



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, April 8, 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 April 8, 2025 Agenda

Consider MOTION to approve and accept the April 8, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

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

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

2. Elwell Estates Plat 2 Final Plat

Consider MOTION to recommend City Council approval of Elwell Estates Plat 2 Final Plat.

3. Metro North II Plat 7 Final Plat

Consider MOTION to recommend City Council approval of Metro North II Plat 7 Final Plat.

4. 1430 SW Tradition Drive - Premier Credit Union Site Plan

Consider MOTION to approve the site plan for 1430 SW Tradition Drive, Premier Credit Union.

5. 2129 SE Hulsizer Road - Dohrn Transfer Building Addition Site Plan

Consider MOTION to approve the site plan for 2129 SE Hulsizer Road, Dohrn Transfer Building Addition.

6. 3219 SE 36th Circle - Raptor Properties Site Plan

Consider MOTION to approve the site plan for 3219 SE 36th Circle, Raptor Properties.

7. 5180 NE Delaware Avenue - Des Moines Meeting Rooms Chapel Site Plan

Consider MOTION to approve the site plan for 5180 NE Delaware Avenue, Des Moines Meeting Rooms Chapel.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #7.

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

8. Request by Berwick Holdings, LLC for 100% Voluntary Urbanized Annexation of property into the City of Ankeny (Berwick Holdings)

Consider MOTION to recommend City Council approval of the Berwick Holdings 100% Voluntary Urbanized Annexation.

H. REPORTS:

Director and Commissioner Reports

1. April 7, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, April 22, 2025
3. March 2025 Building Permit Report
4. Commissioner's Reports

I. MISCELLANEOUS ITEMS:

City Council Representative

April 21, 2025 - 5:30 p.m. - Staff

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 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 April 8, 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 April 8, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 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 March 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 March 18, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-03-18

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

CALL TO ORDER

Chair Ted Rapp called the March 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, Trina Flack, and Todd Ripper. Absent: Glenn Hunter and Annette Renaud.

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the March 18, 2025 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the March 4, 2025 minutes of the Plan and Zoning Commission meeting.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1. Second by L.West. All voted aye. Motion carried 5 – 0.

PUBLIC HEARING

There were no public hearings.

BUSINESS ITEMS

Item #2. Request by Susan L. Albaugh, DRA Properties, LC, James M. and Jodi K. Kahnk, Dennis R. Schmidt, John & Karen Jensen Trust, Threshold Otter Creek, LLC, and Jason & Melissa Smith for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny (2025 NE Ankeny DRA Properties Annexation)

Staff Report: L.Hutzell reported that the request is for an 80/20 Voluntary Urbanized Annexation of approximately 839.68 acres of land, adjacent to the City's northeastern boundary. The annexation area is generally located east of Interstate 35, east of NE Four Mile Drive/NE 29th Street, west of NE 38th Street, north of NE 18th Street/NE 102nd Avenue, and along NE 36th Street. She stated that it is located within two miles of the City of Elkhart, which per Iowa Code, classifies the request as an urbanized annexation. L.Hutzell said 660.81 acres are owned by property owners who have signed a petition consenting to the annexation, while 155.36 acres are owned by property owners who have not signed a petition consenting to the annexation and there is approximately 23.51 acres of public road right-of-way. She noted that the non-consenting properties are included in the annexation request to avoid the creation of islands, which is required per Iowa Code. L.Hutzell said that the annexation territory is currently classified as Agricultural Transition District on the Polk County Zoning Map and Urban Fringe Overlay on the Polk County Future Land Use Map. The annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential to the south and north ends of the annexation area with an area of Mixed Use on the west side, Medium Density Residential in the middle, along with pockets of High Density, Community Commercial, and Office/Business Park throughout. She stated that if the annexation request is approved by the City Development Board, it will initially be zoned R-1, One-Family Residence District, which is consistent with all newly incorporated properties in the City of Ankeny. L.Hutzell presented an aerial map illustrating the surrounding roads and the current location of the sanitary sewer

and water mains. She explained that any requirements for parkland dedication will be evaluated when the property is platted. She further said that this annexation area is partially within the City of Ankeny Fire Protection District and is fully covered for EMA and will affect police coverage areas, as does all new development. The annexation area lies within the Ankeny Community School District boundary. L.Hutzell stated that a consultation meeting is scheduled for Monday, March 24, 2025. She stated that the proposed annexation complies with the City of Ankeny's annexation policy and is identified as a future growth area in The Ankeny Plan 2040 Comprehensive Plan. Public utilities exist in and around the annexation area, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the 2025 NE Ankeny DRA Properties Annexation.

T.Flack asked what the response was from the Cory family regarding annexation. L.Hutzell responded that she has not heard directly from the Cory family but said that they received a letter and are aware of the annexation.

L.West clarified with staff that the location of the sanitary sewer line comes from the south to the edge of the proposed annexation area. She then inquired whether the property to the northwest of this proposed annexation area is considered a peninsula. E.Jensen said it is the beginning makings of a peninsula, so staff will have to be cautious moving forward with annexations to the north to close the land area up.

Adam Schoeppner, Nilles Associates, Inc., 1933 SW Magazine Road on behalf of DRA Properties, Inc. said that DRA did reach out to the Cory Trust family members several times. He shared that there are four family members as part of the Trust, but only three out of the four were in agreement to sign on as part of the annexation. Since they all did not come to an agreement, the annexation is an 80/20. He asked the Commission if they had any further questions.

There were no more questions from the Commission.

Motion by T.Ripper to recommend City Council approval of the 2025 NE Ankeny DRA Properties 80/20 Voluntary Urbanized Annexation. Second by R.Weisheit. Motion carried 4 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

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

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 8, 2025 Plan and Zoning Commission meeting. He shared that the Plan and Zoning Commission Retreat will be on Tuesday, March 25, 2025 from Noon to 4:30 p.m. in the Ankeny City Council Chambers.

Commissioner's Reports

R.Weisheit shared that the IDOT S Ankeny Boulevard project seems to be moving forward as he was notified of the project.

MISCELLANEOUS ITEMS

April 7, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:48 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Elwell Estates Plat 2 Final Plat

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

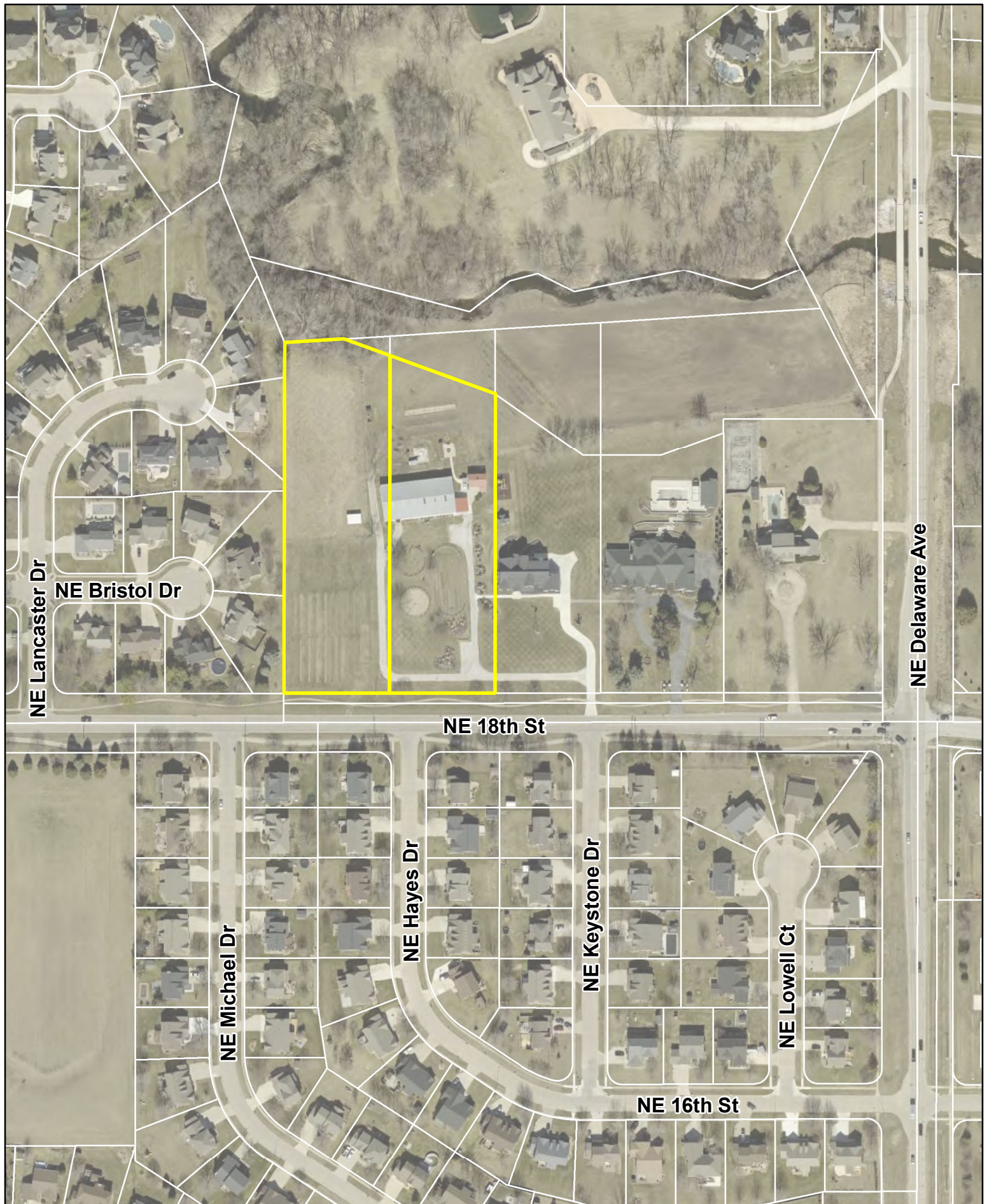
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Elwell Estates Plat 2 Final Plat.

ATTACHMENTS

1. Aerial Map

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



Agenda Item: Elwell Estates Plat 2 Final Plat
Report Date: April 2, 2025
Prepared By: Laura Hutzell *EH*
Associate Planner

Staff Recommendation:

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

Project Summary:

Elwell Estates is a proposed 4.71-acre replat of two outlots into one developable lot to convert an existing barn into a residence.

The plat area is located northwest of the intersection of NE 18th Street and NE Delaware Avenue.

Project Report:

Elwell Estates Plat 2 will include platting one lot that contains an existing barn, which is planned to be converted into a residence. Platting of this lot will require new water service to be installed across NE 18th Street. The existing water service line is considered non-compliant, and each individual lot now requires its own individual service.

Access to the residence will come from NE 18th Street via a proposed extension of an existing drive on the property. New driveway access onto NW 18th is not proposed.

The proposed lot will not be allowed direct access to NE 18th Street. Access to the proposed residence is permitted from NE 18th Street via an existing drive connecting the property to Lot 2 of Elwell Estates. This drive will be required to be verified that it can support the imposed load of a fire apparatus weighing up to 75,000 lbs.

There is an existing, private sanitary sewer connection on the north end of the property. The service connection will be required to be verified per the construction documents associated with this plat. The sanitary sewer leads to a 24-inch sewer along Four Mile Creek.

There are no additional storm water improvements planned for this site.

Elwell Estates Plat 2 is the subdivision of an existing residential development and therefore no parkland is being required.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Elwell Estates Plat 2

NAME OF OWNER/ DEVELOPER: Denny Elwell Family, LC

GENERAL INFORMATION:

PLAT LOCATION: North of NE 18th Street and west of NE Delaware Avenue
SIZE OF PLAT: 4.71-acres
ZONING: R-1, One-Family Residence District

LOTS:

NUMBER: 1 single-family lots
SIZE/DENSITY: 0.21 units per acre
USE: Residential
BUILDING LINES: 35' front yard setback; 35' rear yard setback;
side yard setback 20' (>1 story-10' minimum); 18' (1 story-8' minimum)

PARK SITE DEDICATION:

Elwell Estates Plat 2 is the subdivision of an existing residential development and therefore no parkland is being required.

ADJACENT LANDS:

NORTH: R-1 – Briar Ridge Equestrian Manor
SOUTH: R-1 – Barclay Plat 8
EAST: R-1 – Elwell Estates
WEST: R-1 – Northbrook Plat 2

STREET DEVELOPMENT: NONE

WASTE WATER:

PROJECTED FLOWS: 4.71 acres X 3 persons X 990 gal. per day/person = 13,988 GPD
WRA CAPACITY: 47 MGD; current daily avg. 18 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 24" North Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the North Four Mile Basin

WATER SYSTEM:

USAGE: 1 units X 3 persons/house X 100 gal. per day/person = 300 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

March 7, 2025

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Laura Hutzell
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

RE: Elwell Estates Plat 2
Final Plat and Construction Drawing Submittal

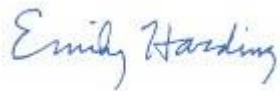
Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of Dennis Lee Elwell Revocable Trust and Candy Elwell Revocable Trust, we are pleased to submit herewith a final plat and construction drawings for Elwell Estates Plat 2 located northwest of the intersection of NE 18th Street and NE Delaware Avenue. The property contains approximately 4.71 acres.

Plat 2 will include platting one lot that contains an existing barn which is planned to remain in place. A new water service will be extended to provide service for the lot.

