



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, March 4, 2025
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the March 4, 2025 Agenda

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

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the February 18, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the February 18, 2025 minutes of the Plan and Zoning Commission meeting.

2. 2701 SE 90th Street - I-80 Commerce Center Plat 1, Lot 1 Site Plan

Consider MOTION to approve the site plan for 2701 SE 90th Street, I-80 Commerce Center Plat 1, Lot 1, subject to recording of the I-80 Commerce Center Plat 1 Final Plat.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

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

H. REPORTS:

Director and Commissioner Reports

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

I. MISCELLANEOUS ITEMS:

City Council Representative

March 17, 2025 - 5:30 p.m. - Staff

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 4, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Approval of the March 4, 2025 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 4, 2025

6:30 PM

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Minutes of the February 18, 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 18, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 18, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the February 18, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Lisa West, Glenn Hunter, Trina Flack, and Todd Ripper.

Absent: Annette Renaud.

Staff present: Eric Jensen, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the February 18, 2025 agenda without amendments. Second by T.Ripper. 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 February 4, 2025 minutes of the Plan and Zoning Commission meeting.

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

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

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit.
Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARING

Item #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

Staff Report: L.Hutzell reported that 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. She said 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. She stated that the 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 the property to the south is zoned PUD. L.Hutzell said the proposed rezoning includes development of 54 single-family homes on minimum lot widths of 50 feet. She noted that the conceptual plan shows a private open space area in the northeast corner and two outlots for stormwater detention. She presented the PUD conceptual plan and reviewed the proposed layout and noted bulk regulations. L.Hutzell also said that 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. She commented that the developer has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff will present a complete staff report and answer any questions raised during the public hearing at the next Plan and Zoning Commission meeting.

Erin Ollendike, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale on behalf of Jerry's Homes, Inc. commented that she would answer any questions the Commission may have regarding the request.

R.Weisheit said that in the PUD book under Vehicular Circulation, it mentions townhomes and asked if that reference is a typo.

Erin Ollendike presented the conceptual plan and pointed out that the property southwest of the proposed 54 single-family homes will probably be future townhomes.

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

Motion by T.Flack to close the public hearing, receive and file documents. Second by L.West. All vote aye. Motion carried 6 – 0.

Chair Ted Rapp addressed the audience after the public hearing to let them know that the item will come back to the Commission on Tuesday, March 4, 2025 for a recommendation to the City Council.

REPORTS

City Council Meeting

E.Jensen reported on the February 17, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, March 4, 2025 Plan and Zoning Commission meeting.

Commissioner's Reports

There was discussion amongst the Commission and staff regarding bills currently moving through legislation and the impacts they could have on Iowa cities.

MISCELLANEOUS ITEMS

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

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:44 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 4, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

2701 SE 90th Street - I-80 Commerce Center Plat 1, Lot 1 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 2701 SE 90th Street, I-80 Commerce Center Plat 1, Lot 1, subject to recording of the I-80 Commerce Center Plat 1 Final Plat.

ATTACHMENTS

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



SE Four Mile Dr

SE 90th St



1 inch = 363 feet

Date: 5/16/2024

I-80 Commerce Center Plat 1 - Lot 1
Site Plan
Aerial Map

Agenda Item: 2025 Site Plan for I-80 Commerce Center Plat 1 – Lot 1
2701 SE 90th Street

Report Date: February 27, 2025

Prepared by: Ryan Kirschman, AICP-C
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the 2025 Site Plan for I-80 Commerce Center Plat 1 – Lot 1, located at 2701 SE 90th Street, subject to recording of the I-80 Commerce Center Plat 1 final plat.

Project Summary:

The Will Group is proposing to construct a data hall that is approximately 85,917 square feet, administration area that is approximately 13,548 square feet, and a dock that is approximately 2,932 square feet. The site is located south of SE 90th Street, west of SE Four Mile Drive, and north of Interstate 80.

The site is a part of the I-80 Commerce Center PUD, a Data Center is an allowable use in the PUD. Properties to the north are zoned Crosswinds Business Park PUD, properties to the west are zoned R-1, One-Family Residence District. Surrounding properties to the south and east are unincorporated—zoned under Polk County—with property to the east zoned MDR, Medium-Density Residential District; and property to the south zoned HI, Heavy Industrial District

The site where the proposed data center will be located is currently undeveloped. The area surrounding the property is also largely undeveloped with a single house to the east of the subject property. The site will be adequately screened by the standards set in the I-80 Commerce Center PUD and there will be adequate parking on the site for the employees.

There was a site plan approved for this site on May 21, 2024 which was never constructed.

Site Plan Worksheet

2701 SE 90th Street – I-80 Commerce Center Plat 1 – Lot 1

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 Data Center is compatible with the development in the area. The proposed Data center aligns with the architectural standards outlined in the PUD that was amended in May of 2024. Therefore, the proposal is compatible with the anticipated future development.

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

Currently SE 90th Street is mostly undeveloped, the development in the Crosswinds Business Park is generally compatible with the proposed data center.

- 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 proposed parking on the site is adequate for the anticipated employees and there will be access to the data center via sidewalk from SE Four Mile Drive.

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

The site will be accessed off of SE 90th Street and SE Four Mile Drive. There is not anticipated to be a significant influx of traffic as a result of this proposal.

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

The parking lot for the data center is adequately screened from the adjacent streets and properties.

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

The project is screened from the public right of way by proposed landscaping.

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.**

Any site lighting will be directed away from adjoining property and downward.

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

Stormwater will be addressed with a detention pond in the southwest corner of the lot.

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.**

This project will be extending utilities to service the property. To accommodate for the electrical demands of the proposed building and use an electrical substation will be required. This substation will be a part of a subsequent site plan that will be reviewed at a later date.

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

The overall site layout provides for adequate open space.

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

The proposed landscaping compliments the design and layout of the proposed site.

B. Building Design

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

The proposed building is to scale with other buildings in the area.

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

The proposed building will be constructed with stained insulated precast, insulated glazing, and insulated opaque doors, these materials conform to the architectural standards set in the I-80 Commerce Center PUD. The colors and materials will compliment the other buildings in the area.

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.**

The proposal adequately screens the whole site from the public view with a mixture of trees and shrubs located around the property.

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

The proposed building will be the first on the property. Additionally, it is compatible with buildings in the area and it conforms with design standards outlined in the PUD.

C. Signs

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

The sign shown on the elevations is proportional to the proposed building scale. Any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

2. **Building signs shall be designed as an integral architectural element of the building.**

There is a building sign located on the southern portion of the building. The sign will be reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

3. **Ground signs shall be designed to provide elements compatible with the building design and architectural elements.**

There are no proposed ground signs with the proposal.

4. **Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

The sign that is indicated on the proposed building will be reviewed with a sign permit at a later date.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks and scale of other buildings in the area.

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

The site layout is consistent with the layouts of other buildings in the area.

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

The proposal conforms to the architectural standards outlined in the PUD.

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

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

February 21, 2025

Plan and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

RE: SITE PLAN - RESUBMITTAL
I-80 COMMERCE CENTER PLAT 1, LOT 1
PARCEL 2024-75
PART OF THE NE ¼, NE ¼ OF SECTION 18, T80N, R23W
S&A Project No. 124.0401.01

Dear Plan and Zoning Commission:

On behalf of The Will Group, as Applicant, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications and we respectfully request the City's review and approval. The Site Plan documents illustrate development for one (1) lot for a data center use being 12.31 acres.

As requested, we have addressed the Tech Review comments through plan modification and discussions with Staff.

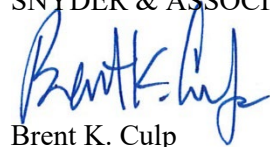
Please find accompanying the following items with this submittal:

- Four (4) revised copies of the Site Plan,
- Four (4) revised copies of the Building Elevations,
- One (1) copy and a PDF of the Response Letter indicating how each comment was addressed,
- One (1) signed copy and a PDF of the Storm Water Management Plan,
- One (1) copy of the Site Plan NDPES Authorization Letter,
- One (1) copy of the Site Plan SWPPP and COSESCO permit and fee, and
- CAD files will be submitted upon approval of the Site Plan.

We respectfully request the City's review and approval of these items. Please let me know if you have any questions or require further information or material. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

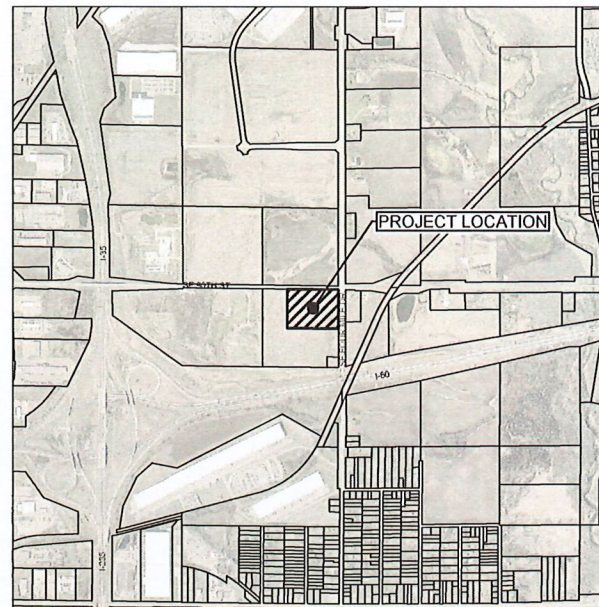
cc: Kristine Sutherlin, Burns and McDonnell (w/ enclosures emailed)
Kye Nielsen, The Will Group (w/enclosures emailed)
File (electronic)

2025 SITE PLAN FOR I-80 COMMERCE CENTER PLAT 1, LOT 1

2701 SE 90TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

APPLICANT
THE WILL GROUP
1700 WEST 700 NORTH, SUITE 40
LINCOLN, UT 84042
CONTACT: KYE HENSEN
PHONE: 801-435-2320
EMAIL: KYE@THEWILLGROUP.US

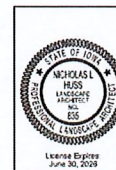
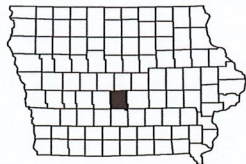
OWNER
EDGED DES MOINES LLC
33 OLD KINGS HIGHWAYS, SUITE 1005
DANIEL, CT 06020
CONTACT: DENVER PARYS
PHONE: 813-245-3483
EMAIL: DENVER.PARYS@EDGED.US



VICINITY MAP

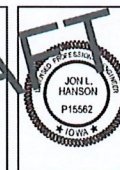
INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 SITE LAYOUT PLAN
- C201 DIMENSION PLAN - NW
- C202 DIMENSION PLAN - NE
- C203 DIMENSION PLAN - SW
- C204 DIMENSION PLAN - SE
- C205 DIMENSION PLAN - SE ENTRANCE
- C300 OVERALL GRADE PLAN
- C301 GRADE PLAN - NW
- C302 GRADE PLAN - NE
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- C504 PLANTING PLAN - SE
- C505 PLANTING PLAN - SE
- C600 DETAIL SHEET
- C601 DETAIL SHEET
- C602 DETAIL SHEET
- C603 DETAIL SHEET
- C604 DETAIL SHEET
- C605 DETAIL SHEET
- C606 DETAIL SHEET



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 Engineer under the laws of the State of Iowa.

Signature: _____
Date: _____
License Number: P15562
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal: C100-C205



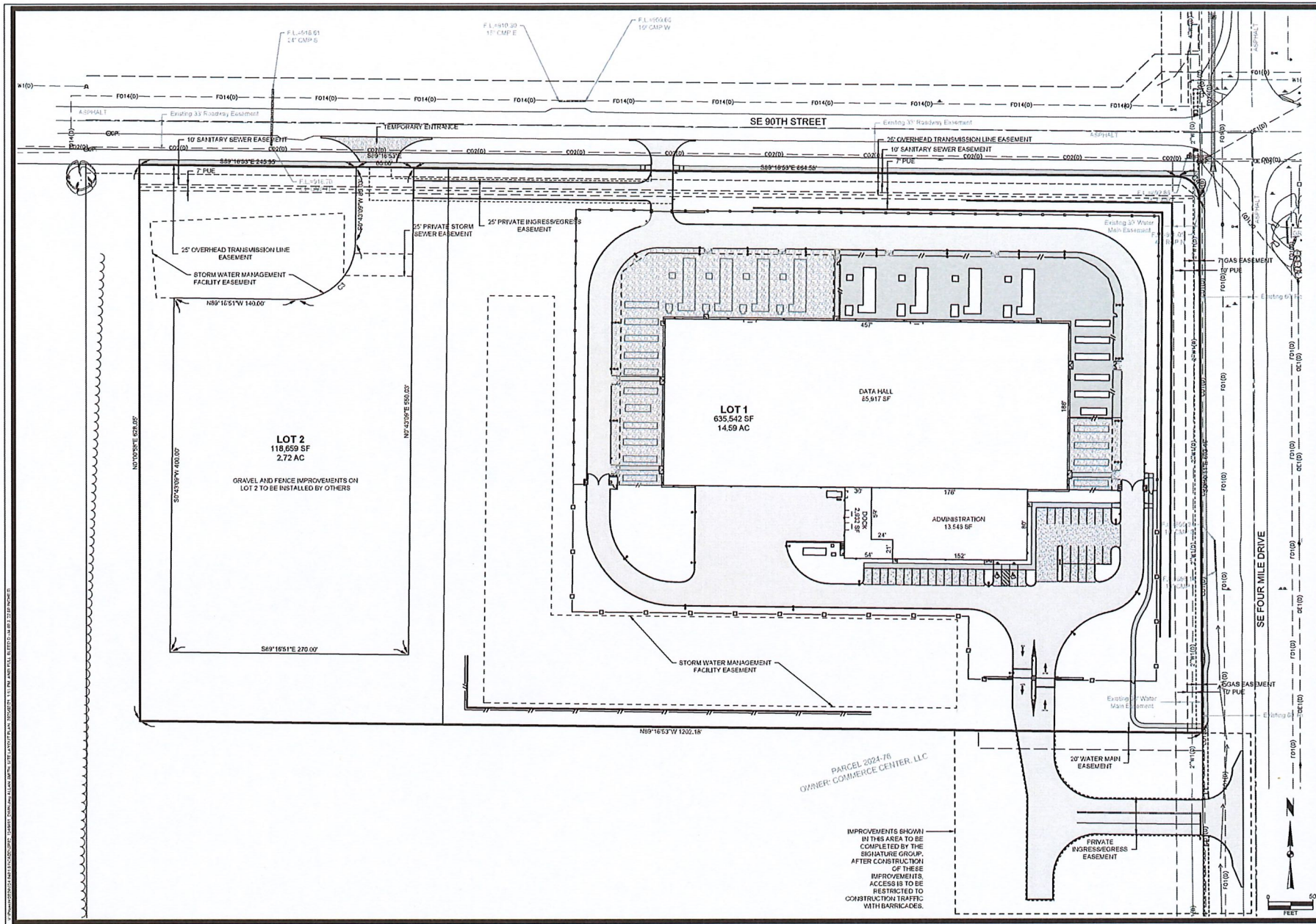
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: _____
Date: _____
License Number: P15562
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal: C100-C405

