRADING DETAILS
7	C302	GRADING DETAILS
8	C400	UTILITY PLAN
9	C401	UTILITY PLAN
10	C500	LANDSCAPE PLAN
11	C501	LANDSCAPE PLAN
12	C600	DETAILS
13	C601	WRA CONNECTION POLICY

PROJECT SUMMARY

PROPERTY ADDRESS:	3223 SE FOUR MILE DRIVE
TOTAL SITE AREA:	1,642,307 SF (37.70 ACRES)
PROPOSED USE:	MULTI-TENANT LIGHT INDUSTRIAL
BUILDING TYPE:	ONE-STORY MULTI-TENANT INDUSTRIAL WAREHOUSE
BUILDING AREA:	56,000 SF
PARKING REQUIRED:	1 SPACE/2 EMPLOYEES ON MAX SHIFT - 160/2 =80 1 SPACE/400 SF OF OFFICE - 5,600 SF/400 - 14 TOTAL PARKING REQUIRED = 94 STALLS
PARKING PROVIDED:	103 STALLS INCLUDING 4 ACCESSIBLE (1 VAN ACCESSIBLE)
PRIVATE DRIVES & PARKING:	156,580 SF PCC PAVEMENT 149,000 SF CRUSHED ASPHALT MILLINGS
SIDEWALKS:	2,715 SF
COMBINED HARD SURFACE:	364,295 SF (22.2%) 92 ERU'S (364,295 / 4000)
OPEN SPACE:	1,278,012 SF (77.8%)
PROPERTY ZONING:	M-1 LIGHT INDUSTRIAL DISTRICT
FUTURE OUTDOOR STORAGE USE:	THE OUTDOOR STORAGE PAD SHALL BE USED FOR STORAGE OF CONTRACTOR VEHICLES AND MOTORIZED EQUIPMENT WHICH ARE READILY MOVABLE FROM THE AREA WITHIN THE TIME AVAILABLE FOLLOWING A FLOOD WARNING. ANY EQUIPMENT WHICH WILL NOT BE READILY MOVABLE FROM THE AREA SHALL BE ANCHORED TO PREVENT MOVEMENT DUE TO FLOODWATERS AND SHALL NOT BE FLAMMABLE, EXPLOSIVE, OR INJURIOUS TO HUMAN, ANIMAL, OR PLANT LIFE.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: Jacob T. Nilles DATE: 1-31-2025
JACOB T. NILLES, P.E. No 26369
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

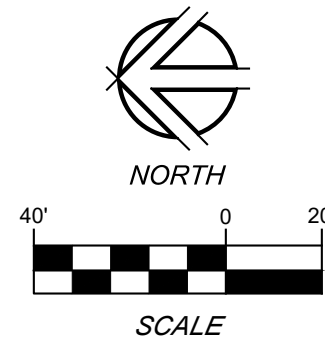
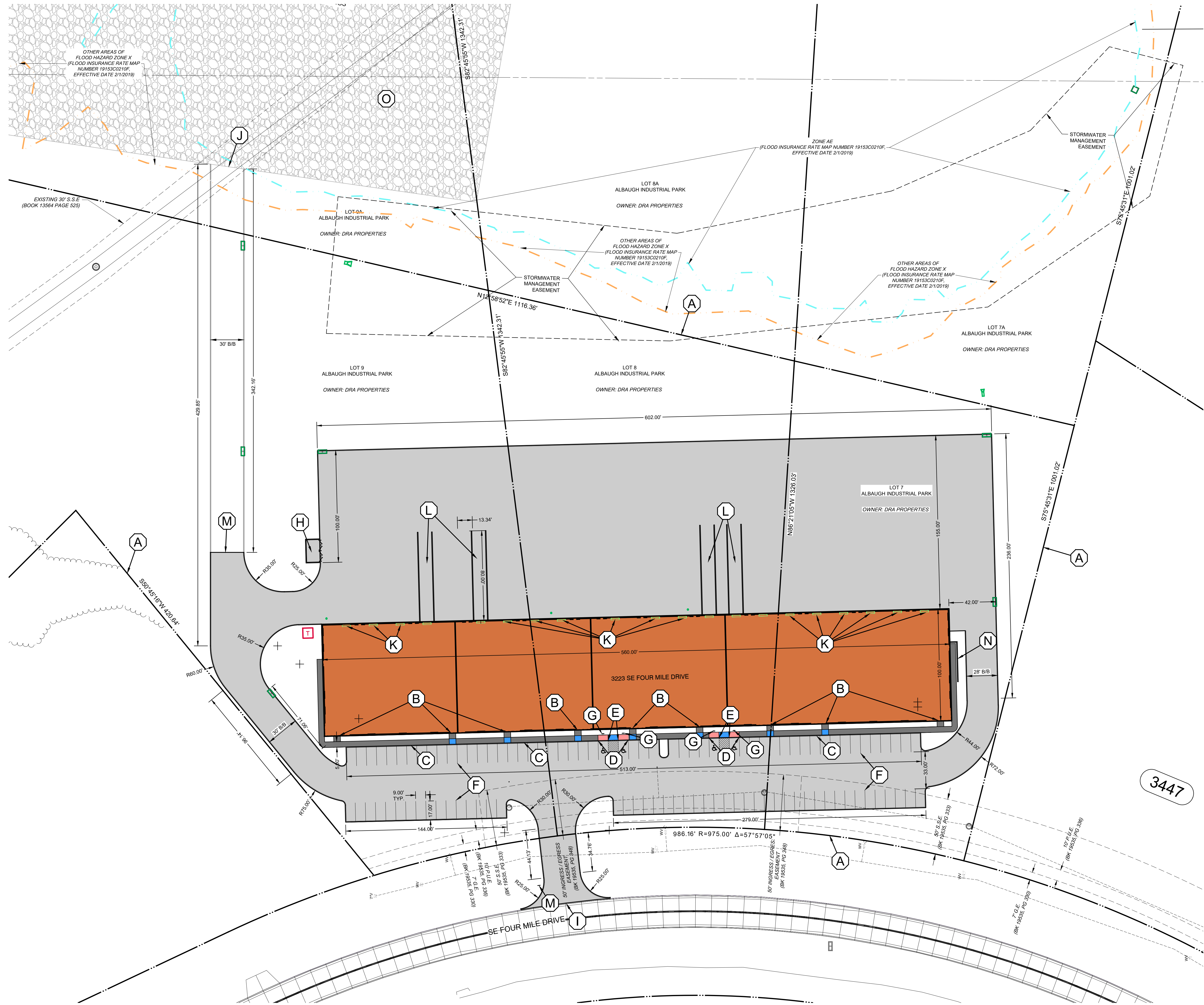
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-9, 12, 13



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.

JORDAN M. LOCKMAN
SIGNATURE: Jordan M. Lockman DATE: 1-31-2025

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 10-11



PAVING/GENERAL NOTES

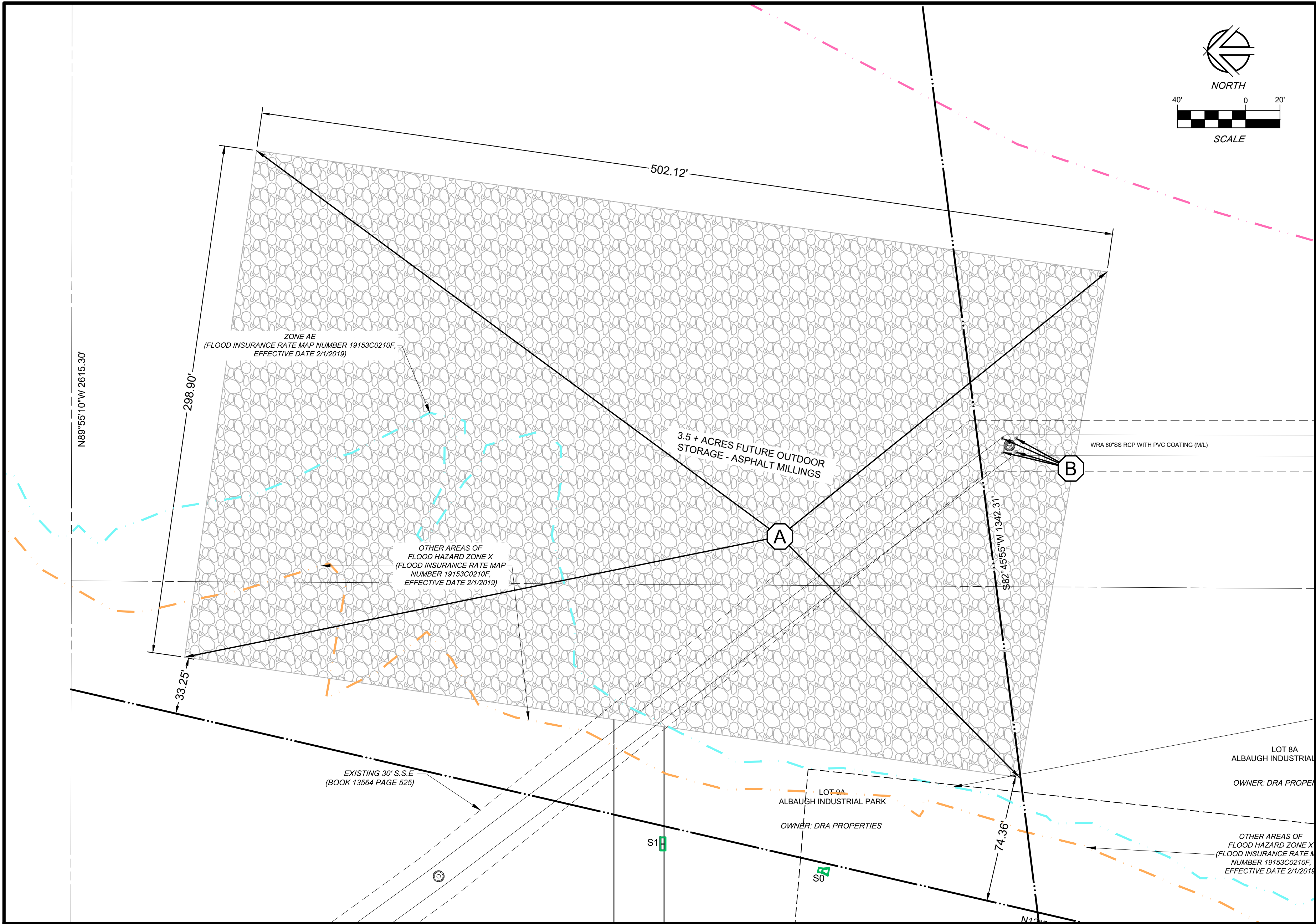
1. PARKING LOT AND DRIVE AISLE PAVING SHALL BE NON-REINFORCED 8" P.C.C. PER PAVING LEGEND BELOW. ALL CONCRETE CURBS SHALL BE INTEGRAL TO PAVING SLAB.
2. DUMPSTER PAD SHALL BE REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 8". TRASH ENCLOSURE REINFORCEMENT SHALL BE #5 EPOXY COATED REBAR AT 12" O.C. EACH DIRECTION.
3. SIDEWALKS SHALL BE NON REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 5 INCHES. PUBLIC SIDEWALK RAMPS AND COMMON SQUARES SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 6 INCHES. 4" ROCK BASE IS NOT REQUIRED ON SIDEWALKS.
4. ALL PAVING SHALL COMPLY W/ SUDAS SECTION 7010 FOR MATERIALS AND INSTALLATION.
5. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON STOOPS AND SIDEWALKS ADJACENT TO BUILDING.
6. UNLESS OTHERWISE STATED, ALL CURBS SHALL BE 6" STANDARD CURB PER SUDAS FIGURE 7010.102. AND DETAIL 1 ON SHEET C600.
7. STANDARD PARKING STALLS SHALL HAVE A WIDTH OF 9 FEET.
8. THE CITY MAY REQUIRE THE CONSTRUCTION OF SIDEWALK ALONG SE FOUR MILE DRIVE AT A FUTURE DATE. THE OWNERS OF ALBAUGH FOUR MILE INDUSTRIAL PARK LOTS 7, 8, AND 9 SHALL BE RESPONSIBLE FOR CONSTRUCTION OF 5' SIDEWALK ALONG THEIR RESPECTIVE FRONTAGE IF REQUIRED.
9. THE CITY RESERVES THE RIGHT TO ASK FOR REVISIONS TO THE TIS SHALL THE OCCUPANCY USERS DIFFER FROM THOSE ASSUMED IN THE ORIGINAL TIS DOCUMENT.

DIMENSION PLAN NOTES

- A. PROPERTY LINE.
- B. BUILDING ENTRANCE
- C. CLASS A SIDEWALK CURB PER SUDAS FIGURE 7030.202-DETAIL 3.
- D. TAPER CURB IN THIS SECTION.
- E. NO CURB IN THIS SECTION.
- F. PROVIDE PARKING STALL STRIPING AS SHOWN PER SUDAS 8020 AND IDOT SECTION 2527 - COLOR SHALL BE WHITE.
- G. ACCESSIBLE STALL SIGNS IN ACCORDANCE WITH ANSI A117.1-09 SECTION 502.7, 12" BEHIND SIDEWALK. SEE DETAIL P-1 ON SHEET C600.
- H. TRASH ENCLOSURE LOCATION. ENCLOSURE SHALL HAVE 20'X14' MINIMUM INTERIOR DIMENSIONS.
- I. GRIND CURB AS SHOWN ON SHEET C200 AND INSTALL TYPE A DRIVEWAY CONNECTION TO EXISTING STREET PER SUDAS 7030.101.
- J. CONNECT PCC PAVEMENT TO FUTURE MILLED ASPHALT STORAGE AREA WITH "B" JOINT. SEE SHEET C202 FOR ADDITIONAL MILLED ASPHALT STORAGE AREA DIMENSIONS.
- K. TRUCK DOCK. 52" HEIGHT AT BUILDING.
- L. 52" RAMP TO AT GRADE LOADING DOCK. GRADE AT TOP OF RAMP SHALL MATCH FINISHED FLOOR ELEVATION. REFER TO SHEET C300 FOR GRADING DETAILS.
- M. INSTALL R1-1 STOP SIGN (36") ON BLACK WRAPPED POST PER MUTCD SECTION 2B.04
- N. END OF PAVING. FUTURE ACCESS DRIVE PAVING CONNECTION.
- O. CMU RETAINING WALL. SEE SHEET C302 FOR ADDITIONAL GRADING DETAILS.
- P. FUTURE CRUSHED ASPHALT MILLING STORAGE PAD.

PAVING LEGEND

- 5" PCC SIDEWALK
- 8" PCC PAVING
- RAMP
- SPECIAL SHAPING
- STANDARD SIDEWALK
- TURNING SPACE
- MAX 1.5% IN ALL DIRECTIONS
- FUTURE CRUSHED ASPHALT MILLING STORAGE PAD



PAVING NOTES

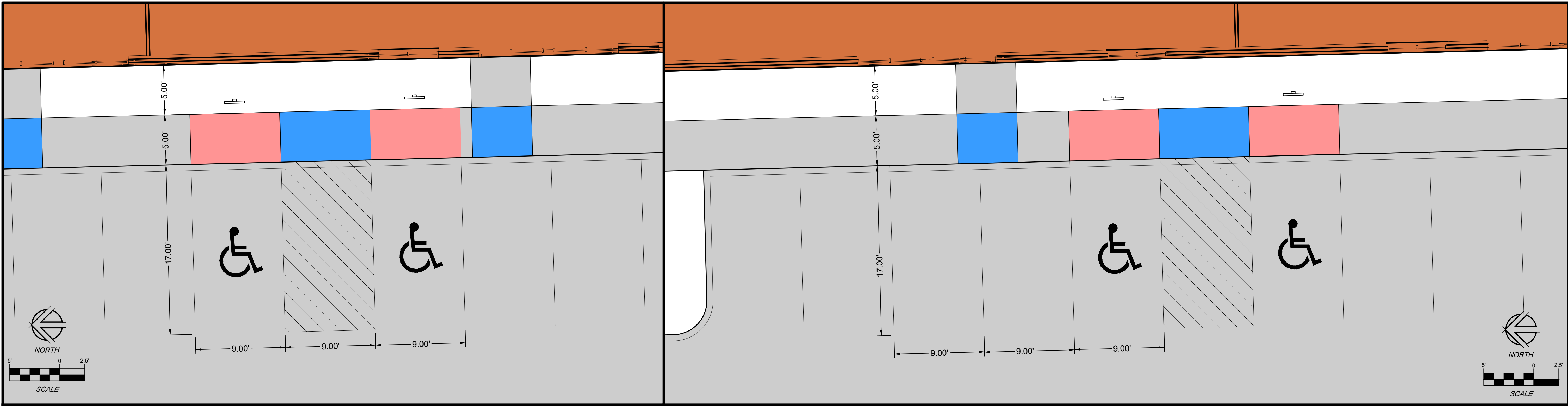
1. PARKING LOT AND DRIVE AISLE PAVING SHALL BE NON-REINFORCED 7" P.C.C. PER PAVING LEGEND BELOW. ALL CONCRETE CURBS SHALL BE INTEGRAL TO PAVING SLAB.
2. DUMPSTER PAD SHALL BE REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 7". TRASH ENCLOSURE REINFORCEMENT SHALL BE #5 EPOXY COATED REBAR AT 12" O.C. EACH DIRECTION.
3. SIDEWALKS SHALL BE NON REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 5 INCHES. PUBLIC SIDEWALK RAMPS AND COMMON SQUARES SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 6 INCHES. 4" ROCK BASE IS NOT REQUIRED ON SIDEWALKS.
4. ALL PAVING SHALL COMPLY W/ SUDAS SECTION 7010 FOR MATERIALS AND INSTALLATION.
5. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON STOOPS AND SIDEWALKS ADJACENT TO BUILDING.
6. UNLESS OTHERWISE STATED, ALL CURBS SHALL BE 6" STANDARD CURB PER SUDAS FIGURE 7010.102. AND DETAIL 1 ON SHEET C600.
7. STANDARD PARKING STALLS SHALL HAVE A WIDTH OF 9 FEET.

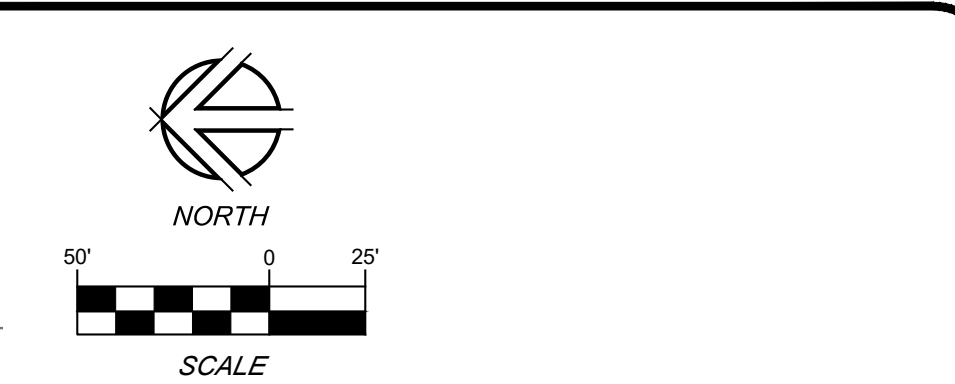
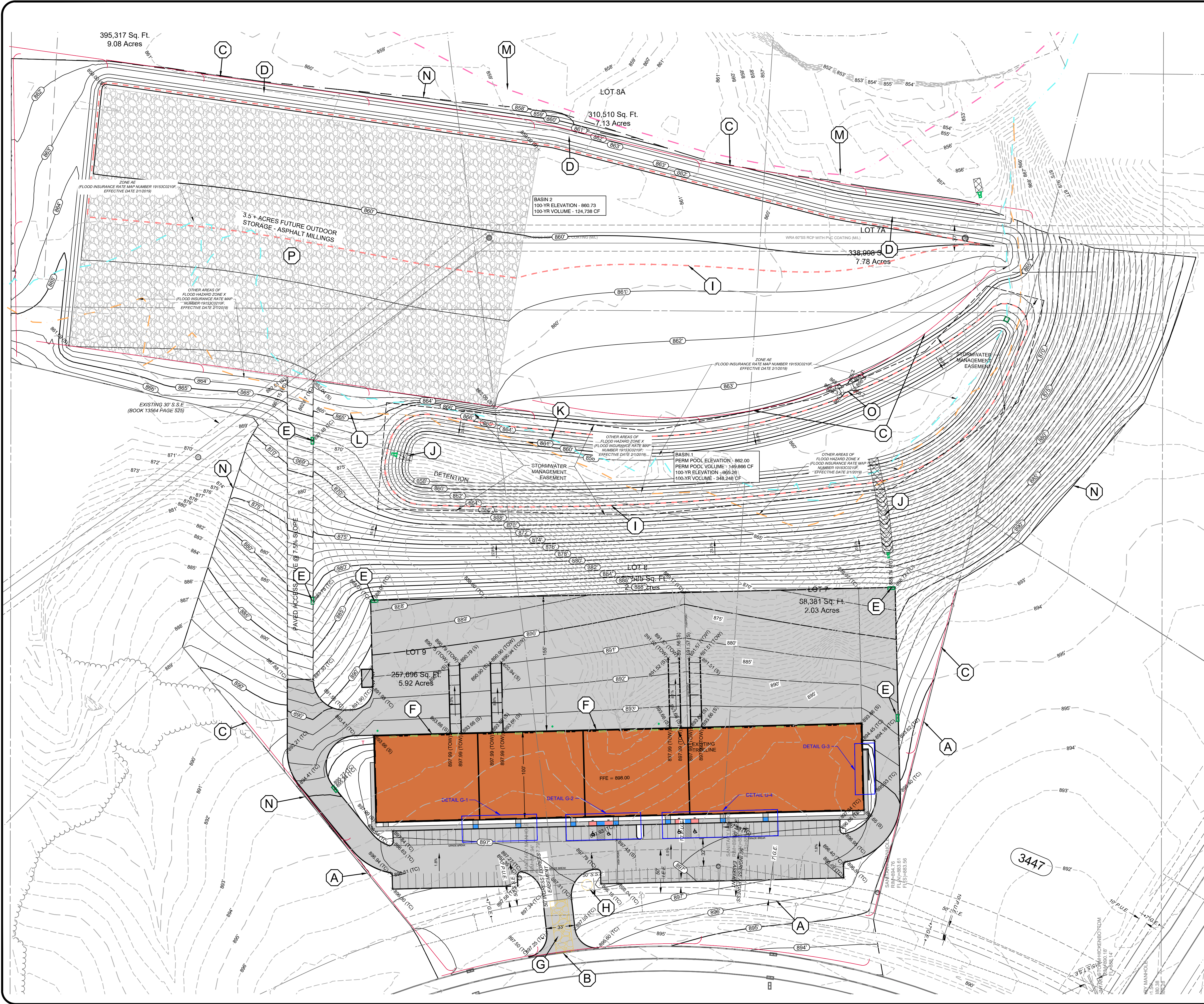
DIMENSION PLAN NOTES

- A. FUTURE 6" THICK CRUSHED ASPHALT MILLING PAD, 16,556 SY TOTAL.
- B. FOUR (4) FUTURE 10" PROTECTION BOLLARDS TO BE INSTALLED SURROUNDING WRA MANHOLE CASTING.