We are requesting that approval of the final plat is granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC



Emily Harding, Project Manager

cc: Chris Murray, Denny Elwell Family LC

INDEX LEGEND

LOCATION: OUTLOTS 'Y' & 'Z'
ELWELL ESTATES
ANKENY, POLK COUNTY, IOWA

REQUESTOR: DENNY & CANDY ELWELL

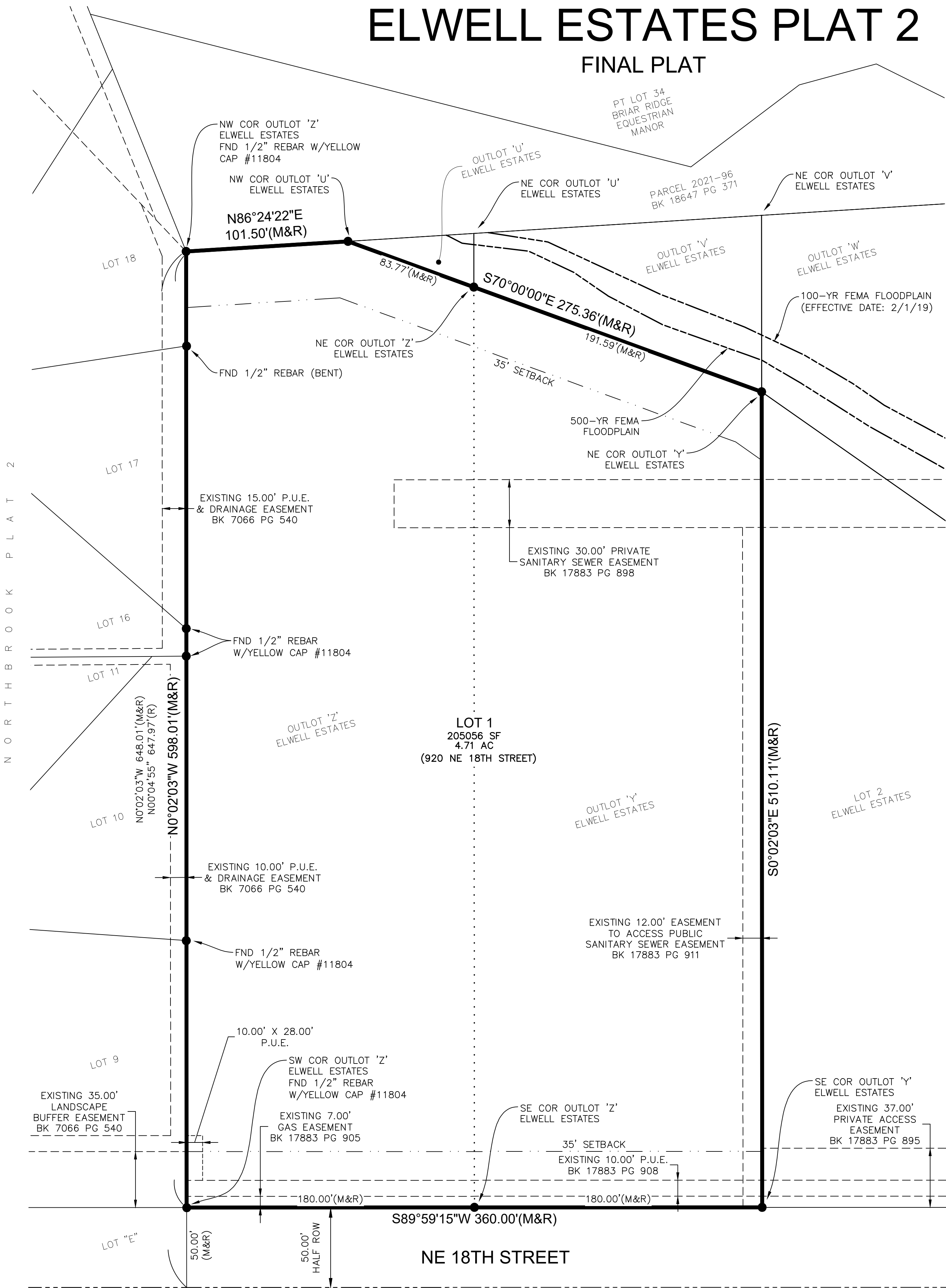
PROPRIETOR: DENNIS LEE ELWELL REVOCABLE TRUST
CANDY ELWELL REVOCABLE TRUST
2401 SE TONES DR STE 17
ANKENY IA 50021-8886

SURVEYOR: JOSHUA E. MACKIE

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

ELWELL ESTATES PLAT 2
FINAL PLAT



ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNER / DEVELOPER

DENNIS LEE ELWELL REVOCABLE TRUST
CANDY ELWELL REVOCABLE TRUST
2401 SE TONES DR STE 17
ANKENY IA 50021-8886
CONTACT: CHRIS MURRAY

DATE OF SURVEY

JANUARY 5, 2021

ZONING

R-1: ONE-FAMILY
RESIDENCE DISTRICT

BULK REGULATIONS

SETBACKS
FRONT YARD: 35 FEET

SIDE YARDS:

ONE STORY:
TOTAL SIDE YARD - 18 FEET
MINIMUM ON ONE SIDE - 8 FEET

MORE THAN ONE STORY:
TOTAL SIDE YARD - 20 FEET
MINIMUM ON ONE SIDE - 10 FEET

REAR YARD: 35 FEET

PLAT DESCRIPTION

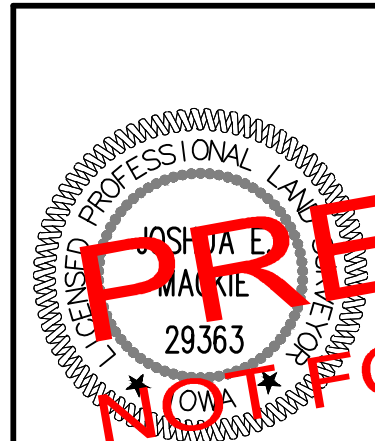
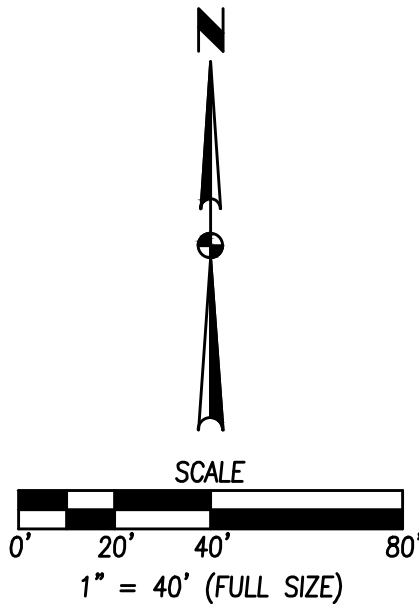
OUTLOT 'Y' AND OUTLOT 'Z', ELWELL ESTATES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- LOT 1 IS NOT ALLOWED DIRECT ACCESS TO NE 18TH STREET. ACCESS WILL BE PERMITTED TO NE 18TH STREET VIA THE ACCESS EASEMENT ON LOT 2, ELWELL ESTATES.
- THE CITY IS PERMITTED TO USE THE PRIVATE SANITARY SEWER EASEMENT FOR MAINTENANCE OF THE EXISTING SANITARY SEWER.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP#29363 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		
UNDERLYING LOT LINE		
FLOODPLAIN LINE		



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOSHUA E. MACKIE, P.L.L.C. DATE
LICENSE NUMBER 29363
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE

03-21-2025

03-07-2025

02-14-2025

REVISIONS

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

TECH:

ENGINEER:

ELWELL ESTATES PLAT 2
FINAL PLAT

ANKENY, IOWA

1/1

2502.109



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Metro North II Plat 7 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Metro North II Plat 7 Final Plat.

ATTACHMENTS

1. Aerial Map

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





*Plan and Zoning Commission
Staff Report*

Meeting Date April 8th, 2025

Agenda Item: Metro North II Plat 7 - Final Plat
Report Date: April 3rd, 2025
Prepared by: Bryan Morrissey, *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Metro North II Plat 7 Final Plat.

Project Summary:

Metro North II Plat 7 is a proposed 47.11-acre (+/-) final plat located north of SE Oralabor Road and east of Interstate-35. The proposed plat includes seven buildable lots, four outlots that lie within floodplain areas, and one street lot that will be dedicated to the City for right-of-way purposes. The four outlots that lie within floodplain areas are not developable and will be owned by the owners of the adjacent developable lots for maintenance purposes. The plat includes the extension of SE Creekview Drive to the north. The subject area is zoned M-1, Light Industrial District.

Project Report:

Streets: The proposed final plat includes the extension of SE Creekview Drive (Street Lot A) that will be deeded to the City for right-of-way purposes upon recordation of the final plat. The extension of SE Creekview Drive will provide access for Lots 1-7 within the development.

Water: Water service for the development will stem from the existing twelve-inch water line that is present within the subject area.

Sewer: Eight-inch sanitary service will be extended throughout the development by connecting to the sixty-inch WRA sanitary line that runs along the eastern side of the project boundary.

Drainage: Individual lots on the site will require on-site detention. Fifteen-inch storm lines will be extended along SE Creekview Drive.

Parkland: Parkland dedication is not required for industrial developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Metro North II Plat 7
NAME OF OWNER: DLE Seven, LLC
NAME OF DEVELOPER: DLE Seven, LLC

GENERAL INFORMATION:

PLAT LOCATION: North of SE Oralabor Road & East of Interstate-35
SIZE OF PLAT: 47.11 Acres
ZONING: M-1, Light-Industrial District

LOTS:

NUMBER: 7 Buildable Lots & 4 Outlots
SIZE/DENSITY: Lot 1: 2.99 Acres, Lot 2: 3.70 Acres, Lot 3: 3.46 Acres, Lot 4: 4.26 Acres, Lot 5: 3.24 Acres, Lot 6: 3.57 Acres, Lot 7: 4.77 Acres
USE: Light Industrial
BUILDING LINES: Front = 50', Side = none required, except when adjacent to any residential district, in which case – 50', Rear = 40'

PARK SITE DEDICATION: Not Required for Industrial Developments

ADJACENT LANDS:

NORTH: M-1, Light Industrial District (Undeveloped)
SOUTH: M-1, Light Industrial District
EAST: R-3, Multiple Family Residence District
WEST: M-1, Light Industrial District

WASTE WATER:

PROJECTED FLOWS: 47.11 acres of developable land x 5000 gal. per day/acre of developable land = 235,550 GPD
TREATMENT PLANT CAPACITY (FOUR MILE): Design: 47 MGD; current daily avg. 18 MGD

STORM WATER:

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

WATER SYSTEM:

USAGE: 47.11 acres of developable land x 5000 gal. per day/acre of developable land = 235,550 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

March 28, 2025

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Bryan Morrissey
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Metro North II - Plat 7
Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of DLE Seven, LLC , we submit herewith the following Final Plat for review and approval. The project area contains 47.65 acres and is located east of I-35 and north of SE Oralabor Road. The Final Plat includes the development of 7 lots zoned M-1 Light Industrial. The SE Creekview Drive public improvement construction is planned to be completed with the RISE project.

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



Dean Roghair, P.E.

INDEX LEGEND

LOCATION: SEC 30-80-23, PT SW1/4
SEC 30-80-23, PT W50 AC SE1/4
SEC 30-80-23, SW1/4 NE1/4
SEC 30-80-23, PT NW FR1/4
ANKENY, POLK COUNTY, IOWA

REQUESTOR: DLE SEVEN LLC

PROPRIETOR: DLE SEVEN LLC
2401 SE TONES DR STE 17
ANKENY, IA 50021

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

METRO NORTH II - PLAT 7
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

OWNER / DEVELOPER

DLE SEVEN LLC
2401 SE TONES DR STE 17
ANKENY, IA 50021
CONTACT: CHRIS MURRAY
CMURRAY@DLESEVENLLC.COM
515-964-1587

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

M-1 (LIGHT INDUSTRIAL DISTRICT)

BULK REGULATIONS

SETBACKS:
FRONT: 50'
SIDE: NONE, EXCEPT WHEN ADJACENT TO ANY
RESIDENTIAL DISTRICT OR STREET
RIGHT-OF-WAY, IN WHICH CASE 50'
REAR: 40'

DATE OF SURVEY

AUGUST 9, 2024

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
- OUTLOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE ADJACENT DEVELOPABLE LOTS.

AREA SUMMARY

SE1/4 NW1/4 = 5.09 AC (221,681 SQ. FT.)
NE1/4 SW1/4 = 0.49 AC (21,472 SQ. FT.)
SW1/4 NE1/4 = 37.91 AC (1,651,394 SQ. FT.)
NW1/4 SE1/4 = 4.16 AC (181,154 SQ. FT.)
TOTAL = 47.65 AC (2,075,702 SQ. FT.)