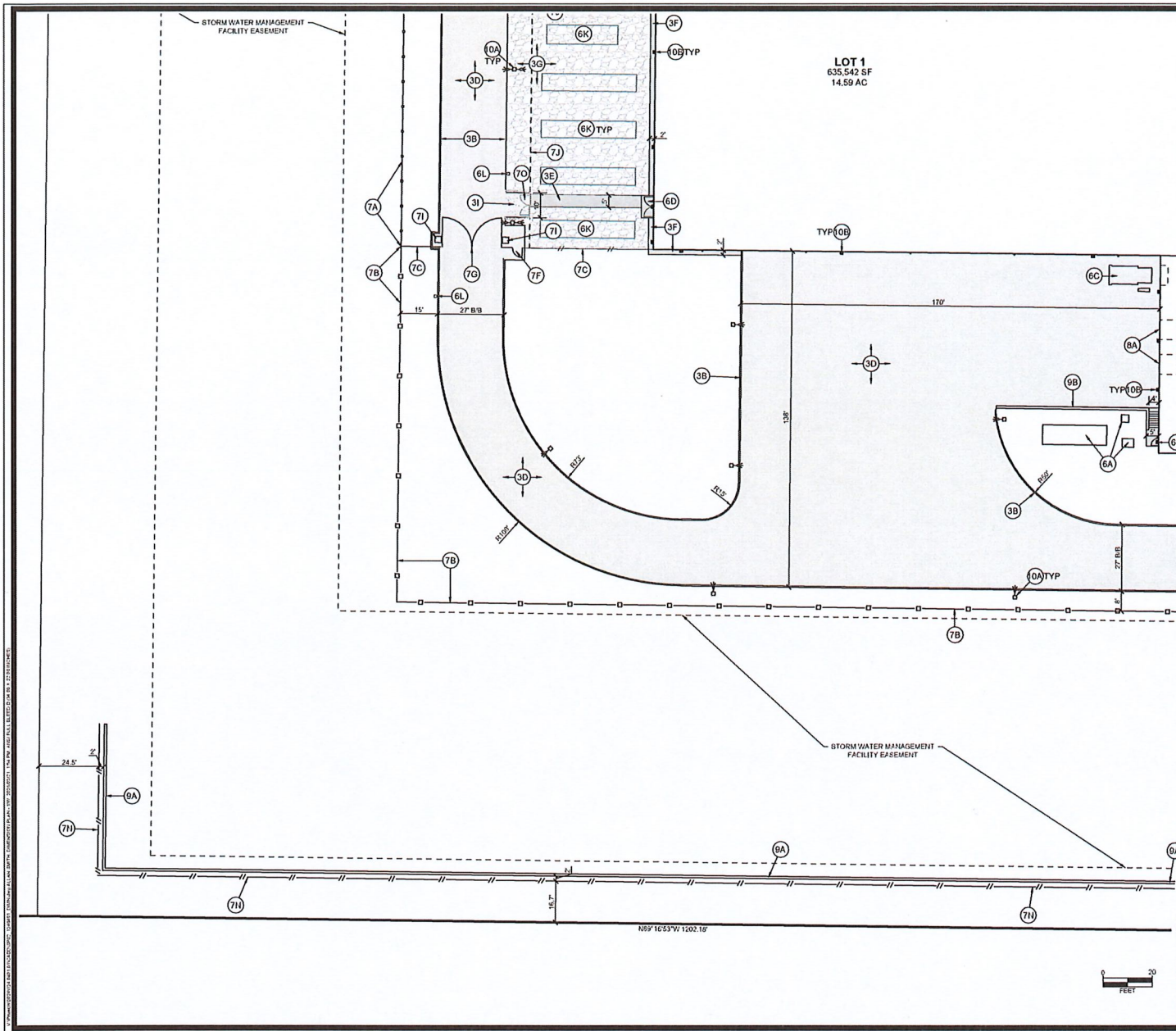
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100	12-1-2025	AVS

I-80 COMMERCE CENTER PLAT 1, LOT 1
TITLE SHEET
2701 SE 90TH ST., ANKENY, IOWA
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
515-694-3051 | www.snyder-associates.com
Project No: 124.0401.01
Sheet C100





I-80 COMMERCE CENTER PLAT 1, LOT 1		2701 SE 90TH ST., ANKENY, IOWA		277 S.W. RHYER BLVD ANKENY, IOWA 50003 515-694-2000 www.snyder-associates.com	
SITE LAYOUT PLAN		SNYDER & ASSOCIATES, INC.			
 SNYDER & ASSOCIATES		Project No: 124.0401.01 Sheet C200		Project No: 124.0401.01 Sheet C200	



- ### DIMENSION PLAN CONSTRUCTION NOTES
- EXISTING FEATURES PROTECT THE FOLLOWING:
 - PAVEMENT TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - DEMOLITION. REMOVE THE FOLLOWING:
 - REMOVE ENTRANCE AND CLAVERT.
 - PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 8" DEPTH PCC PARKING W/ 4" MODIFIED SUBBASE.
 - 6" DEPTH STANDING CURB.
 - 6" INTEGRAL CURB AND SIDEWALK.
 - 6" DEPTH PCC DRIVE W/ 4" MODIFIED SUBBASE.
 - 5" PCC SIDEWALK.
 - 2" WIDE 4" PCC MAINTENANCE STRIP.
 - EQUIPMENT YARD. 4" DOT 4120 ROADSTONE.
 - CONNECT TO EXISTING PAVEMENT WITH TYPE "A" CONNECTION. MATCH EXISTING ELEVATIONS. PROVIDE FULL DEPTH SAWCUT FOR UNIFORM EDGE.
 - 6" DEPTH PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 0.33%.
 - PROVIDE DETECTABLE WARNING WHERE SHOWN.
 - TAPER TO FULL CURB IN 5 FEET.
 - NO CURB.
 - 5" PCC SIDEWALK TO BE INSTALLED WITH PUBLIC IMPROVEMENTS.
 - 4" PCC WITH 4" MODIFIED SUBBASE IN PHASE 1 EQUIPMENT YARD.
 - 6" DEPTH PCC DRIVE.
 - PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES (WHITE).
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL (WHITE).
 - ACCESSIBLE ZONE. 45' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (WHITE).
 - PAINTED ARROW AND TEXT (WHITE).
 - PAINTED STOP BAR (WHITE).
 - PAINTED DOUBLE CENTER LINE (YELLOW).
 - PAINTED LANE LINE (WHITE).
 - 45' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN (WHITE).
 - SIGNS. PROVIDE THE FOLLOWING:
 - PROVIDE AN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - STOP SIGN (R1-1) 30" X 30" ON 4" X 4" PRESSURE TREATED POST.
 - PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN:
 - SITE ELECTRICAL.
 - PIPE COLLARS. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
 - TRASH COMPACTOR. SEE ARCHITECTURAL PLAN FOR DETAIL.
 - BUILDING STOOP. SEE ARCHITECTURAL PLAN FOR DETAIL.
 - CARD READER WITH ELECTRONIC KNOX KEY SWITCH. INTERCOM STATION WITH VIDEO AND AUDIO.
 - SECURITY CAMERA.
 - ELECTRONIC KNOX BOX.
 - PHASE 1 GENERATOR.
 - FUTURE PHASE GENERATOR.
 - PHASE 1 MECHANICAL.
 - FUTURE PHASE MECHANICAL.
 - CARD READER.
 - FUTURE PHASE ELECTRICAL.
 - FENCING. PROVIDE THE FOLLOWING:
 - 8" TALL ANTI-SCALE 1.375" SLAT SPACING AMERISTAR IMPASSE 8 FENCE. 12" X 24" PRIVATE PROPERTY AND TRESPASSING SIGNS ON FENCE AT 30' SPACING.
 - 8" TALL 3.25" STANDARD SLAT SPACING AMERISTAR IMPASSE 8 FENCE. 12" X 24" PRIVATE PROPERTY AND TRESPASSING SIGNS ON FENCE AT 30' SPACING.
 - 8" TALL BLACK VINYL CHAIN LINK FENCE.
 - 22' CLEAR AUTOMATIC SLIDE GATE. RED/GREEN TRAFFIC CONTROL LIGHTS. PHOTO ELECTRIC BEAM DETECTORS AND NO TALKATIVE WAIT FOR GATE TO CLOSE. 800L. SEE SECURITY PLAN FOR DETAILS.
 - ANTI-CRIMP SECURITY PEDESTRIAN GATE WITH CARD READER ACCESS. 800 ON INSIDE OF GATE STRONG. VARIOUS CARD READER EXIT ONLY. ALARM WALL SOUND. SECURITY MESH ON GATE AND VINL 30' ADJACENT.
 - CHAIN LINK PEDESTRIAN GATE WITH CARD READER ACCESS.
 - 24" AUTOMATIC DOUBLE SWING GATE.
 - 8" MANUAL DOUBLE SWING GATE. LOCKABLE.
 - GATE OPERATOR.
 - FUTURE 8" TALL CHAIN LINK FENCE.
 - FUTURE PEDESTRIAN GATE WITH CARD READER.
 - FUTURE 16" MANUAL DOUBLE SWING GATE. LOCKABLE.
 - 26" AUTOMATIC EMERGENCY ACCESS SLIDE GATE.
 - 4" TALL BLACK VINYL CHAIN LINK FENCE.
 - FUTURE 8" MANUAL DOUBLE SWING GATE. LOCKABLE.
 - DOORS.
 - DOCK DOOR.
 - WALLS.
 - MODULAR BLOCK RETAINING WALL. COLOR PER OWNER. ANY WALL OVER 4 FEET HEIGHT REQUIRES A BUILDING PERMIT AND ENGINEERING DESIGN BY AN IOWA LICENSED ENGINEER. THE MODULAR BLOCK RETAINING WALL CONTRACTOR/SUPPLIER TO PROVIDE STRUCTURAL DESIGN IN CONFORMANCE WITH TERRACON GEOTECHNICAL ENGINEERING REPORT, PROJECT NO. 00245024-01.
 - CONCRETE STRUCTURAL WALL.
 - SITE LIGHTING. SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER, UTILITY SERVICE PROVIDER AND THE CITY OF ANKENY FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. ALL BUILDING-MOUNTED LIGHTING SHALL BE SHIELDED FROM STREET TRAFFIC. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY OF ANKENY PRIOR TO THE INSTALLATION OF THE LIGHTING.
 - LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL. INFORMATION. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL CONDUIT FOR LIGHT POLES PRIOR TO INSTALLATION OF PAVEMENTS.
 - EXTERIOR WALL FIXTURE. SEE ELECTRICAL/MECHANICAL PLANS FOR DETAIL. INFORMATION.

PAVEMENT LEGEND

5" PCC SIDEWALK	8" PCC PAVEMENT
6" PCC PAVEMENT	EQUIPMENT YARD, DOT 4120 ROADSTONE

I-80 COMMERCE CENTER PLAT 1, LOT 1
 DIMENSION PLAN - SW
 SNYDER & ASSOCIATES, INC.

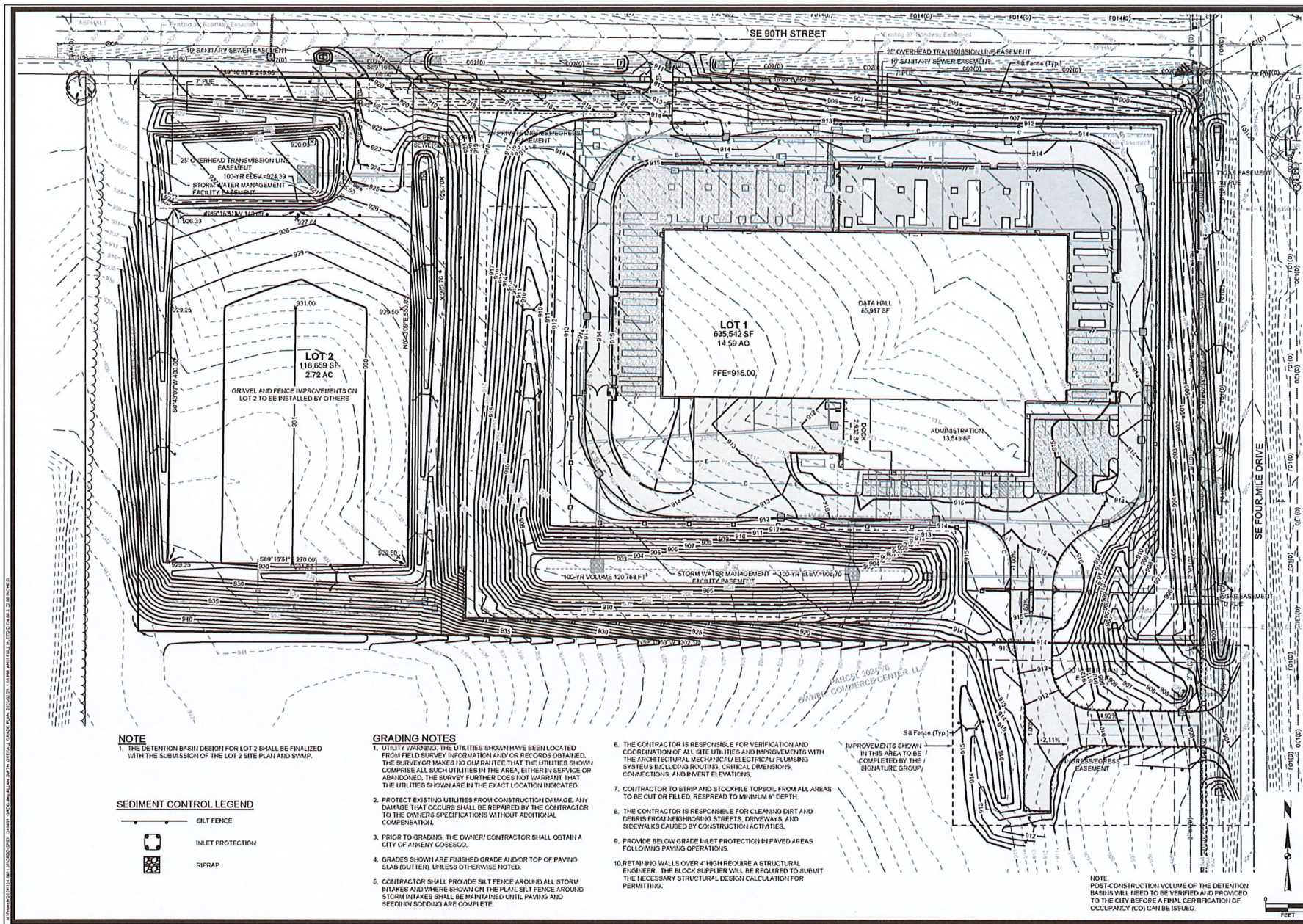
277 S.W. SYMTER BLVD
 ANKENY, IOWA 50023
 515-961-3000 | www.snyder-associates.com