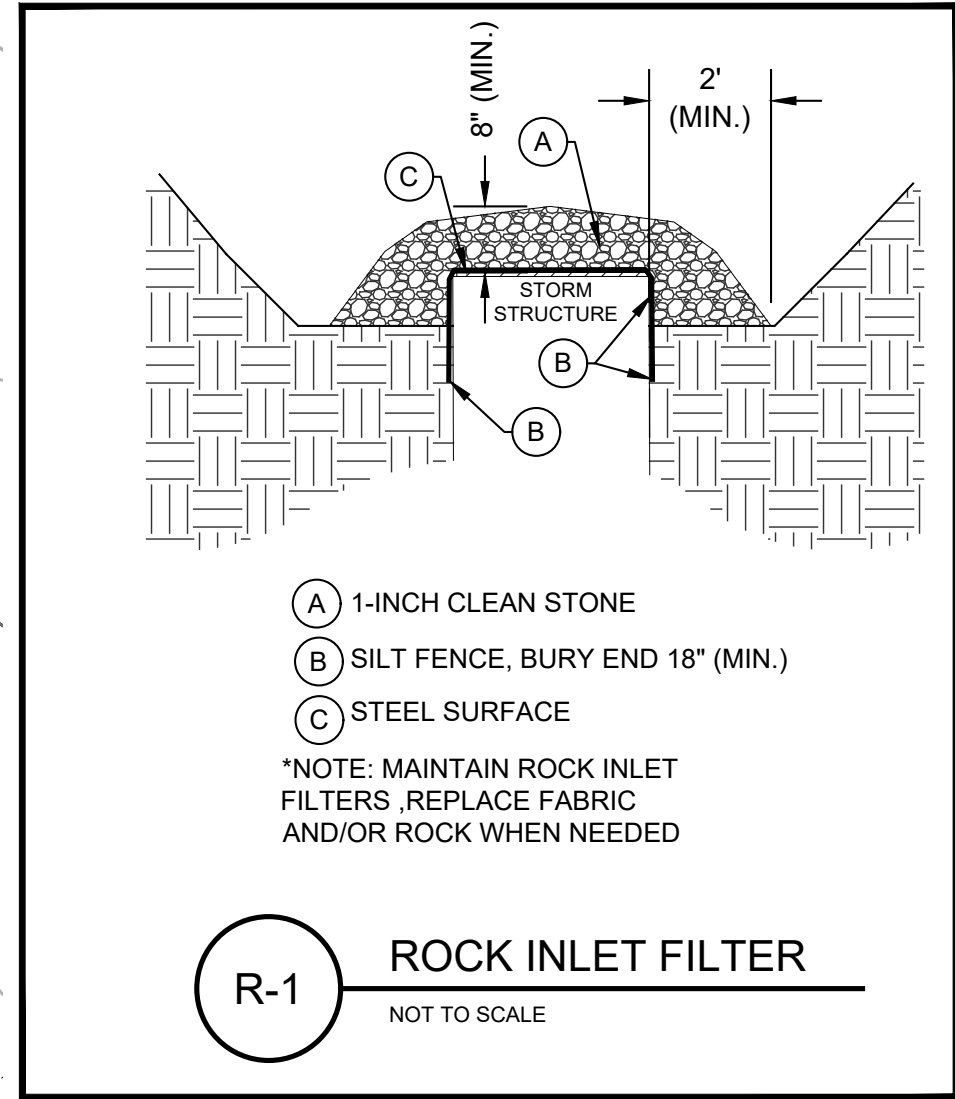
PAVING LEGEND

- 5" PCC SIDEWALK
- 7" PCC PAVING
- RAMP
- SPECIAL SHAPING
- STANDARD SIDEWALK
- TURNING SPACE
MAX 1.5% IN ALL DIRECTIONS
- FUTURE CRUSHED ASPHALT MILLING STORAGE PAD





- ### GRADING NOTES
- A. PROPERTY LINE
 - B. MATCH GRADE AT CONNECTION TO EXISTING PAVEMENT.
 - C. SILT FENCE PER SUDAS 9040. SILT FENCE SHALL BE REPLACED IF IT BECOMES DAMAGED OR OVERRUN WITH SEDIMENT AT ANY TIME DURING CONSTRUCTION.
 - D. 8' WIDE DIKE. CREST ELEVATION = 863.00.
 - E. INSTALL ROCK FILTER PER DETAIL R-1 ON ALL INTAKES PRIOR TO PAVING AND DROP IN INLET PROTECTION DEVICE FOLLOWING PAVING.
 - F. FINISHED GRADE ADJACENT TO BACK OF BUILDING SHALL BE 52" BELOW FIRST FLOOR FINISHED FLOOR ELEVATION .
 - G. CONSTRUCTION ENTRANCE AS PER SUDAS 9040.
 - H. CONCRETE WASHOUT.
 - I. BASIN 1 100-YR ELEVATION = 865.26.
BASIN 2 100-YR ELEVATION = 860.73.
 - J. 8' WIDE FLEXAMAT PLUS OR APPROVED EQUAL. INSTALL PER MANUFACTURERS "PIPE OUTFALL ARMORING" INSTALLATION DETAIL AND INSTRUCTIONS. 173 SY TOTAL.
 - K. FEMA ZONE AE, BFE - 862.50.
 - L. FEMA ZONE X.
 - M. FEMA ZONE AE FLOODWAY.
 - N. GRADING BOUNDARY.
 - O. BASIN EMERGENCY OVERFLOW. CREST ELEVATION = 865.2
 - P. FUTURE CRUSHED ASPHALT MILLING STORAGE PAD.



- ### LEGEND
- WT - WATTLE
 - ST - SILT FENCE
 - EXTENT OF GRADING
 - 100-YR HIGH WATER ELEVATION=963.59
 - X 960.0' SPOT ELEVATION/OVERFLOW ELEVATION
 - CONSTRUCTION ENTRANCE
 - FLEXAMAT PLUS OR APPROVED EQUAL
 - FUTURE CRUSHED ASPHALT MILLING STORAGE PAD
- ### GRADING PLAN LEGEND
- TOW - TOP OF WALL
 - TC - TOP OF CURB ELEVATION
 - S - TOP OF SLAB ELEVATION

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

NILLES ASSOCIATES

REVISIONS:
1) 05/15/2025 REVISIONS PER CITY REVIEW COMMENTS
2) 11/15/2024 REVISIONS PER CITY AND WRA COMMENTS
3) 11/15/2024 REVISIONS PER CITY AND WRA COMMENTS
4) 11/15/2024 REVISIONS PER CITY AND WRA COMMENTS
5) 11/15/2024 REVISIONS PER CITY AND WRA COMMENTS
6) 11/15/2024 REVISIONS PER CITY AND WRA COMMENTS
OR CONFLICTS WHICH ARE ALLEGED.

3223 SE FOUR MILE DRIVE
ANKENY, IOWA

GRADING & EROSION CONTROL PLAN

PROJECT NAME

DATE: 1/31/2025

DRAWN BY: BLH

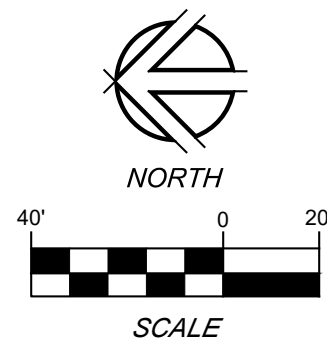
CHECKED BY: ADS

SHEET NO.: 5/13

SHEET TITLE: C300

SHEET SIZE: 24" X 36"

NAI NO.: 24104

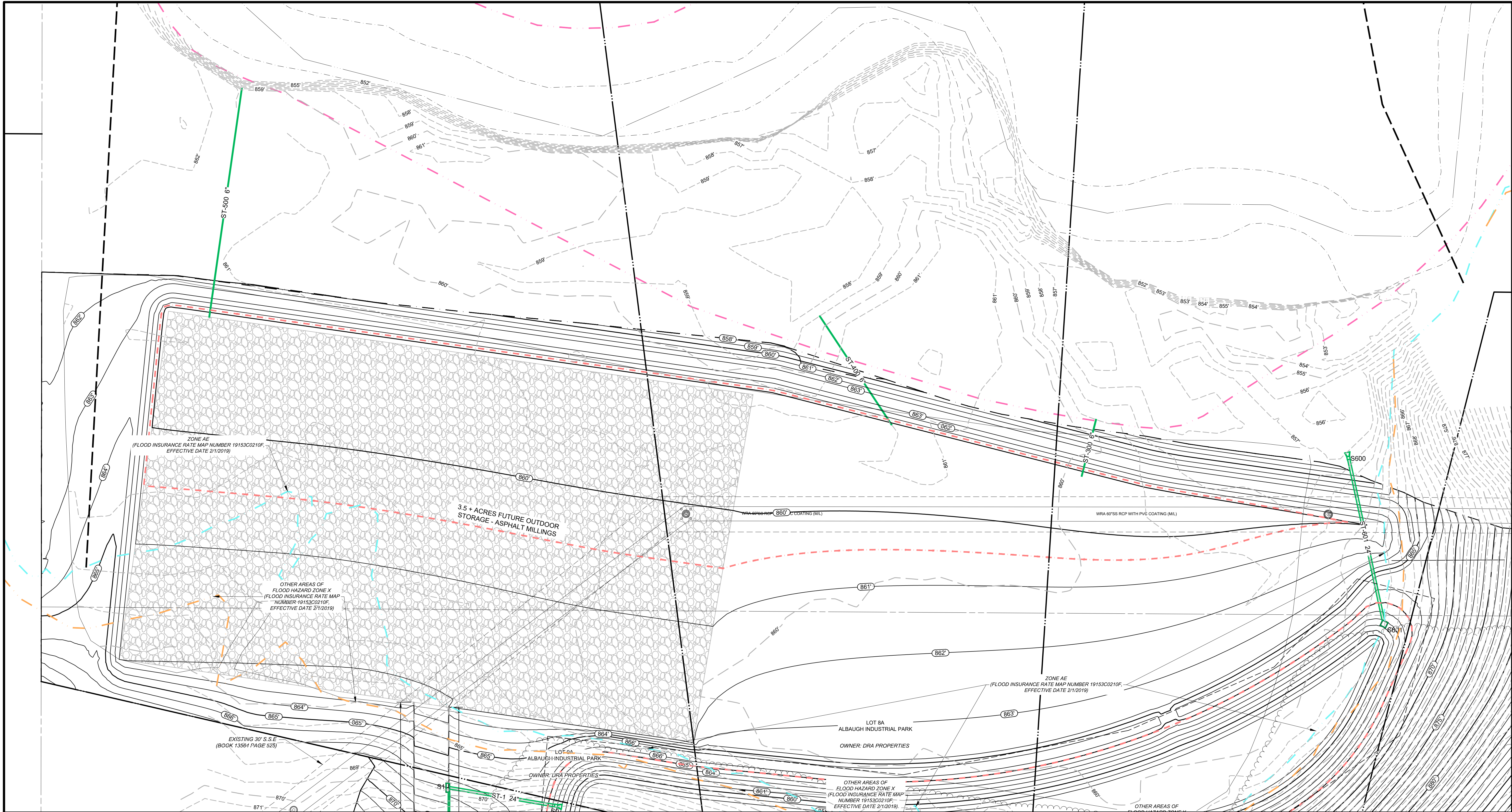


SIDEWALK TYPE LEGEND

- RAMP
- SPECIAL SHAPING
- STANDARD SIDEWALK
- TURNING SPACE
MAX 1.5% IN ALL DIRECTIONS
- FUTURE CRUSHED ASPHALT MILLING STORAGE PAD

GRADING PLAN LEGEND

- TW - TOP OF WALL
- TC - TOP OF CURB ELEVATION
- S - TOP OF SLAB ELEVATION



REVISIONS:
1) (05-13-2024) REVISIONS PER CITY REVIEW COMMENTS
2) (10-10-2024) REVISIONS PER CITY AND WRA COMMENTS
3) (11-16-2024) REVISIONS PER CITY AND WRA COMMENTS
4) (11-17-2025) REVISIONS PER CITY AND WRA COMMENTS
5) (11-17-2025) REVISIONS PER CITY AND WRA COMMENTS
6) (11-17-2025) REVISIONS PER CITY AND WRA COMMENTS
7) (11-17-2025) REVISIONS PER CITY AND WRA COMMENTS

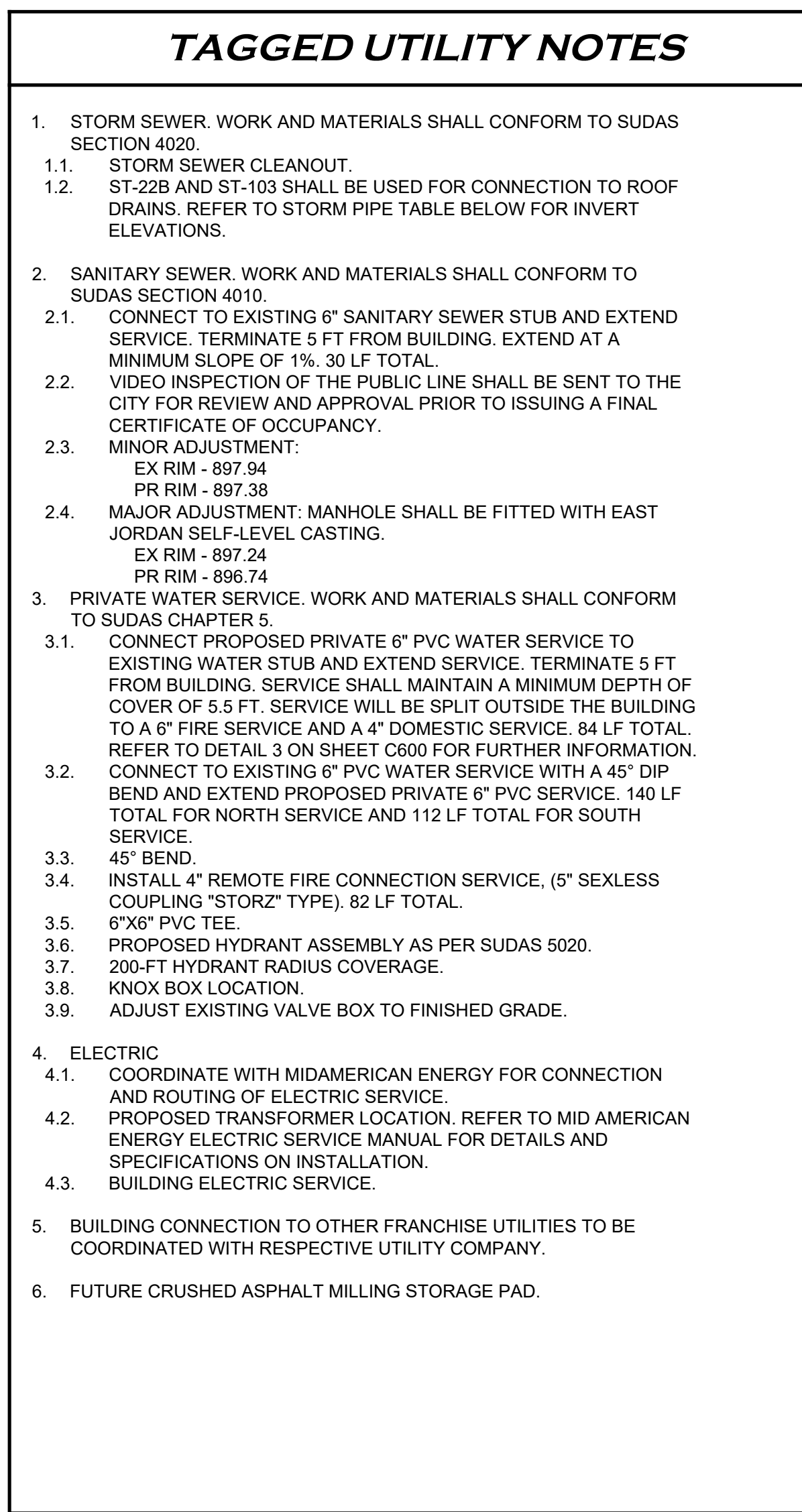
NOTES:
1) NILES ASSOCIATES, INC. WARRIES ANY PROBLEMS WHICH MAY ARISE FROM FAILURE TO OBTAIN NECESSARY PERMITS FROM THE CITY OF ANKENY, IOWA, OR THE IOWA DEPARTMENT OF TRANSPORTATION, OR TO OBTAIN AND FOLLOW THE ENGINEERING STANDARDS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

3223 SE FOUR MILE DRIVE
ANKENY, IOWA

GRADING DETAILS

PROJECT NAME

NAI NO.:	24104
DATE:	1/31/2025
DRAWN BY:	BLH
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	C301
SHEET NO.:	6/13



NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-1	24" RCP	97 LF	0.40%	862.39	862.00
ST-2	15" PVC	180 LF	6.73%	875.53	863.39
ST-3	12" PVC	214 LF	6.00%	889.36	876.53
ST-21	15" PVC	67 LF	4.70%	879.68	876.53
ST-22A	12" PVC	150 LF	3.99%	888.99	883.00
ST-22B	12" PVC	201 LF	1.00%	890.99	888.99
ST-101	15" RCP	40 LF	2.60%	883.04	882.00
ST-102	12" PVC	147 LF	3.00%	887.56	883.14
ST-103	12" PVC	275 LF	1.00%	890.41	887.66
ST-300	6" PVC	50 LF	0.00%	859.00	859.00
ST-400	6" PVC	111 LF	0.00%	859.00	859.00
ST-500	6" PVC	196 LF	0.00%	859.00	859.00
ST-601	24" RCP	149 LF	0.67%	858.00	857.00



TAGGED UTILITY NOTES

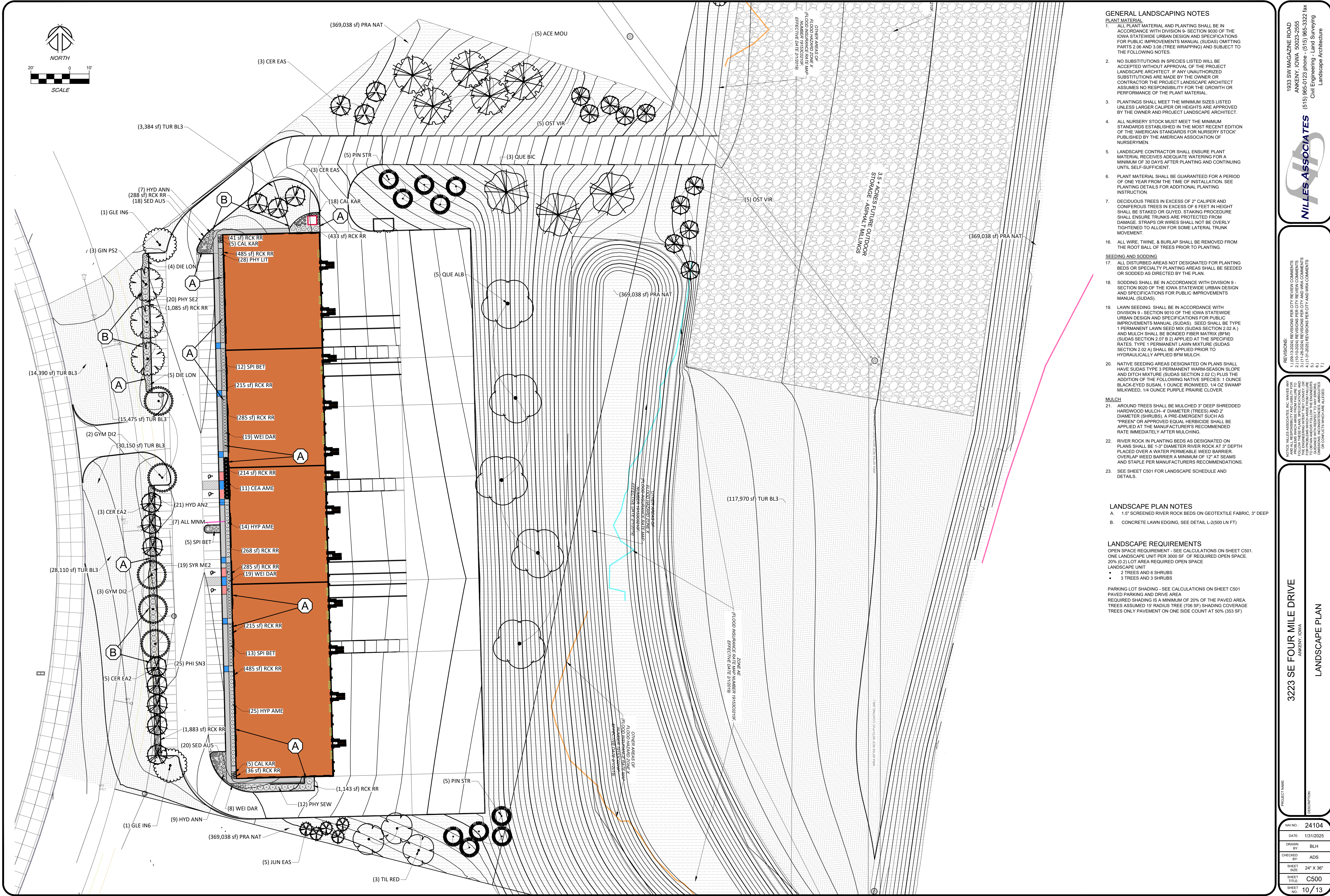
1. STORM SEWER. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
- 1.1. BASIN T OUTLET STRUCTURE. REFER TO DETAIL U-1 ON SHEET C600 FOR FURTHER INFORMATION.
- 1.2. 6" PY 4010 OUTLETS EXTENDED AT 0% SLOPE THROUGH GRADE/EMBANKMENT. REFER TO TABLE BELOW FOR INVERT ELEVATION.
- 1.3. CRITICAL CROSSING. MAINTAIN 18" OF SEPARATION. TOP OF SANITARY SEWER = 836.90. INVERT OF STORM = 857.50.
2. SANITARY SEWER. WORK AND MATERIALS SHALL CONFORM TO SUDAS 4010.
- 2.1. MINOR ADJUSTMENT.
TOP OF CONE - 858.41
EX RIM - 859.81
PROPOSED RIM - 860.98 (4' ABOVE FINISHED GRADE. ALL EXPOSED CONCRETE SHALL BE LINED WITH T LOCK OR BE SPRAYED WITH ZEBRON LINER).
- 2.2. MINOR ADJUSTMENT.
TOP OF CONE - 860.07
EX RIM - 860.97
PROPOSED RIM - 861.00 (RIM WILL BE ELEVATED ABOVE FUTURE FINISHED GRADE. MANHOLE SHALL BE SURROUNDED BY FOUR (4) PROTECTION BOLLARDS. REMOVE EXISTING CASTING AND 6" ADJUSTMENT RING AND INSTALL SUDAS TYPE "D" 3-PIECE MANHOLE CASTING. INCLUDE STAINLESS STEEL HARDWARE WITH MIN 4" EMBEDMENTS TO THE MANHOLE LID. INCLUDE STAINLESS STEEL HARDWARE FOR THE BOLT DOWN LID WITH ANTI-SEIZE ON THE BOLTS. CASTING SHALL UTILIZE AN INTERNAL CHIMNEY SEAL TO BE INSTALLED AFTER THE CASTING ADJUSTING BOLTS HAVE BEEN REMOVED AFTER CONCRETE PLACEMENT.