PLAT DESCRIPTION

A PART OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF METRO NORTH II - PLAT THREE, AN OFFICIAL PLAT; THENCE NORTH 89°54'54" WEST ALONG THE NORTHERLY LINE OF SAID METRO NORTH II - PLAT THREE, 601.85 FEET; THENCE SOUTH 55°22'34" WEST ALONG SAID NORTHERLY LINE, 70.00 FEET; THENCE NORTH 89°54'54" WEST ALONG SAID NORTHERLY LINE, 466.62 FEET TO THE NORTHWEST CORNER OF SAID METRO NORTH II - PLAT THREE, AND THE EAST LINE OF METRO NORTH II - PLAT ONE, AN OFFICIAL PLAT; THENCE NORTH 00°09'23" EAST ALONG SAID EAST LINE, 858.69 FEET TO THE NORTHEAST CORNER OF SAID METRO NORTH II - PLAT ONE; THENCE NORTH 89°53'43" WEST ALONG THE NORTH LINE OF SAID METRO NORTH II - PLAT ONE, 438.77 FEET; THENCE NORTH 00°02'38" EAST, 319.12 FEET; THENCE NORTH 13°37'31" EAST, 25.00 FEET; THENCE SOUTH 76°22'29" EAST, 497.56 FEET; THENCE NORTH 39°51'32" EAST, 8.93 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 665.00 FEET, WHOSE ARC LENGTH IS 17.78 FEET AND WHOSE CHORD BEARS SOUTH 49°35'54" EAST, 17.77 FEET; THENCE NORTH 41°10'03" EAST, 70.00 FEET; THENCE NORTH 16°33'02" EAST, 149.58 FEET; THENCE NORTH 53°26'13" EAST, 60.00 FEET; THENCE NORTH 19°50'46" EAST, 90.57 FEET; THENCE NORTH 53°31'53" EAST, 210.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°49'23" EAST, 160.00 FEET TO THE SOUTHWEST CORNER OF MALLORYS PARK, AN OFFICIAL PLAT; THENCE SOUTH 89°38'16" EAST ALONG THE SOUTH LINE OF SAID MALLORYS PARK, 857.87 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°07'25" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1169.03 FEET; THENCE NORTH 89°54'54" WEST, 298.18 FEET; THENCE SOUTH 00°02'39" WEST, 310.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.65 ACRES (2,075,702 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°31'53"	665.00'	17.78'	S49°35'54"E	17.77'
C2	23°37'06"	800.00'	329.77'	N22°16'21"W	327.44'
C3	13°48'49"	800.00'	192.87'	N03°33'23"W	192.41'
C4	40°28'42"	665.00'	469.81'	N16°53'20"W	460.10'
C5	13°14'10"	665.00'	153.62'	N43°44'46"W	153.28'
C6	10°07'51"	735.00'	129.96'	S43°46'02"E	129.79'
C7	29°23'01"	735.00'	376.94'	S24°00'36"E	372.82'
C8	12°40'06"	735.00'	162.51'	S02°59'02"E	162.18'
C9	14°50'18"	730.00'	189.05'	S04°04'08"E	188.53'
C10	22°35'37"	730.00'	287.86'	S22°47'05"E	286.00'
C11	37°25'55"	765.00'	499.78'	N15°21'56"W	490.94'
C12	52°10'59"	700.00'	637.53'	N22°44'28"W	615.73'
C13	1°53'09"	800.00'	26.33'	S33°08'19"E	26.33'
C14	27°35'35"	665.00'	320.26'	S23°19'53"E	317.17'
C15	1°08'59"	665.00'	13.35'	S48°15'28"E	13.35'
C16	0°51'16"	735.00'	10.96'	S49°15'36"E	10.96'
C17	1°43'38"	735.00'	22.16'	S47°58'09"E	22.15'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. _____ DATE _____

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 & 2

DATE	REVISIONS
03/02/24	REVISED
04/02/24	REVISED
04/02/24	REVISED DESCRIPTION
04/02/24	SECOND SUBMITTAL
08/02/24	FIRST SUBMITTAL

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

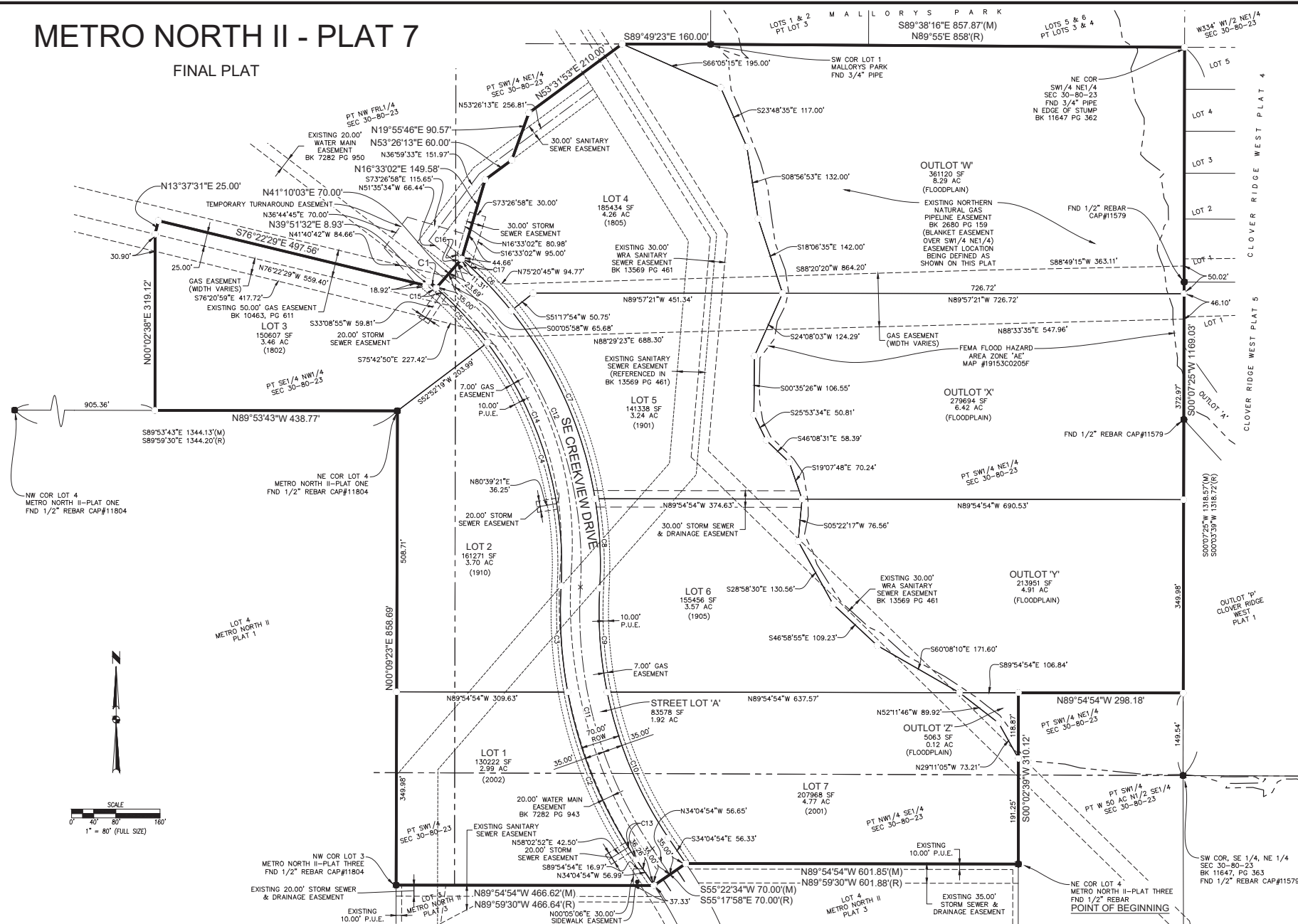


CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

METRO NORTH II - PLAT 7
FINAL PLAT

1
2
2404.267

FINAL PLAT



REVISIONS	DATE
REVISED	03/28/25
REVISED	01/08/25
REVISED DESCRIPTION	10/08/24
SECOND SUBMITTAL	10/04/24
SECOND SUBMITTAL	09/03/24

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

ENGINEER



METRO NORTH II - PLAT 7
FINAL PLAT

2
2
2404.267



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

1430 SW Tradition Drive - Premier Credit Union 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 1430 SW Tradition Drive, Premier Credit Union.

ATTACHMENTS

1. Aerial Map

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





Plan and Zoning Commission
Staff Report

Meeting Date: April 8, 2025

Agenda Item: Premier Credit Union Site Plan
1430 SW Tradition Drive

Report Date: April 3, 2025

EJC

Prepared by: Ryan Kirschman, AICP-C
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the Premier Credit Union Site Plan, located at 1430 SW Tradition Drive.

Project Summary:

Premier Credit Union is proposing to construct a bank that is approximately 3,393 square feet. The site is located east of SW State Street, west of SW Tradition Drive, and south of SW Oralabor Road in the southwest quadrant of the City of Ankeny.

The site is apart of the Tradition PUD, a bank is an allowed use in the PUD. Properties to the north, south, and east are also apart of the Tradition PUD, property to the west is zoned C-2, General Retail, Highway-Oriented, and Central Commercial Business District with restrictions. The Tradition PUD includes architectural guidelines that outline the allowable materials along with other design specifications. The elevations included with the proposal show metal paneling, which is not specifically allowed in the PUD. However, the Plan and Zoning Commission approved a site plan in this PUD with metal paneling on the elevations for a Rocket Carwash on January 4th, 2023. The Rocket Carwash is proposed on the lot directly south of the proposed Premier Credit Union.

The subject property is approximately 1.14 acres and is currently undeveloped. Meanwhile, properties in the area are mostly developed with the exception of the lot directly to the south of the subject property. The site will be adequately screened from the surrounding properties and street right-of-way. The applicant shows adequate parking for the proposed bank.

Site Plan Worksheet

1430 SW Tradition Drive – Premier Credit Union 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 Tradition PUD includes architectural guidelines that list acceptable building materials, however, the proposal shows metal paneling, which is not on the list of acceptable building materials included in the PUD. However, the property to the south has received a site plan approval to build a car wash, that proposal also shows metal paneling on the elevations. The proposed Premier Credit Union is compatible and complimentary of the surrounding area.

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

The proposal is compatible with the surrounding properties along both SW State Street and SW Tradition Drive.

- 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 guests, the proposal includes 23 stalls including 2 accessible stalls. The site will also provide safe access for pedestrian and bicycle traffic via SW Tradition 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 have a single access point off of SW Tradition Drive. The area can accommodate the traffic increase from the proposed use.

- 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 bank 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 proposal includes adequate screening for the dumpster that will be stored in a brick enclosure.

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 in coordination with the lot to the south with a private stormwater management easement.

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 proposal will connect to the existing utilities lines that run along the west side of SW Tradition Drive. Staff believes these utility lines can adequately service the site without straining the systems.

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 enhancing the overall visual appeal of the 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 brick, glass, fiber cement, and metal panels. The materials generally comply with the architectural guidelines in the PUD, the metal panels are not listed as an approved material, however, the metal panels are compatible with 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 includes a trash enclosure that will be screened with a mixture of trees and shrubs.

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

The proposed bank will be the only building on the site, however, the proposed building design is complementary to other properties with frontage along SW Tradition Drive and SW State Street.

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 is a proposed monument sign associated with the bank. This sign will need to be reviewed and permitted by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

- 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 character of the area.

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.



January 24, 2025

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

RE: Premier Credit Union, 1430 SW Tradition Drive Approval Letter

Planning & Building Director, Planning & Zoning Commission, and Ankeny City Council:

On behalf of Premier Credit Union, we are pleased to submit the site plan for a credit union building and site at 1450 SW Tradition Drive.

A 3,393 square foot credit union building, with drive through lanes, and associated site parking are proposed. The site also includes PCC paving, storm water detention utilizing existing regional detention, utility installation, and landscaping to meet City standards.

We are requesting the cities participation in extending the provided 8' sidewalk to the west of our site boundary. We are requesting (\$10.50 / LF of 8' wide sidewalk) for the length of 197 ft totaling \$2068.50.

We would request your review and approval once we've addressed any additional 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,

Jordan Lockman, PLA
NILLES ASSOCIATES, INC.

PREMIER CREDIT UNION

1430 SW TRADITION DRIVE, ANKENY, IOWA 50023

NAI #24186

SPECIFICATION REFERENCE

ALL WORK SHALL COMPLY WITH THE 2025 EDITION OF THE IOWA SUDAS STANDARD SPECIFICATIONS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND IDOT STANDARD SPECIFICATIONS WITH GS-23004 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	Existing / Proposed
IR	Round iron rebar	1224
IP	Round iron pipe	1224
PCC	Portland cement concrete	1224
ACC	Asphaltic cement concrete	1224
FL	Pipe flowline elevation	1224
RCP	Reinforced concrete pipe	1224
CMP	Corrugated metal pipe	1224
CPP	Corrugated plastic pipe	1224
PVC	Polyvinyl chloride pipe	1224
CIP	Cast iron pipe	1224
P.U.E.	Public utility easement	1224
S.W.F.E.		1224
B/B		1224
---	Subject boundary line	1224
---	Section line	1224
---	Proposed boundary line	1224
---	Existing boundary line	1224
---	Future water flow easement	1224
---	Back of curb to back of curb	1224
---	Underlying boundary line	1224
---	Proposed easement line	1224
---	Existing easement line	1224
---	Setback line	1224
---	Barbed wire fence line	1224
---	Chain-link fence line	1224
---	Straw Wattle	1224
---	Silt fence	1224
---	Sanitary sewer & size	1224
---	Storm sewer & size	1224
---	Water main & size	1224
---	Gas main & size	1224
---	Overhead electric & wires	1224
---	Overhead communication	1224
---	Underground electric	1224
---	Underground television	1224
---	Contour elevation	1224
---	Swale flowline	1224
---	Edge of water	1224
---	Construction limits	1224
---	Construction from communication	1224

BENCHMARKS

- CUT "X" IN THE BACK OF CURB ON THE NORTH SIDE OF SW TRADITION DRIVE ON THE EAST SIDE OF THE ENTRANCE OF THE IOWA CLINIC +/- 10' SOUTH OF FIRE HYDRANT ELEV=900.73' (NAV D88) 2.
- CUT 'X' IN BACK OF CURB ON THE WEST SIDE OF SW TRADITION DRIVE +/- 7' EAST OF THE FIRST FIRE HYDRANT WEST OF THE ENTRANCE OF THE IOWA CLINIC ELEV=905.44' (NAV D88)

LEGAL DESCRIPTION

PARCEL 2022-48 OF LOT 4 TRADITION PLAT 1, AN OFFICIAL PLAT, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN BOOK 19081, PAGE 395 WITH THE POLK COUNTY RECORDED'S OFFICE.