Project No: 124.0401.01
 Sheet C203

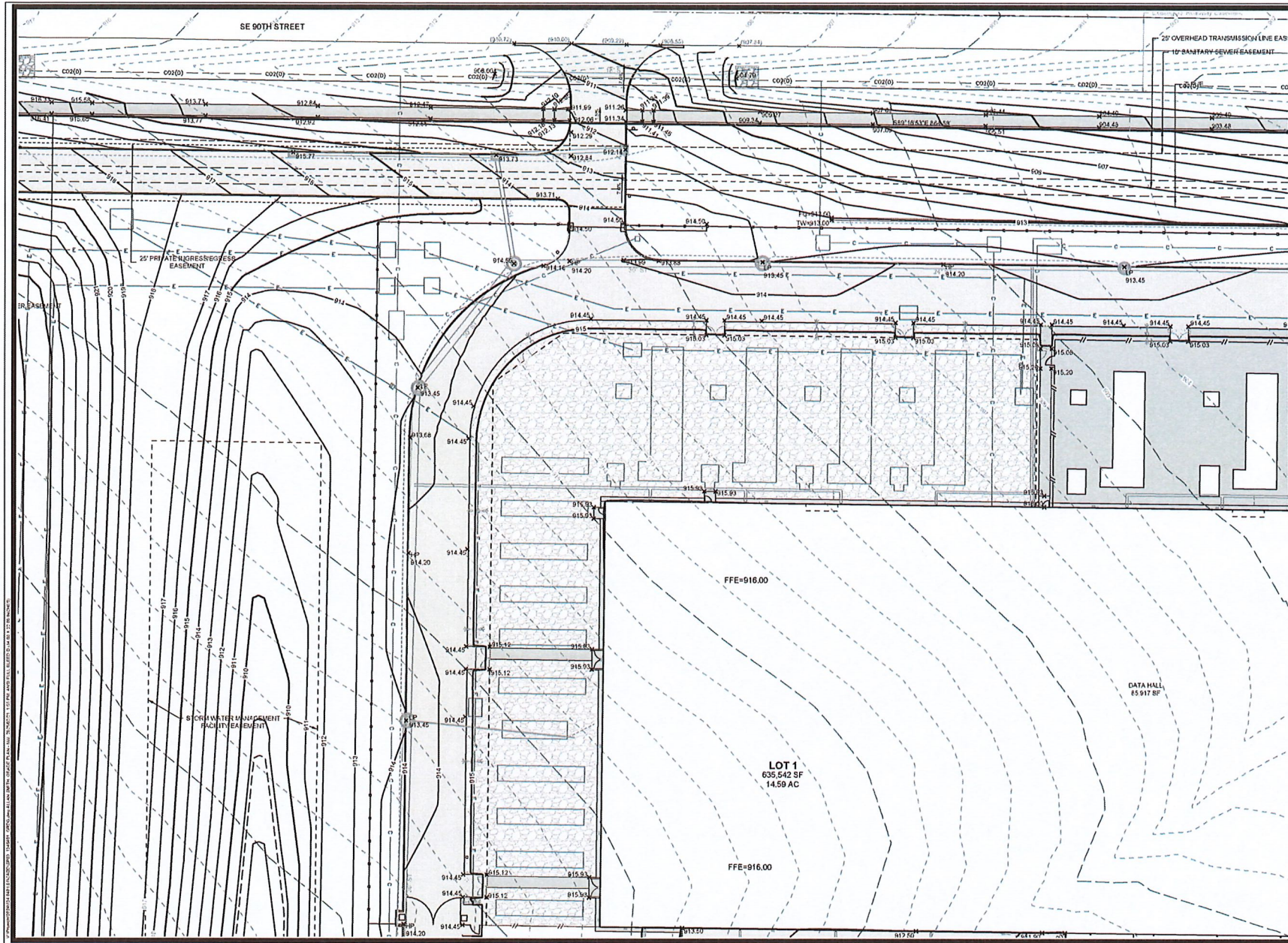
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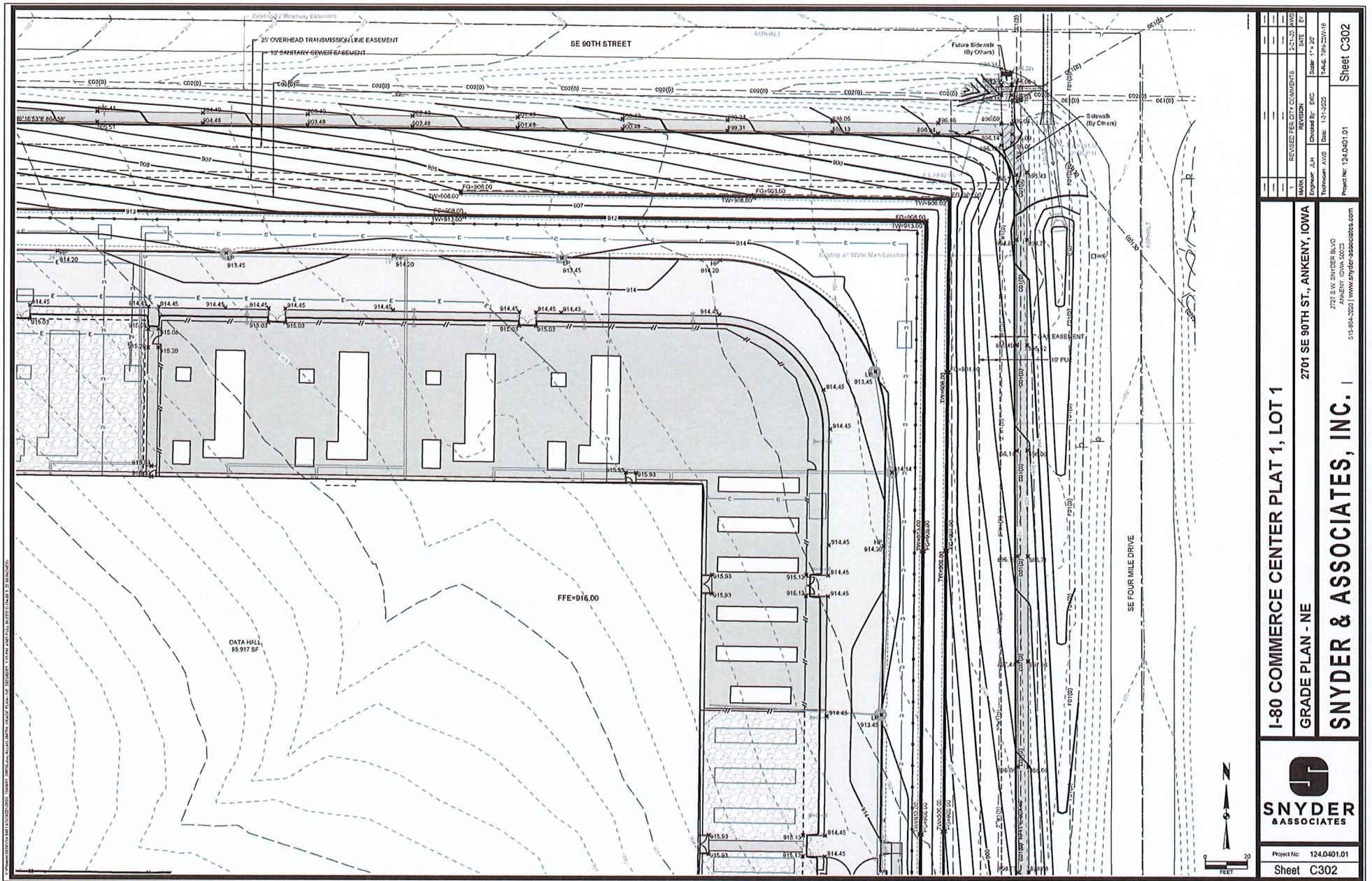
Page 23 of 88



I-80 COMMERCE CENTER PLAT 1, LOT 1			
OVERALL GRADE PLAN			
SNYDER & ASSOCIATES, INC.			
272 S.W. SNYDER BLVD ANKENY, IOWA 50003 515-945-2025 www.snyder-associates.com			
Project No:	124.0401.01		
Sheet	C300		
MARK	REVISION	DATE	BY
REVISED PER CITY COMMENTS	2.2.25	AVS	
Divided By: EAC	Engineer: J-LH	Scale: 1" = 50'	
Technician: AVS	Date: 12.1.2025	Task: 272-SW-2024-18	
Project No: 124.0401.01			Sheet C300



I-80 COMMERCE CENTER PLAT 1, LOT 1 GRADE PLAN - NW		2701 SE 90TH ST., ANKENY, IOWA		SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD ANKENY, IOWA 50009 515-941-3200 www.snyder-associates.com
		Project No: 124.0401.01 Sheet C301		
REVISION 1 12/1/2020	REVISION 2 12/1/2020	REVISION 3 12/1/2020	REVISION 4 12/1/2020	REVISION 5 12/1/2020
ENGINEER J.L.H.	CHECKED BY J.L.H.	DATE 12/1/2020	SCALE 1" = 20'	SHEET C301



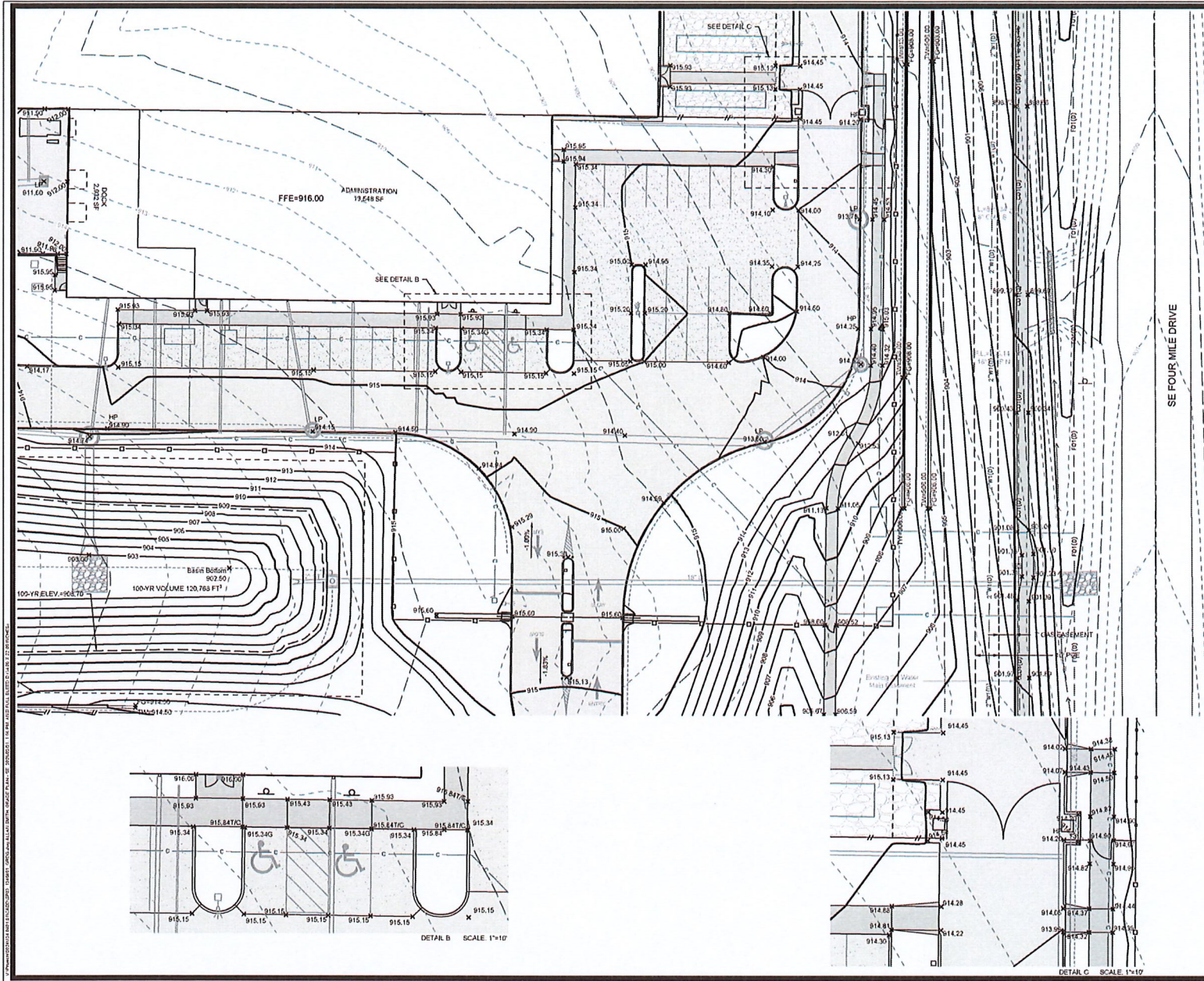
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2	Engineer: JAH	Checked By: EKC	Scale: 1" = 30'
3	Technician: AVS	Date: 1/31/2023	Task: 19H-20V18
Project No: 124.0401.01			
Sheet C302			

I-80 COMMERCE CENTER PLAT 1, LOT 1
GRADE PLAN - NE
SNYDER & ASSOCIATES, INC.
 2701 SE 90TH ST., ANKENY, IOWA
 515-961-2023 | WWW.SNYDER-ASSOCIATES.COM

SNYDER & ASSOCIATES

Project No: 124.0401.01

Sheet C302



I-80 COMMERCE CENTER PLAT 1, LOT 1

GRADE PLAN - SE

SNYDER & ASSOCIATES, INC.

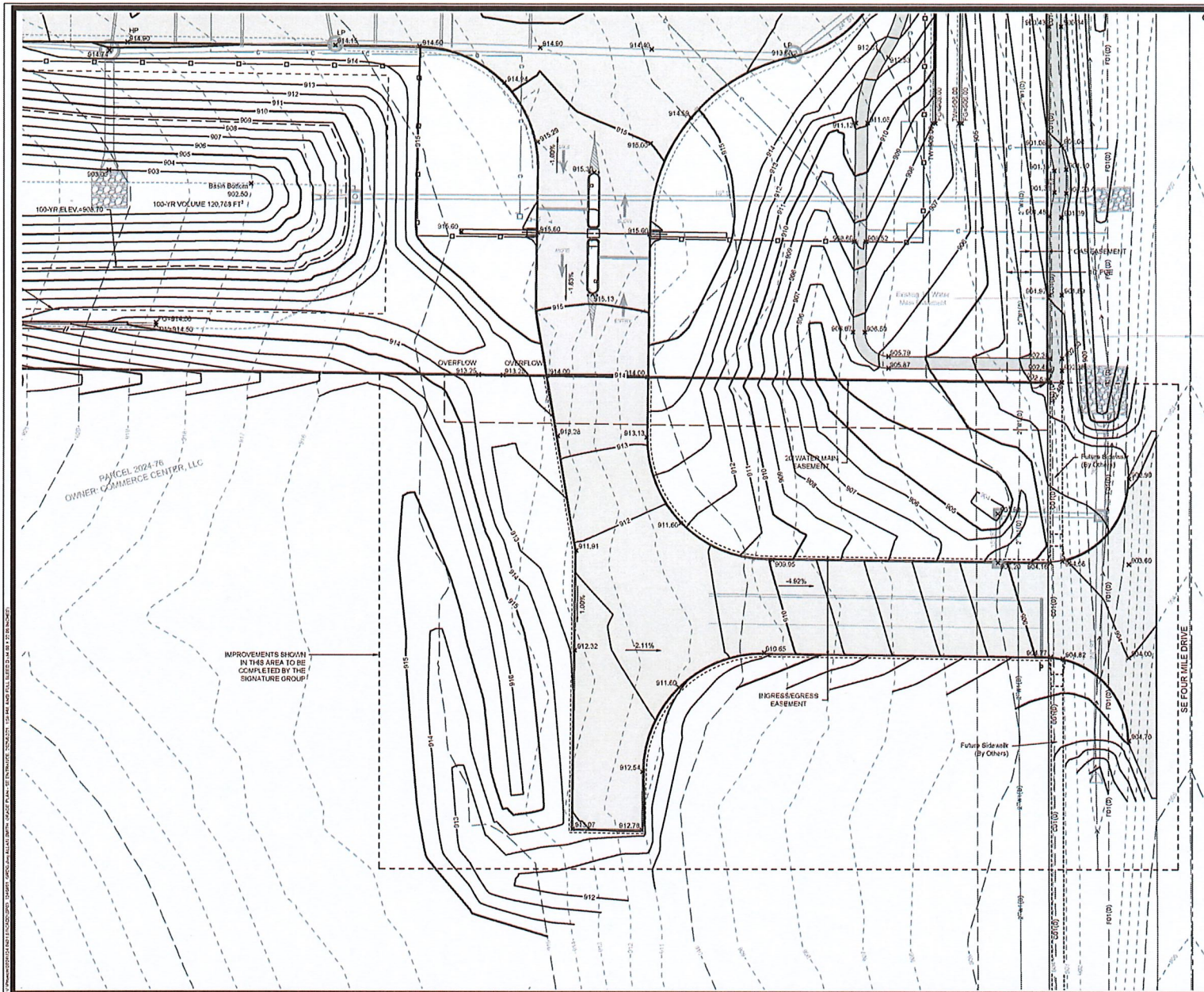
277 S.W. SNYDER BLVD
ANKENY, IOWA 50003
515-941-2021 | www.snyder-associates.com

2701 SE 90TH ST., ANKENY, IOWA

Project No: 124.0401.01

Sheet C304

REVISED PER CITY COMMENTS	2-21-25	JVS	DATE	BY	SCALE	1"=20'	SHEET	C304
MARK REVISION	1	REVISION	DATE	BY	SCALE	SHEET		
Engineer: JH	Checked By: EPC	Drawn By: JVS	Date: 1-15-2025	1-15-2025	1-15-2025	1-15-2025		