GENERAL UTILITY NOTES

- A FULL CERTIFICATE OF OCCUPANCY (CO) WILL NOT BE ISSUED UNTIL THE WRA FIELD APPROVES THE COMPLETED ADJUSTMENTS TO THE WRA OWNED INFRASTRUCTURE.

STORM STRUCTURE TABLE			
NAME	DESCRIPTION	RIM/TC	INVERT
S0	FLARED END SECTIONS		INV 862.00 (ST-1)
S1	SW-505	867.48	INV 862.39 (ST-1) INV 863.39 (ST-2)
S2	SW-505	880.78	INV 876.53 (ST-21) INV 876.53 (ST-3) INV 875.53 (ST-2)
S3	SW-505	895.34	INV 889.36 (ST-3)
S21	SW-505	888.04	INV 879.68 (ST-21) INV 883.00 (ST-22A)
S22A	CLEANOUT, TYPE A		INV 888.99 (ST-22B) INV 888.99 (ST-22A)
S22B	CLEANOUT, TYPE A	893.50	INV 890.99 (ST-22B)
S100	FLARED END SECTIONS		INV 882.00 (ST-101)
S101	SW-505	888.74	INV 883.14 (ST-102) INV 883.04 (ST-101)
S102	SW-505	892.97	INV 887.56 (ST-102) INV 887.66 (ST-103)
S103	CLEANOUT, TYPE A	893.53	INV 890.41 (ST-103)
S600	FLARED END SECTIONS		INV 857.00 (ST-601)
S601	SW-513 (BASIN OUTLET)	863.50	INV 858.00 (ST-601)

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-1	24" RCP	97 LF	0.40%	862.39	862.00
ST-2	15" PVC	180 LF	6.73%	875.53	863.39
ST-3	12" PVC	214 LF	6.00%	889.36	876.53
ST-21	15" PVC	67 LF	4.70%	879.68	876.53
ST-22A	12" PVC	150 LF	3.99%	888.99	883.00
ST-22B	12" PVC	201 LF	1.00%	890.99	888.99
ST-101	15" RCP	40 LF	2.60%	883.04	882.00
ST-102	12" PVC	147 LF	3.00%	887.56	883.14
ST-103	12" PVC	275 LF	1.00%	890.41	887.66
ST-300	6" PVC	50 LF	0.00%	859.00	859.00
ST-400	6" PVC	111 LF	0.00%	859.00	859.00
ST-500	6" PVC	196 LF	0.00%	859.00	859.00
ST-601	24" RCP	149 LF	0.67%	858.00	857.00



PLANT MATERIAL

1. ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9030 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS) OMITTING PARTS 2.06 AND 3.08 (TREE WRAPPING) AND SUBJECT TO THE FOLLOWING NOTES:

2. NO SUBSTITUTIONS IN SPECIES LISTED WILL BE ACCEPTED WITHOUT APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. IF ANY UNAUTHORIZED SUBSTITUTIONS ARE MADE BY THE OWNER OR CONTRACTOR FOR THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.

3. PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.

4. ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN

5. LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.

6. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.

7. DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 6 FEET IN HEIGHT SHALL BE STAKED. THE STAKING AND TIEING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.

16. ALL WIRE, TWINE, & BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF TREES PRIOR TO PLANTING.

SEEDING AND SODDING

17. ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY THE PLAN.

18. SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9020 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS)

19. LAWN SEEDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9010 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS). SEED SHALL BE TYPE 1 PERMANENT LAWN SEED MIX (SEEDS SECTION 2.02.4) AND MULCH SHALL BE BONDED FIBER MATRIAL (BFM) (SUDAS SECTION 2.07.2 B) APPLIED AT THE SPECIFIED RATES. TYPE 1 PERMANENT LAWN MIXTURE (SUDAS SECTION 2.02.4) SHALL BE APPLIED AND TAMPED TO HYDRAULICALLY APPLIED BFM MULCH.

20. NATIVE SEEDING AREAS DESIGNATED ON PLANS SHALL HAVE SUDAS TYPE 3 PERMANENT WARM-SEASON SODS AND DITCH MIXTURE (SUDAS SECTION 2.02 c) PLUS THE ADDITION OF THE FOLLOWING: 1/2 OUNCE IRON PRAIRIE, 1 OUNCE BLUE-KEYED SUSAN, 1 OUNCE IRONWEED, 1/4 OZ SWAMI MILKWEED, 1/4 OUNCE PURPLE PRAIRIE CLOVER.

MULCH

21. AROUND TREES SHALL BE MULCHED 3" DEEP SHREDDED HARDWOOD MULCH - 4" DIAMETER (TREES) AND 2" DIAMETER (SHRUBS). A PRE-EMERGENT SUCH AS STAMPS OR APPROPRIATE WEED KILLER SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.

22. RIVER ROCK IN PLANTING BEDS AS DESIGNATED ON PLANS SHALL BE 1.5" DIAMETER RIVER ROCK AT 3" DEPT. 1/2" OVERLAP AFTER A MINIMUM OF 12" AT SEAMS. OVERLAP WEED BARRIER A MINIMUM OF 12" AT SEAMS AND STAPLE PER MANUFACTURERS RECOMMENDATION.

23. SEE SHEET C501 FOR LANDSCAPE SCHEDULE AND DETAILS.

A. 1.5" SCREENED RIVER ROCK BEDS ON GEOTEXTILE FABRIC, 3" DEEP

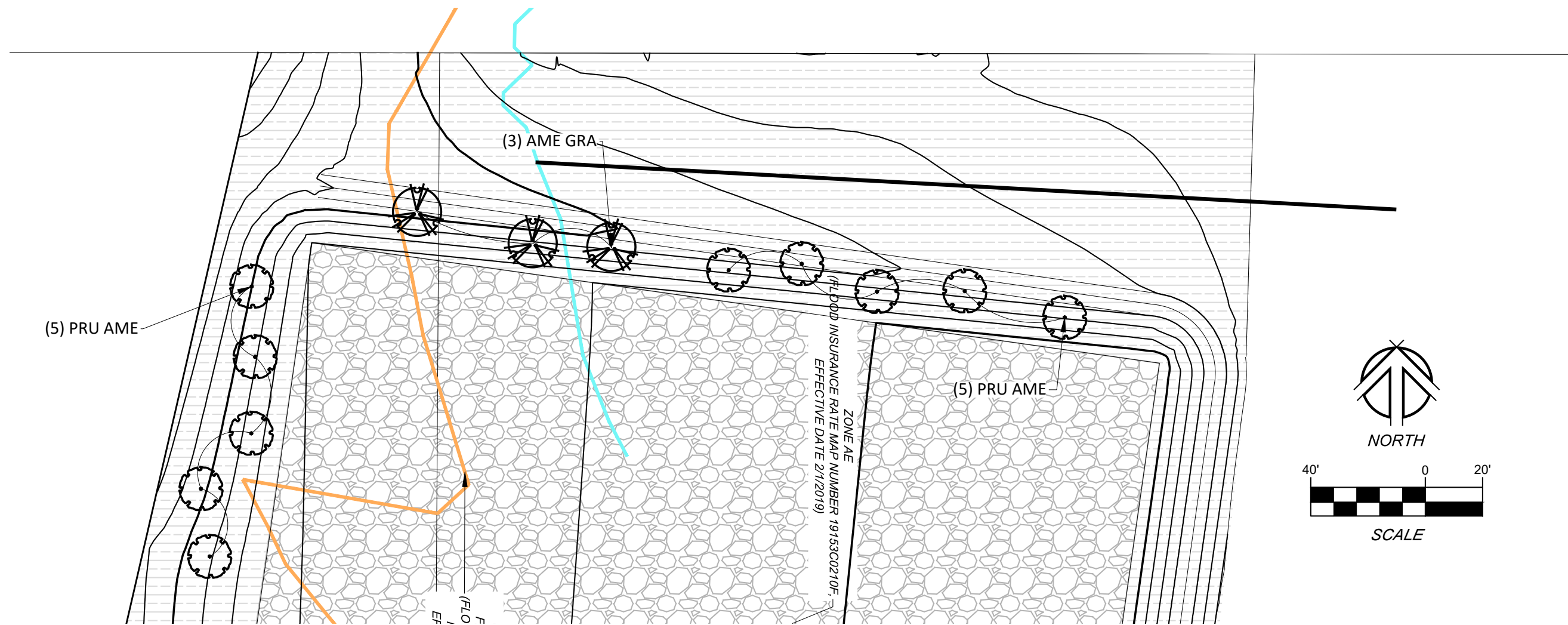
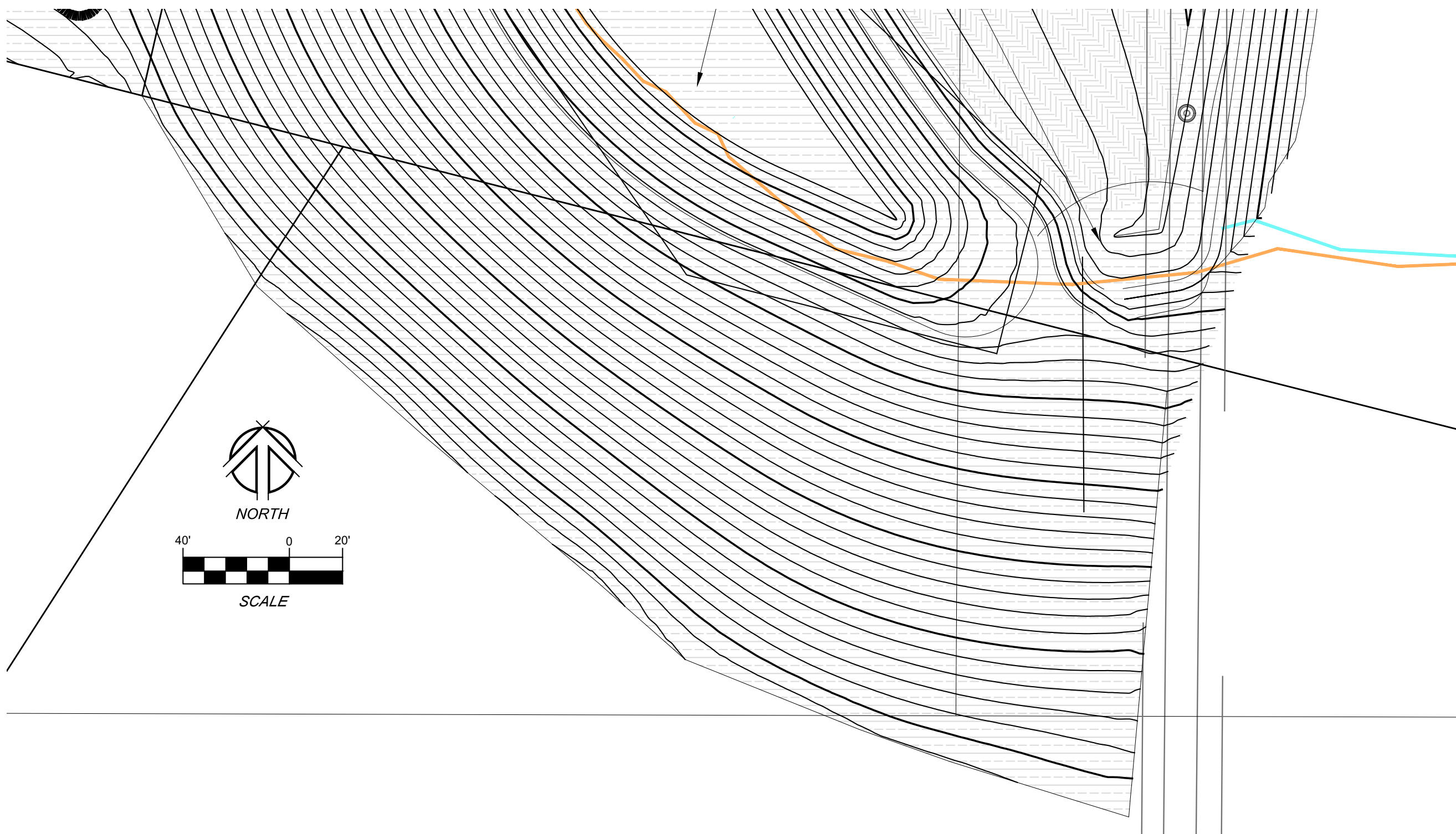
B. CONCRETE LAWN EDGING, SEE DETAIL L-2(500 LN FT)

OPEN SPACE REQUIREMENT - SEE CALCULATIONS ON SHEET C501.
ONE LANDSCAPE UNIT PER 3000 SF OF REQUIRED OPEN SPACE.
20% (0.2) LOT AREA REQUIRED OPEN SPACE
LANDSCAPE UNIT

- 2 TREES AND 6 SHRUBS
- 3 TREES AND 3 SHRUBS

PARKING LOT SHADING - SEE CALCULATIONS ON SHEET C501
PAVED PARKING AND DRIVE AREA
REQUIRED SHADING IS A MINIMUM OF 20% OF THE PAVED AREA.
TREES ASSUMED 15' RADIUS TREE (706 SF) SHADING COVERAGE
TREES ONLY PLANTMENT ON ONE SIDE COUNT AT 50% (353 SF)

PROJECT NAME:	DESCRIPTION:
NAI NO.:	24104
DATE:	1/31/2025
DRAWN BY:	BLH
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	C500
SHEET NO.:	10/13



3223 FOUR MILE DRIVE TREE & SHRUB CALCULATIONS					
TREE TYPE	SIZE AT MATURITY(S Q. FT.)	OPEN SPACE TREES	% PARKING LOT COVERAGE	PARKING LOT SHADING	PARKING LOT COVERAGE PROPOSED (SQ. FT.)
EVERGREEN TREES	314	15		0	0
DECIDUOUS TREES	706	16	50%	16	5648
DECIDUOUS TREES	706	29	100%	2	1412
		OPEN SPACE	PARKING LOT SCREENING		
SHRUBS		187	96		
				TOTAL	7060
OPEN SPACE REQUIREMENT					
SITE AREA (SQ FT)	448662	BUILDABLE LOT AREA			
REQ. GREEN SPACE (20% OF SITE AREA)	89732.4	1 LANDSCAPE UNIT/3000 SF REQ. OPEN SPACE			
LANDSCAPE UNITS REQ.(2 TREES & 6 SHRUBS/3000 SF OF REQ. GREENSPACE)	29.9	LANDSCAPE UNIT			
TREE REQUIRED	60	2 TREES & 6 SHRUBS	TREE REQUIRED	90	OR 3 TREES & 3 SHRUBS
SHRUB REQUIRED	179		SHRUB REQUIRED	90	
TREE PROPOSED	60				
SHRUB PROPOSED	187				
PARKING LOT SHADING		TREE CANOPY %	TREE CANOPY SQ. FT.	TREES	
PARKING LOT AREA (SQ. FT.) TWO AREAS TOTALING	REQUIRED	20%	6927	10	
34636	PROPOSED	20%	7060	18 trees (10 Tree Equivalent)	
PARKING LOT SCREENING SHRUBS PROVIDED	96				

C:\Users\lbhomedwood\Niles\NAI Projects - SPS - Projects\NAI Projects\Projects\241104\dwg\241104-LP.dwg

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CONIFEROUS TREES				
JUN EAS	5	Juniperus virginiana / Eastern Redcedar	5` Ht.	B&B
PIN STR	10	Pinus strobus / White Pine	6` Ht.	B&B
	15	SUBTOTAL:		

DECIDUOUS TREES

ACE MOU	5	Acer saccharum 'PNI 0285' / Green Mountain® Sugar Maple	2.5" Cal.	B&B
QUE ALB	5	Quercus alba / White Oak	2" Cal.	B&B
QUE BIC	3	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
TIL RED	3	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	B&B
	16	SUBTOTAL:		

PARKING LOT SHADING

CER EA2	8	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht. Clump	B&B
GIN PS2	3	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B
GLE IN6	2	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2" Cal.	B&B
GYM DI2	5	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
	18	SUBTOTAL:		

UNDERSTORY TREES

AME GRA	3	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	6` Ht. Clump	B&B
CER EAS	6	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht. Clump	B&B
OST VIR	10	Ostrya virginiana / American Hophornbeam	2" Cal.	B&B
PRU AME	10	Prunus americana / American Plum	#10	B&B
	29	SUBTOTAL:		

SHRUBS

CEA AME	11	Ceanothus americanus / New Jersey Tea	#3	Container
HYD ANN	16	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
HYP AME	39	Hypericum kalmianum 'Ames' / Ames St. Johnswort	#3	Container
PHY LIT	28	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	#3	Container
PHY SEW	12	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#5	Container
SPI BET	30	Spiraea betulifolia / Birchleaf Spirea	#3	Container
VIB MUF	5	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	#5	Container
WEI DAR	46	Weigela florida 'Dark Horse' / Dark Horse Weigela	#3	Container
	187	SUBTOTAL:		

PARKING LOT SCREENING SHRUBS

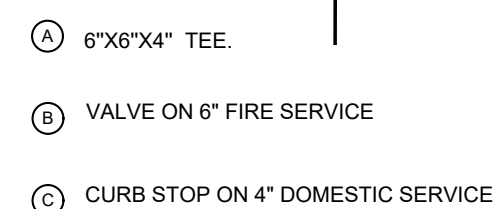
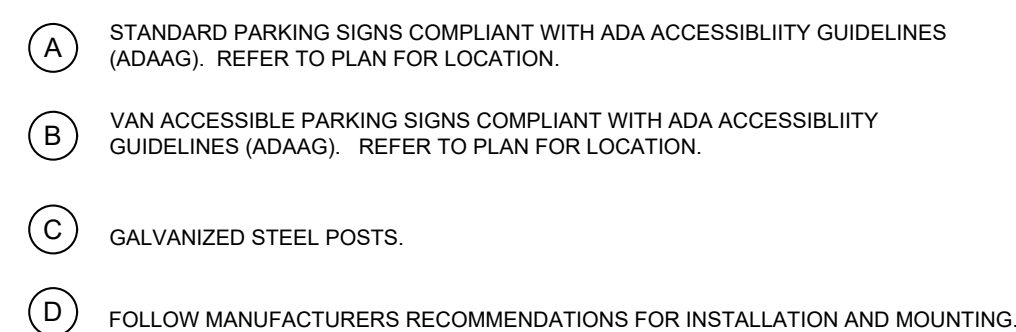
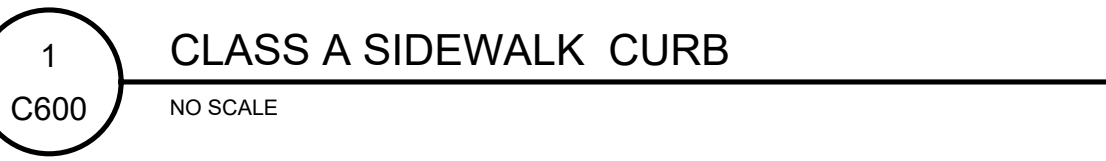
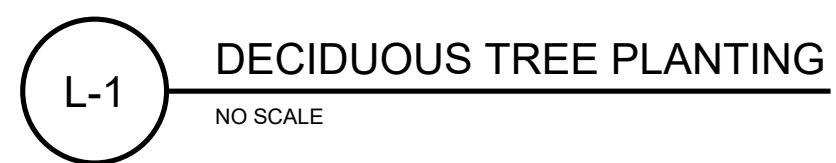
DIE LON	9	Diervilla lonicera / Dwarf Bush Honeysuckle	#5	Container
HYD AN2	21	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
PHI SN3	25	Philadelphus x 'Snowbelle' / Snowbelle Mock Orange	#2	Container
PHY SE2	20	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#5	Container
SYR ME2	19	Syringa meyeri / Korean Lilac	#5	Container
	94	SUBTOTAL:		

PERENNIALS

ALL MNM	7	Allium x 'Millenium' / Millenium Ornamental Onion	#1	Container
CAL KAR	28	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Container
SED AU5	38	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Container
	73	SUBTOTAL:		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	PRA NAT	369,038 sf	Prairie Grass and Forb Native Seed Mix / Prairie Grass and Forb Native Seed Mix
	RCK RR	7,483 sf	River Rock 1.5" on Geotextile Fabric / River Rock Mulch 1.5"
	TUR BL3	163,853 sf	Type 3, Permanent Warm-Season Slope and Ditch Mixture / SUDAS Permanent Warm-Season & Ditch Mix
		540,374 sf	SUBTOTAL:



POLICY FOR CONNECTIONS TO THE WRA CONVEYANCE SYSTEM

Section I - Design Review of Connection to WRA Sewer

- Des Moines Metropolitan Wastewater Reclamation Authority (WRA) conveyance system is comprised of large interceptor sewers that serve to collect wastewater from WRA through Participating Communities connection of collector sewers to the WRA interceptor sewers. This WRA Policy for Connections to the WRA Conveyance System applies to all connections of collective sewers to the WRA interceptor sewers. Individual connections to WRA interceptor sewers are discouraged and generally not permitted and require written authorization from the WRA Director and the Participating Community. If such connection receives such written authorization, said connection is subject to such additional requirements as determined by the WRA Director. The WRA shall review and approve plans which show the elevation and location of every proposed connection to a WRA interceptor sewer prior to issuance of plans for construction. No new connections will be allowed to the WRA conveyance system until the WRA has reviewed and approved the connection in writing.
- Preliminary plans for new connections should be sent electronically to Aaron Johnson with the WRA (amjohnson@dmgov.org).
 - Plans should be sent to the WRA by the community representative where the new service area is being constructed so the WRA can coordinate the connection requirements with the community representative.
 - Plans received from a consulting engineer will not be reviewed but will be returned with instructions to route the request through the appropriate community representative.
 - Plans will be reviewed by WRA and project-specific requirements for the connection will be sent to the requesting community representative.
 - All design and construction of connections to WRA interceptor sewers shall be in accordance with current SUDAS requirements except where modified herein.
 - Plans should not be issued for construction until requirements have been finalized.
 - Failure to include WRA requirements for a connection does not relieve that associated community nor its contractor of fulfilling the connection requirements.
 - Costs for fulfilling requirements for connection to WRA interceptor sewer will be a project cost incurred by the connecting community.