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND THE CITY OF ANKENY.

2. ALL MATERIALS AND CONSTRUCTION RELATED TO WORK CONDUCTED AS PART OF THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2025 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), THE CITY OF ANKENY SUPPLEMENTARY SPECIFICATIONS, AND DETAILS SHOWN ON THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REMOVAL, REPLACEMENT, OR REINSTALLATION OF ANY ITEM, BOTH ON- AND OFF-SITE, ADVERSELY AFFECTED BY FAILURE TO FOLLOW SAID SPECIFICATIONS, REPORTS, AND PLANS.

3. CONTRACTOR IS RESPONSIBLE TO UNDERSTAND THE INTENT OF THE WORK TO BE COMPLETED AND TO ADDRESS ANY QUESTIONS, CONCERNS, CONFLICTS, DISCREPANCY OR OTHER ISSUES THAT MAY AFFECT CONSTRUCTION WITH OWNER AND ENGINEER AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

4. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY ISSUE ENCOUNTERED DURING CONSTRUCTION THAT MAY AFFECT PROPOSED DESIGN. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

5. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF, AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

7. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE OR CONNECT TO STORM SEWER WHERE AVAILABLE DURING CONSTRUCTION. RECONNECTIONS OR CONNECTIONS TO STORM SEWER SHALL BE CONSIDERED INCIDENTAL TO PROJECT COST. NOTIFY CITY OF ANKENY AND NILLES ASSOCIATES PRIOR TO RECONNECTION SO THAT LOCATION OF RECONNECTION CAN BE DOCUMENTED AND INCLUDED ON RECORD DRAWINGS. REPAIRS TO TILE LINES ARE TO BE VERIFIED BY CITY OF ANKENY PERSONNEL.

8. SIGNS SHALL CONFORM TO THE CITY OF ANKENY SIGN ORDINANCE.

9. DETAILS AND NOTES INCLUDED WITHIN THESE PLANS SHALL BE USED FOR CONSTRUCTION. FOR ITEMS WITH NO DETAILS OR NOTES INCLUDED WITHIN THIS PLANS SET, FOLLOW SUDAS DETAILS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

10. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING.

11. COORDINATE ALL WORK ACTIVITIES WITH ANY OTHER CONSTRUCTION PROJECTS IN THE AREA.

12. ANY DAMAGE TO PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S ACTIVITIES OR ACTIONS SHALL BE REPAIRED AND RESTORED IN KIND.

13. THE CONTRACTOR SHALL PROTECT UTILITY POLES NEAR CONSTRUCTION ACTIVITIES AS REQUIRED.

14. THE CONTRACTOR SHALL PROTECT ALL CITY OF ANKENY SIGNS, SIGN POSTS, AND STREET LIGHTS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR REPLACEMENTS IF DAMAGED.

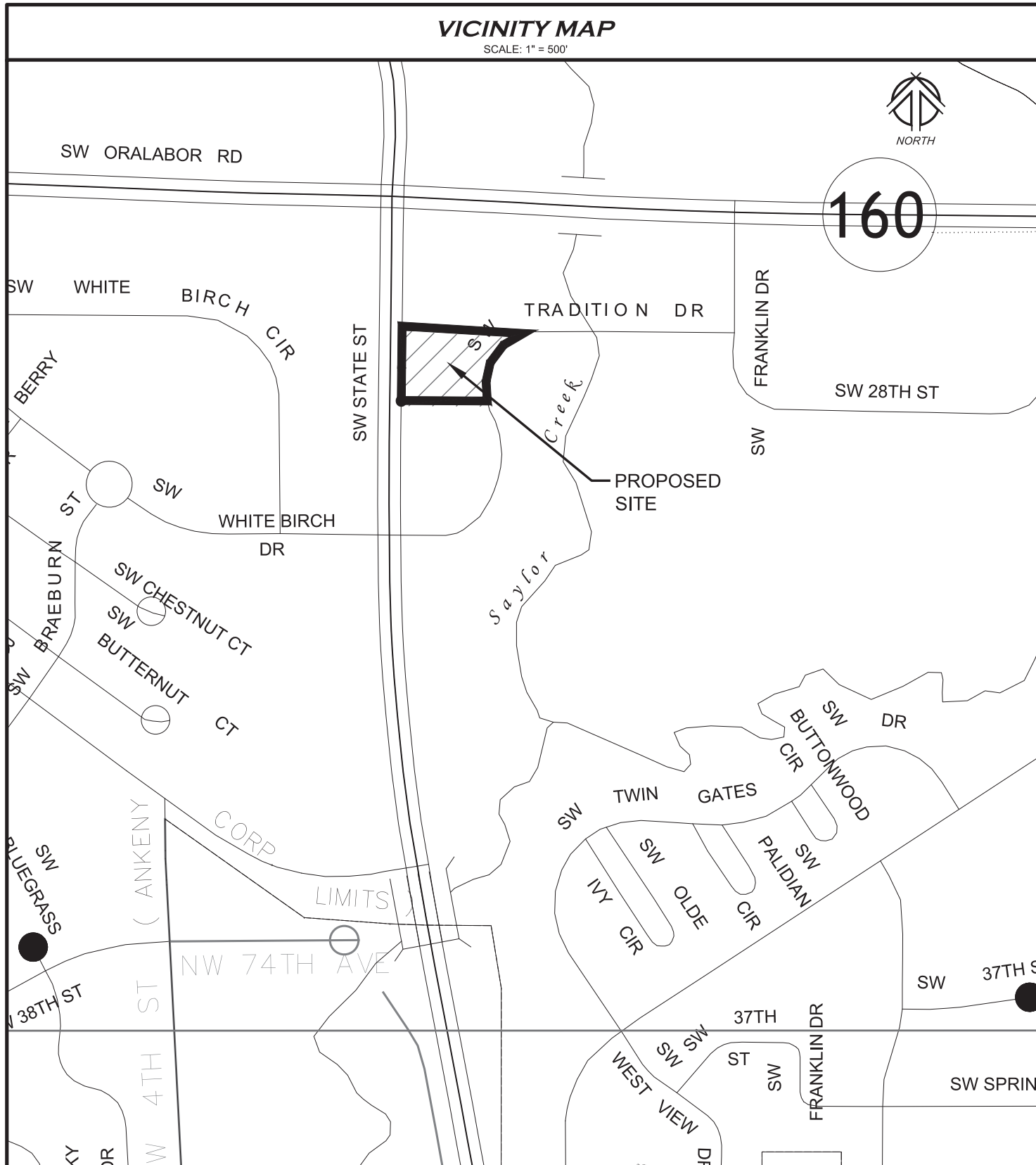
15. FOR ALL WORK, THE CONTRACTOR SHALL PROVIDE ALL FIELD QUALITY CONTROL AND TESTING AS PER SUDAS. PROVIDE ENGINEER TESTING RESULTS.

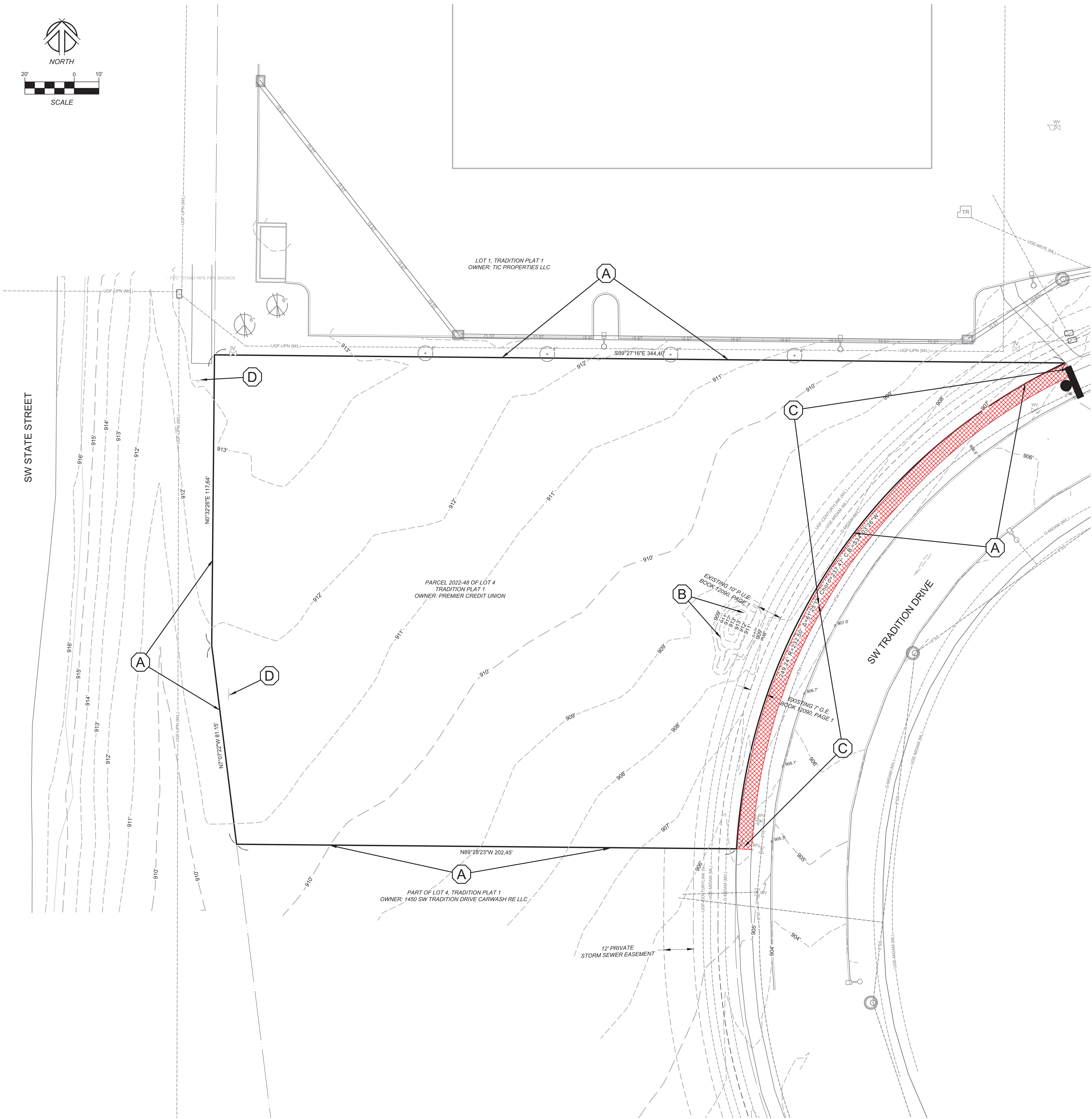
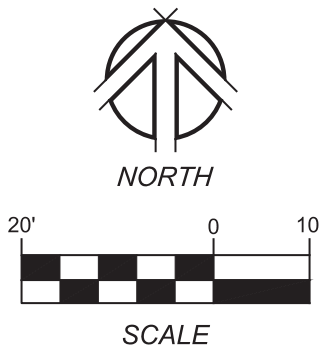
16. PROVIDE TO THE OWNER, ALL SHOP DRAWINGS FOR MATERIALS INCORPORATED IN THE WORK SUPPLIED BY THE CONTRACTOR.

17. THE CONTRACTOR SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN PREPARED FOR THIS SITE.

18. CONTRACTORS ON-SITE SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF SEDIMENT AND DEBRIS TRACKED OR WASHED ONTO PUBLIC RIGHTS-OF-WAY AND AREAS OUTSIDE PROJECT LIMITS.

19. DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF ANKENY, AND NILLES ASSOCIATES BEFORE THE SITE IS FURTHER DISTURBED.