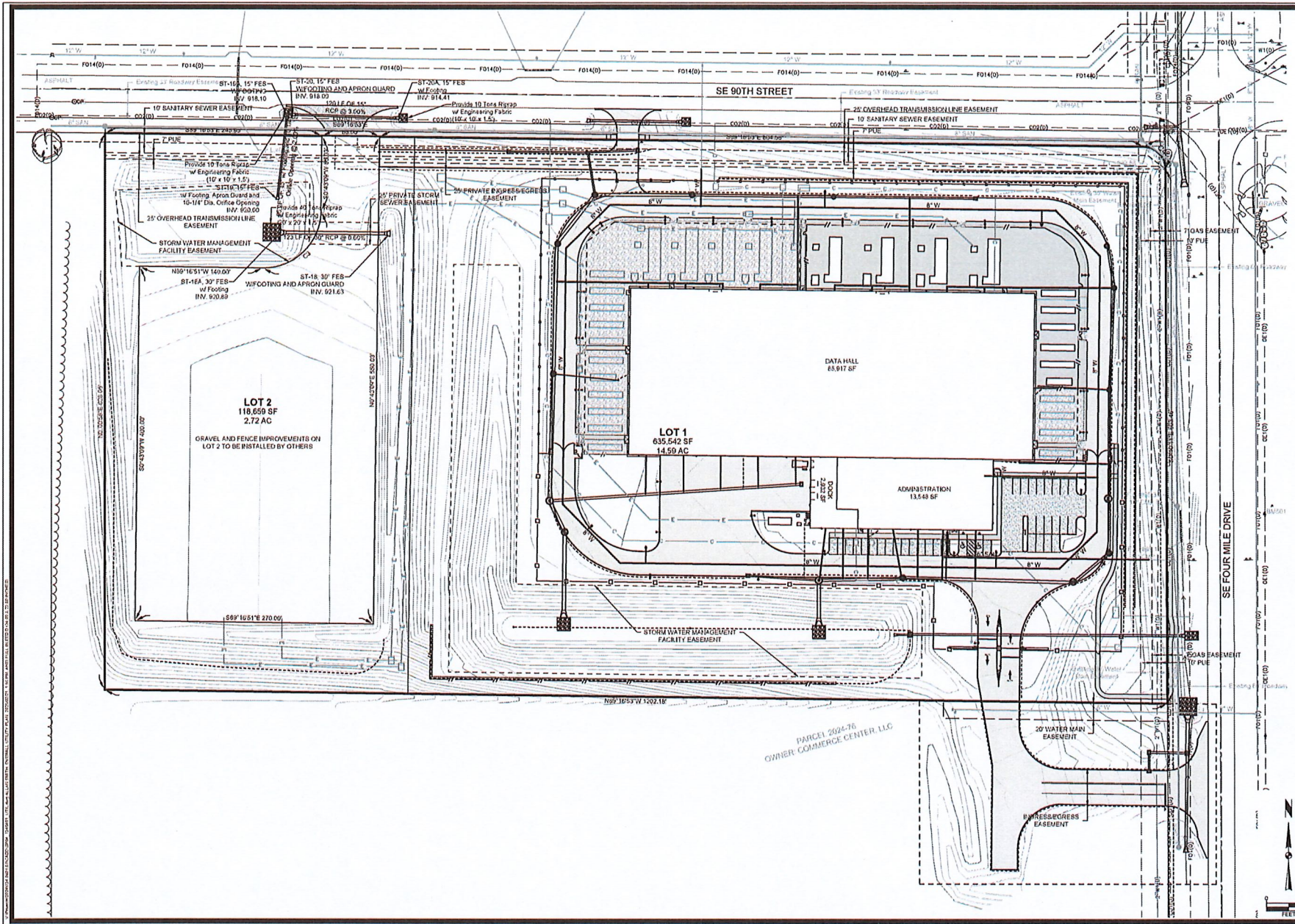


PARCEL 2024-76
OWNER: COMMERCE CENTER, LLC

IMPROVEMENTS SHOWN
IN THIS AREA TO BE
COMPLETED BY THE
SIGNATURE GROUP

 SNYDER & ASSOCIATES		I-80 COMMERCE CENTER PLAT 1, LOT 1	
		GRADE PLAN - SE ENTRANCE	
SNYDER & ASSOCIATES, INC.		2701 SE 90TH ST., ANKENY, IOWA	
Project No: 124.0401.01 Sheet C305		277 S.W. ENTER BLVD ANKENY, IOWA 50023 515-941-2021 www.snyder-associates.com	

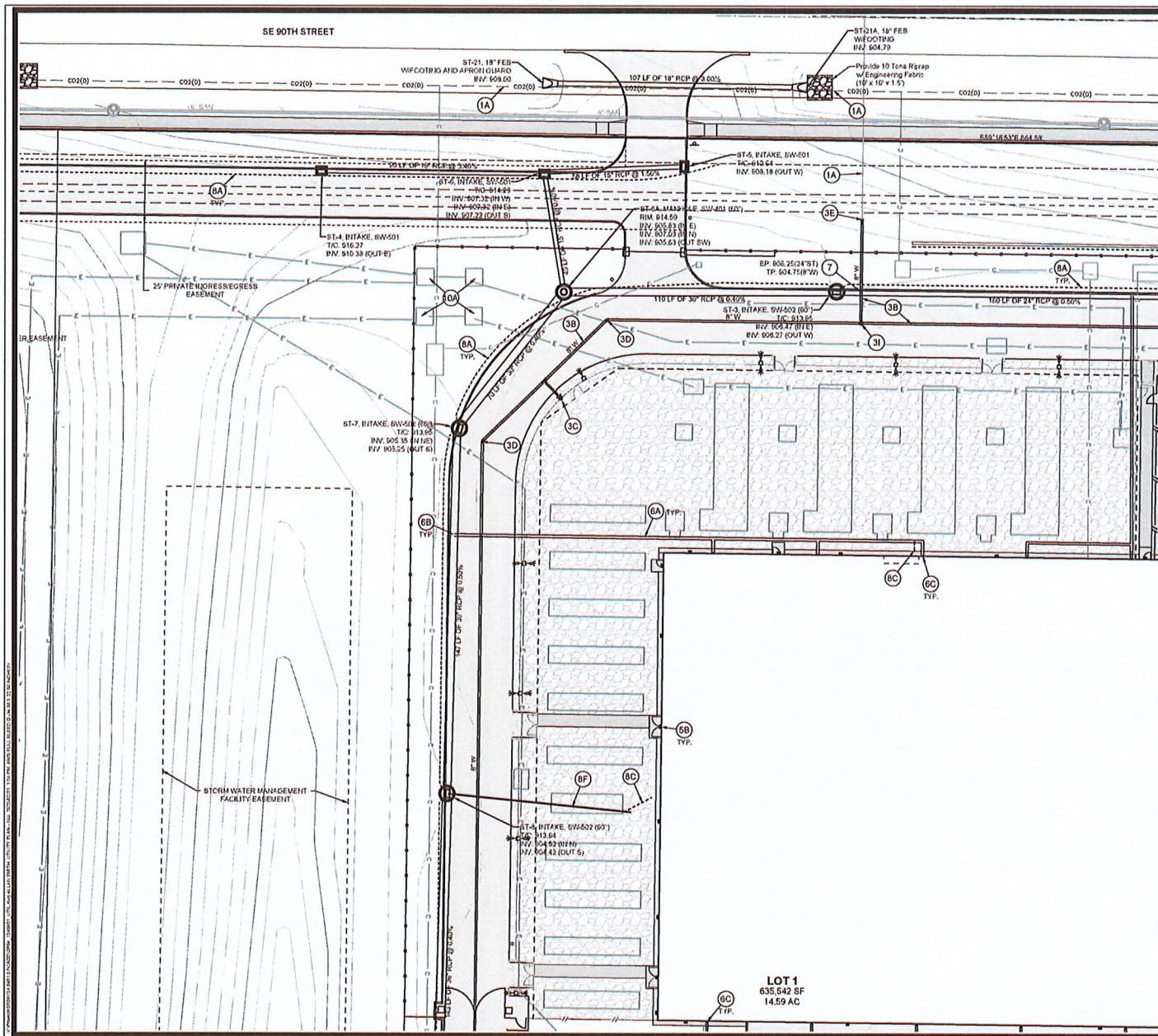
REVISED PER CITY COMMENTS	DATE	BY
REVISION	12/1/2023	12/1/2023
Engineer: J.H.	Checked By: BKC	Scale: 1" = 20'
Techman: AVS	Date: 12/1/2023	12/1/2023
Project No: 124.0401.01		
Sheet C305		



I-80 COMMERCE CENTER PLAT 1, LOT 1		OVERALL UTILITY PLAN		SNYDER & ASSOCIATES, INC.	
2701 SE 90TH ST., ANKENY, IOWA		2701 SE 90TH ST., ANKENY, IOWA		2701 SE 90TH ST., ANKENY, IOWA	
Project No: 124.0401.01		Sheet C400		Sheet C400	
Project No: 124.0401.01		Sheet C400		Sheet C400	



Project No: 124.0401.01
Sheet C400



UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES.
- DEMOLITION, REMOVE THE FOLLOWING:
 - REMOVE EXISTING FLARED END SECTION.
 - REMOVE EXISTING ENTRANCE, INCLUDING CLAVERT.
- PRIVATE WATER SERVICE, PROVIDE THE FOLLOWING:
 - 4\"/>
- PRIVATE SANITARY SEWER SERVICE, PROVIDE THE FOLLOWING:
 - 6\"/>
- SITE LIGHTING, PROVIDE THE FOLLOWING:
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION.
 - ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJACENT PROPERTIES AND DOWNWARD.
- PRIVATE DOWNSPOUT COLLECTION LINES:
 - EXTEND 12\"/>
- CRITICAL CROSSINGS: CONTRACTOR TO MAINTAIN 18\"/>
- PRIVATE SUBDRAIN: PROVIDE THE FOLLOWING:
 - INSTALL 6\"/>
- DATA CENTER UTILITY VAULT. SEE ELECTRICAL SITE PLAN FOR DETAIL.
- MID-AMERICAN ENERGY ELECTRIC SERVICE. COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND MID-AMERICAN DESIGN DRAWINGS.
 - PRIMARY ENCLOSURE.
- ALL STORM SEWER IMPROVEMENTS SHOWN ARE PRIVATE UNLESS LABELED OTHERWISE.

I-80 COMMERCE CENTER PLAT 1, LOT 1

UTILITY PLAN - NW

SNYDER & ASSOCIATES, INC.

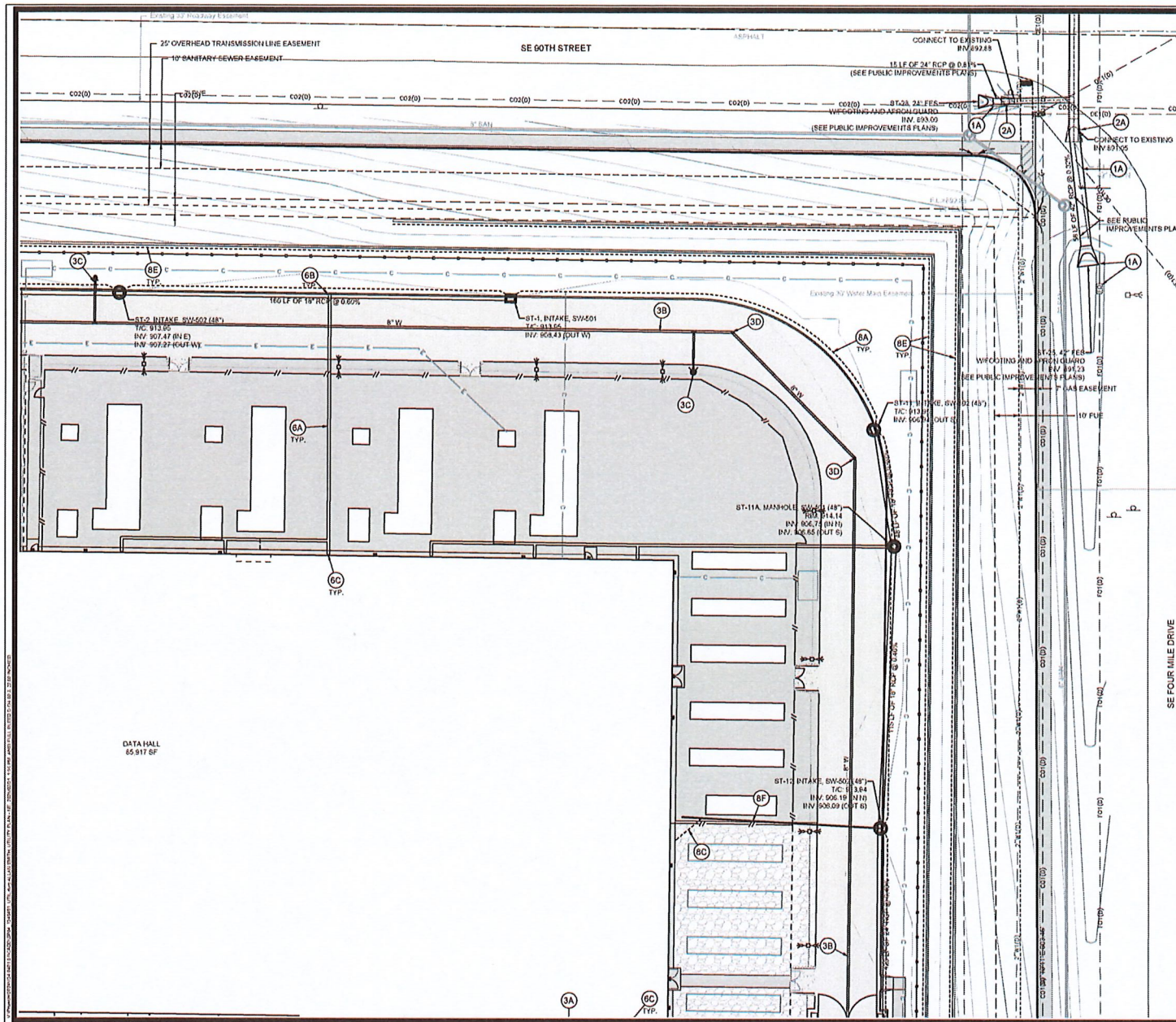


Project No: 124.0401.01
Sheet C401

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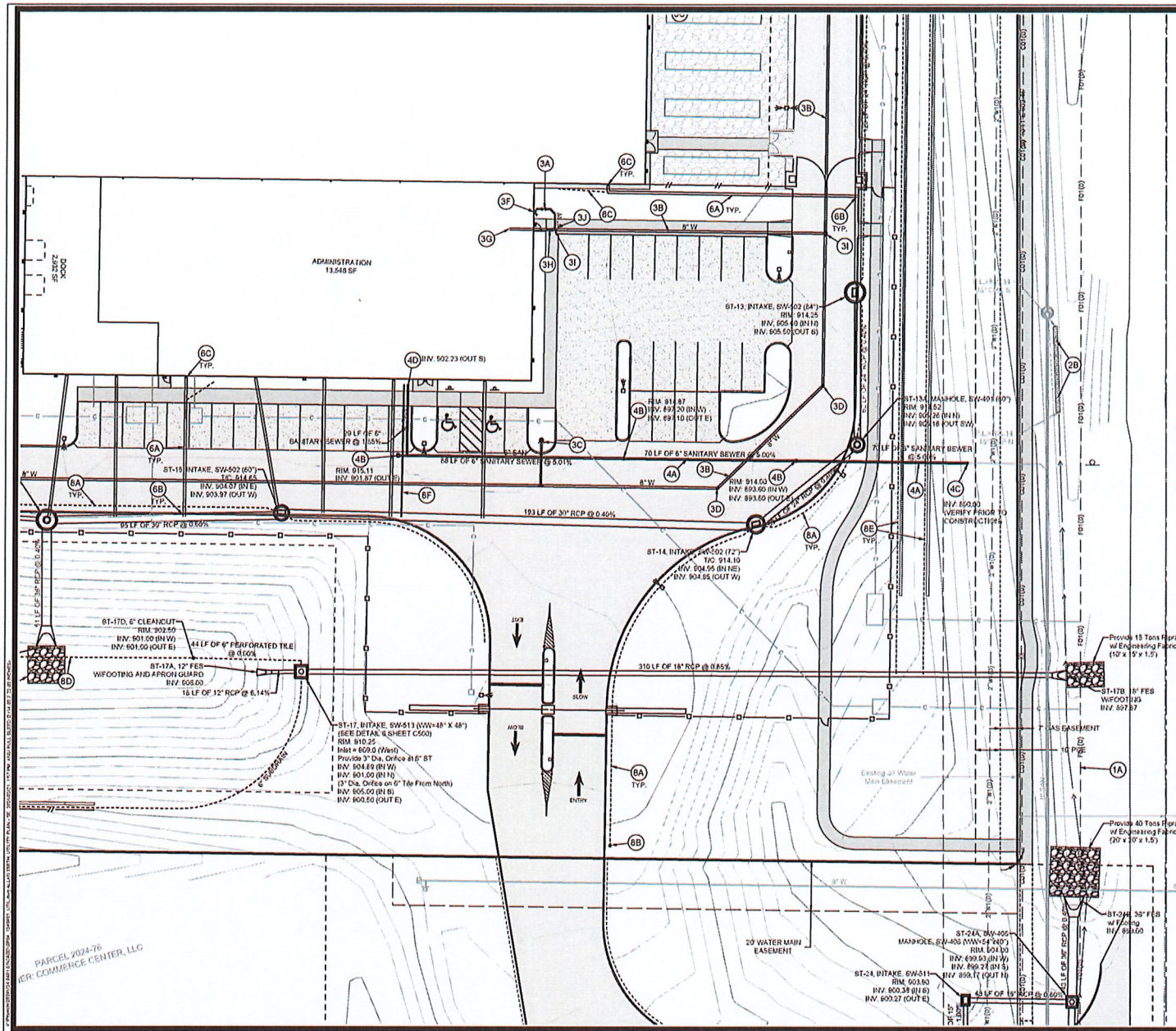
Project No: 124.0401.01
Sheet C401