Section II - Construction of Connection to WRA Sewer

- Contractor shall contact the WRA in writing via email at three different times during construction of the new connection.
 - The first contact shall be made in writing via email at least 72 hours prior to any excavation within the WRA easement area to allow the WRA and the contractor to coordinate the inspection procedure.
 - The second contact shall be made in writing via email after excavating around the WRA manhole and at least 24 hours prior to making any modifications or physical connections to the WRA pipe or manhole to allow the WRA to field verify the existing conditions and to determine whether modifications need to be made to connection requirements.
 - The final contact shall be made in writing via email at least 24 hours prior to backfilling the new connection to allow the WRA to inspect the work. If the new collector sewer connection is backfilled prior to final inspection and approval by the WRA, the contractor will be required to re-expose the entire connection to allow for WRA inspection and approval. Any connections not inspected and approved (including final restoration and grading) by WRA will be temporarily plugged until final inspection and approval. No portions of this requirement will be waived. Photo documentation and/or inspection by agency other than WRA will not be considered to constitute final inspection.
 - Notification periods do not include weekends; any notifications received after 4:00 pm will be considered to have been received at 7:00 a.m. the following day.
 - Notification shall be made in writing via email to the following email address: amjohnson@dmgov.org
 - Notification shall include, at a minimum, the contractor's name and contact information (including office number, cell phone number and email address), name of the project and project location.
 - It shall be the responsibility of the community to obtain the necessary property interests for construction of the connection to the WRA conveyance system.
- All design and construction of connections to the WRA conveyance system shall be in accordance with current SUDAS requirements except where modified herein.
- When excavating for connection to the WRA manhole, the contractor shall excavate evenly around the existing WRA manhole to prevent unbalanced soil loading around the manhole. In the case of any movement of the WRA manhole during the installation of the connection, the contractor will be responsible for removing and reinstalling the WRA manhole to its true upright position.
- Any damage to the WRA interceptor sewer, manhole, and any other WRA improvements during excavation will be repaired at the contractor's expense. If the Contractor fails to repair the WRA interceptor sewer, manhole and other WRA improvements; it shall be the Community's responsibility to secure the repair as required by the WRA.
- Any new manhole or manhole section installed on a WRA interceptor sewer shall be lined or coated in a manner consistent with adjacent manholes on the same WRA interceptor sewer. Coating or lining installation and material is subject to approval by WRA.
- If a new "doghouse" manhole is installed, the following requirements apply:
 - The new manhole must be 48" with a cone section at the top - no reducers allowed below the top cone section.
 - Manhole must have a reinforced concrete base poured under the pipe for support and seal. All portions of the new manhole must be sealed around the existing pipe and manhole base using a WRA approved seal or mastic strip at all interfaces followed by tightly packing non-shrink grout at all interfaces on the inside and outside of the manhole.
 - WRA pipe inside of new manhole must have top half cut out. Pipe cut must extend to within 2" of the interior manhole wall at each end of the pipe.
 - Manhole must have a concrete bench poured around the bottom half of the pipe and be finished even with the top of the remaining pipe section.
 - The new manhole shall be core-drilled in the field to facilitate the connection of the collector sewer.
 - Collector sewer shall be constructed so it is perpendicular to the manhole surface at the point of connection.
 - The collector sewer shall consist of a minimum of 15 LF of ductile iron pipe extending outward from the inside face of the manhole. Ductile iron pipe shall be poly-wrapped prior to backfilling.
 - Granular bedding material shall be placed and compacted under the new incoming collector sewer.
 - The new collector sewer shall be sealed at the manhole wall using a GPT Industries Link- Seal with stainless steel hardware. Link Seal tightening must be performed in accordance with manufacturers recommendations (no tightening with power tools). Link seal tightening bolt heads must face the inside of the manhole for future adjustments.
 - If the WRA interceptor sewer is ductile iron, an external protective wrap shall be placed on both sides of the manhole over the ductile iron pipe. The new wrap must overlap the existing wrap by 2 feet and must also encompass the manhole/pipe interface to prevent corrosion. All wrap must be sealed off with pipe wrap tape. The WRA must approve pipe wrapping prior to backfilling the manhole.
- If a collector sewer connection is made to an existing WRA manhole, the following requirements apply:
 - When connecting to the horizontal pipe section of a T-Base manhole, the new collector sewer connection shall be made so that the center of the diameter of the collector sewer is at mid-pipe of the horizontal pipe section of the WRA T-Base manhole.
 - The collector sewer penetration shall be core-drilled in the field to facilitate the connection of the new collector sewer.
 - New collector sewer shall be constructed so it is perpendicular to the manhole surface at the point of connection.
 - The collector sewer shall consist of a minimum of 15 LF of ductile iron pipe extending outward from the inside face of the manhole. Ductile iron pipe shall be poly-wrapped prior to backfilling.
 - Granular bedding material shall be placed and compacted under the new incoming collector sewer.
 - The new collector sewer shall be sealed at the manhole wall using a GPT Industries Link- Seal with stainless steel hardware. Link Seal tightening must be performed in accordance with manufacturers recommendations (no tightening with power tools). Link seal tightening bolt heads must face the inside of the manhole for future adjustments.
- The new collector sewer shall not protrude more than 2" beyond the inside face of the manhole.
- If the WRA interceptor sewer line or and/or manhole is lined with a T-Lok liner, the contractor shall cut out a small circular section of the plastic T-Lok liner on the inside of the WRA manhole. The diameter of the section of T-Lok liner removed shall be the same as the diameter of the concrete core removed from the WRA manhole. Once the collector sewer is inserted, the contractor shall be responsible for properly repairing the T-Lok liner. The T-Lok liner must be repaired by a certified T-Lok welder; the contractor may contact the WRA to obtain a list of contractors who are certified to repair the T-Lok.
- If the existing manhole has been spray-lined, any area of newly exposed concrete must be spray lined with a Zebtron spray-on lining material.
- The new collector sewer connection shall be installed so the invert of the new collector sewer is within 2 vertical feet of the invert of the WRA pipe.
- If the incoming collector sewer invert elevation exceeds the 2 vertical feet maximum, the standard detail found in the 2016 edition of SUDAS for a drop connection shall be used (Figure 6010.307 SW-307). Adjustments may be made to this requirement if the normal flow in the WRA pipe is above the planned invert of the collector sewer connection.

13. Any connection to a WRA manhole which currently has the casting buried will require that the manhole be raised to the surface in accordance with sections 14 - 17 below.

- Any manhole with a new connection will require that the manhole casting and frame be replaced, regardless of current condition.
 - The top of the new manhole casting must be 4" above finished surrounding grade unless special conditions exist (subject to WRA approval). In no circumstance will the new manhole casting be allowed to be buried.
 - The new manhole casting and frame must be a Composite Access Products (CAP) or East Jordan GMI composite casting with two locking tabs. The tool for the locking tabs must be provided to the WRA. The word "SEWER" shall be stamped on the top of the manhole cover. Contact Brett Warga at 402-575-8988 for information on Composite Access Products for composite casting and frame.
 - For any connections within the roadway, the new manhole castings shall follow SUDAS SW-601 type "D" 3-piece casting. Stainless steel anchor hardware with min. 4" embedments to the manhole lid. Include stainless steel hardware for the bolt down lids with anti-sieze on the bolts. All 3-piece castings shall use utilize an internal chimney seal to be installed after the casting adjusting bolts have been removed after concrete placement.
 - The manhole casting must be fastened through to the cone section using stainless steel all-thread rods which are embedded and epoxied into the top of the cone section. Minimum embedment depth is 4"
 - Maximum of 18" of adjusting rings allowed and nor more than three adjusting rings allowed.
 - Manhole casting and any adjusting rings to be sealed using Ramneck or similar watertight sealant acceptable to the WRA.
 - If adjusting rings are used, an internal chimney seal must be installed.

15. Area around manhole shall be graded so water does not pond around the manhole casting.

16. Any disturbed areas around the WRA manhole must be restored to a smooth and level condition and be re-seeded.

17. The connecting community is responsible for coordinating and obtaining any required amended easement with property owners to allow raising of manholes in agricultural areas. The Connecting community shall contact the WRA in writing as to the need to raise the manhole in agricultural areas during the preliminary plans notification in Section I, Paragraph 2 herein.

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

**NILLES ASSOCIATES**

REVISIONS	
1	(10-10-2024) REVISIONS PER CITY REVIEW COMMENTS
2	(10-10-2024) REVISIONS PER CITY REVIEW COMMENTS
3	(11-19-2024) REVISIONS PER CITY AND WRA COMMENTS
4	(11-19-2024) REVISIONS PER CITY AND WRA COMMENTS
5	(11-19-2024) REVISIONS PER CITY AND WRA COMMENTS
6	
7	

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL CLAIMS FOR DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE ENGINEERING INTENT OF THE CODES, OR TO OBTAIN AND/OR FOLLOW THE ENGINEERS' ORDINANCES, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

3223 SE FOUR MILE DRIVE
ANKENY, IOWA

WRA CONNECTION POLICY

PROJECT NAME	3223 SE FOUR MILE DRIVE ANKENY, IOWA
DESCRIPTION	WRA CONNECTION POLICY
NAI NO.	24104
DATE	1/31/2025
DRAWN BY	BLH
CHECKED BY	ADS
SHEET SIZE	24" X 36"
SHEET TITLE	C601
SHEET NO.	13 / 13

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER. SERVICE LINES SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- 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).
- ALL EXTERNAL SERVICES (I.E. ELECTRICAL CONDUITS, GAS LINES, METERS, ETC.) ARE TO BE PAINTED TO MATCH ADJACENT BUILDING WALL COLOR.

CONCRETE WALL PANEL NOTES

(DELEGATED DESIGN BY GC OR DESGIN-BUILD BY SUB-CONTRACTOR)

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL REVEALS TO BE V TYPE 3/4" DEEP OR AS APPROVED BY ARCHITECT.
- ALL EXTERIOR OPENINGS & VERTICAL WALL PANEL EDGES SHOULD HAVE CHAMFERED EDGES TO MATCH HALF OF THE DEEP V REVEALS.
- NORTHWEST AND SOUTHWEST BUILDING CORNERS SHALL BE MADE UP OF FULL THICKNESS CHAMFERED PANELS SO AS NO PANEL EDGES ARE REVEALED AT EXTERIOR. U.N.O. THE NORTHEAST AND SOUTHEAST CORNERS SHALL BE EAST WALL BUTTING INTO NORTH AND SOUTH WALLS.
- THE BUILDING WAS DESIGNED BASED ON AN ASSUMED PANEL THICKNESS OF 12" COMPLYING WITH A MINIMUM R-VALUE TO MEET APPLICABLE CODE & TO SATISFY THE AUTHORITY HAVING JURISDICTION. (REFER TO PRECAST CONCRETE DOCUMENTS)

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
CAN	STEEL FRAME CANOPY GALVANIZED W/ HIGH-PERFORMANCE PAINT FINISH, BLACK
CON-1	PRECAST CONCRETE, COLOR - GRAY SLATE
CON-2	PRECAST CONCRETE, COLOR - BEIGE
CON-3	PRECAST CONCRETE, COLOR - COBBLESTONE
COP	METAL PREFINISHED COPING, PAINT FINISH, BLACK
DS	METAL PREFINISHED DOWNSPOUT, PAINT FINISH, BLACK
GUT	METAL PREFINISHED GUTTER, PAINT FINISH, BLACK
RF	MECHANICALLY FASTENED MEMBRANE ROOF SYSTEM
SF	T.B. ALUMINUM STOREFRONT FRAMING; COLOR: BLACK; W/ 1" INSULATED VISION GLASS: CLEAR W/ LOW-E COATING
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

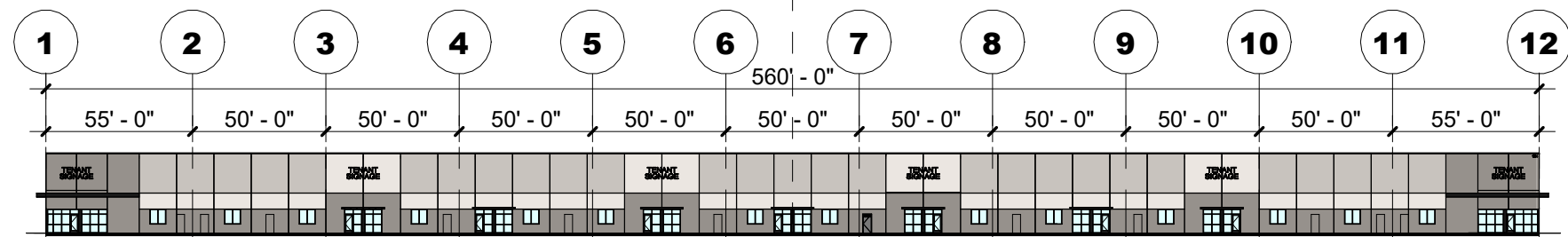
MISC EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N. (FINAL COLOR SELECTION TO BE CONFIRMED WITH OWNER)
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY, PAINTED TO MATCH SIMILAR CONDITIONS. BEIGE AND GRAY PAINT WHERE SHOWN.
 - STOREFRONT GLAZING: FRAMING SHALL BE ANODIZED ALUMINUM. GLASS PANELS SHALL BE DOUBLE-PANE CLEAR VISION WITH LOW-E.
 - OVERHEAD DOORS: COLOR TBD. VISION PANELS WHERE SHOWN.
 - OPAQUE SWING DOORS: COLOR TBD. PAINT WITH HIGH PERFORMANCE PAINT.
 - METAL COPING: PREFINISHED BLACK.
 - GUTTER AND DOWNSPOUTS: PREFINISHED BLACK.
 - BOLLARDS: CONCRETE FILLED STEEL BOLLARDS PAINTED SAFETY YELLOW.
 - METAL STAIRS & RAILINGS: GALVANIZED & UNPAINTED.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS, COLOR: BLACK.
 - EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.

MATERIAL CALCULATIONS:

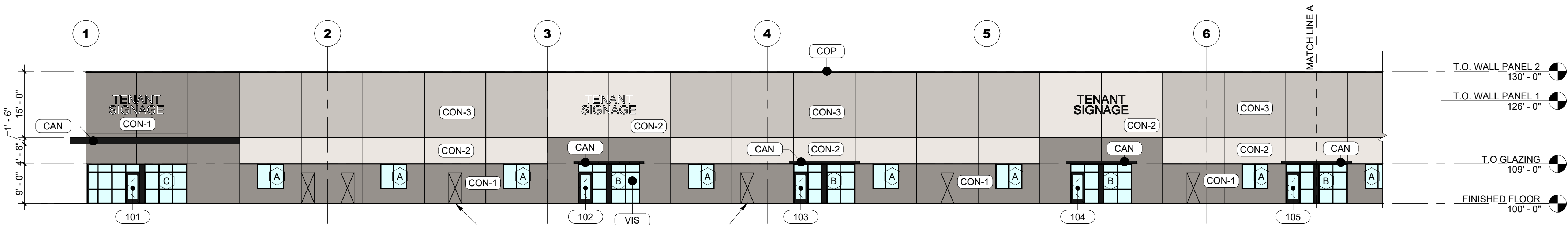
WEST ELEVATION				16,800.00 SF TOTAL
GLASS (CLASS 1) =	1,772.00 SF	10.5%	CLASS 1 & 2	99.9%
PRECAST (CLASS 1) =	15,028.00 SF	89.4%	CLASS 3 & 4	00.0%
METAL DOORS =	23.89 SF	00.1%		
EAST ELEVATION				16,800.00 SF TOTAL
PRECAST (CLASS 1) =	14,953.23 SF	89.0%	CLASS 1 & 2	89.0%
METAL DOORS =	1,846.77 SF	11.0%	CLASS 3 & 4	00.0%
NORTH ELEVATION				3,196.00 SF TOTAL
GLASS (CLASS 1) =	244.00 SF	07.6%	CLASS 1 & 2	99.2%
PRECAST (CLASS 1) =	2,928.11 SF	91.6%	CLASS 3 & 4	00.0%
METAL DOORS =	23.89 SF	00.8%		
SOUTH ELEVATION				3,196.00 SF TOTAL
GLASS (CLASS 1) =	244.00 SF	07.6%	CLASS 1 & 2	99.2%
PRECAST (CLASS 1) =	2,928.11 SF	91.6%	CLASS 3 & 4	00.0%
METAL DOORS =	23.89 SF	00.8%		

NORTH SOUTH



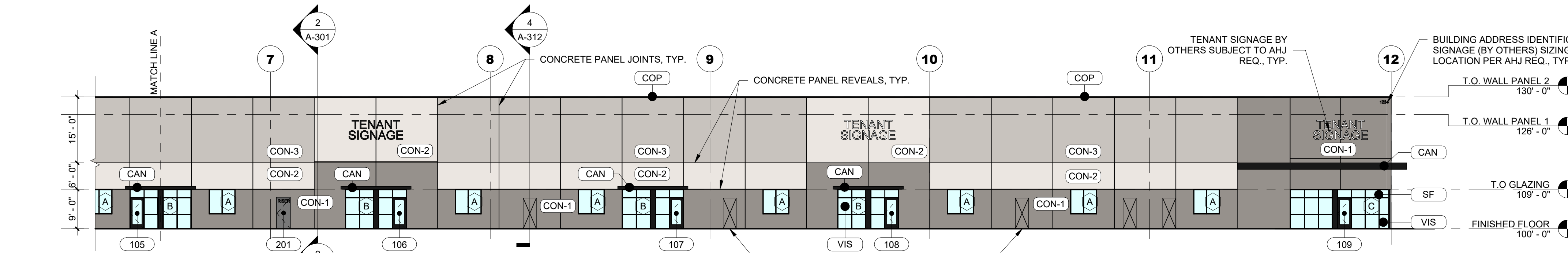
WEST EXTERIOR ELEVATION - OVERALL

SCALE: 1/64" = 1'-0"



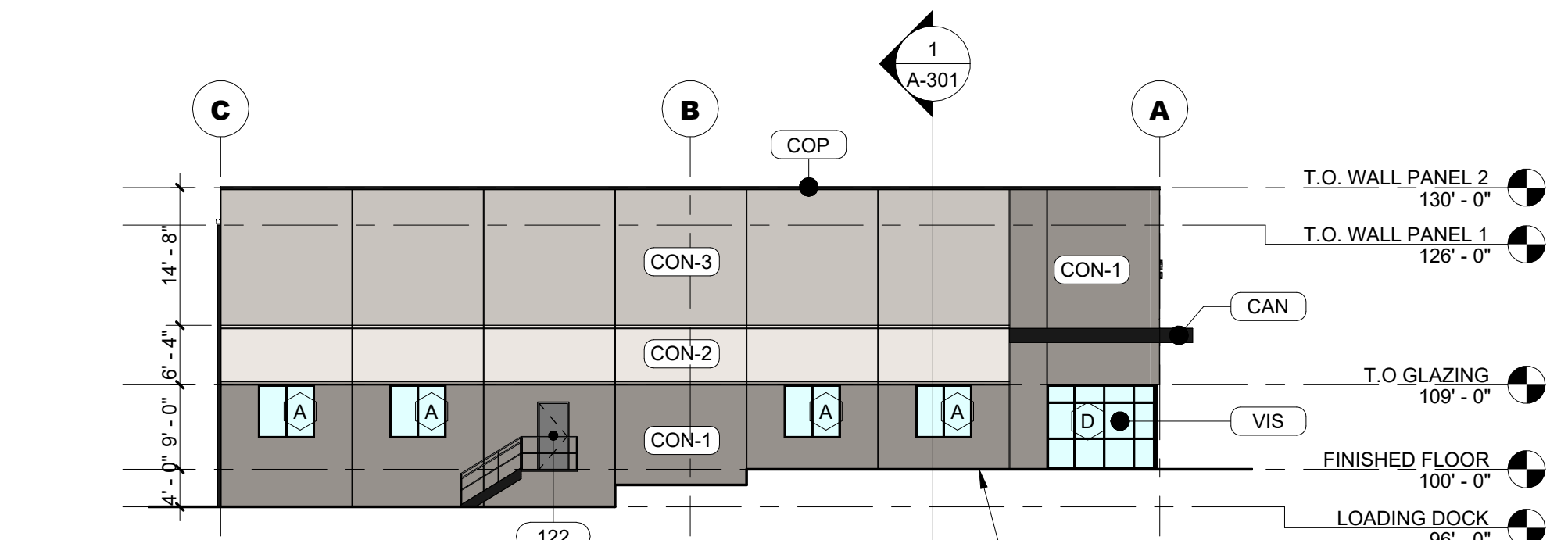
WEST EXTERIOR ELEVATION (NORTH)