SITE OVERVIEW NOTES

- A. SITE BOUNDARY
- B. REMOVE EXISTING VEGETATION
- C. SAW CUT & REMOVE EXISTING BITUMINOUS PATH. REPLACE WITH CONCRETE, AS SHOWN ON SHEET C201. COORDINATE WITH CITY ON TIMING OF REMOVAL OF THE EXISTING WALKWAY UNTIL CITY'S ORALABOR GATEWAY TRAIL PROJECT IS COMPLETE AND OPEN. WALKWAY IS A DETOUR ROUTE FOR ORALABOR GATEWAY TRAIL AND STATE STREET UNDERPASS PROJECT AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION OF THIS SITE UNTIL THE DETOUR IS NO LONGER NEEDED.
- D. SIGN TO BE REMOVED PRIOR TO CONSTRUCTION

PEDESTRIAN DETOUR
LEGEND

- 1

SIDEWALK
CLOSED

R9-9, 24"x12"
Black on White
- 2

DETOUR

→

M4-9aR, 30"x24"
Black on Orange
- 3

DETOUR

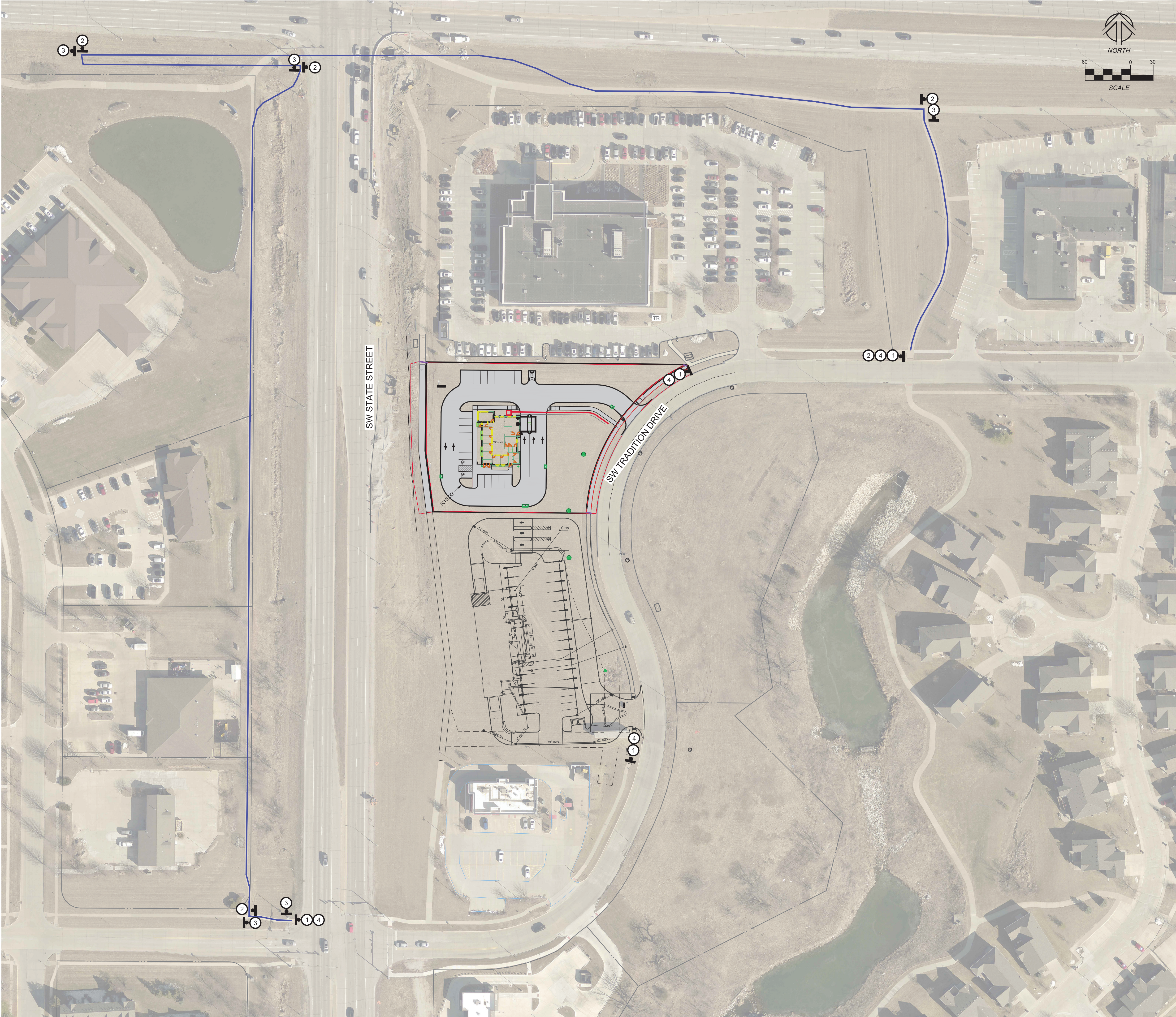
←

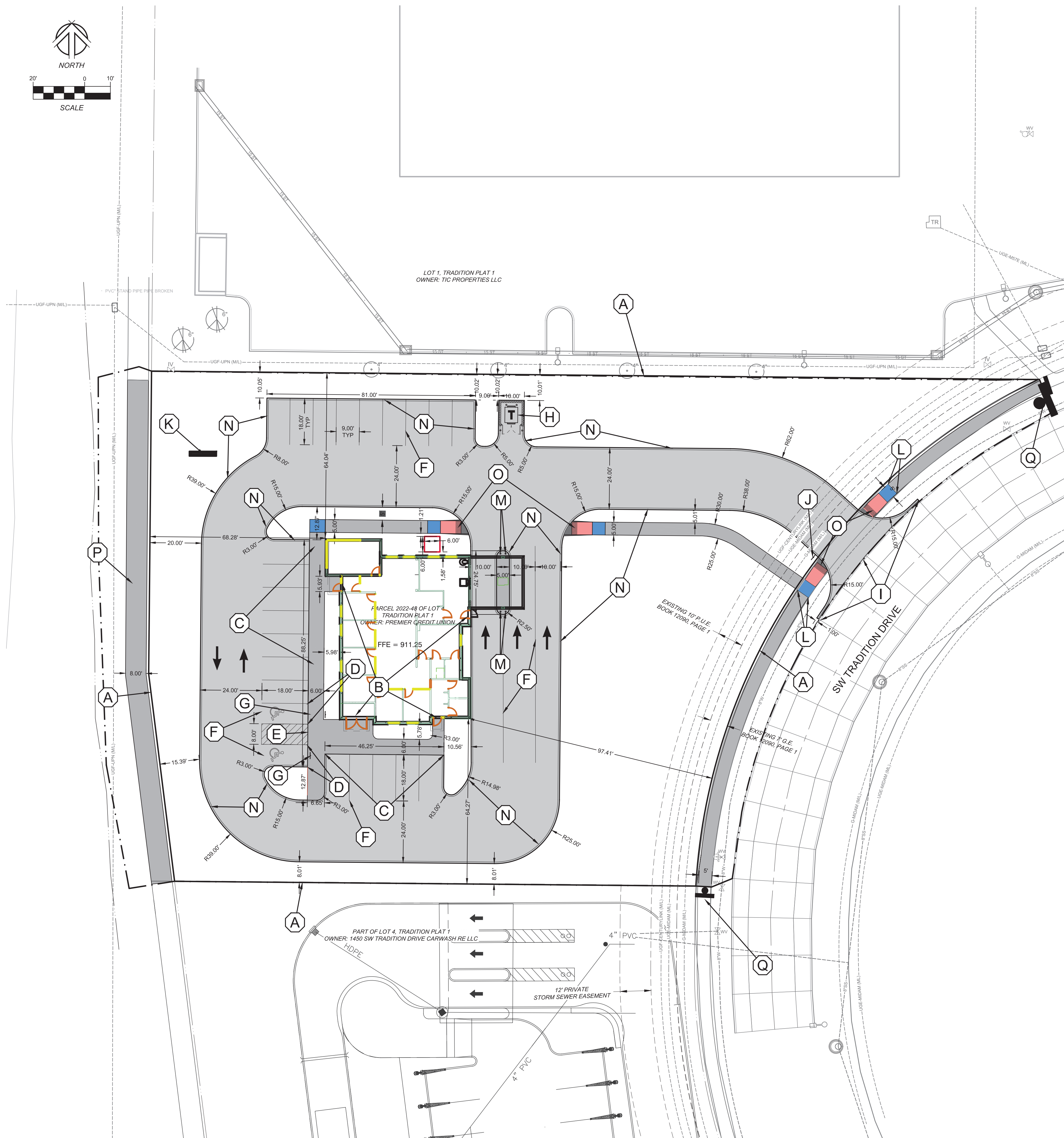
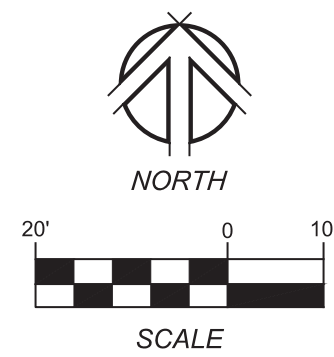
M4-9aL, 30"x24"
Black on Orange
- 4

AHEAD

R3-17, 24"x8"
Black on White

- DETOUR SIGN
- PEDESTRIAN DETOUR WALK PATH





PAVING/GENERAL 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 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 RAMP 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.
7. STANDARD PARKING STALLS SHALL HAVE A WIDTH OF 9 FEET.

DIMENSION PLAN NOTES

- PROPERTY LINE.
- BUILDING ENTRANCE
- CLASS A SIDEWALK CURB PER SUDAS FIGURE 7030.202-DETAIL 3.
- TAPER CURB IN THIS SECTION.
- NO CURB IN THIS SECTION.
- PROVIDE PARKING STALL STRIPING/PAVEMENT MARKING, AS SHOWN. PER SUDAS 8020 AND IDOT SECTION 2527 - COLOR SHALL BE WHITE.
- ACCESSIBLE STALL SIGNS IN ACCORDANCE WITH ANSI A117.1-09 SECTION 502.7. SEE DETAIL P-1.
- TRASH ENCLOSURE LOCATION.
- GRIND CURB AS SHOWN ON SHEET C200 AND INSTALL TYPE A DRIVEWAY CONNECTION TO EXISTING STREET PER SUDAS 7030.101.
- INSTALL R1-1 STOP SIGN (30") ON BLACK WRAPPED POST PER MUTCD SECTION 2B.04
- MONUMENT SIGN
- CONNECT 5" PCC CONCRETE RAMP TO NEWLY CONSTRUCTED PATH.
- PIPE BOLLARDS
- 6" STANDARD INTEGRAL CURB, PER SUDAS 7010.102
- ACCESSIBLE CURB RAMP.
- PROVIDE 8" WIDE PCC CONCRETE SIDEWALK, CONNECTED TO EXISTING SIDEWALK TO THE NORTH.
- MOUNT R9-9 ON TYPE 2 BARRICADE, SEE DETAIL BELOW. TEMPORARY ASPHALT TRAIL CANNOT BE REMOVED PRIOR TO THE COMPLETION OF THE SW ORALABOR RD & SW STATE ST INTERSECTION IMPROVEMENT PROJECT.

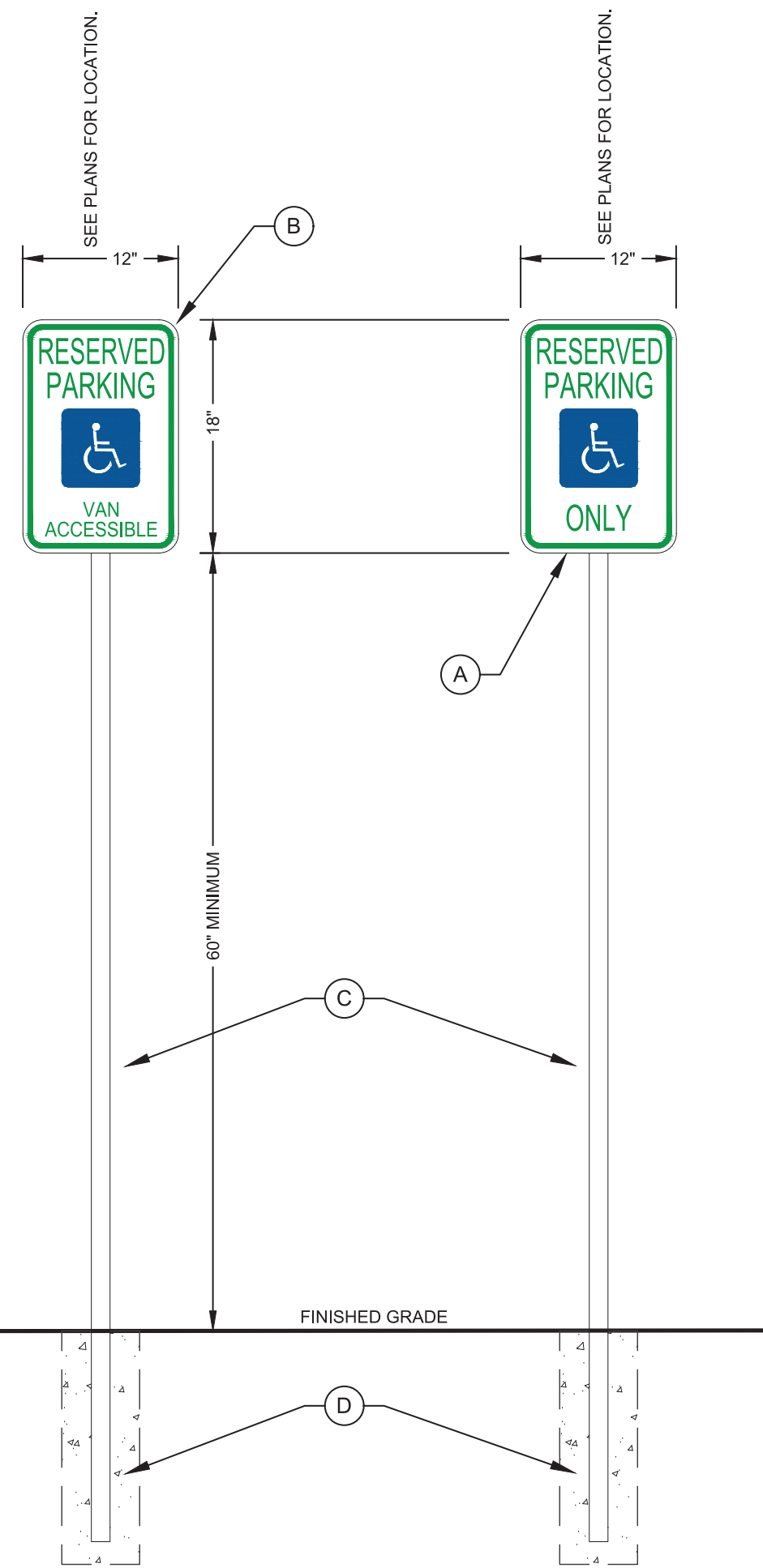
PAVING LEGEND

- | | |
|---|--|
|  | 5" PCC SIDEWALK |
|  | 7" PCC PAVING |
|  | RAMP |
|  | SPECIAL SHAPING |
|  | STANDARD SIDEWALK |
|  | TURNING SPACE
MAX 1.5% IN ALL
DIRECTIONS |