277 S.W. SYMTER BLVD
ANKENY, IOWA 50023
515-961-2001 | WWW.SNYDER-ASSOCIATES.COM



- ### UTILITY PLAN CONSTRUCTION NOTES
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES.
 - DEMOLITION, REMOVE THE FOLLOWING:
 - REMOVE EXISTING PLUMBING AND SEWER.
 - REMOVE EXISTING ENTRANCE, INCLUDING CURB.
 - PRIVATE WATER SERVICES, PROVIDE THE FOLLOWING:
 - 4\"/>
 - PRIVATE SANITARY SEWER SERVICES, PROVIDE THE FOLLOWING:
 - 4\"/>
 - SITE LIGHTING, PROVIDE THE FOLLOWING:
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS SITE LIGHTING PRIOR TO CONSTRUCTION.
 - ALL SITE LIGHTING SHALL USE CUTOFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
 - PRIVATE DOWNSPOUT COLLECTION LINES:
 - EXTEND 12\"/>
 - CRITICAL CROSSING: CONTRACTOR TO MAINTAIN 18\"/>
 - PRIVATE SUBDRAIN, PROVIDE THE FOLLOWING:
 - INSTALL 6\"/>
 - MID-AMERICAN ENERGY ELECTRIC SERVICE, COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND MID-AMERICAN DESIGN DRAWINGS.
 - PRIMARY ENCLOSURE.
 - ALL STORM SEWER IMPROVEMENTS SHOWN ARE PRIVATE UNLESS LABELED OTHERWISE.

I-80 COMMERCE CENTER PLAT 1, LOT 1		2701 SE 90TH ST., ANKENY, IOWA		Sheet C402	
UTILITY PLAN - NE		SNYDER & ASSOCIATES, INC.		Project No: 124.0401.01	
				Project No: 124.0401.01 Sheet C402	



UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES. PROTECT THE FOLLOWING.
 - PROTECT EXISTING UTILITIES.
- DEMOLITION. REMOVE THE FOLLOWING.
 - REMOVE EXISTING FLARED END SECTION.
 - REMOVE EXISTING ENTRANCE, INCLUDING CURVE.
- PRIVATE WATER SERVICES. PROVIDE THE FOLLOWING.
 - 4" COUPLING LINE WITH VALVE.
 - 8" C900 PVC WATER SERVICE LINE.
 - HYDRANT ASSEMBLY.
 - 45' BEND.
 - CONNECT TO 8" WATER SERVICE STUB.
 - FIRE DEPARTMENT CONNECTION.
 - CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - 8" RV VALVE.
 - 8" TEE.
 - PROVIDE REDUCER FOR DOMESTIC SERVICE. CONFIRM SIZE WITH MECHANICAL PLANS.
- PRIVATE SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING.
 - 6" SANITARY SEWER SERVICE LINE AT MINIMUM 1.0% SLOPE. VERIFY LOCATION AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
 - SANITARY SEWER CLEANOUT (BUDAS 500-203).
 - CONNECT TO 8" PUBLIC SANITARY SEWER SERVICE. USE 1.1 RISER AS NECESSARY.
 - CONNECT TO BUILDING. VERIFY EXACT LOCATION, PIPE SIZE AND ELEVATION WITH ARCHITECTURAL/MECHANICAL PLANS.
- SITE LIGHTING. PROVIDE THE FOLLOWING.
 - CONTRACTOR TO COORDINATE WITH THE UTILITY OWNER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE.
 - SITE LIGHTING SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION.
 - ALL SITE LIGHTING SHALL USE CUT-OFF FIXTURES AS NECESSARY TO DIRECT LIGHT AWAY FROM ADJOINING PROPERTIES AND DOWNWARD.
- PRIVATE DOWNSPOUT COLLECTION LINES.
 - EXTEND 12" HOPE (UNLESS NOTED) COLLECTION PIPE TO EACH DOWNSPOUT LOCATION WITH A MINIMUM SLOPE OF 1%. USE MANUFACTURED TEES, 45' BENDS AND 90' ELBOWS AS NEEDED TO ROUTE THROUGH THE GENERATOR YARD. COORDINATE LOCATION, SIZE, AND NUMBER OF DOWNSPOUT COLLECTION LINES WITH ARCHITECTURAL PLANS.
 - CONNECT DOWNSPOUT LEADER TO STORM PIPE WITH MANUFACTURED BOOT TYPE FITTING.
 - PROVIDE 2-45' ELBOWS AT BUILDING FACE DEPTH OF 42" BELOW FINISH GRADE. EXTEND PIPE VERTICAL A MINIMUM OF 1' FOOT ABOVE FINISH GRADE.
- CRITICAL CROSSING. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
- PRIVATE EUBORAIN. PROVIDE THE FOLLOWING.
 - INSTALL 6" EUBORAIN MINIMUM 2" BELOW FINISH GRADE. BACKFILL ENTIRE TRENCH WITH FEA GRAVEL TO 6" BELOW FINISH GRADE. SEE DETAIL 4 ON SHEET C401.
 - EUBORAIN CLEANOUT (TYPE A-2, BUDAS 4010-232) SEE DETAIL 5 ON SHEET C401.
 - 4" PVC BUILDING FOOTING DRAIN @ 1.0% MINIMUM SLOPE. CONNECT TO STORM SYSTEM.
 - 6" EUBORAIN. SEE DETAIL 4 ON SHEET C400.
 - 6" EUBORAIN BEHIND WALL. SEE DETAIL 4 ON SHEET C400.
 - 4" BULKHEAD 8-1/2" UNDER DRAIN @ 1.0% MINIMUM SLOPE. CONNECT TO STORM SYSTEM.
- DATA CENTER UTILITY VAULT. SEE ELECTRICAL SITE PLAN FOR DETAIL.
- MID-AMERICAN ENERGY ELECTRIC SERVICE. COORDINATE ALL ASPECTS OF ELECTRIC SERVICE WITH ELECTRICAL PLAN AND MID-AMERICAN DESIGN DRAWINGS.
 - PRIMARY ENCLOSURE.
- ALL STORM SEWER IMPROVEMENTS SHOWN ARE PRIVATE UNLESS LABELED OTHERWISE.

REVISION	DATE	BY
1	12/12/2023	AN
2	12/12/2023	AN
3	12/12/2023	AN
4	12/12/2023	AN
5	12/12/2023	AN
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515-964-2022 | www.snyder-associates.com

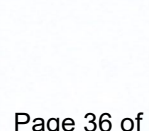
2701 SE 90TH ST., ANKENY, IOWA

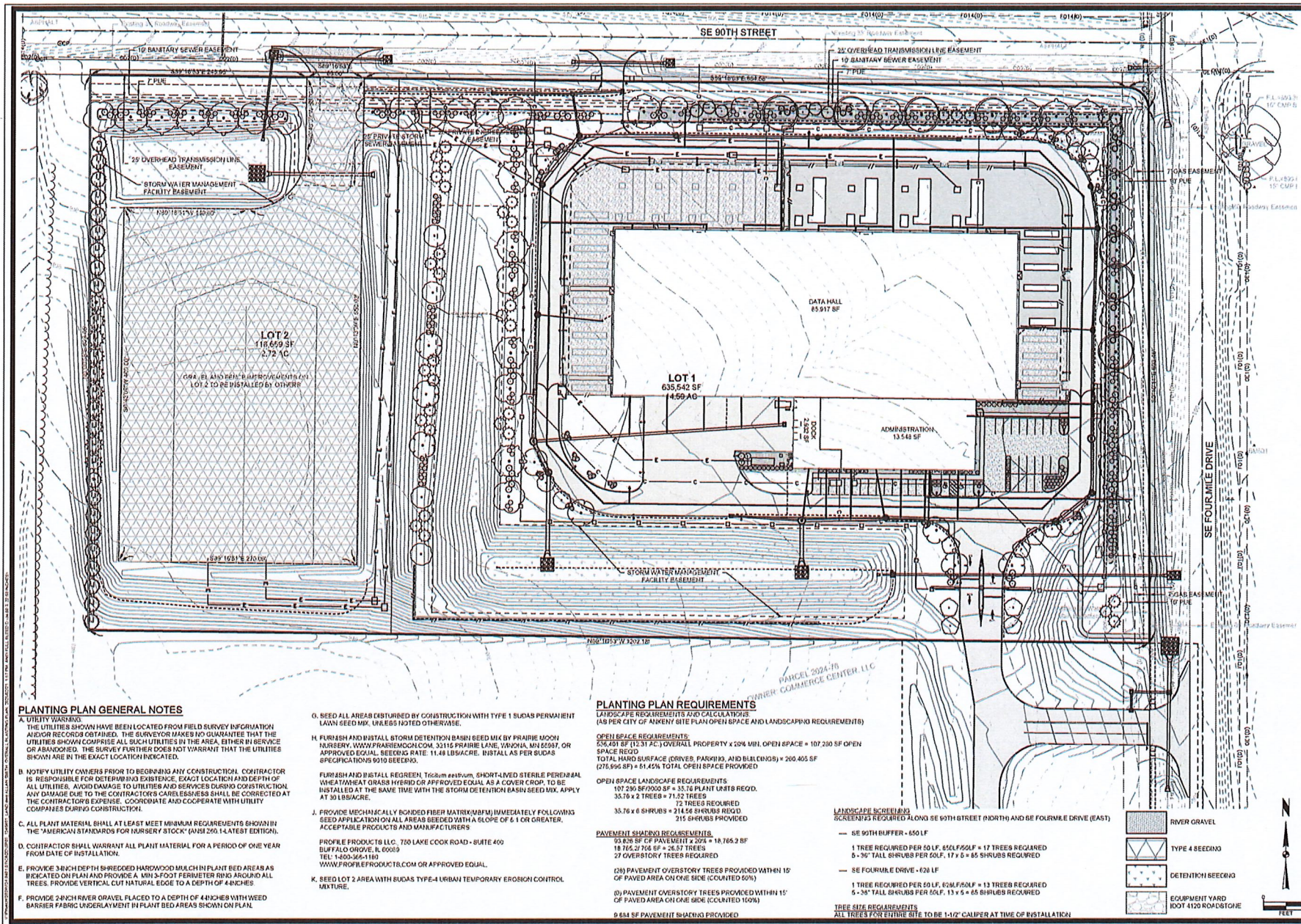
I-80 COMMERCE CENTER PLAT 1, LOT 1

UTILITY PLAN - SE

SNYDER & ASSOCIATES, INC.

Project No: 124.0401.01
Sheet C404





PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
- D. CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. PROVIDE 3/4" DEPTH 3" BRECCED HARDWOOD MULCH IN PLANT BED AREAS AS INDICATED ON PLAN AND PROVIDE A 1/4" 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4 INCHES.
- F. PROVIDE 2" X 2" RIVER GRAVEL PLACED TO A DEPTH OF 4 INCHES WITH WEED BARRIER FABRIC UNDERLAYER IN PLANT BED AREAS SHOWN ON PLAN.

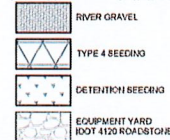
- G. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUDAS PERMANENT LAWN SEED MIX. UNLESS NOTED OTHERWISE.
- H. FURNISH AND INSTALL STORM DETENTION BASIN SEED MIX BY PRAIRIE MOON NURSERY, WWW.PRAIRIEMOON.COM, 33115 PRAIRIE LAKE, WAUKESHA, WI 53097, OR APPROVED EQUAL. SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER BUDS SPECIFICATIONS 9310 SEEDS/3.
- I. FURNISH AND INSTALL REGREEN, Tridolum sp. novum, SHORT-LIVED STERILE PERENNIAL WHEATGRASS GRASS HYBRID OR APPROVED EQUAL AS A COVER CROP. TO BE INSTALLED AT THE SAME TIME WITH THE STORM DETENTION BASIN SEED MIX. APPLY AT 30 LBS/ACRE.
- J. PROVIDE MECHANICALLY BONDED FIBER MATRIX (WFM) IMMEDIATELY FOLLOWING SEED APPLICATION ON ALL AREAS SEEDING WITH A SLOPE OF 1:1 OR GREATER. ACCEPTABLE PRODUCTS AND MANUFACTURERS:
PROFILE PRODUCTS LLC, 730 LAKE COOK ROAD - SUITE 400
BUFFALO GROVE, IL 60089
TEL: 1-800-366-1180
WWW.PROFILEPRODUCTS.COM OR APPROVED EQUAL.
- K. SEED LOT 2 AREA WITH BUDS TYPE-A URBAN TEMPORARY EROSION CONTROL MIXTURE.