SCALE: 1/16" = 1'-0"



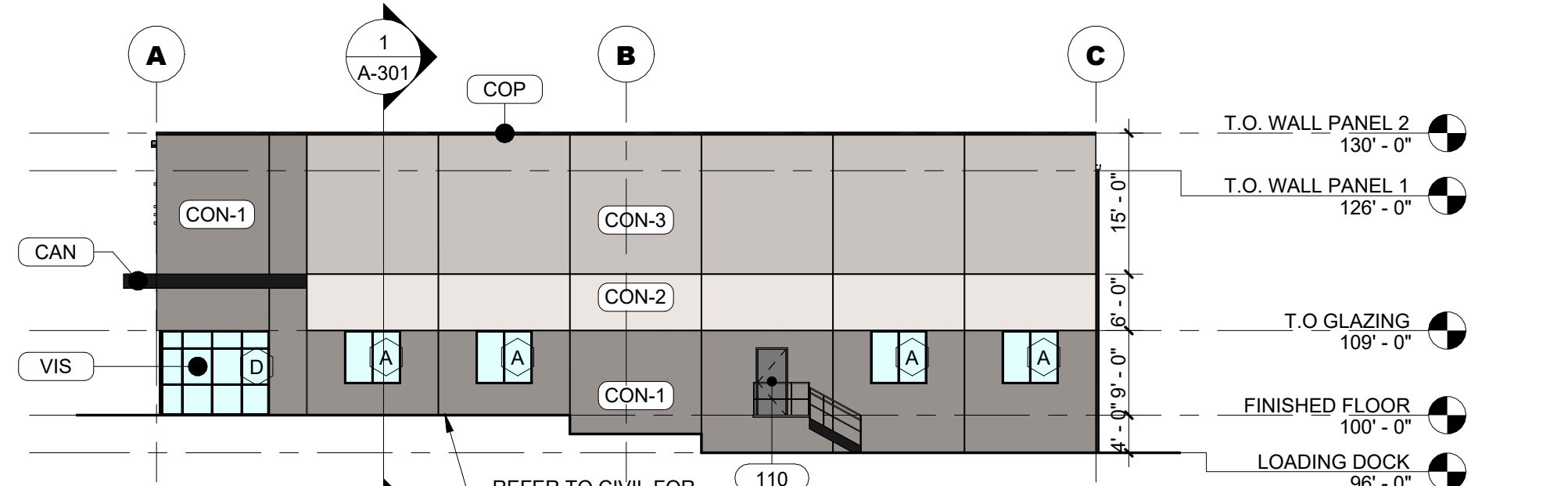
WEST EXTERIOR ELEVATION (SOUTH)

SCALE: 1/16" = 1'-0"



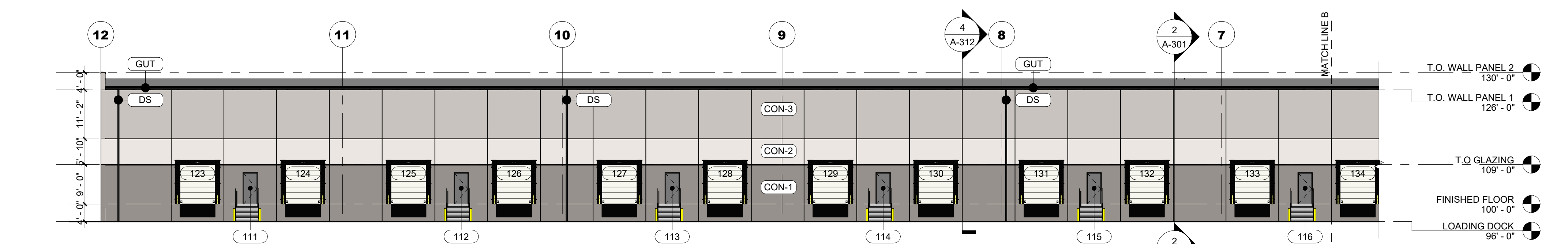
NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



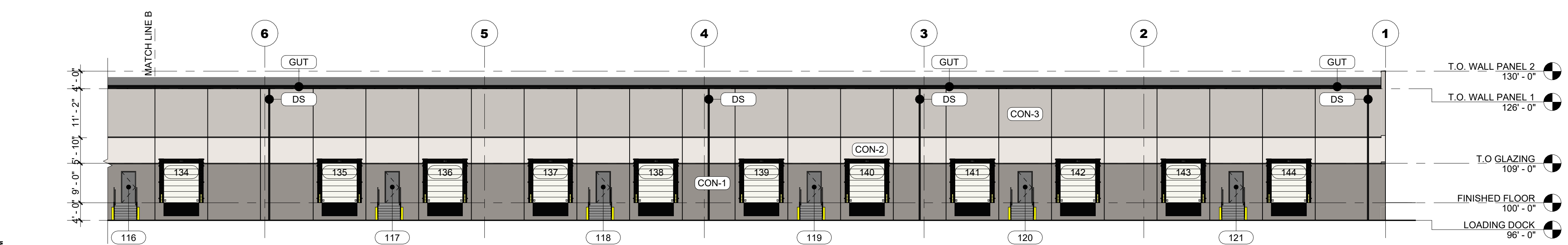
SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



EAST EXTERIOR ELEVATION (SOUTH)

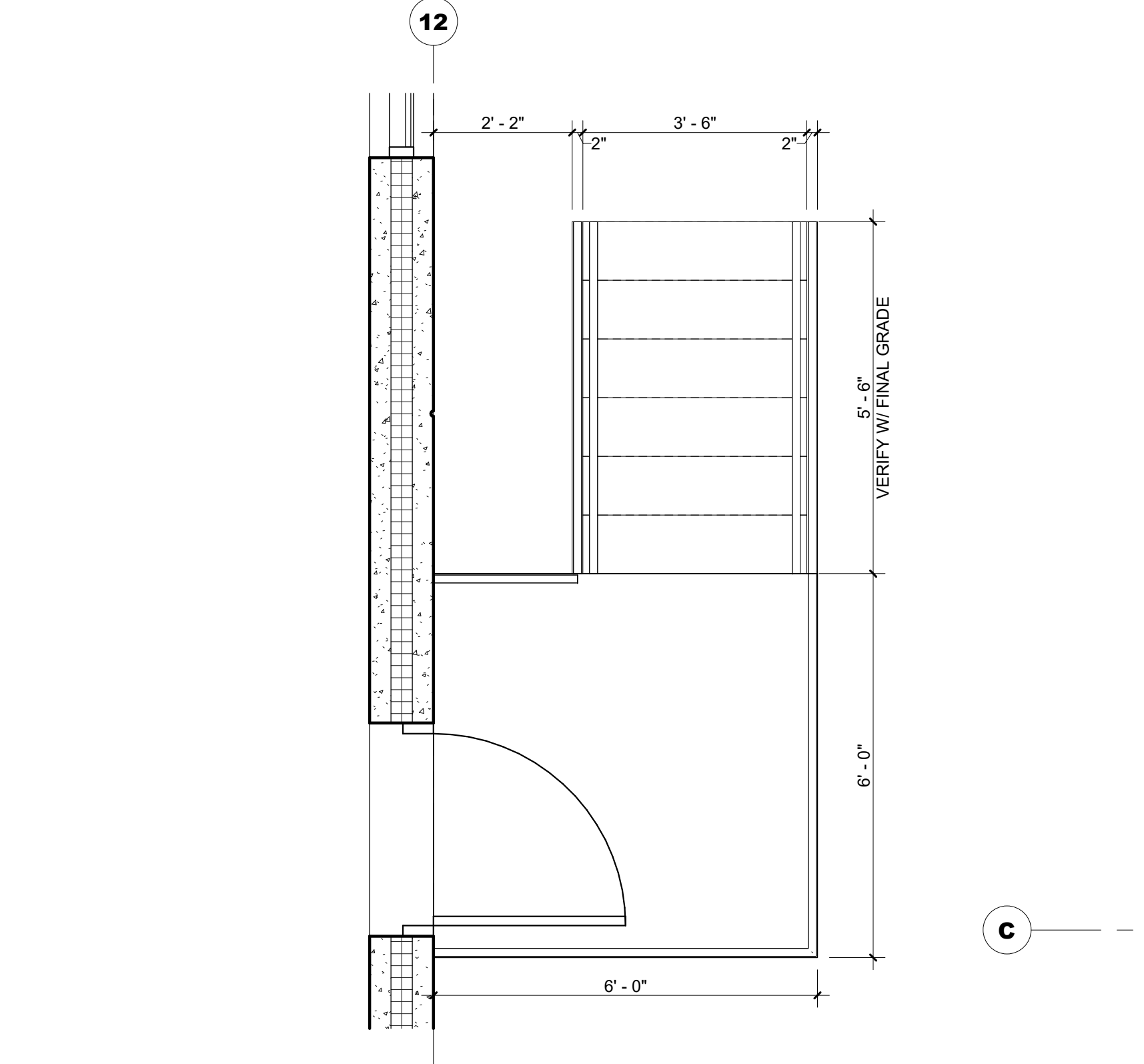
SCALE: 1/16" = 1'-0"



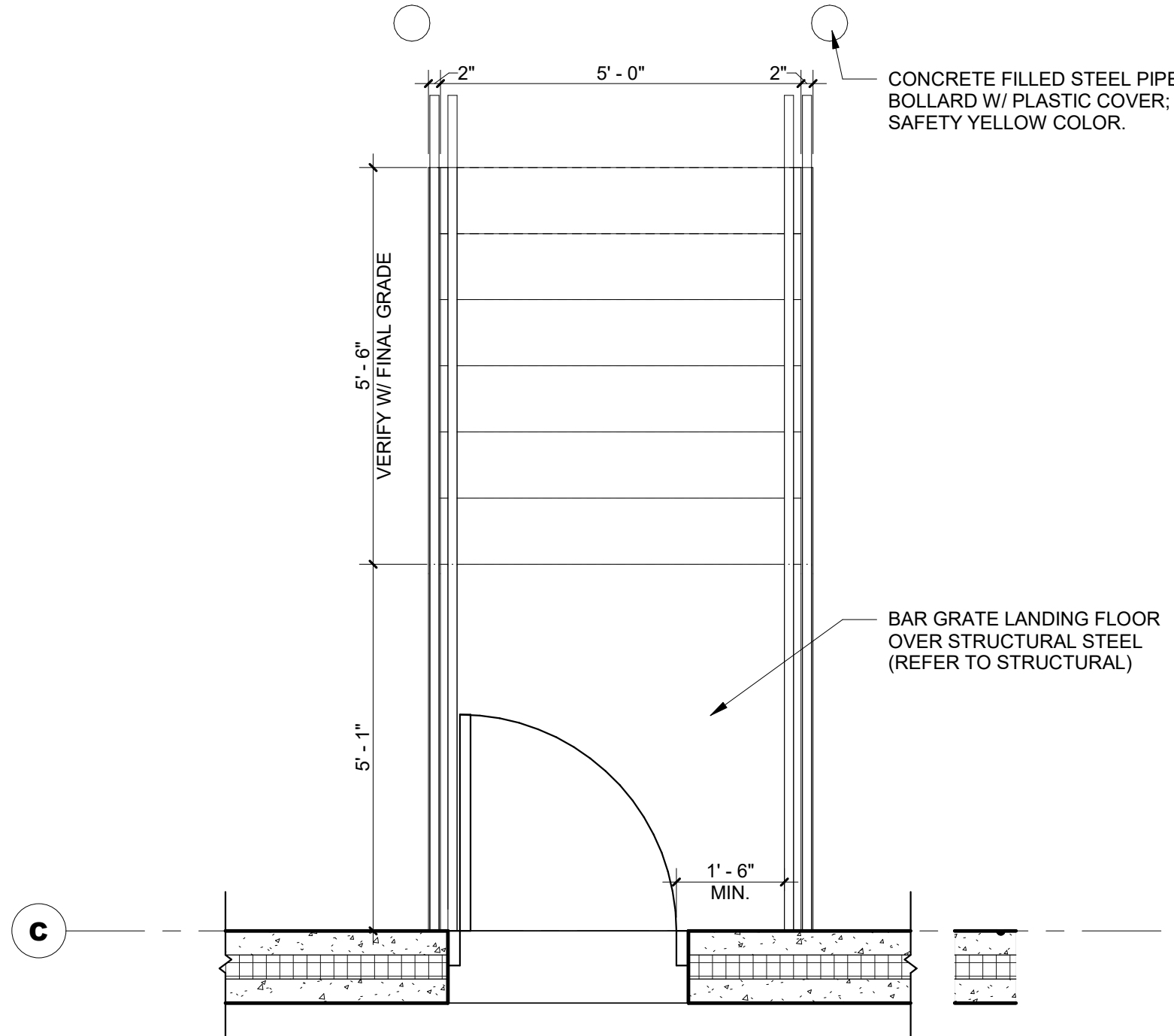
EAST EXTERIOR ELEVATION (NORTH)

SCALE: 1/16" = 1'-0"

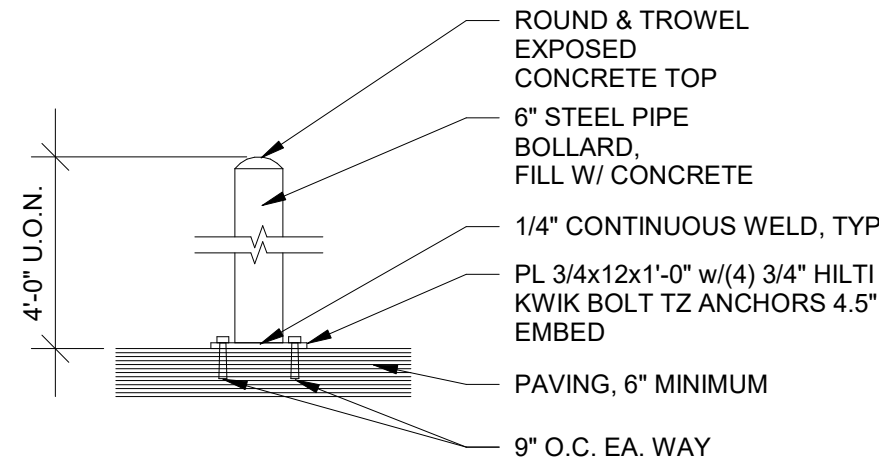
AutoCAD Docx/23101 Albaugh Industrial23101_38-14-2024_Albaugh Industrial_Archery_A.rvt
10/20/2021 1:05:40 PM



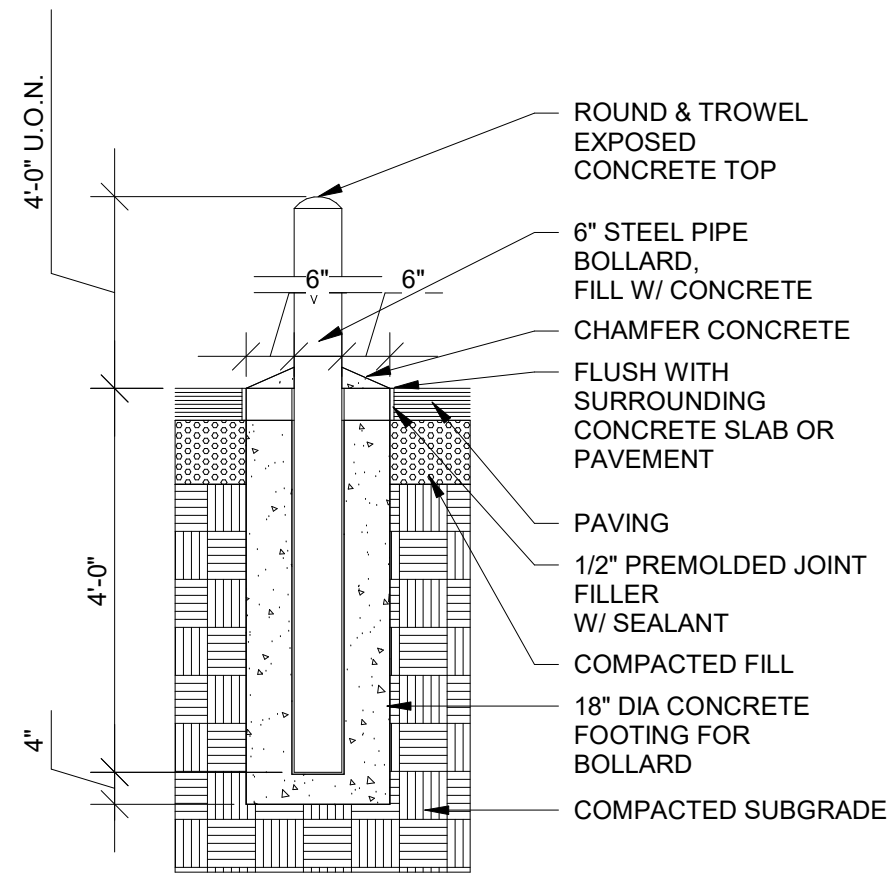
3 **TYPICAL NORTH & SOUTH STAIR PLAN**
SCALE: 1/2" = 1'-0"



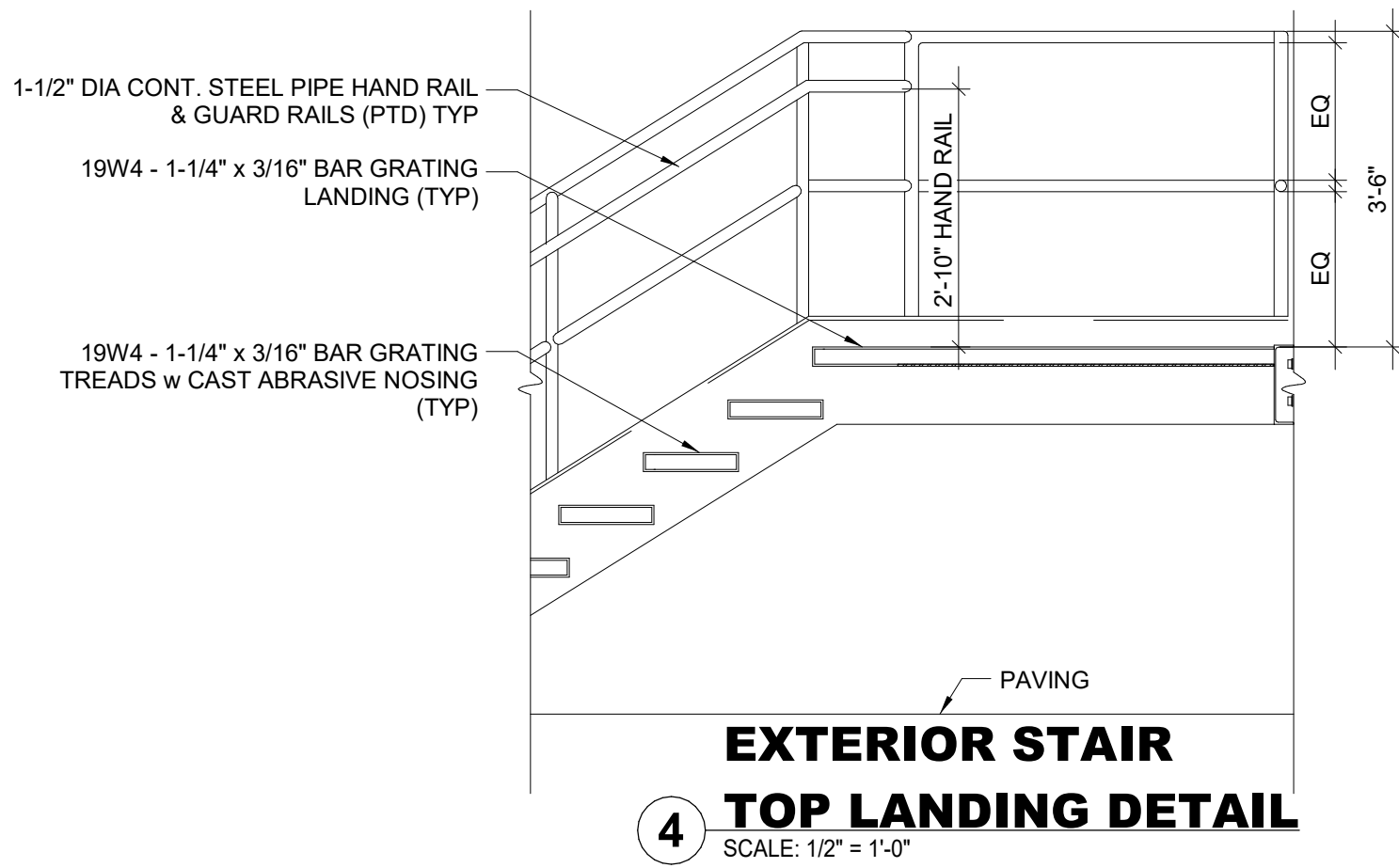
2 **TYP. LOADING DOCK STAIRS**
SCALE: 1/2" = 1'-0"