**SIDEWALK
CLOSED**

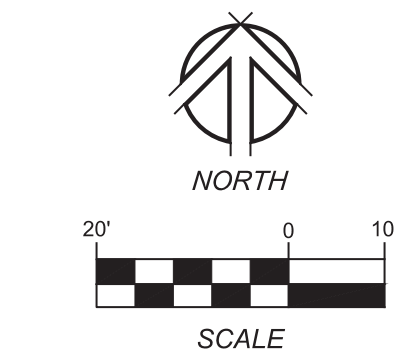
R9-9, 24"x12"
Black on White



- A** STANDARD PARKING SIGNS COMPLIANT WITH ADA ACCESSIBILITY GUIDELINES (ADAAG). REFER TO PLAN FOR LOCATION.
- B** VAN ACCESSIBLE PARKING SIGNS COMPLIANT WITH ADA ACCESSIBILITY GUIDELINES (ADAAG). REFER TO PLAN FOR LOCATION.
- C** GALVANIZED STEEL POSTS.
- D** FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION AND MOUNTING

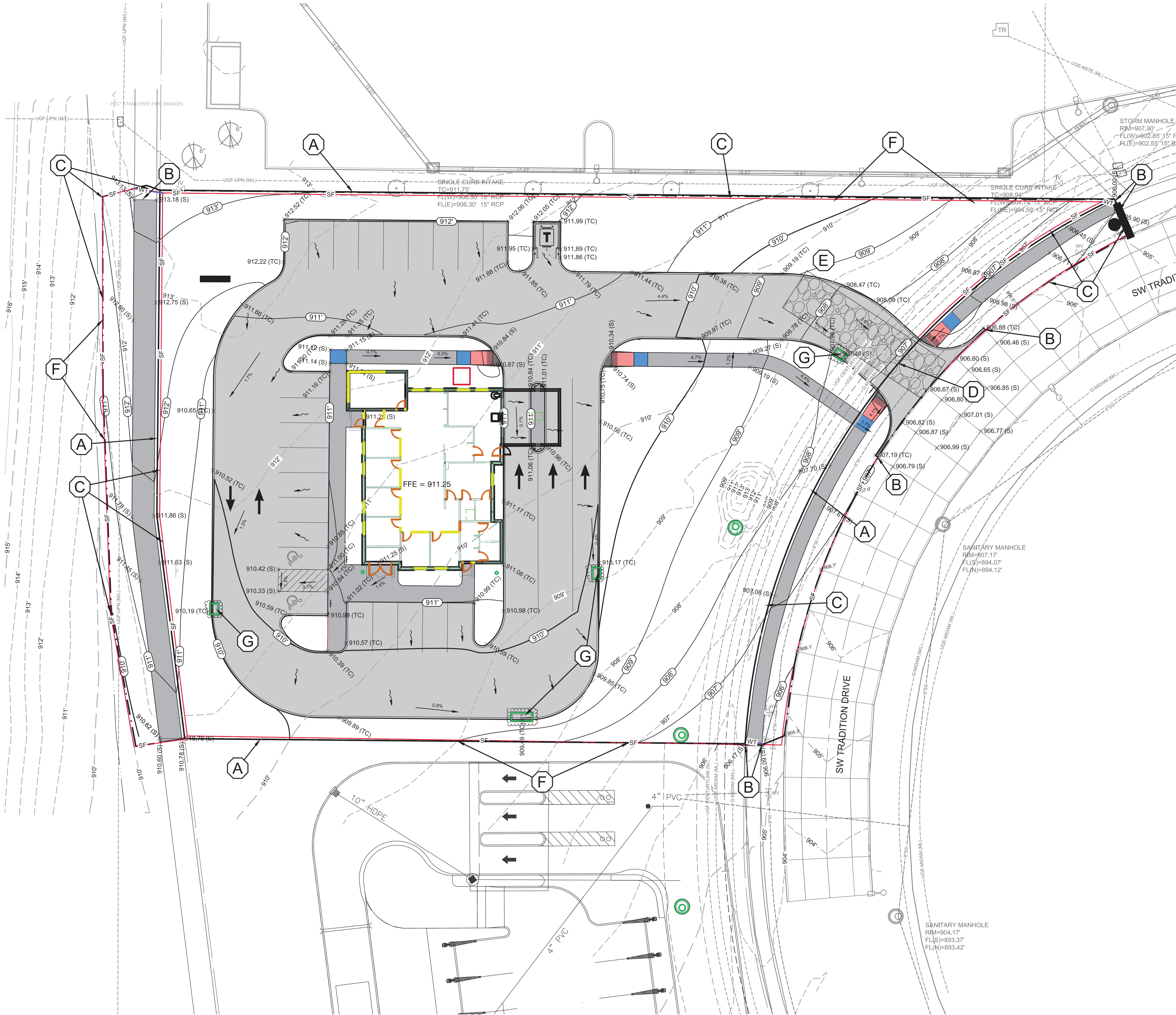
ACCESSIBLE PARKING SIGNS

NOT TO SCALE



GRADING NOTES

- A. PROPERTY LINE
- B. MATCH GRADE AT CONNECTION TO EXISTING PAVEMENT.
- C. PROVIDE SILT FENCE OR 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED ---SF---, ---WT---. SHOWN. INSTAL PER SUDAS 9040.
- D. ROCK CONSTRUCTION ENTRANCE AS PER SUDAS 9040.
- E. CONCRETE WASHOUT.
- F. GRADING EXTENTS.
- G. INSTALL AND MAINTAIN INLET PROTECTION DEVICE PRIOR TO AND FOLLOWING PAVEMENT INSTALLATION.

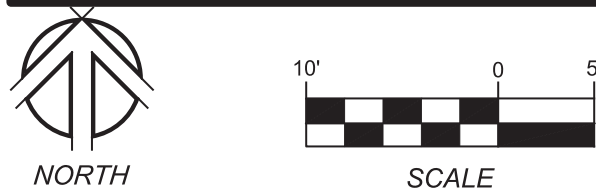
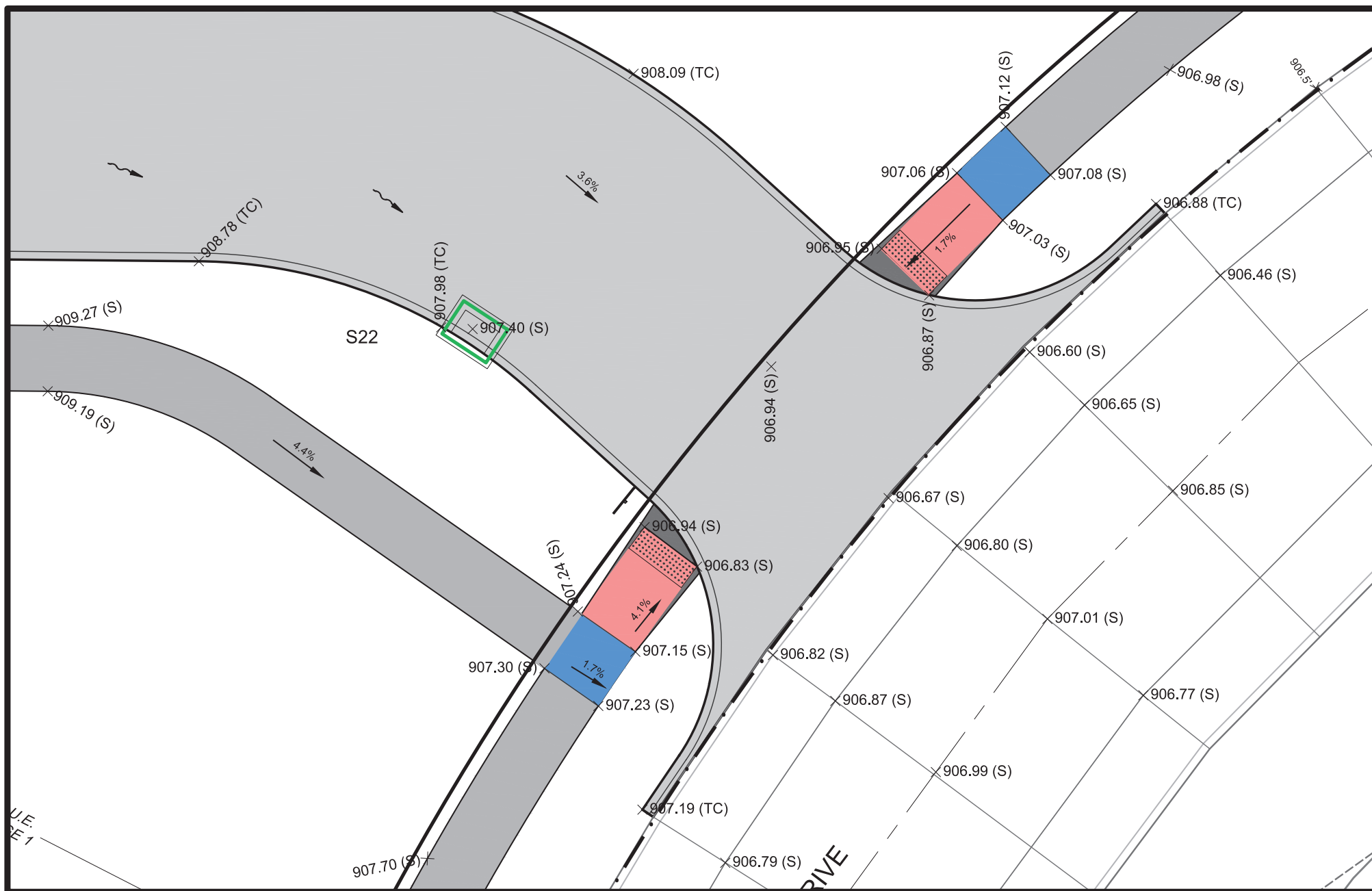
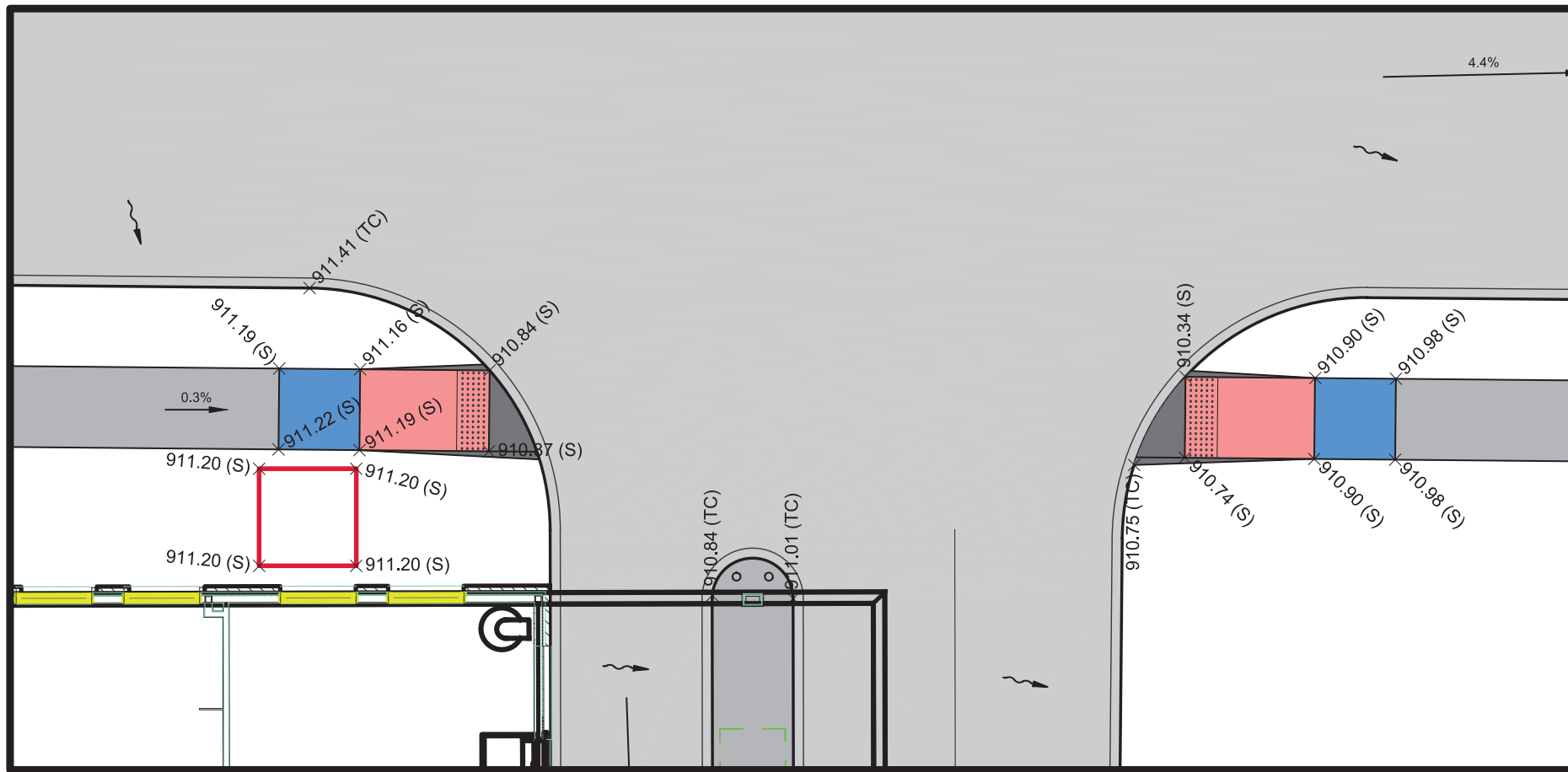