PLANTING PLAN REQUIREMENTS

- LANDSCAPE REQUIREMENTS AND CALCULATIONS
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)
- OPEN SPACE REQUIREMENTS:**
258,401 SF (12.31 AC.) OVERALL PROPERTY x 50% MIN. OPEN SPACE = 129,200 SF OPEN SPACE REQ'D
TOTAL HARD SURFACE (DRIVES, PARKING), AND BUILDINGS = 200,405 SF
(275,995 SF) = 51.45% TOTAL OPEN SPACE PROVIDED
- OPEN SPACE LANDSCAPE REQUIREMENTS**
129,200 SF/2000 SF = 64.6 PLANT UNITS REQ'D.
35.76 x 2 TREES = 71.52 TREES
72 TREES REQUIRED
35.76 x 6 SHRUBS = 214.56 SHRUBS REQ'D
215 SHRUBS PROVIDED
- PAVEMENT SHADING REQUIREMENTS**
93.83 SF OF PAVEMENT x 20% = 18,765.2 SF
18,765.2/768 SF = 24.3 TREES
27 OVERSTORY TREES REQUIRED
(28) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED 50%)
(9) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED 100%)
6,834 SF PAVEMENT SHADING PROVIDED

LANDSCAPE SCREENING

- SCREENINGS REQUIRED ALONG SE 90TH STREET (NORTH) AND SE FOURMILE DRIVE (EAST)
- SE 90TH BUFFER - 650 LF
1 TREE REQUIRED PER 50 LF, 650 LF/50 LF = 13 TREES REQUIRED
5'-36" TALL SHRUBS PER 50 LF, 17 x 5 = 85 SHRUBS REQUIRED
- SE FOURMILE DRIVE - 620 LF
1 TREE REQUIRED PER 50 LF, 620 LF/50 LF = 12 TREES REQUIRED
5'-36" TALL SHRUBS PER 50 LF, 13 x 5 = 65 SHRUBS REQUIRED
- TREE SITE REQUIREMENTS**
ALL TREES FOR ENTIRE SITE TO BE 1-1/2" CALIPER AT TIME OF INSTALLATION



I-80 COMMERCE CENTER PLAT 1, LOT 1

OVERALL PLANTING PLAN

2701 SE 90TH ST., ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

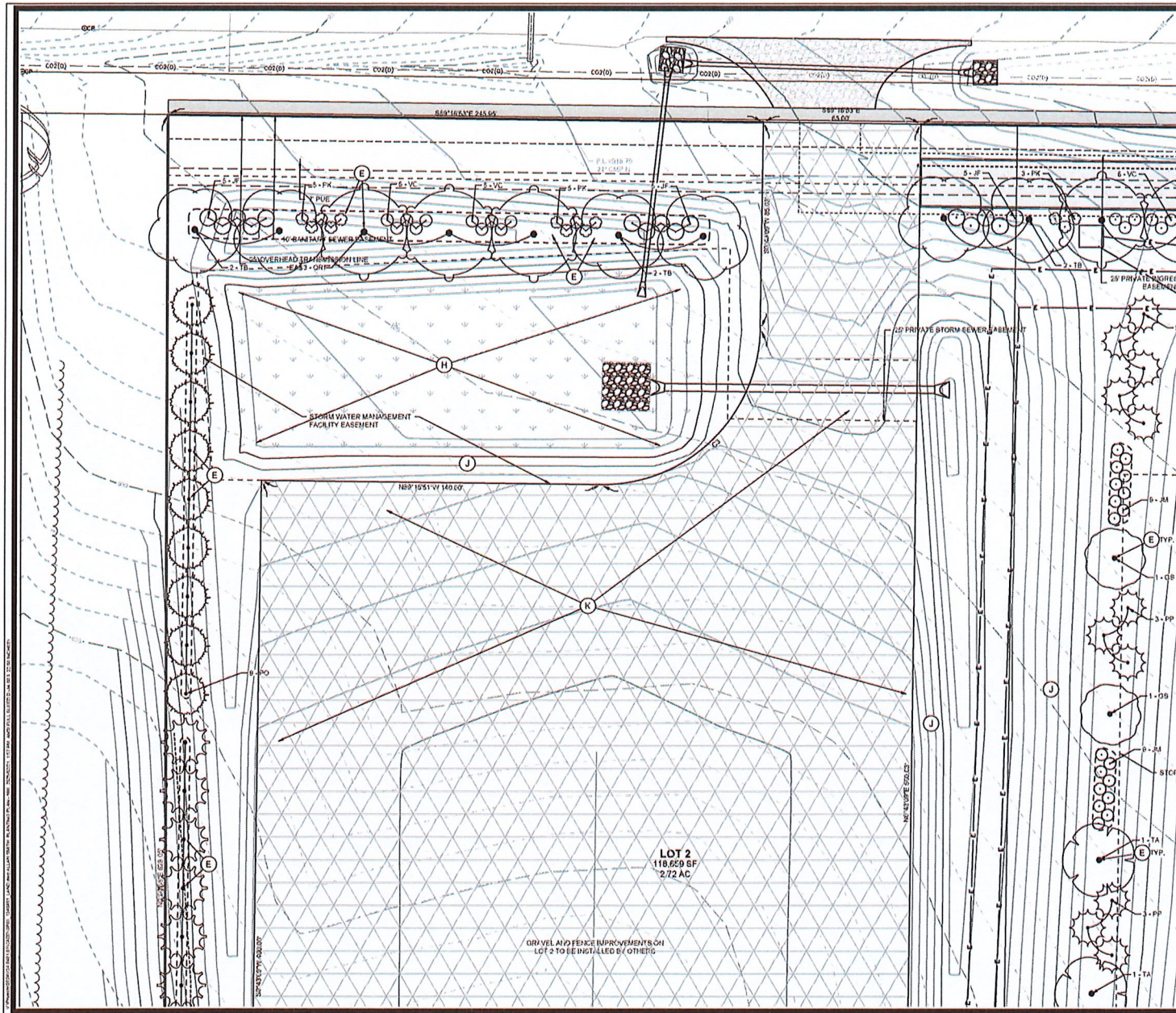


Project No: 124.0401.01
Sheet C500

REV	DATE	BY	REASON	REVISION
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2	12/1/2023	CH	Check by: EAC	Scale: 1" = 50'

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515-981-2020 | www.snyder-associates.com

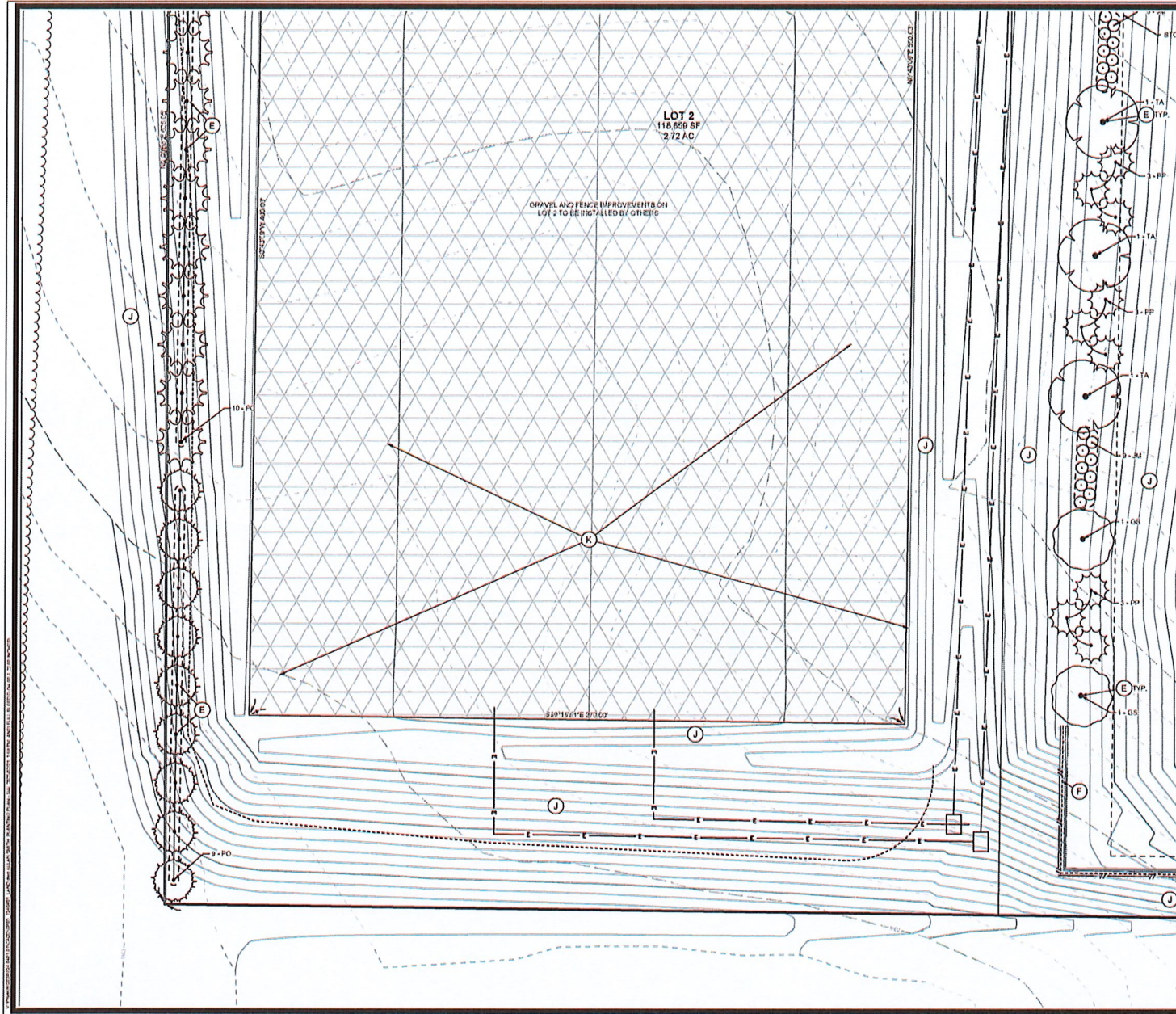
Sheet C500



-  RIVER GRAVEL
-  TYPE 4 SEEDLING
-  DETENTION SEEDLING
-  CONSPICUOUS YARD ROOT 4120 ROADSTONE



I-80 COMMERCE CENTER PLAT 1, LOT 1	
PLANTING PLAN - NW	
SNYDER & ASSOCIATES, INC.	
	
Project No: 124.0401.01 Sheet C501	
2701 SE 90TH ST., ANKENY, IOWA 504-484-2000 WWW.SNYDER-ASSOCIATES.COM	



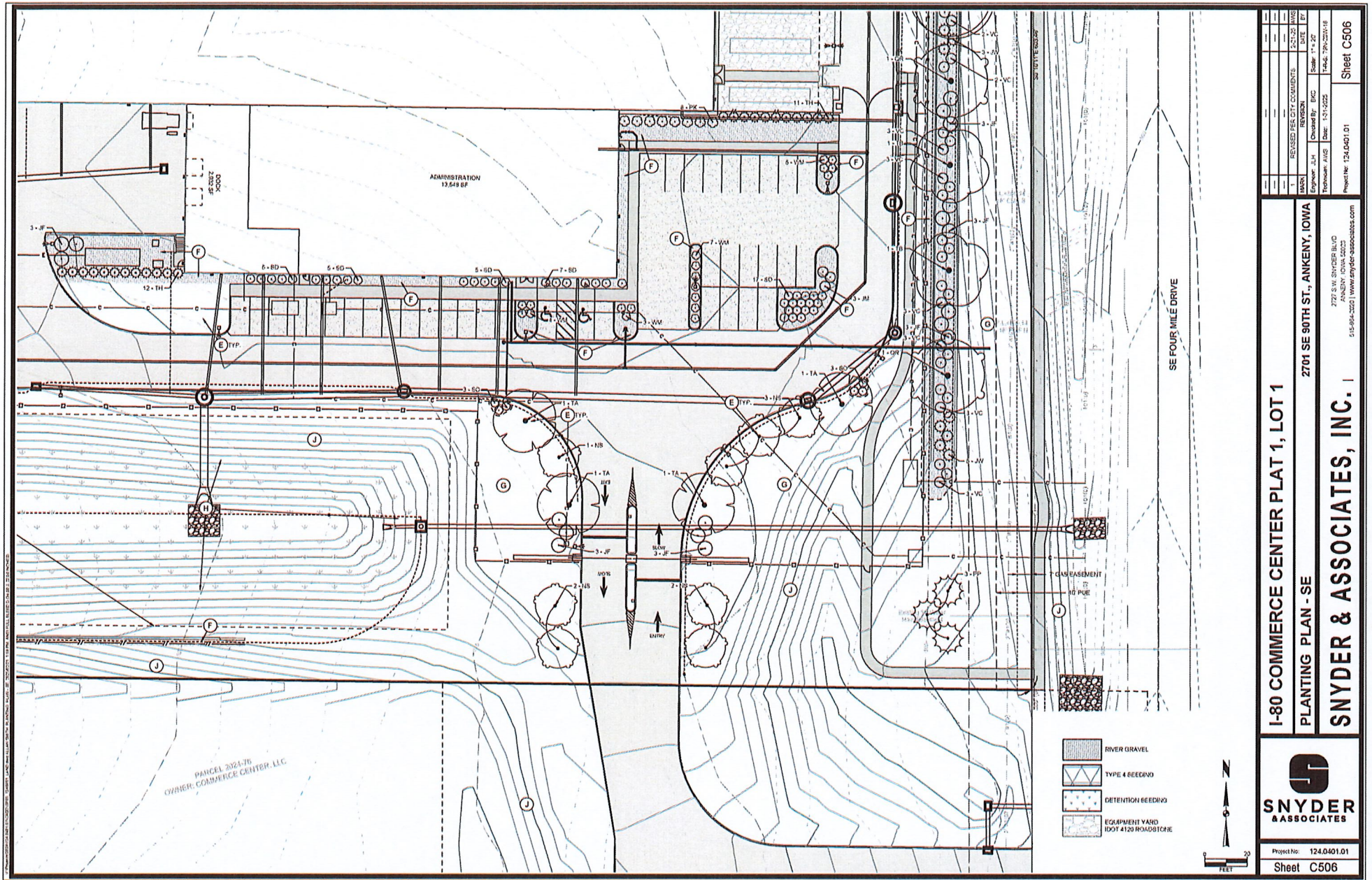
-  RIVER GRAVEL
-  TYPE 4 SEEDING
-  DETENTION SEEDING
-  EQUIPMENT YARD (DOT 4150 ROADSTONE)