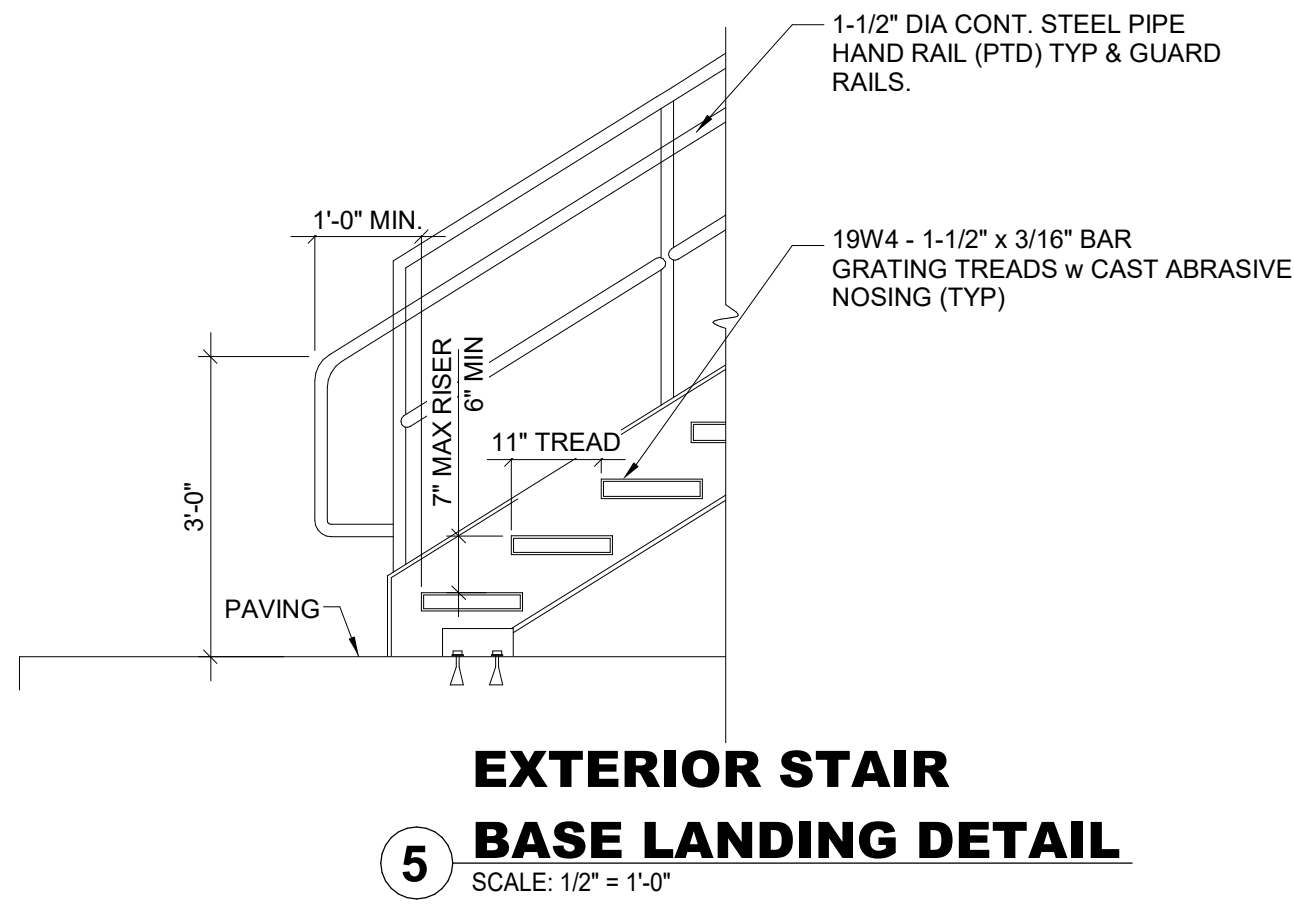
2 **APPLIED TO SLAB BOLLARD DETAIL**
SCALE: 1/2" = 1'-0"



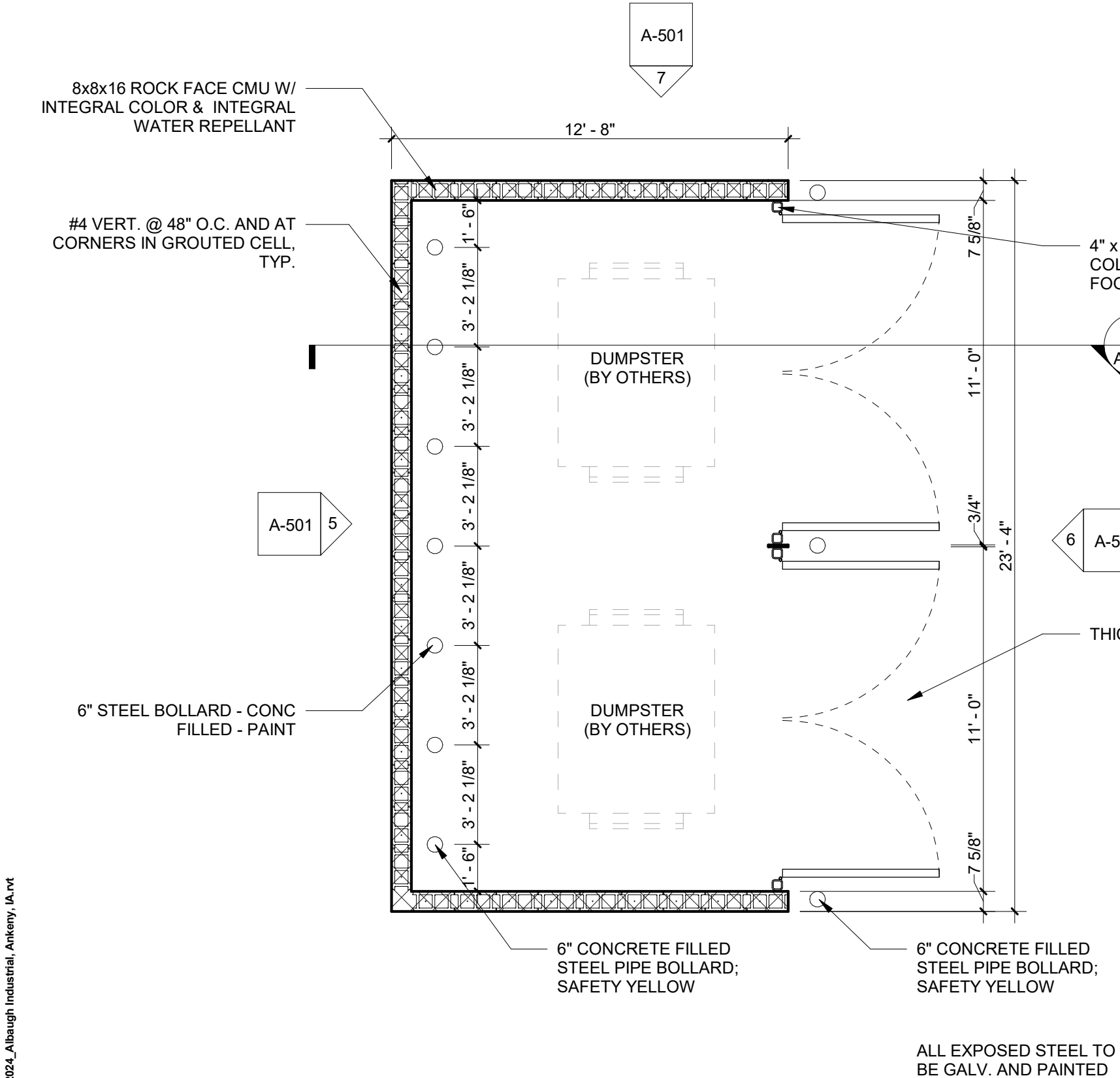
3 **EMBEDDED IN FOOTING BOLLARD DETAIL**
SCALE: 1/2" = 1'-0"



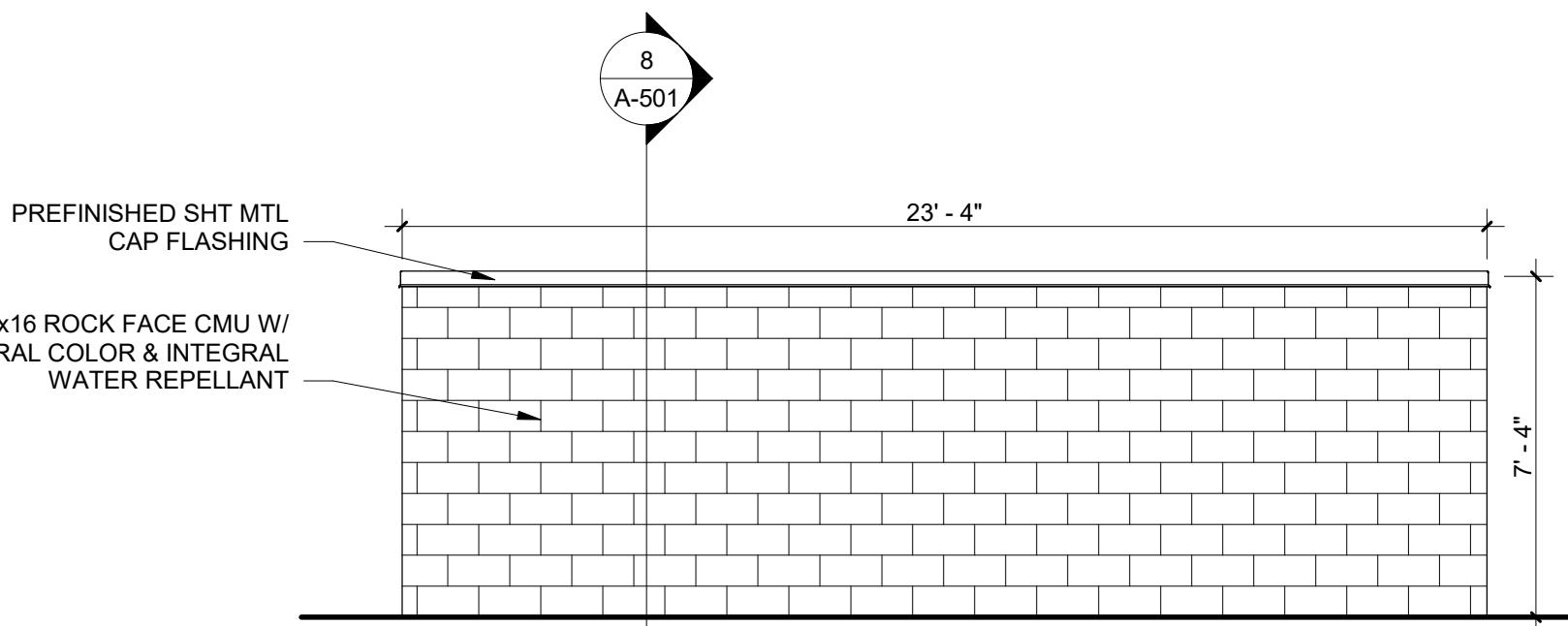
4 **EXTERIOR STAIR TOP LANDING DETAIL**
SCALE: 1/2" = 1'-0"



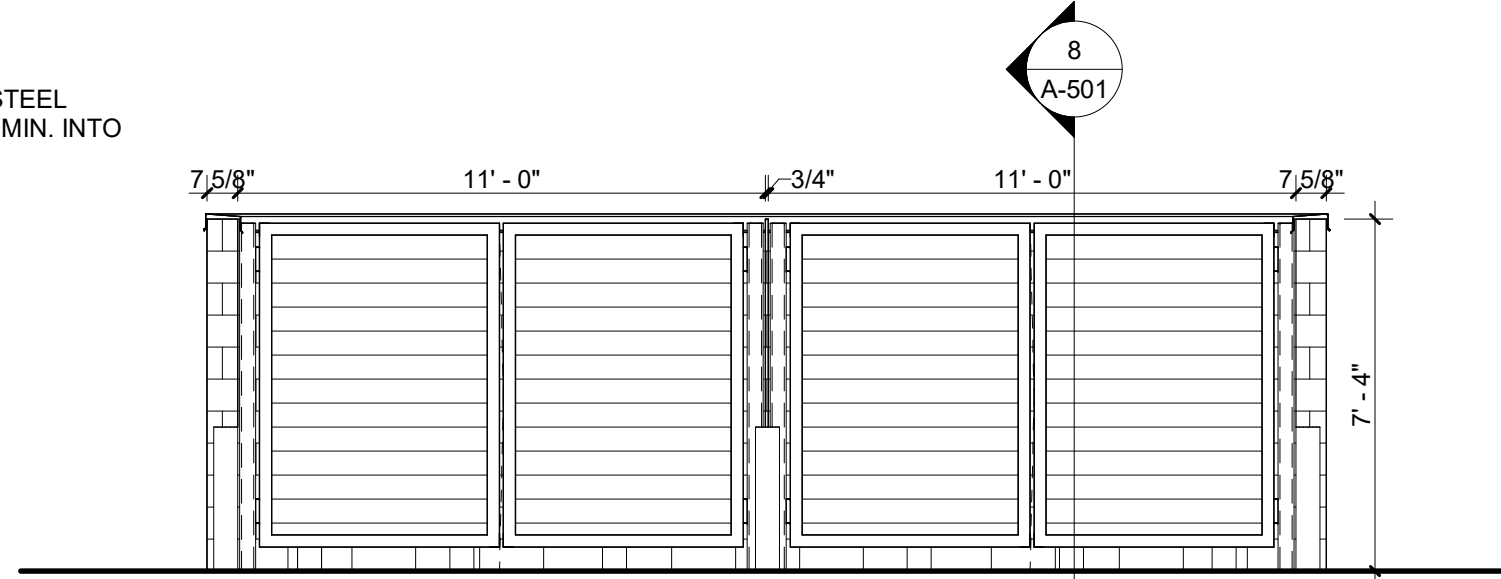
5 **EXTERIOR STAIR BASE LANDING DETAIL**
SCALE: 1/2" = 1'-0"



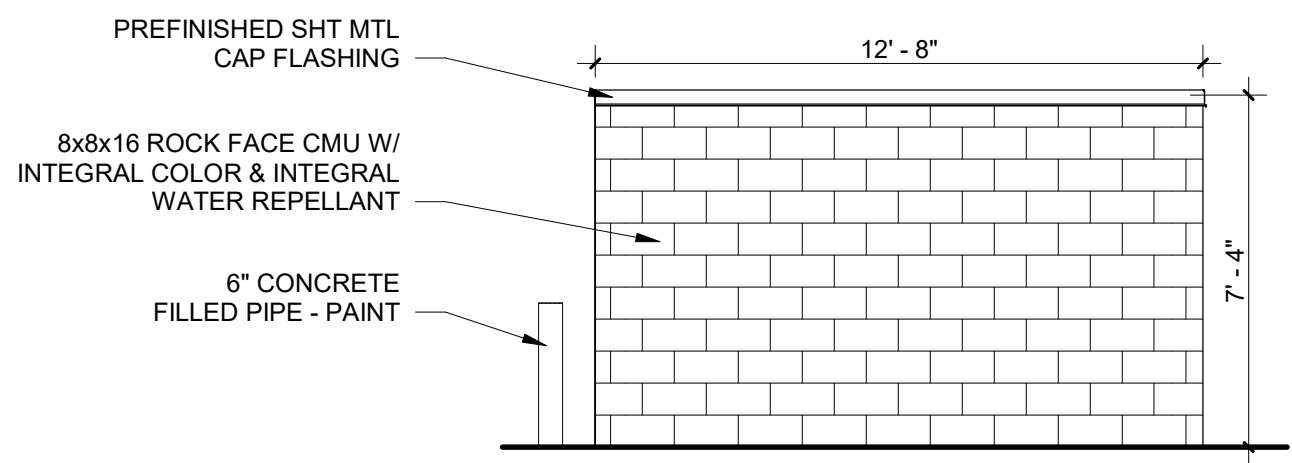
4 **TRASH ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



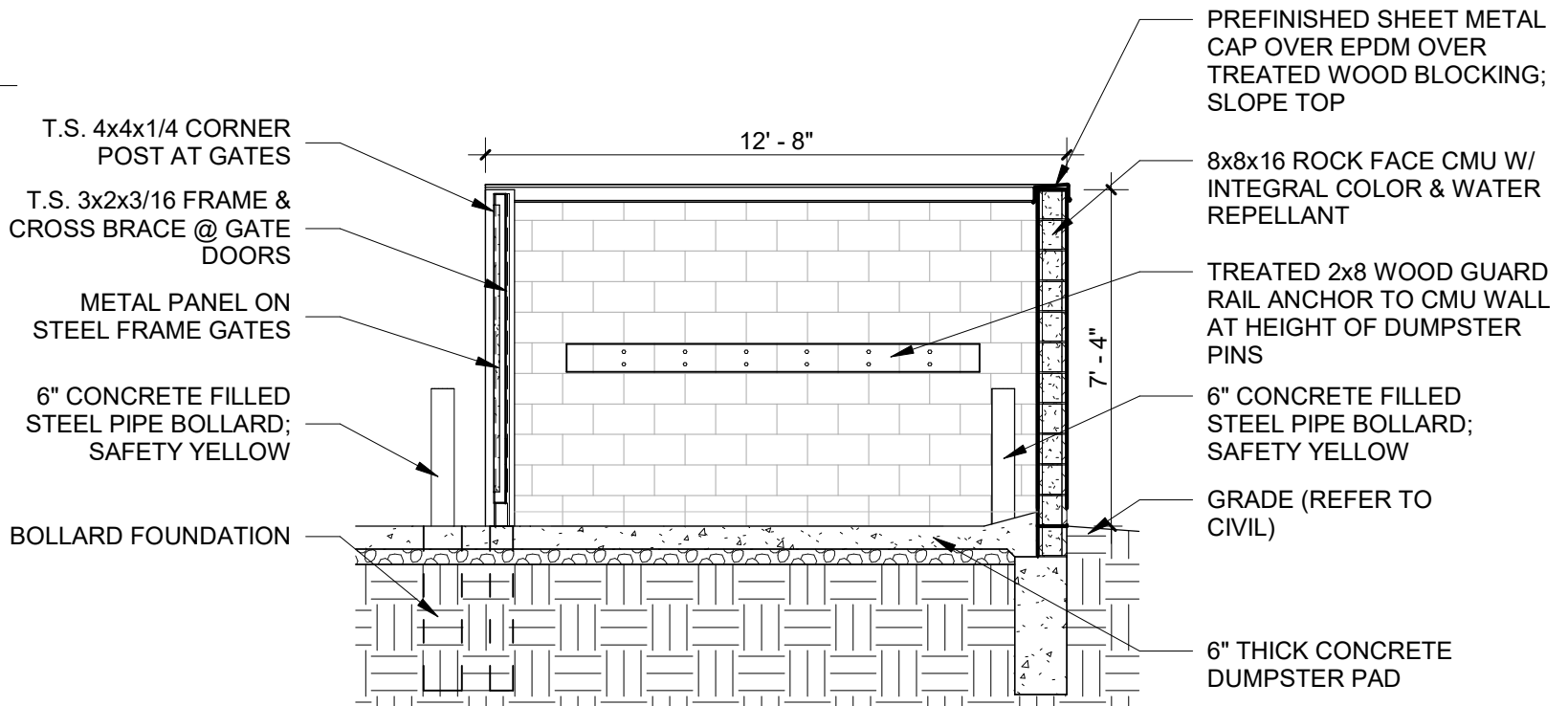
5 **TRASH ENCLOSURE BACK ELEVATION**
SCALE: 1/4" = 1'-0"



6 **TRASH ENCLOSURE FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



7 **TRASH ENCLOSURE SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



8 **TRASH ENCLOSURE SECTION**
SCALE: 1/4" = 1'-0"

GENERAL DETAIL NOTES

- REFER TO ADDITIONAL NOTES & REQUIREMENTS ON ALL OTHER DOCUMENTS & OTHER DISCIPLINES DOCUMENTS.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL & EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL. SOFT JOINTS REQUIRED BETWEEN DISSIMILAR MATERIALS.
- INSTALL VERTICAL EXPANSION JOINTS MINIMAL AT COLUMN/GRID LINE AND AT THE HEAD OF DOOR JAMBS/OPENING OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICES TO REDUCE STRESS CRACKING. NO CONTROL JOINTS/ EXPANSION JOINTS AT MAIN STRUCTURAL BEARING. KEEP AWAY 2'-6" MIN.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS. ALL SEALANTS SHOULD BE COLOR-MATCHED TO ADJACENT MATERIAL.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- ALL METAL EXPOSED TO EXTERIOR OR EXPOSED TO MOISTURE SHALL BE GALVANIZED
- STAINLESS STEEL CLIPS ARE REQUIRED FOR ANY MASONRY LARGER THAN 8x16 FACE SIZE

STAIR NOTES

STAIRWAY SPECIFICATIONS UNLESS OTHERWISE NOTED.