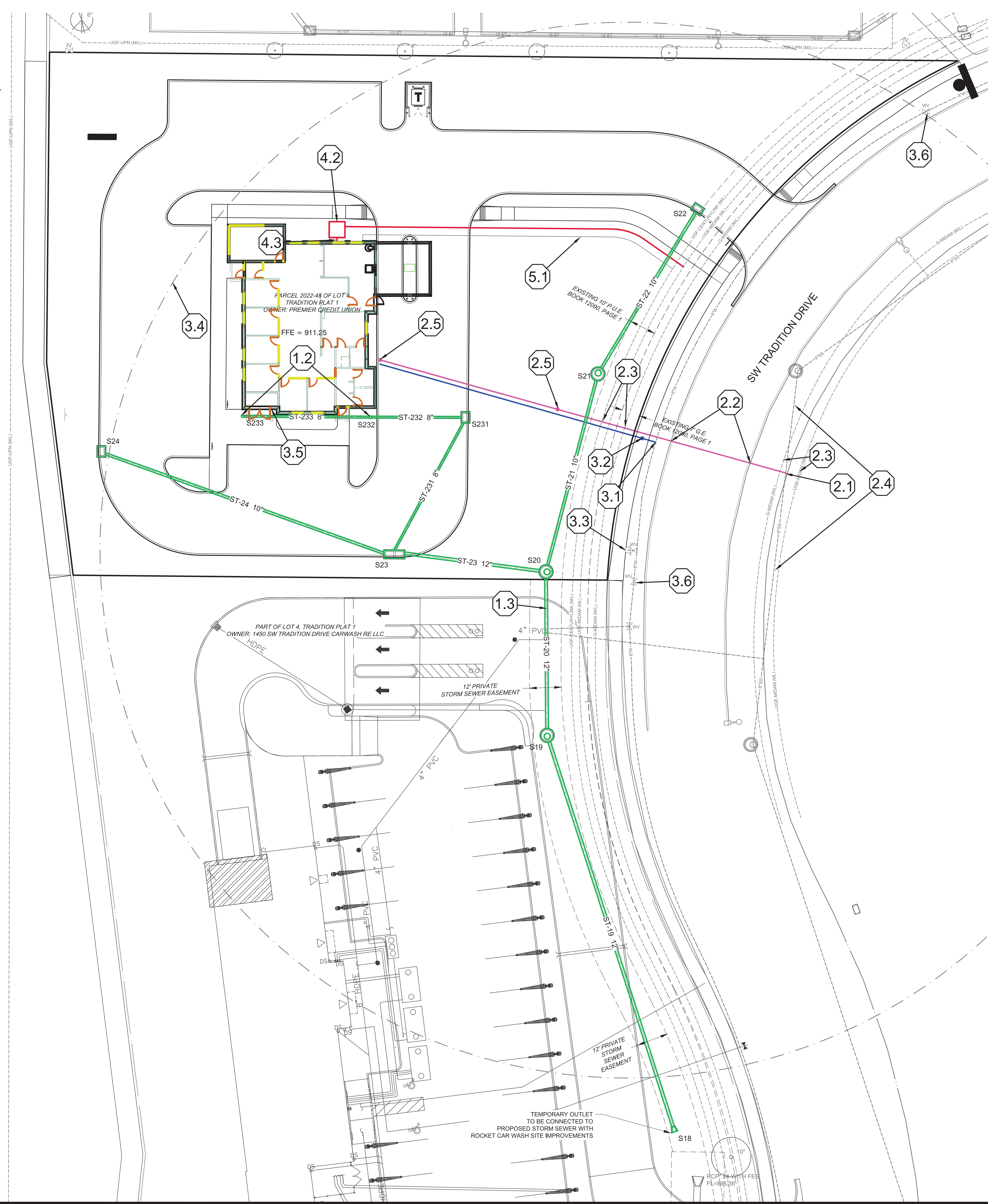
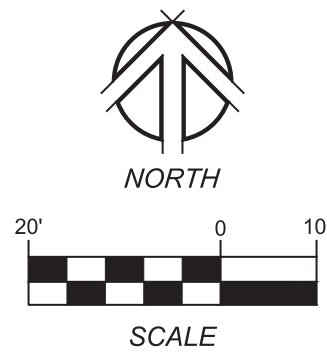
LEGEND

- WT WATTLE SF SILT FENCE
- EXTENT OF GRADING
- 100-YR HIGH WATER ELEVATION=963.59
- X 960.0' SPOT ELEVATION/OVERFLOW ELEVATION
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

GRADING PLAN LEGEND

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





TAGGED UTILITY NOTES

- STORM SEWER. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
 - REFER TO STORM SEWER PIPE AND STRUCTURE TABLES ON THIS SHEET.
 - S232 AND S233 SHALL BE USED FOR CONNECTION TO ROOF DRAINS. REFER TO STORM PIPE TABLE BELOW FOR INVERT ELEVATIONS.
 - STORM SEWER OUTLET THROUGH ADJOINING SITE.
- SANITARY SEWER. WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4010.
 - CONNECT PROPOSED 6" SANITARY SEWER SERVICE TO EXISTING 8" SANITARY SEWER MAIN WITH MANUFACTURED WYE. EXTEND AT A MINIMUM SLOPE OF 1%, 160 LF TOTAL.
 - INSTALL 6" SANITARY SEWER SERVICE UNDER PUBLIC STREET USING TRENCHLESS CONSTRUCTION. 40 LF TOTAL.
 - PROTECT EXISTING FRANCHISE UTILITIES.
 - VIDEO INSPECTION OF THE PUBLIC LINE SHALL BE SENT TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUING A FINAL CERTIFICATE OF OCCUPANCY.
 - SW-203 SANITARY SEWER CLEANOUT.
- PRIVATE WATER SERVICE. WORK AND MATERIALS SHALL CONFORM TO SUDAS CHAPTER 5.
 - CONNECT PROPOSED 2" WATER SERVICE TO EXISTING WATER 8" WATER MAIN AND EXTEND SERVICE. TERMINATE 5 FT FROM BUILDING. SERVICE SHALL MAINTAIN A MINIMUM DEPTH OF COVER OF 5.5 FT.
 - 2" WATER SHUT OFF.
 - EXISTING HYDRANT ASSEMBLY. ADJUST EXISTING HYDRANT AND AUXILIARY VALVE TO FINISH GRADE.
 - 200-FT HYDRANT RADIUS COVERAGE.
 - KNOX BOX LOCATION.
 - ADJUST EXISTING VALVE BOX TO FINISH GRADE.
- ELECTRIC
 - COORDINATE WITH MIDAMERICAN ENERGY FOR CONNECTION AND ROUTING OF ELECTRIC SERVICE.
 - PROPOSED TRANSFORMER LOCATION. REFER TO MID AMERICAN ENERGY ELECTRIC SERVICE MANUAL FOR DETAILS AND SPECIFICATIONS ON INSTALLATION.
 - BUILDING ELECTRIC SERVICE.
- COMMUNICATION
 - PROPOSED FIBER OPTIC CONNECTION. COORDINATE WITH SERVICE PROVIDER FOR FINAL LOCATION.

STORM SEWER PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-19	12" PVC	158 LF	2.00%	899.14	895.99
ST-20	12" PVC	62 LF	2.00%	900.48	899.24
ST-21	10" PVC	77 LF	2.00%	902.13	900.58
ST-22	10" PVC	72 LF	2.00%	903.67	902.23
ST-23	12" PVC	55 LF	3.00%	902.22	900.58
ST-24	10" PVC	119 LF	3.00%	905.89	902.32
ST-231	8" PVC	56 LF	3.00%	903.99	902.32
ST-232	8" PVC	35 LF	2.00%	905.68	904.99
ST-233	8" PVC	48 LF	2.00%	906.65	905.68

STORM SEWER STRUCTURE TABLE

NAME	DESCRIPTION	RIM/TC	INVERT
S18	12" PIPE APRON		INV 895.99 (ST-19)
S19	SW-401 48" STORM SEWER MANHOLE	905.35	INV 899.24 (ST-20) INV 899.14 (ST-19)
S20	SW-401 48" STORM SEWER MANHOLE	906.61	INV 900.58 (ST-23) INV 900.48 (ST-20) INV 900.58 (ST-21)
S21	SW-401 48" STORM SEWER MANHOLE	908.32	INV 902.13 (ST-21) INV 902.23 (ST-22)
S22	SW-501 SINGLE GRATE INTAKE	907.88	INV 903.67 (ST-22)
S23	SW-505 DOUBLE GRATE INTAKE	909.49	INV 902.32 (ST-24) INV 902.22 (ST-23) INV 902.32 (ST-231)
S24	SW-501 SINGLE GRATE INTAKE	910.19	INV 905.89 (ST-24)
S231	SW-501 SINGLE GRATE INTAKE	910.15	INV 903.99 (ST-231) INV 904.99 (ST-232)
S232	8" NYLOPLAST DRAIN BASIN WITH SOLID LID REFER TO D-1 ON SHEET C600	911.12	INV 905.88 (ST-232) INV 905.68 (ST-233)
S233	8" NYLOPLAST DRAIN BASIN WITH SOLID LID REFER TO D-1 ON SHEET C600	911.24	INV 906.65 (ST-233)

PREMIER CREDIT UNION

UTILITY PLAN

REVISIONS:
1. 12/07/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
2. 12/07/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
3. 12/07/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
4. 12/07/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
5. 12/07/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
6. 12/07/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
7. 12/07/2024 - REVISIONS PER CITY OF ANKENY COMMENTS

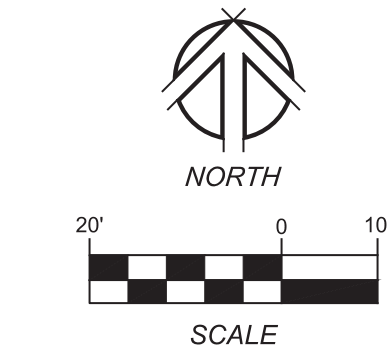
1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

PROJECT NAME

1430 SW TRADITION DRIVE ANKENY, IOWA

NAI NO.: 24186
DATE: 03/21/2025
DRAWN BY: JML
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: C400
SHEET NO.: 6/8



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	MUL HWB	2,511 sf	Mulch Shredded Hardwood Mulch Dark Brown / Shredded Hardwood Mulch
	TUR BL2	25,920 sf	Type 1,Turf Permanent Lawn Mix, SUDAS or Bluegrass Sod / SUDAS Permanent Lawn Mix 300#/Acre
		28,431 sf	SUBTOTAL

LANDSCAPE PLAN NOTES

- PROPERTY LINE.
- MONUMENTAL SIGN.
- SHREDDED HARDWOOD MULCH.
- CONCRETE EDGING, 113 LF.