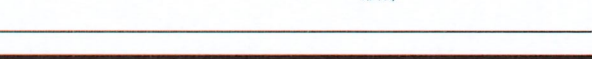
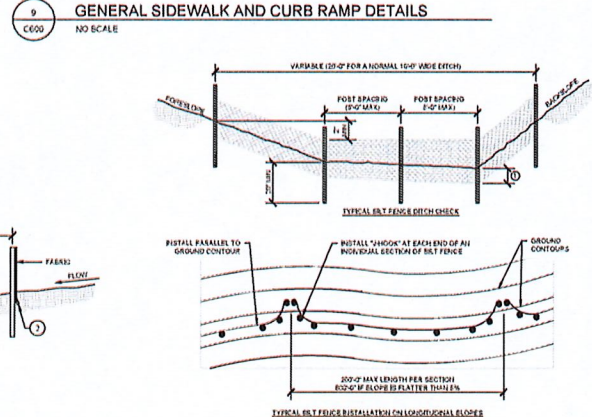
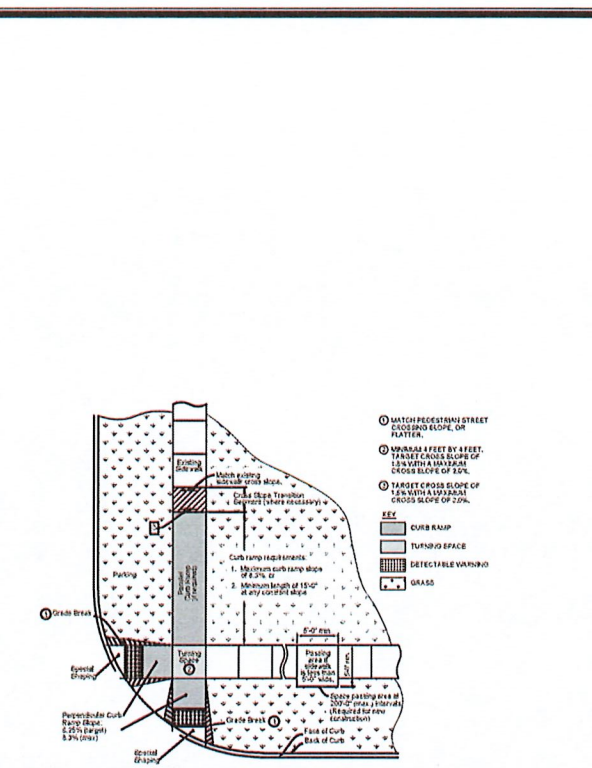
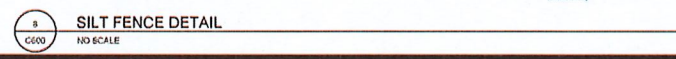
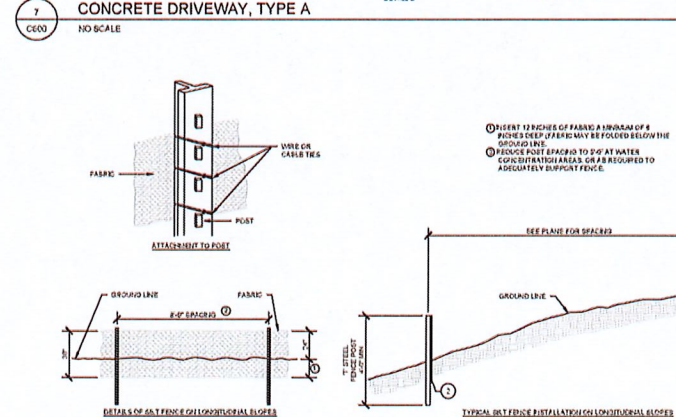
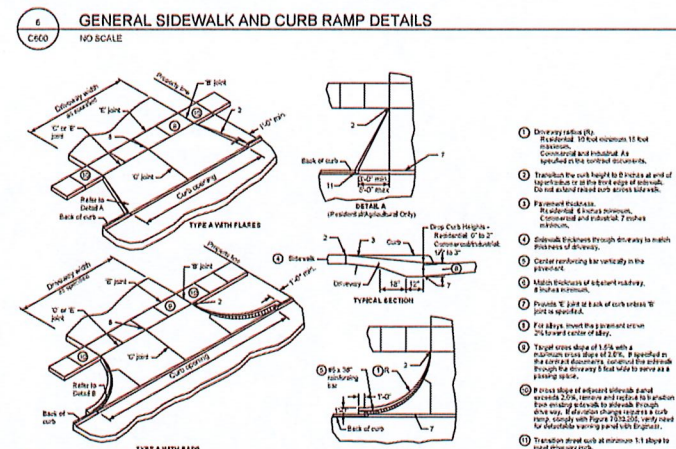
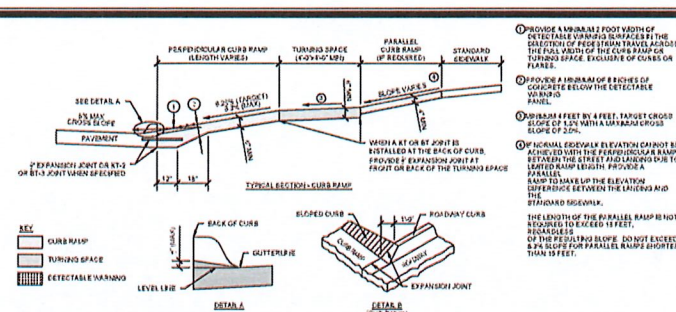
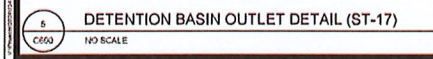
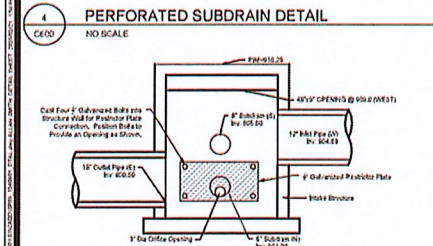
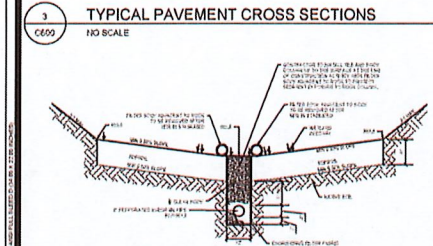
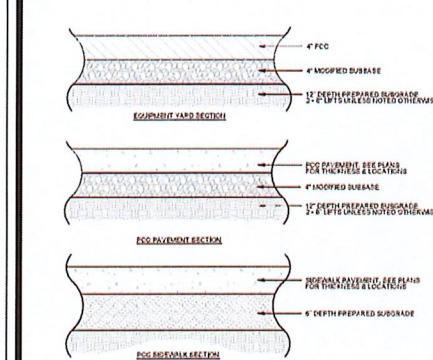
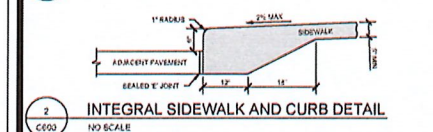
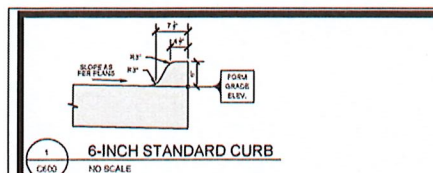


I-80 COMMERCE CENTER PLAT 1, LOT 1 PLANTING PLAN - SW		2701 SE 90TH ST., ANKENY, IOWA SNYDER & ASSOCIATES, INC.		Project No: 124.0401.01 Sheet C504
		2701 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-984-2220 www.snyder-associates.com		Project No: 124.0401.01 Sheet C504
REVISIONS NO. DATE BY 1 12/1/18 JAC	CHECKED BY: BWC ENGINEER: J.H. TRACER: A.V.S.	SCALE: 1" = 20' DATE: 12/1/2025 14-04-796-2251-18	Project No: 124.0401.01 Sheet C504	



Project No: 124.0401.01
Sheet C504





I-80 COMMERCE CENTER PLAT 1, LOT 1		2701 SE 90TH ST., ANKENY, IOWA		Sheet C600	
DETAIL SHEET		SNYDER & ASSOCIATES, INC.		Project No: 124.0401.01	
		277 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-941-2222 www.snyder-associates.com		Project No: 124.0401.01 Sheet C600	

1 CASTINGS FOR STORM SEWER MANHOLES

NO SCALE

TYPE F
Type F casting for use in RCP driving and RCP tunnels.

TYPE R
Type R casting for use in RCP driving and RCP tunnels.

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

2 TYPE R CASTING

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

3 TYPE 6 CASTING

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

4 RIGID GRAVITY PIPE TRENCH BEDDING

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

5 TRENCH BEDDING AND BACKFILL ZONES

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

6 RCP FOOTING SECTION

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

7 CONCRETE PIPE APRON GUARD

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

8 SHALLOW RECTANGULAR STORM SEWER MANHOLE

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

9 CONCRETE PIPE APRON

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

10 SHALLOW RECTANGULAR STORM SEWER MANHOLE

NO SCALE

Notes:
1. For use of all dimensions, use only when specified in the contract documents.
2. Provide by the manufacturer with a minimum of 1/2" clearance between the casting and the trench walls.
3. Casting height shall be minimum of 12" above the trench bottom.
4. Casting height shall be minimum of 12" above the trench bottom.

REVISIONS

NO.	DATE	BY	REVISION
1	12/1/2025	JK	Initial Release

Engineer: JKH
Check: JKH
Date: 12/1/2025
Scale: 1" = 8'

PROJECT INFORMATION

Project No: 124.0401.01
Sheet C602

2701 SE 90TH ST., ANKENY, IOWA
SNYDER & ASSOCIATES, INC.

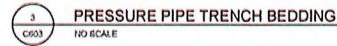
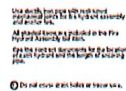
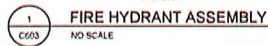
DETAIL SHEET

I-80 COMMERCE CENTER PLAT 1, LOT 1

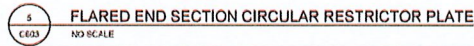
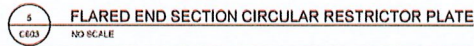
SNYDER & ASSOCIATES

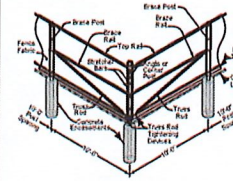
Project No: 124.0401.01
Sheet C602

Page 47 of 88

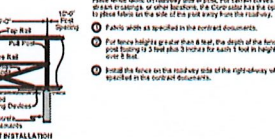


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9	47	47	40
10	50	45	40
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14	30	40	40
16	23	37	40
18	20	34	40
20	19	31	40
24	10	29	30
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54	15	19	20





CHAIN LINK FENCE



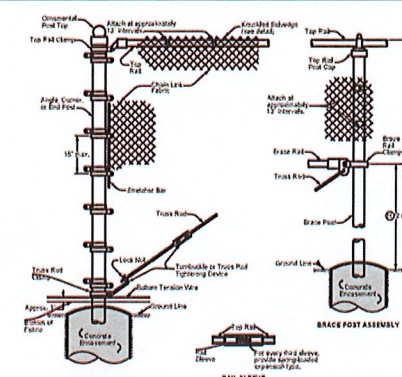
FENCE POST FOOTING DEPTH AND DIMENSION

USE IN FENCE	FENCE HEIGHT			
	4'-0" and less		Over 4'-0" to 6'-0"	
	X	Y	X	Y
Line and Corner Posts	3'-0"	3'-0"	3'-0"	1'-0"
Terminal Post	6'-0"	1'-0"	1'-0"	3'-0"
Midline, Intermediate, and End of Fend				

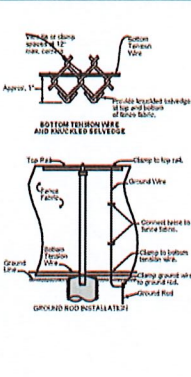
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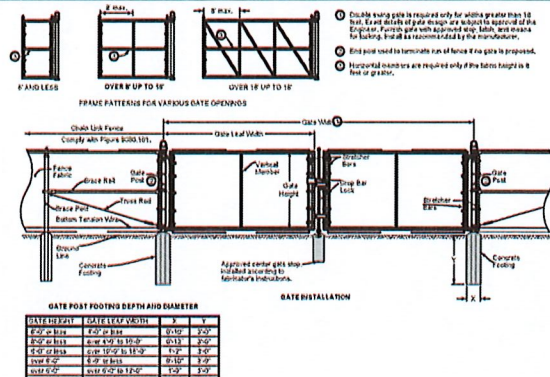
As per, 12

R.O.V.V. Line



2 CHAIN LINK FENCE
C605 NO SCALE





3 CHAIN LINK GATE
C605 NO SCALE

GATE LEAF WIDTH	GATE LEAF WIDTH	X	Y
0'-0" to 4'-0"	4'-0" to 10'-0"	0'-10"	2'-0"
4'-0" to 10'-0"	4'-0" to 10'-0"	0'-12"	2'-0"
4'-0" to 10'-0"	over 10'-0" to 14'-0"	1'-0"	2'-0"
over 4'-0"	6'-0" to less	0'-12"	2'-0"
over 6'-0"	over 6'-0" to 12'-0"	2'-0"	2'-0"
over 8'-0"	over 12'-0" to 18'-0"	1'-6"	2'-6"
over 10'-0"	over 18'-0" to 24'-0"	1'-6"	4'-0"

- ① Double swing gate is required only for widths greater than 10 feet. Excess details of gate design are subject to approval of the Engineer. Future gate with approved stop, latch, and means for locking. Install as recommended by the manufacturer.
- ② End post used to terminate run of fence if no gate is proposed.
- ③ Horizontal members are rounded ends of the tubes buried in it.

I-80 COMMERCE CENTER PLAT 1, LOT 1		2701 SE 90TH ST., ANKENY, IOWA	
DETAIL SHEET			
 SNYDER & ASSOCIATES		2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2022 www.ansnyder-associates.com	
Project No: 124.0401.01		Sheet C605	



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 4, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on February 18, 2025.

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

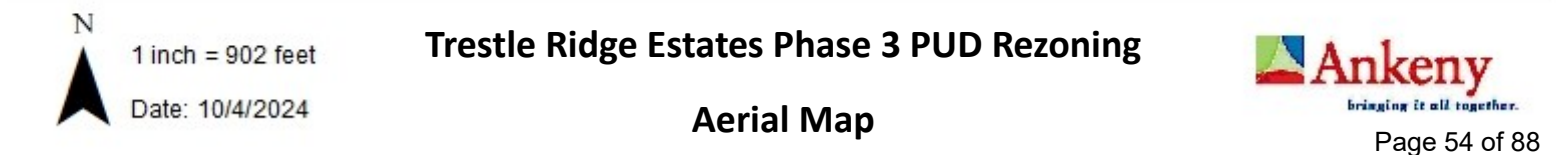
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the request by Jerry's Homes, Inc, to rezone property from R-3, Multiple Family Residence District restricted to 10 units per acre to PUD, Planned Unit Development.

ATTACHMENTS

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



Agenda Item: Trestle Ridge Estates Phase 3 PUD Rezoning – Public Hearing
Report Date: February 26, 2025
Prepared By: Laura Hutzell *ETC*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by Jerry's Homes, Inc to rezone property from R-3, Multiple Family Residence District restricted to 10 units per acre to PUD, Planned Unit Development.

Project Report

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 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 includes development of 54 single-family homes to be accessed off of NW Weigel Drive 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 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 submittal includes a PUD Book and conceptual plan to provide greater detail for the potential development. Features within the PUD book include 50' minimum lot widths, 6,000 square foot minimum lot areas, required trees in front yards, a privately owned and maintained open space area, and two outlots for stormwater detention. The bulk regulations for the PUD are as follows:

- Single-Family Residential
 - Detached homes with minimum two-car attached
 - Minimum Lot Width at front yard setback - 50 feet (One-Family Homes)
 - Minimum Lot Area – 6,000 Square Feet
 - 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 (minimum 5' one side)
 - Additional Landscaping: A minimum of one overstory/ornamental tree within the front yard of each lot
 - R-3 Zoning Regulations shall apply to any items not covered within this PUD

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.

Parkland Dedication

Per Ankeny City Code, parkland dedication is required for residential developments as a part of the final platting process. The formula for determining the amount of parkland that is to be dedicated is dependent on the individual lot sizes within a plat. In cases where it is not feasible for developers to dedicate land as a part of a proposed subdivision, payment in lieu of parkland is accepted. The PUD book outlines approximately 2.1 acres of parkland to be dedicated for this PUD. During the time of platting, the applicant will be required to work with City staff on plans to dedicate future parkland via a parkland dedication agreement or provide payment in lieu of.

The applicant 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.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on February 18, 2025. During the public hearing there was discussion regarding the project from City Staff, the applicant's engineer/representative, but no members of the public were in attendance.

Summary

The conditions outlined above influence City staff in determining that the proposed rezoning is consistent with the land use classifications shown on the Ankeny Plan 2040 Future Land Use Map and therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Jerry's Homes, Inc to rezone property from R-3, Multiple Family Residence District restricted to 10 units per acre to PUD, Planned Unit Development.