- STAIRWAY WIDTH:
 - SHALL NOT BE LESS THAN 44".
 - SHALL NOT BE LESS THAN 36" IF OCCUPANT LOAD IS 50 OR LESS.
- STAIRWAY HEADROOM:
 - SHALL NOT BE LESS THAN 6'-8" (80").
- STAIRWAY TREADS & RISERS:
 - RISERS SHALL BE 7" MAXIMUM & 4" MINIMUM; SHALL BE SOLID.
 - TREADS SHALL BE 11" MINIMUM.
 - SHALL ALL BE OF UNIFORM SIZE & SHAPE, WITHIN A 3/8" TOLERANCE.
 - PROFILES: <5" RADIUS/BEVEL, <1.25" NOSING, RISER <30 DEGREE SLOPE.
- STAIRWAY LANDINGS:
 - SLOPE SHALL NOT BE STEEPER THAN 1:48 OR 2% IN ANY DIRECTION.
 - SHALL HAVE A SOLID SURFACE & SECURELY ATTACHED. F.H.S EXCEPTION, OTHER THAN PARKING STRUCTURE, AVAILABLE, SUCH THAT A 1.125" DIA. SPHERE CAN NOT PASS THRU ANY OPENING.
- STAIRWAY VERTICAL RISE:
 - A FLIGHT OF STAIRS SHALL NOT BE A VERTICAL RISE GREATER THAN 12' BETWEEN FLOOR LEVELS
- STAIRWAY HANDRAILS:
 - REQUIRED ON BOTH SIDES WITH A RISE GREATER THAN 6".
 - SHALL BE CIRCULAR WITH DIAMETER AT LEAST 1.25" & NOT GREATER THAN 2". OTHER NONE CIRCULAR OPTIONS AVAILABLE. CLEAR SPACE FROM ADJACENT SURFACE SHALL BE A MINIMUM OF 1.5". ATTACHMENT SHALL BE FROM BOTTOM SURFACE OF HANDRAIL.
 - SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS, TO ADJACENT RAMP RUN & RETURN TO WALL OR GUARD OR WALKING SURFACE.
 - HEIGHT SHALL BE UNIFORM NOT LESS THAN 34" & NOT MORE THAN 38".
 - EXTENSIONS, WHERE NOT CONTINUOUS, SHALL BE HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
- STAIRWAY GUARDS:
 - REQUIRED WHERE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
 - NOT LESS THAN 42" HIGH MEASURED VERTICALLY FROM EDGE OF TREAD.
 - SHALL HAVE BALUSTERS SUCH THAT A 4" DIA. SPHERE CAN NOT PASS THRU ANY OPENING UP TO A HEIGHT OF 34". FROM 34"-42" HEIGHT, AN 8" DIA. SPHERE CAN NOT PASS.
 - MECHANICAL & NN-PUBLIC F.H.S EXCEPTIONS ARE AVAILABLE SUCH THAT A 21" DIA. SPHERE CAN NOT PASS THRU ANY OPENING.
- RAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE UNDER OPEN STAIRS IS LESS THAN 80". THE LEADING EDGE OF SUCH RAILS OR BARRIER SHALL BE LOCATED 27" MAXIMUM ABOVE THE FLOOR.
- DISCHARGE IDENTIFICATION: AN INTERIOR EXIT STAIRWAY AND RAMP SHALL NOT CONTINUE BELOW ITS LEVEL OF EXIT DISCHARGE UNLESS AN APPROVED BARRIER (SWINGING GATE) IS PROVIDED AT THE LEVEL OF EXIT DISCHARGE TO PREVENT PERSONS FROM UNINTENTIONALLY CONTINUING INTO LEVELS BELOW. PROVIDE AN AUTO-CLOSING SWINGING GATE CONSISTING OF 2 RAIL (21" & 42" AFF) TUBULAR METAL FRAME AT THE TOP OF THE STAIR RUN TO LOWER LEVEL, SWINGING IN DIRECTION OF TRAVEL EXITING LOWER LEVEL
- THERE ARE OTHER REQUIREMENTS FOR CURVED, SPIRAL, ALTERNATING TREAD, ROOF STAIRWAYS, REFER TO APPROPRIATE CODE SECTIONS.

RAILING NOTES

- GUARDRAILS:
 - REQUIRED WHERE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.
 - NOT LESS THAN 42" HIGH MEASURED VERTICALLY FROM EDGE OF TREAD.
 - SHALL HAVE BALUSTERS SUCH THAT A 4" DIA. SPHERE CAN NOT PASS THRU ANY OPENING UP TO A HEIGHT OF 34". FROM 34"-42" HEIGHT, AN 8" DIA. SPHERE CAN NOT PASS.
- MECHANICAL & NN-PUBLIC F.H.S EXCEPTIONS ARE AVAILABLE SUCH THAT A 21" DIA. SPHERE CAN NOT PASS THRU ANY OPENING

IMPORTANT NOTES:
EXTERIOR STAIR DETAILS ARE PROVIDED FOR GENERAL DESIGN INTENT ONLY. FINAL CONSTRUCTION DETAILS SHALL BE PROVIDED BY SUPPLIER AS A DELEGATED DESIGN ITEM.





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Jerry's Homes, Inc. request to rezone property from R-3, Multiple-Family Residence District, restricted to 10 units per acre to PUD, Planned Unit Development

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)

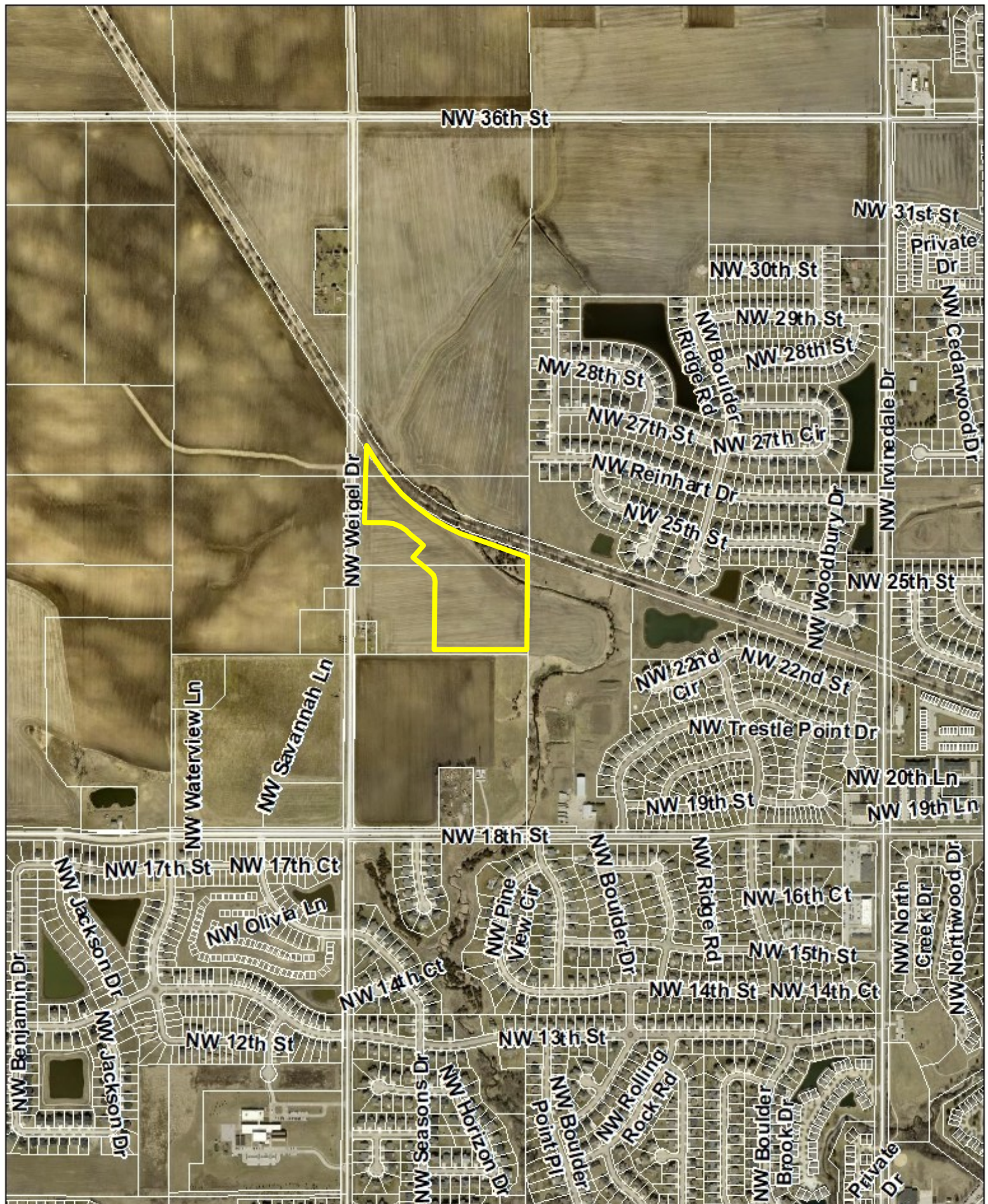
FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to close the public hearing, and receive and file documents.

ATTACHMENTS

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



1 inch = 902 feet

Date: 10/4/2024

Trestle Ridge Estates Phase 3 PUD Rezoning

Aerial Map



Agenda Item: Trestle Ridge Estates Phase 3 PUD Rezoning – Public Hearing
Report Date: February 12, 2025
Prepared By: Laura Hutzell *ETC*
Associate Planner

Discussion:

The applicant, Jerry's Homes, Inc is requesting to rezone property from R-3, Multiple Family Residence District restricted to 10 units per acre, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of three parcels, totaling approximately 19.79 acres in size. The subject property is located northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. The proposed rezoning includes development of 54 single-family homes on minimum lot widths of 50 feet. The submittal also includes a conceptual plan showing a private open space area in the northeast corner and two outlots for stormwater detention. Additional landscaping in the form of one tree per lot is written into the PUD.

The property is currently zoned R-3, Multiple Family Residence District restricted to 10 units per acres. Property to the north is zoned R-3, Multiple Family Residence District restricted to single family. Properties to the east and west are zoned R-1, One-Family Residence District, and to the south is zoned PUD.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines this property as Medium Density Residential (MD). This category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhome and rowhouses. Typical densities range from 5-12 dwelling units per acre. Land uses may also include single-family detached dwellings, tiny home developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area), residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreation areas and structures.

The proposed minimum lot widths of 50-feet and the reduction in building setbacks in this development align with Medium Density category and therefore a land use plan amendment is not required.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 75.62%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning on February 5, 2025; and a legal notice of the proposed rezoning and amendments was published on February 7, 2025. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the signage by February 10, 2025, which meets the required seven days of notification for the proposed rezoning before the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on March 4, 2025.

January 17, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Phase 3 – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Jerry's Homes, Inc., we submit herewith the following request to rezone approximately 19.79 acres located approximately 1,600 feet northeast of the intersection of NW Weigel Drive and NW 18th Street just south of the High Trestle Trail. The existing zoning on the property is R-3 Multiple-Family Residence District restricted to 10 units per acre and we are requesting to rezone the property to a Planned Unit Development for the construction single family homes on a minimum lot width of 50 feet. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

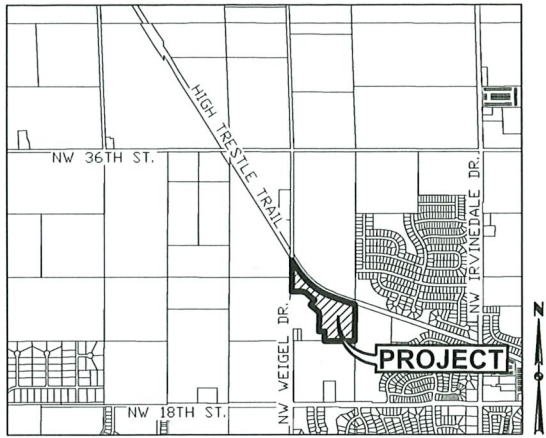
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jennifer Ellison, Jerry's Homes, Inc.

VICINITY MAP
SCALE 1"=2000'



ANKENY, IOWA

OWNER / APPLICANT

JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266

ZONING:

EXISTING: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO 10 UNITS PER ACRE

PROPOSED: PUD PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'A':

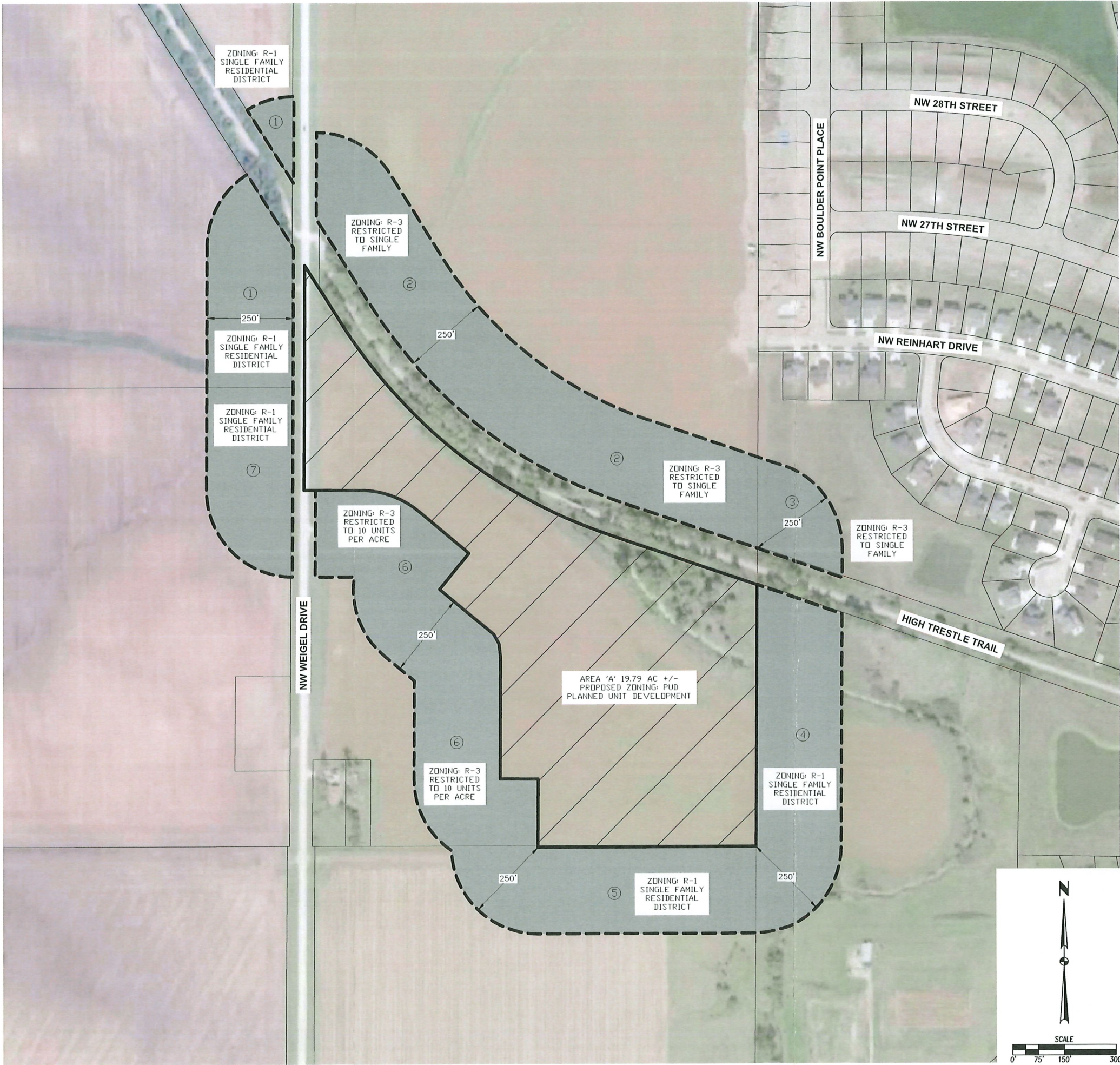
A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH 00°15'15" EAST, 197.75 FEET; THENCE NORTH 89°44'45" WEST, 110.00 FEET; THENCE NORTH 00°15'15" EAST, 352.00 FEET; THENCE NORTH 06°18'19" WEST, 38.01 FEET; THENCE NORTH 28°36'23" WEST, 31.66 FEET; THENCE NORTH 50°21'24" WEST, 203.92 FEET; THENCE NORTH 39°38'36" EAST, 135.00 FEET; THENCE NORTH 50°21'24" WEST, 188.34 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 185.92 FEET AND WHOSE CHORD BEARS NORTH 70°04'60" WEST, 182.27 FEET; THENCE NORTH 89°48'35" WEST, 161.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 291.23 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" WEST ALONG THE WEST LINE OF SAID EAST HALF, 357.12 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 1007.26 FEET AND WHOSE CHORD BEARS SOUTH 51°40'59" EAST, 988.00 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID SOUTH LINE, 451.83 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°21'46" WEST ALONG SAID EAST LINE, 756.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.79 ACRES (862,131 SQUARE FEET).

ADJACENT OWNERSHIP:

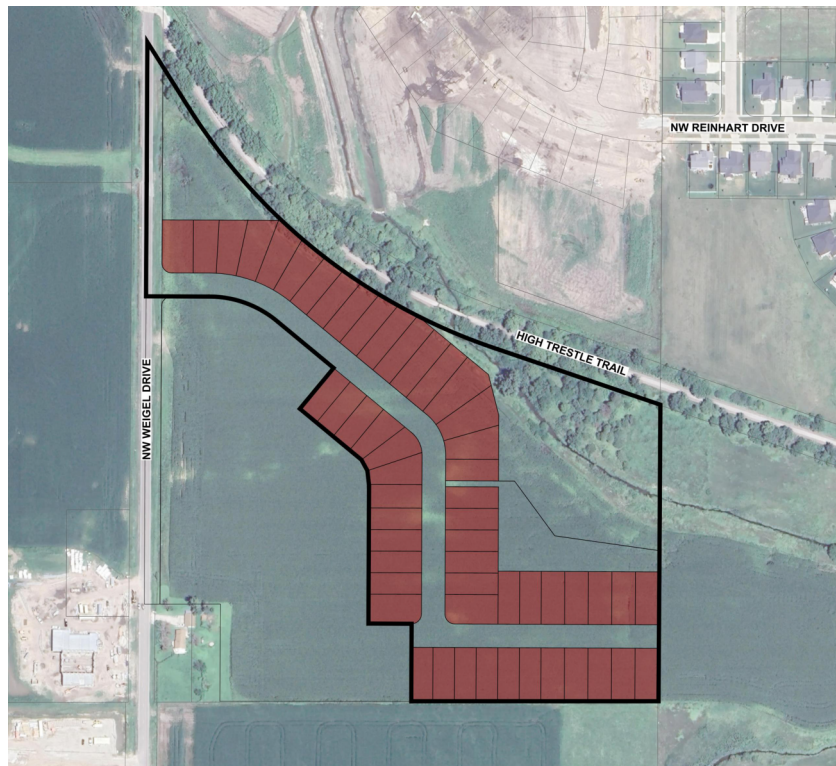
OWNER	ACRES	PERCENT	CONSENTING
1 HARSHIP LAND LLC	3.44	10.42%	X
2 ABSOLUTE FARMS LLC	9.46	28.67%	X
3 CITY OF ANKENY	1.37	----	
4 B&W FARMS LLC	5.22	15.82%	
5 MOECKLY FAMILY FARM LLC	4.77	14.45%	X
6 JERRY'S HOMES INC	7.29	22.08%	X
7 DNF LLC	2.82	8.56%	
	34.39	100.00%	75.62%

* CITY OF ANKENY PROPERTY WAS EXCLUDED FROM THE CONSENTING PERCENTAGES.



TRESTLE RIDGE PHASE 3 PROPERTY

PLANNED UNIT DEVELOPMENT



CITY OF ANKENY

Applicant:

**Jerry's Homes, Inc.
3900 Westown Pkwy, Suite 100
West Des Moines, Iowa 50266**

Prepared by:



February 26, 2025

TRESTLE RIDGE PHASE 3 PROPERTY

Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN

Overview Narrative
PUD Master Plan
Bulk Regulations

2 REZONING REQUEST

Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE

Supporting Evidence Statement
Parkland Dedication Calculation

4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Trestle Ridge Phase 3 Property - Ankeny

OVERVIEW NARRATIVE

The Trestle Ridge Phase 3 property consists of 19.79 acres offering a mix of single family residential and a parcel to be left as private open space. The property is generally located east of NW Weigel Drive and south of the High Trestle Trail. The overall property is currently zoned R-3 Multi Family Residential restricted to 10 units per acre.

A portion of the property (19.79 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet. This product allows further diversity within the development and will allow a more affordable product for Ankeny residents. An outlot for private open space owned by the homeowner's association will also be situated off the High Trestle Trail in the northeast corner of the property that will provide connectivity to most of Ankeny and throughout Polk County. This development will connect to the High Trestle Trail either through the park or with sidewalks along NW Weigel Drive.

Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing features such as front porches, stone/brick on the front elevation, front columns, window accents and varied roof articulations. Examples of the architecture can be found further into this document.

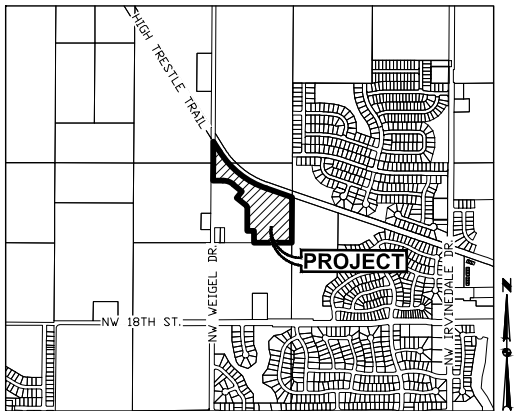
This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and open space location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

As detailed throughout the information provided, the Trestle Ridge Estates Phase 3 PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

TRESTLE RIDGE ESTATES PHASE 3

P.U.D. CONCEPTUAL PLAN

VICINITY MAP



ANKENY, IOWA

OWNER / APPLICANT

JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266
CONTACT: JENNIFER ELLISON
PH: (515) 727-0356

ZONING:

PUD: PLANNED UNIT DEVELOPMENT
R-3: MULTI FAMILY RESIDENTIAL

SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

BULK REGULATIONS:

PUD: (LOTS 1-54, AND OUTLOTS 'X', 'Y' AND 'Z')
SETBACKS:

FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET

MINIMUM LOT WIDTH = 50 FEET
MINIMUM LOT AREA = 6,000 SF

NOTE:

- A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.
- DETACHED HOMES REQUIRE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.

NOTES:

- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHTS ALONG PUBLIC STREETS INCLUDING NW WEIGEL DRIVE.
- THIS DEVELOPMENT WILL BE PART OF A HOMEOWNERS ASSOCIATION.
- ALL SIDEWALKS WILL BE 5' WIDE.
- AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS WILL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
- REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
- OUTLOTS 'X' AND 'Y' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- LOT 1 WILL NOT BE ALLOWED A DRIVEWAY ACCESS TO NW WEIGEL DRIVE. DRIVEWAY FOR LOT 1 SHALL BE AS FAR EAST OF NW WEIGEL DRIVE AS POSSIBLE.
- 5' SIDEWALK ON EAST SIDE OF NW WEIGEL DRIVE FROM STREET A TO HIGH TRESTLE TRAIL TO BE INSTALLED BY DEVELOPER WITH THE PUBLIC IMPROVEMENTS.
- PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS.
- FENCES/STRUCTURES SHALL NOT BE ALLOWED IN THE REAR LOTS OF 4-16 WITHIN THE EASEMENT AREA.