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,

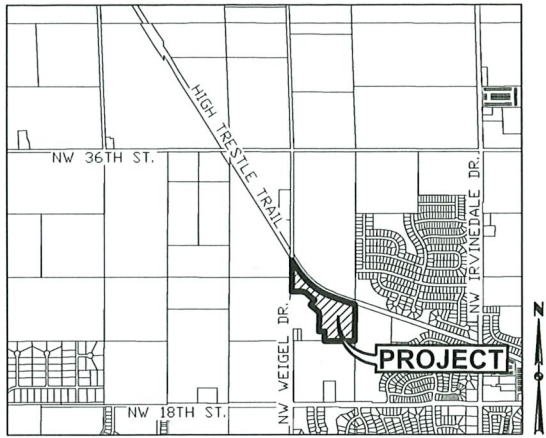
CIVIL DESIGN ADVANTAGE, LLC



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':

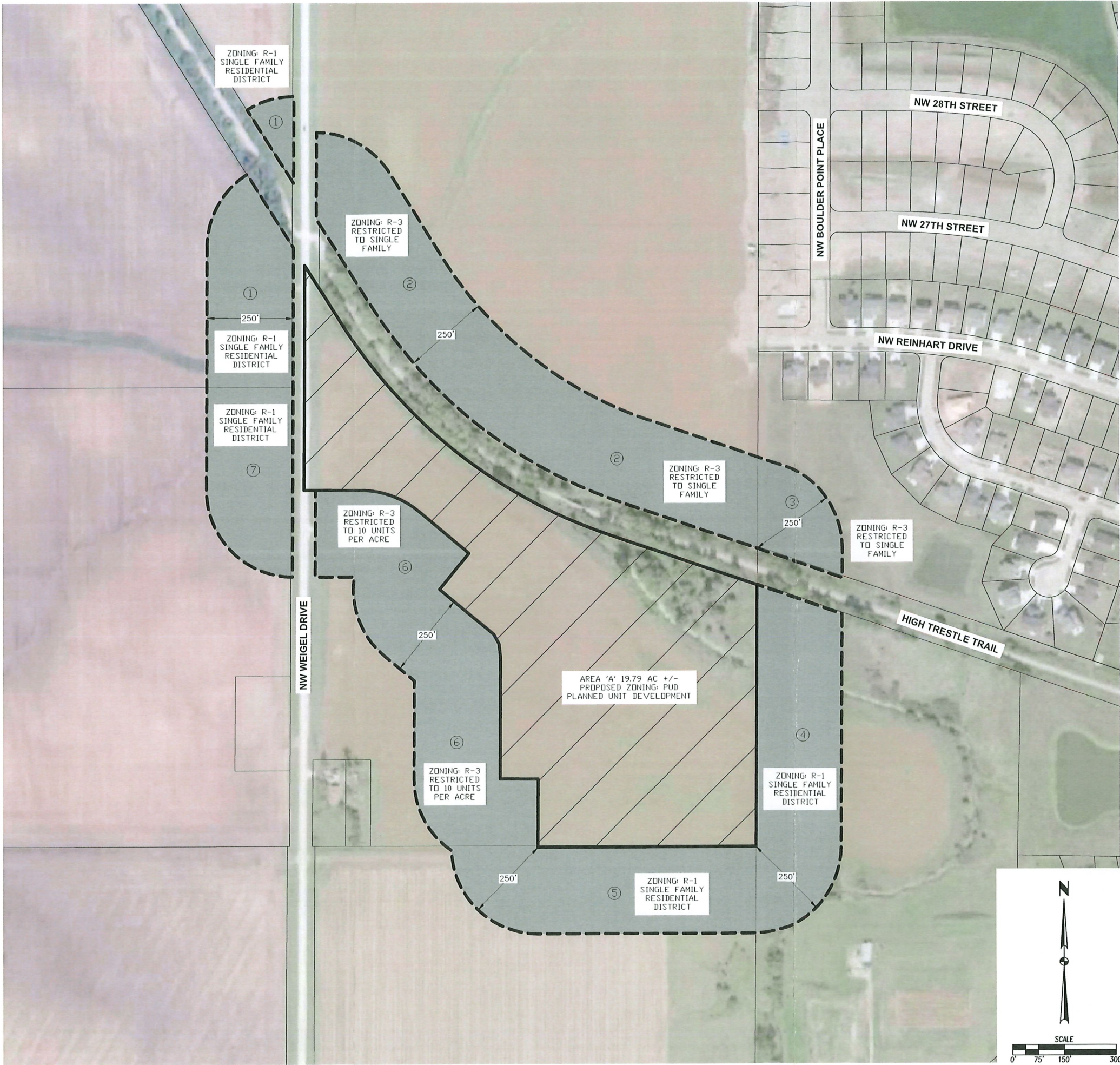
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BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°59'37" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 630.24 FEET; THENCE NORTH 00°15'15" EAST, 197.75 FEET; THENCE 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:

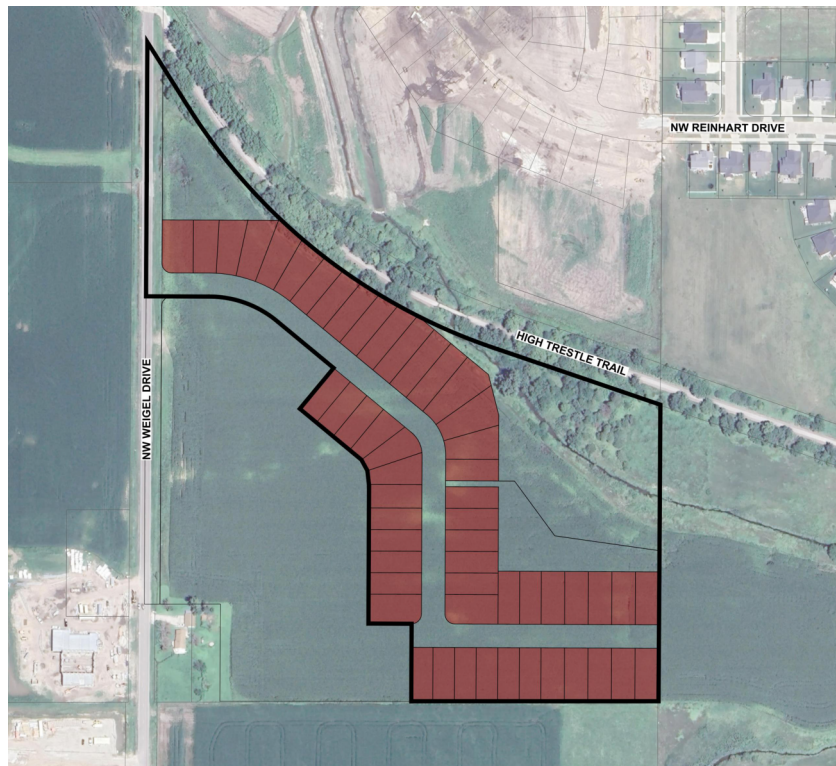
OWNER	ACRES	PERCENT	CONSENTING
1 HARSHIP LAND LLC	3.44	10.42%	X
2 ABSOLUTE FARMS LLC	9.46	28.67%	X
3 CITY OF ANKENY	1.37	----	
4 B&W FARMS LLC	5.22	15.82%	
5 MOECKLY FAMILY FARM LLC	4.77	14.45%	X
6 JERRY'S HOMES INC	7.29	22.08%	X
7 DNF LLC	2.82	8.56%	
	34.39	100.00%	75.62%

* 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.

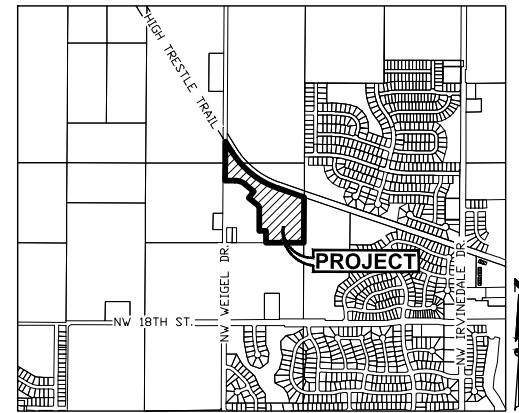
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing features such as front porches, stone/brick on the front elevation, front columns, window accents and varied roof articulations. Examples of the architecture can be found further into this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



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:

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

NOTES:

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHTS ALONG PUBLIC STREETS INCLUDING NW WEIGEL DRIVE.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNERS ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE.
4. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS WILL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
5. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
6. OUTLOTS 'X' AND 'Y' WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
7. 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.
8. 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.
9. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS.
10. 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).

FILE: H:\2022\2206425\DWG\2206425--PUD CONCEPT PLAN.DWG
 FILE DATE: 1/17/25 DATE PLOTTED: 2/26/2025 2:09 PM
 PLOTTED BY: COIN ON ENROUTE TECH COMMENT:
 ENC:

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

ENGINEER: EKO

CIVIL DESIGN ADVANCEMENT

ANKENY, IOWA

TRESTLE RIDGE ESTATES PHASE 3

PUD CONCEPTUAL PLAN

1/1
2206.425
GA

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

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':

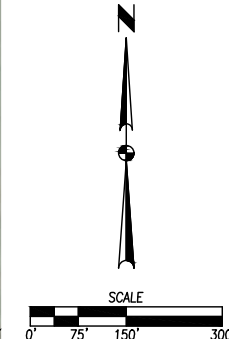
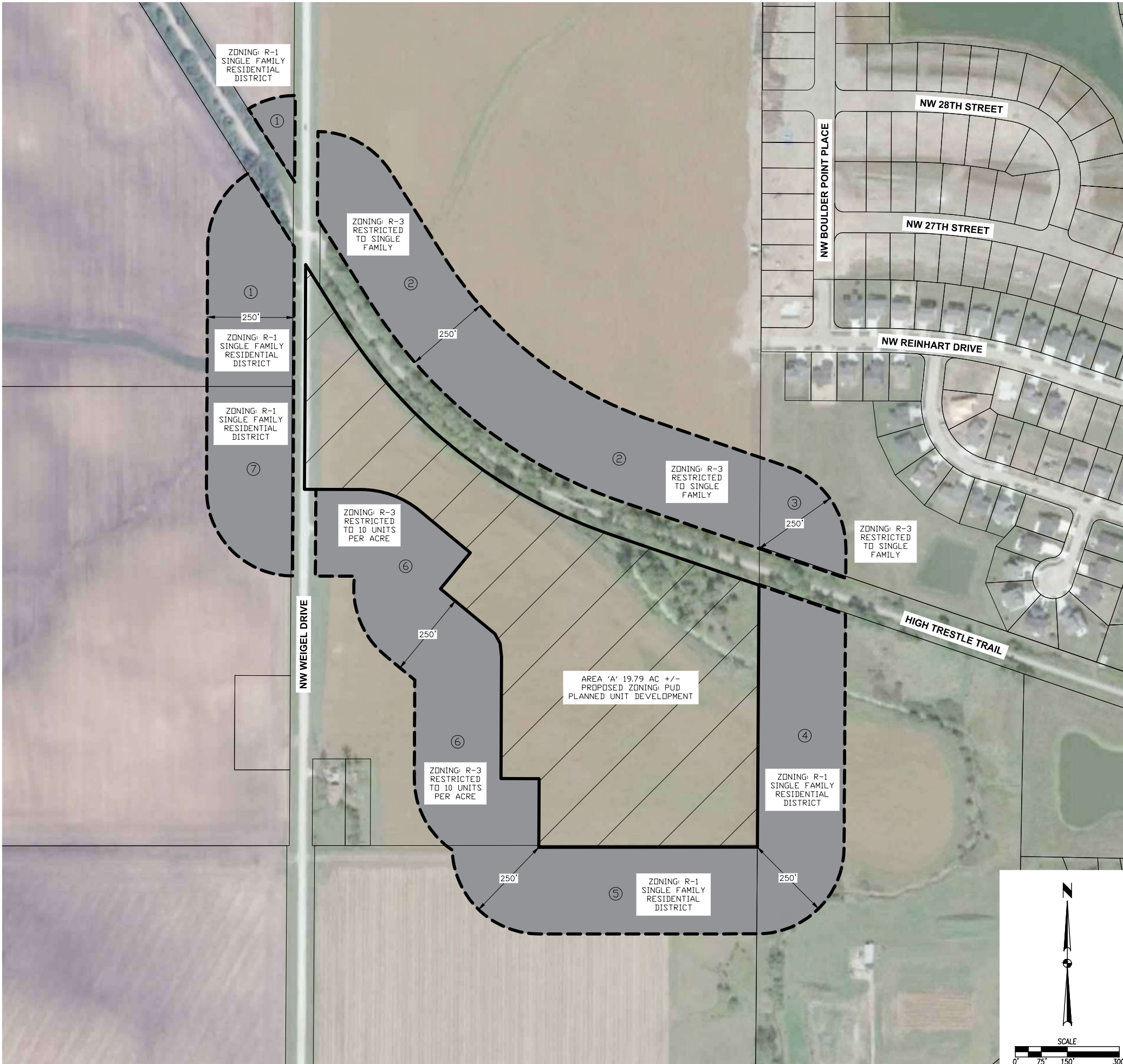
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ADJACENT OWNERSHIP:

	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)

(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.





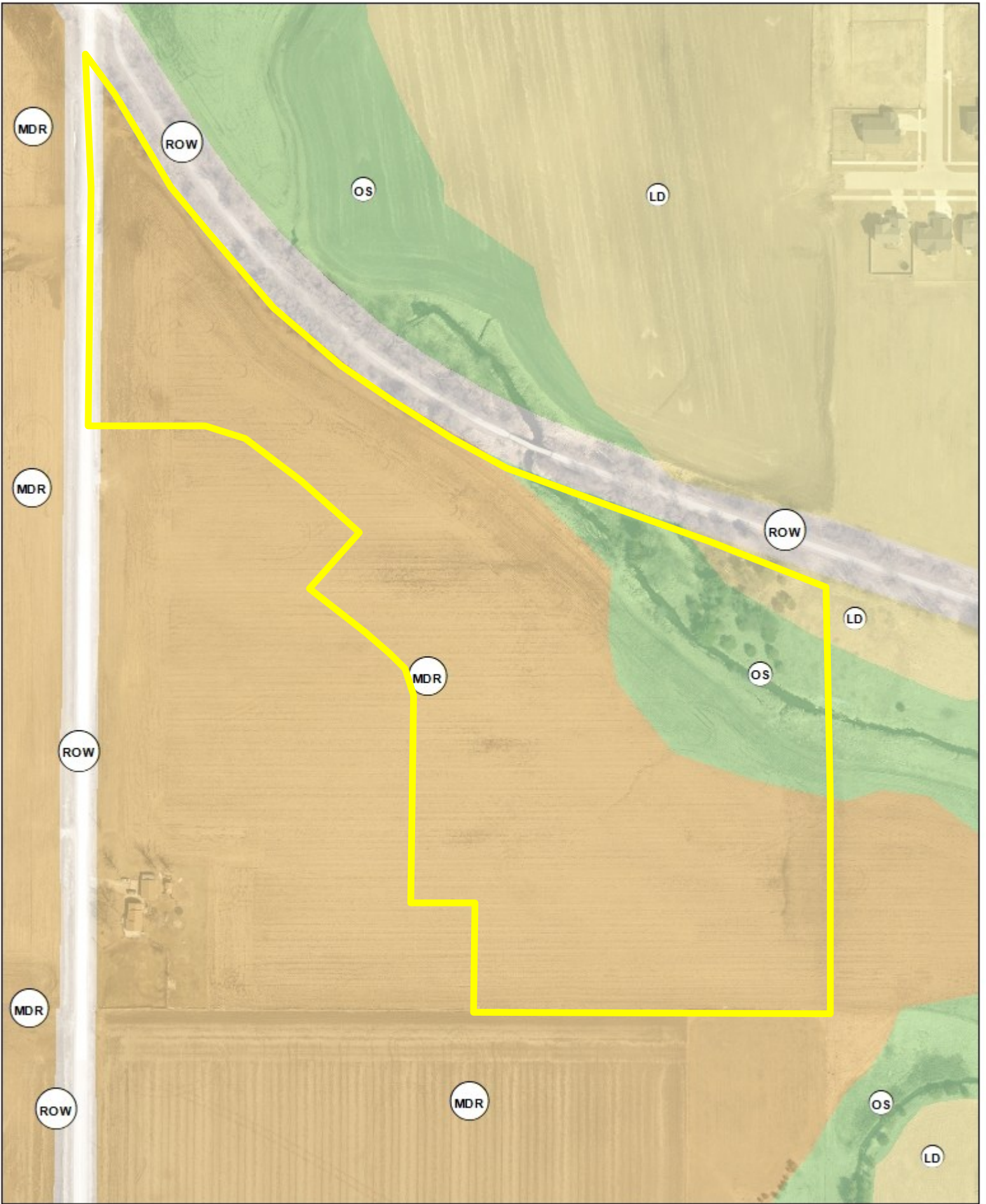














PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 4, 2025

6:30 PM

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 4, 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 17, 2025 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

March 4, 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