P.U.D. LEGAL DESCRIPTION

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH 00°15'15" EAST, 197.75 FEET; THENCE NORTH 89°44'45" WEST, 110.00 FEET; THENCE NORTH 00°15'15" EAST, 352.00 FEET; THENCE NORTH 06°18'19" WEST, 38.01 FEET; THENCE NORTH 28°36'23" WEST, 31.66 FEET; THENCE NORTH 50°21'24" WEST, 203.92 FEET; THENCE NORTH 39°38'36" EAST, 135.00 FEET; THENCE NORTH 50°21'24" WEST, 188.34 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 185.92 FEET AND WHOSE CHORD BEARS NORTH 70°04'60" WEST, 182.27 FEET; THENCE NORTH 89°48'35" WEST, 161.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 291.23 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" WEST ALONG THE WEST LINE OF SAID EAST HALF, 357.12 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 1007.26 FEET AND WHOSE CHORD BEARS SOUTH 51°40'59" EAST, 988.00 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID SOUTH LINE, 451.83 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°21'46" WEST ALONG SAID EAST LINE, 756.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.79 ACRES (862,131 SQUARE FEET).

DATE	REVISIONS
02/06/2025	FOURTH SUBMITTAL
01/17/2025	THIRD SUBMITTAL
09/27/2024	SECOND SUBMITTAL
08/30/2024	FIRST SUBMITTAL

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

ENGINEER: EKO

EI: MAE



ANKENY, IOWA

TRESTLE RIDGE ESTATES PHASE 3

PUD CONCEPTUAL PLAN

Trestle Ridge Estates Phase 3 – Ankeny Planned Unit Development

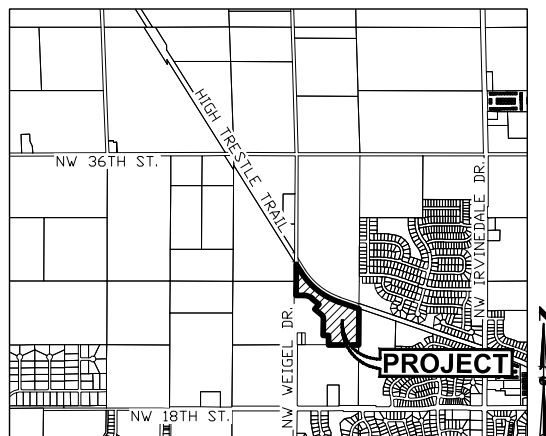
BULK REGULATIONS

AREA A' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet
- Minimum Lot Area – 6,000 s.f.
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet (covered or non-covered decks may extend up to 12 feet into the rear yard setback)
 - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

REZONING REQUEST

SCALE 1"=2000'



ANKENY, IOWA

JERRY'S HOMES INC
3900 WESTOWN PARKWAY SUITE 100
WEST DES MOINES, IA 50266

EXISTING: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO 10 UNITS PER ACRE

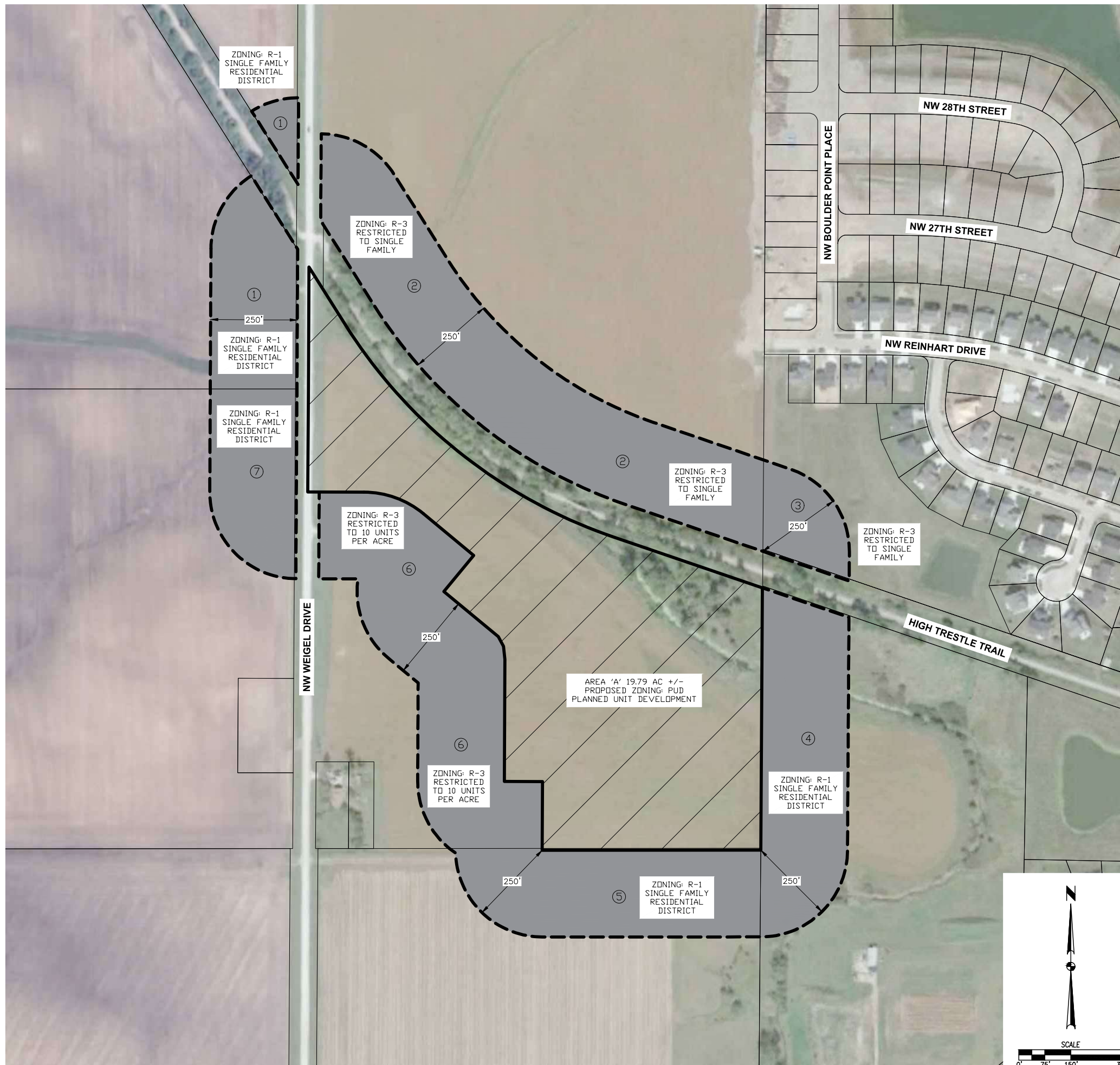
PROPOSED: PUD PLANNED UNIT DEVELOPMENT

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH 00°15'15" EAST, 197.75 FEET; THENCE NORTH 89°44'45" WEST, 110.00 FEET; THENCE NORTH 00°15'15" EAST, 352.00 FEET; THENCE NORTH 06°18'19" WEST, 38.01 FEET; THENCE NORTH 28°36'23" WEST, 31.66 FEET; THENCE NORTH 50°21'24" WEST, 203.92 FEET; THENCE NORTH 39°38'33" EAST, 135.00 FEET; THENCE NORTH 50°21'24" WEST, 189.34 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 185.92 FEET AND WHOSE CHORD BEARS NORTH 70°04'60" WEST, 182.27 FEET; THENCE NORTH 89°48'35" WEST, 161.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°20'12" EAST ALONG SAID WEST LINE, 291.23 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°16'48" WEST ALONG THE WEST LINE OF SAID EAST HALF, 357.12 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH 32°13'12" EAST ALONG SAID SOUTH LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 1007.26 FEET AND WHOSE CHORD BEARS SOUTH 51°40'59" EAST, 988.00 FEET; THENCE SOUTH 71°08'48" EAST ALONG SAID SOUTH LINE, 451.83 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°21'46" WEST ALONG SAID EAST LINE, 756.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.79 ACRES (862.13 SQUARE FEET).

	OWNER	ACRES	PERCENT	CONSENTING
1	HARDSHIP LAND LLC	3.44	10.42%	X
2	ABSOLUTE FARMS LLC	9.46	28.67%	X
3	CITY OF ANKENY	1.37	----	
4	B&W FARMS LLC	5.22	15.82%	
5	MOECKLY FAMILY FARM LLC	4.77	14.45%	X
6	JERRY'S HOMES INC	7.29	22.08%	X
7	DNF LLC	2.82	8.56%	
		34.39	100.00%	75.62%

* CITY OF ANKENY PROPERTY WAS EXCLUDED FROM THE CONSENTING PERCENTAGES.



PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

request that said real estate be rezoned from its present classification of R-3 to PUD for the purpose of allowing the following use(s):

50' Single Family Detached Residential Lots

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-3 to PUD.

Parcel owner(s) signatures

Jerry's Homes, Inc., Adam J. Grubb

(owner name)

(Signature) Adam J. Grubb

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Handship Land LLC

Address: _____

Signature: Sunny Hall

Date: 8/30/24

Printed Name: Sunny Hall

Title: President

Property Owner: Absolute Farms LLC

Address: _____

Signature: Sunny Hall

Date: 8/30/24

Printed Name: Sunny Hall

Title: Chairman

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

request that said real estate be rezoned from its present classification of R-3 to R-3/PUD for the purpose of allowing the following use(s):

50' Single Family Detached Residential Lots

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-3 to R-3/PUD.

Parcel owner(s) signatures

Jerry's Homes, Inc., Adam J. Grubb

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: MOECKLY FAMILY FARM LLC

Address: 4121 NW 110th AVE., POLK CITY, IOWA 50226

Signature: Steven L. Moeckly

Date: 12-5-23

Printed Name: STEVEN L. MOECKLY

Title: President

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Legal Description

A PART OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING SOUTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH $89^{\circ}59'37''$ WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH $00^{\circ}15'15''$ EAST, 197.75 FEET; THENCE NORTH $89^{\circ}44'45''$ WEST, 110.00 FEET; THENCE NORTH $00^{\circ}15'15''$ EAST, 352.00 FEET; THENCE NORTH $06^{\circ}18'19''$ WEST, 38.01 FEET; THENCE NORTH $28^{\circ}36'23''$ WEST, 31.66 FEET; THENCE NORTH $50^{\circ}21'24''$ WEST, 203.92 FEET; THENCE NORTH $39^{\circ}38'36''$ EAST, 135.00 FEET; THENCE NORTH $50^{\circ}21'24''$ WEST, 188.34 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 270.00 FEET, WHOSE ARC LENGTH IS 185.92 FEET AND WHOSE CHORD BEARS NORTH $70^{\circ}04'60''$ WEST, 182.27 FEET; THENCE NORTH $89^{\circ}48'35''$ WEST, 161.79 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH $00^{\circ}20'12''$ EAST ALONG SAID WEST LINE, 291.23 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH $00^{\circ}16'48''$ WEST ALONG THE WEST LINE OF SAID EAST HALF, 357.12 FEET TO THE SOUTH LINE OF SAID ABANDONED RAILROAD RIGHT-OF-WAY; THENCE SOUTH $32^{\circ}13'12''$ EAST ALONG SAID SOUTH LINE, 196.51 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1482.54 FEET, WHOSE ARC LENGTH IS 1007.26 FEET AND WHOSE CHORD BEARS SOUTH $51^{\circ}40'59''$ EAST, 988.00 FEET; THENCE SOUTH $71^{\circ}08'48''$ EAST ALONG SAID SOUTH LINE, 451.83 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH $00^{\circ}21'46''$ WEST ALONG SAID EAST LINE, 756.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.79 ACRES (862,131 SQUARE FEET).

SUPPORTING EVIDENCE

Trestle Ridge Estates Phase 3 - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Trestle Ridge Estates Phase 3 Property will be from NW Weigel Drive that borders the property to the west. Internal public streets will be extended throughout the development that feed out to NW Weigel Drive in one location. Internal streets will be local public streets with on-street parking. The street network within the townhome area will be a series of private streets that funnel out to the public street within the development and potentially NW Weigel Drive.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets' interior to this subdivision and five-foot wide sidewalk on east side of NW Weigel Drive to provide pedestrian access to all site amenities including the city park and the High Trestle Trail. Pedestrian ramps will be provided at all major roadways to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing WRA owned 30-inch sanitary sewer trunk line that generally runs parallel to the High Trestle Trail along the north property line. All sanitary sewer mains within the single family areas will be 8-inch in size and will be public.

Water main that will serve this development will come from a 16-inch watermain along NW Weigel Drive. All internal watermain will be 8-inch diameter and will be public.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the two dry bottom detention basins provided onsite. This site has an existing drainage way in the northeast corner of the site so discharge points from the detention basins will occur along these areas.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services along NW Weigel Drive. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Trestle Ridge Estates Phase 3 property generally drains from the southwest corner towards an existing drainageway that runs parallel to the High Trestle Trail along the north property line. Detention for the single-family residential areas will be provided in a combination of two dry bottom detention basins provided in the northwest and southeast corners of the property. All detention facilities shall be privately owned and maintained by a homeowner's association.

PARKS

A private open space area is being proposed in the northeast corner of the property that is directly adjacent to the High Trestle Trail which will be a private amenity for the residents. The developer intends to dedicate the required parkland via a future parkland dedication agreement or possible payment in lieu of, to be determined at the time of platting. Parkland dedication calculations are included.

PARKLAND DEDICATION CALCULATION

Trestle Ridge Estates Phase 3 Property

Ankeny, Iowa

AREA	ZONING	ACRES	Parkland % Required	Park Dedication Acres
A	PUD Lots	10.40	10%	1.04
	Public ROW	3.22	0%	0.00
	Detention Ponds	2.32	0.00%	0.00
	Private Open Space	3.85	0.00%	0.00
TOTAL		19.79		1.04

Note: The developer intends to dedicate the required parkland via a future parkland dedication agreement or possible payment in lieu of, to be determined at the time of platting.

City Park Land Provided = 0.00 Acres
City Park Dedication Required = 1.04 Acres

ARCHITECTURAL CHARACTER

Trestle Ridge Estates Phase 3 – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.



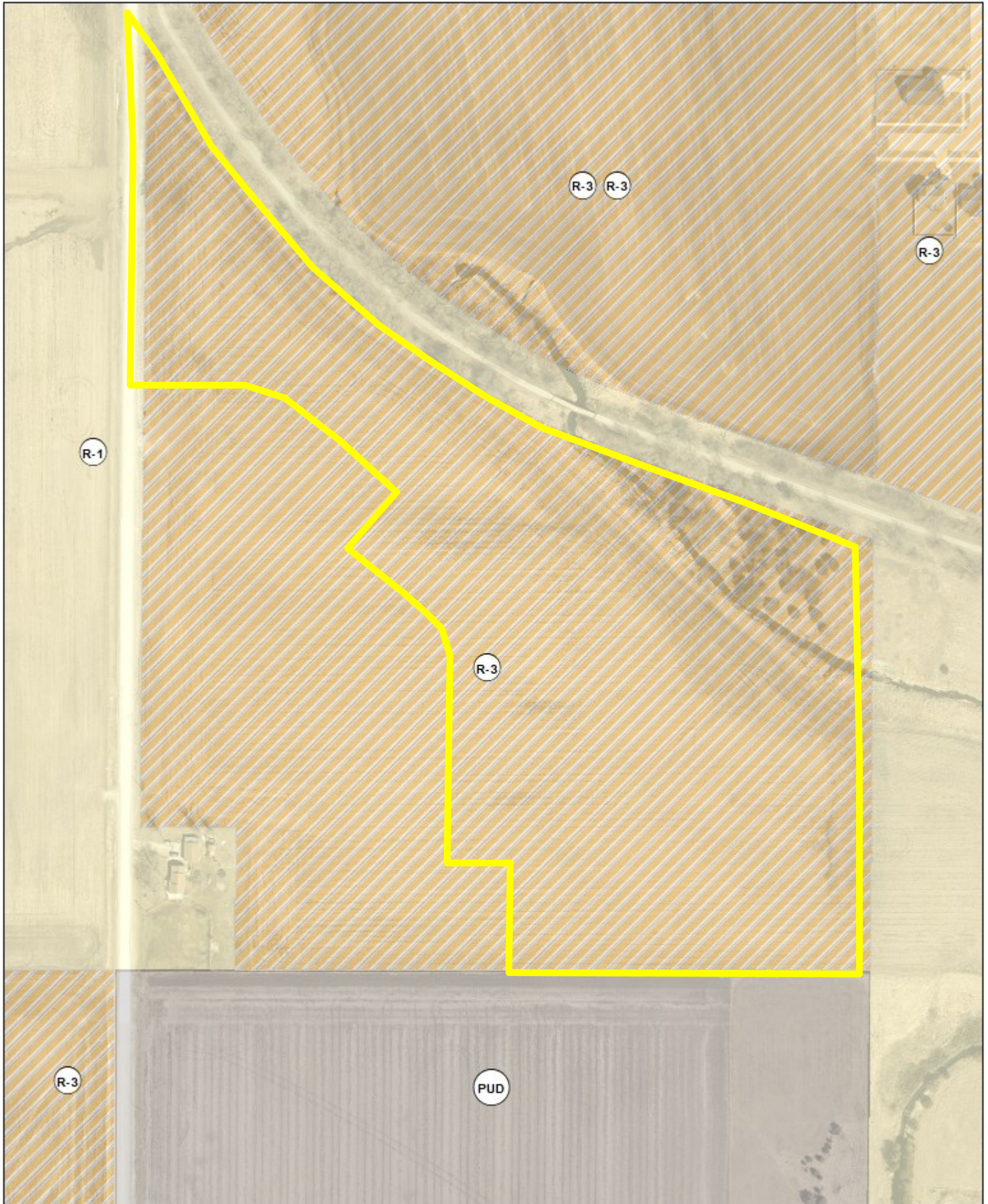


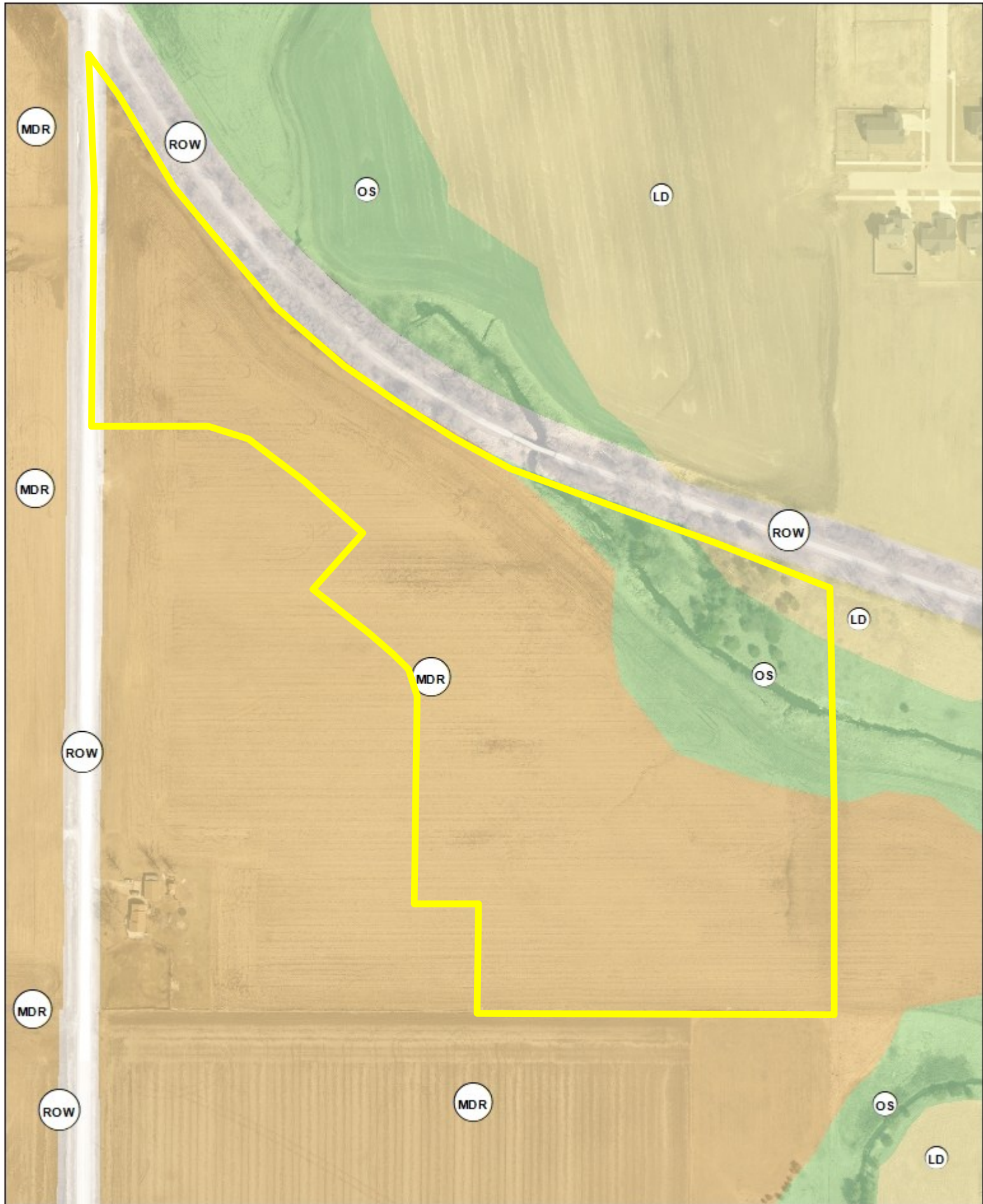












N
1 inch = 215 feet
Date: 1/23/2025

Trestle Ridge Estates Phase 3 PUD Rezoning
Future Land Use Map





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 18, 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. February 17, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, March 4, 2025
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 18, 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

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

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 18, 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