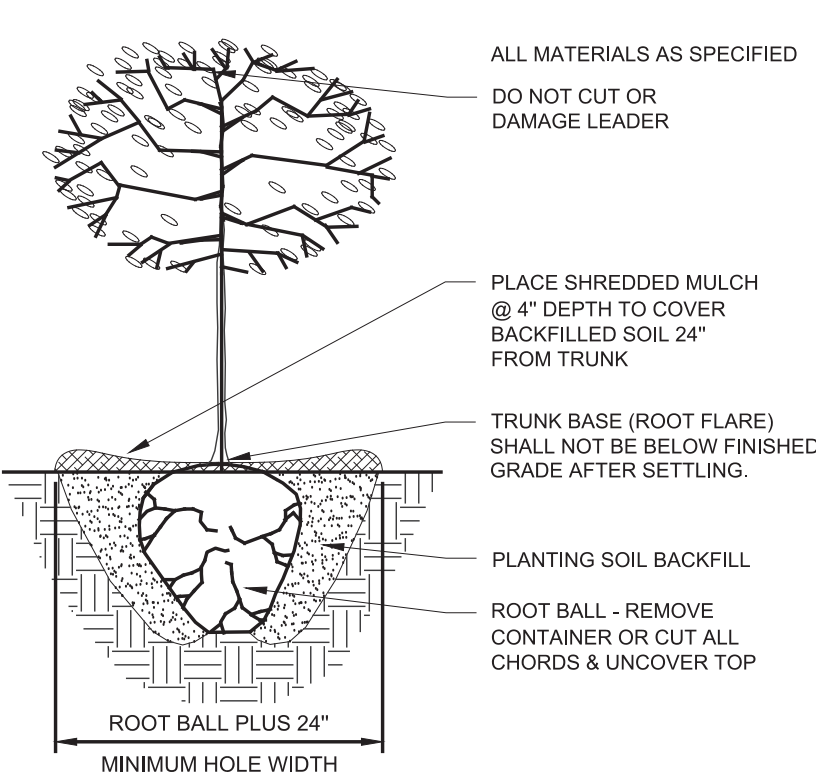
GENERAL LANDSCAPING NOTES

- PLANT MATERIAL**
- 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.
 - 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 THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
 - PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
 - ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
 - LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
 - DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 6 FEET IN HEIGHT SHALL BE STAKED OR GUYED. STAKING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.
- SEEDING AND SODDING**
- ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY THE LANDSCAPE PLAN AND SCHEDULES.
 - SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9020 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS).
 - 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 (SUDAS SECTION 2.02 A.) AND MULCH SHALL BE BONDED FIBER MATRIX (BFM) (SUDAS SECTION 2.07 B 2) APPLIED AT THE SPECIFIED RATES. TYPE 1 PERMANENT LAWN MIXTURE (SUDAS SECTION 2.02 A) SHALL BE APPLIED PRIOR TO HYDRAULICALLY APPLIED BFM MULCH. 70% GERMINATION IS REQUIRED IN 100% OF LAWN AREAS BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED. REPAIR WITH SEED ANY AREAS DAMAGED OUTSIDE OF THE SITE BY CONSTRUCTION.
- MULCH**
- ALL PLANTING BEDS DESIGNATED FOR MULCH INCLUDING AREAS AROUND TREES & SHRUBS) SHALL BE 3" DEPTH SHREDDED HARDWOOD - 4" DIAMETER (TREES) AND 2" DIAMETER (SHRUBS). A PRE-EMERGENT SUCH AS 'PREEN' OR APPROVED EQUAL HERBICIDE SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.

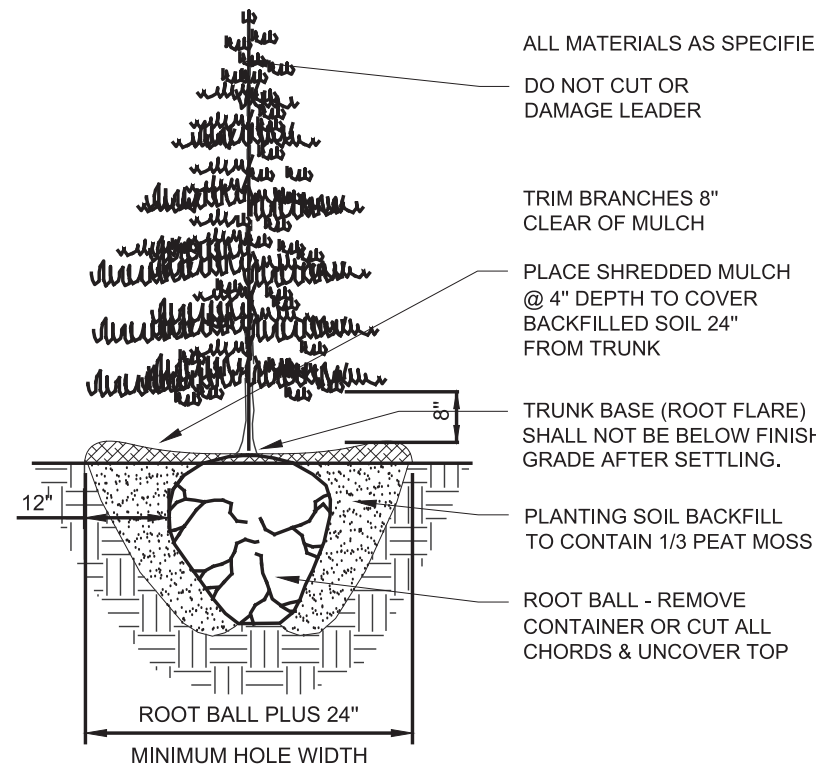
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
ACE MOU	3	Acer saccharum 'PNI 0285' / Green Mountain® Sugar Maple	2.5" Cal.	B&B
QUE BIC	8	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
	6	SUBTOTAL:		
PAVEMENT SHADING				
GIN PPS	2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B
GYM DPS	1	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
MAL RPS	2	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	2" Cal.	B&B
OST VPS	2	Ostrya virginiana / American Hophornbeam	2" Cal.	B&B
	7	SUBTOTAL:		
UNDERSTORY TREES				
MAL R59	1	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	2" Cal.	B&B
	1	SUBTOTAL:		
DECIDUOUS SHRUB				
HYD ANN	5	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
HYD L76	7	Hydrangea paniculata 'SMHPLOP' / Little Quick Fire® Panicle Hydrangea	#3	Container
HYP AME	6	Hypericum kalmianum 'Ames' / Ames St. Johnswort	#3	Container
PHY SEW	8	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#5	Container
SPI TO8	6	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spirea	#2	Container
WEI DAR	7	Weigela florida 'Dark Horse' / Dark Horse Weigela	#3	Container
YUC FIL	6	Yucca filamentosa / Adam's Needle	#3	Container
	45	SUBTOTAL:		
EVERGREEN SHRUB				
JUN ARC	6	Juniperus sabinia 'Arcadia' / Arcadia Juniper	#5	Container
RHO EJJ	3	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#7	Container
	9	SUBTOTAL:		
GRASSES				
AND BHK	11	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	#1	Container
SPO HET	28	Sporobolus heterolepis / Prairie Dropseed	#1	Container
	39	SUBTOTAL:		
PERENNIALS				
ALC GST	6	Alchemilla sericata 'Gold Strike' / Gold Strike Lady's Mantle	#1	Container
ALL MNM	29	Allium x 'Millenium' / Millenium Ornamental Onion	#1	Container
ART SCH	11	Artemisia schmidtiana 'Silver Mound' / Silver Mound Artemisia	#1	Container
COR VER	19	Coreopsis verticillata 'Moonbeam' / Moonbeam Tickseed	#1	Container
ECH MAG	12	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	Container
GER BEV	9	Geranium macrorrhizum 'Bevan's Variety' / Bevan's Variety Bigroot Geranium	#1	Container
HEM PAR	34	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	#1	Container
IRI CEA	5	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	#1	Container
LIA KOB	13	Liatris spicata 'Kobold' / Kobold Blazing Star	#1	Container
NEP BLU	20	Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint	#1	Container
SAL MAI	7	Salvia nemorosa 'Mainacht' / Maynight Meadow Sage	#1	Container
SED AU5	5	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Container
	170	SUBTOTAL:		

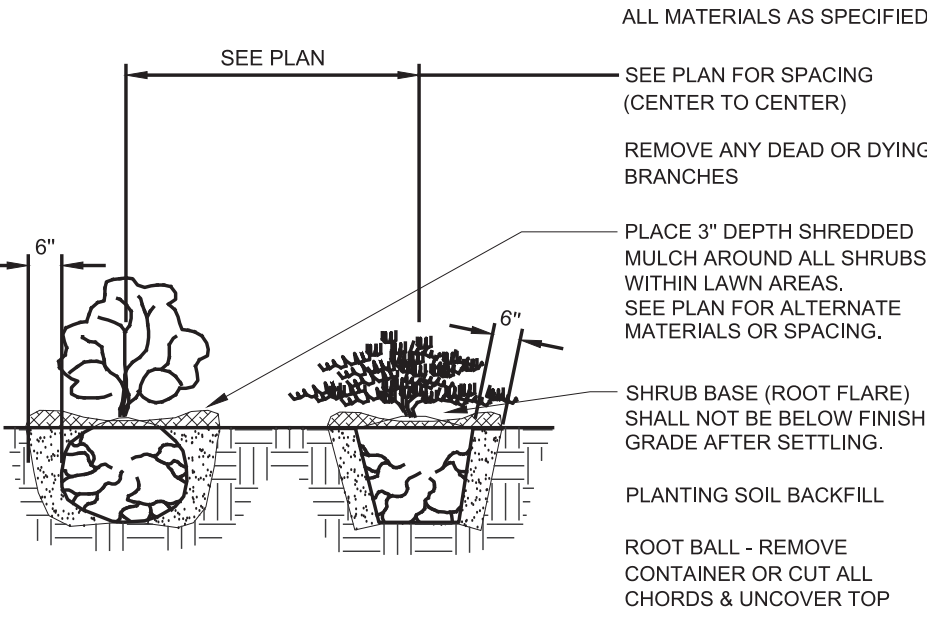
OPEN SPACE REQUIREMENT		
SITE AREA (SQ FT)	49542	
REQ. GREEN SPACE (20% OF SITE AREA)	9908.4	
LANDSCAPE UNITS REQ.(2 TREES & 6 SHRUBS/3000 SF OF REQ. GREENSPACE)	3.3	
TREE REQUIRED	6.6	9.9
SHRUB REQUIRED	19.8	9.9
TREE PROPOSED	7	
SHRUB PROPOSED	54	
PARKING LOT SHADING		
PARKING LOT AREA (SQ. FT.)	19586	
TWO AREAS TOTALING		
TREE CANOPY REQ.	20%	
TREE CANOPY REQ. (SQ. FT.)	3917.2	
TREES REQ. AT 100%(706 SF)	5.55	
TREE CANOPY PROP.	21.63%	
TREE CANOPY PROP. (SQ. FT.)	4236.00	



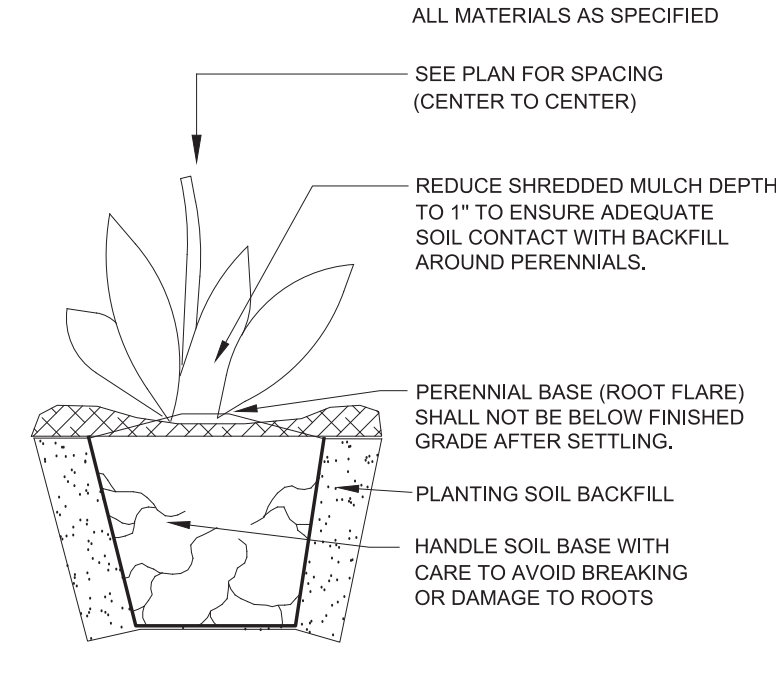
L-1 DECIDUOUS TREE PLANTING
NO SCALE



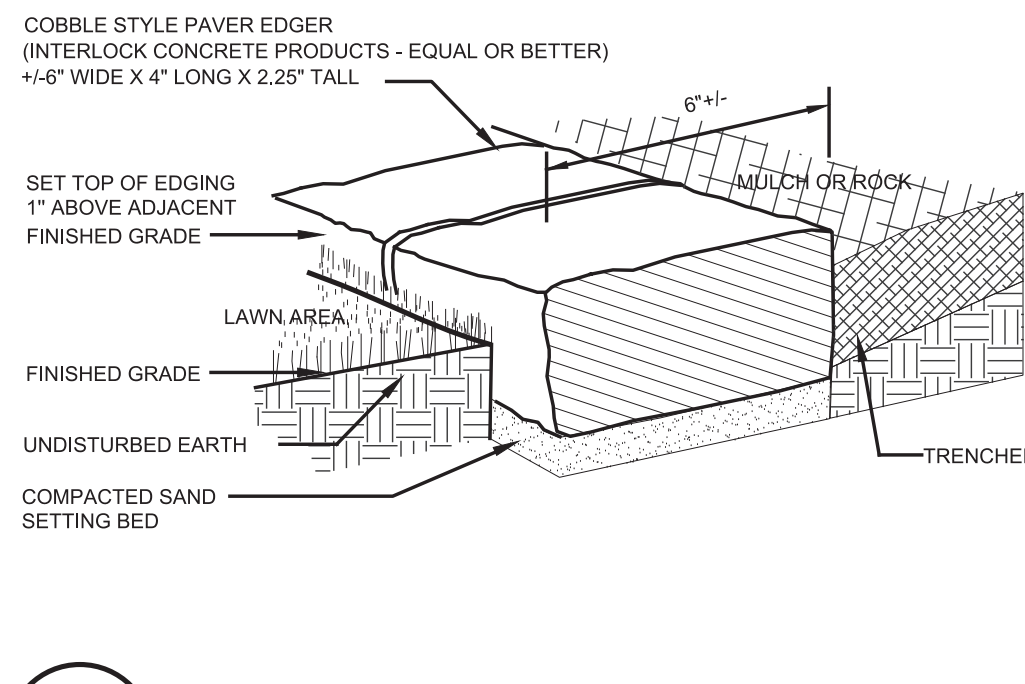
L-2 CONIFEROUS TREE PLANTING
NO SCALE



L-3 SHRUB PLANTING
NO SCALE

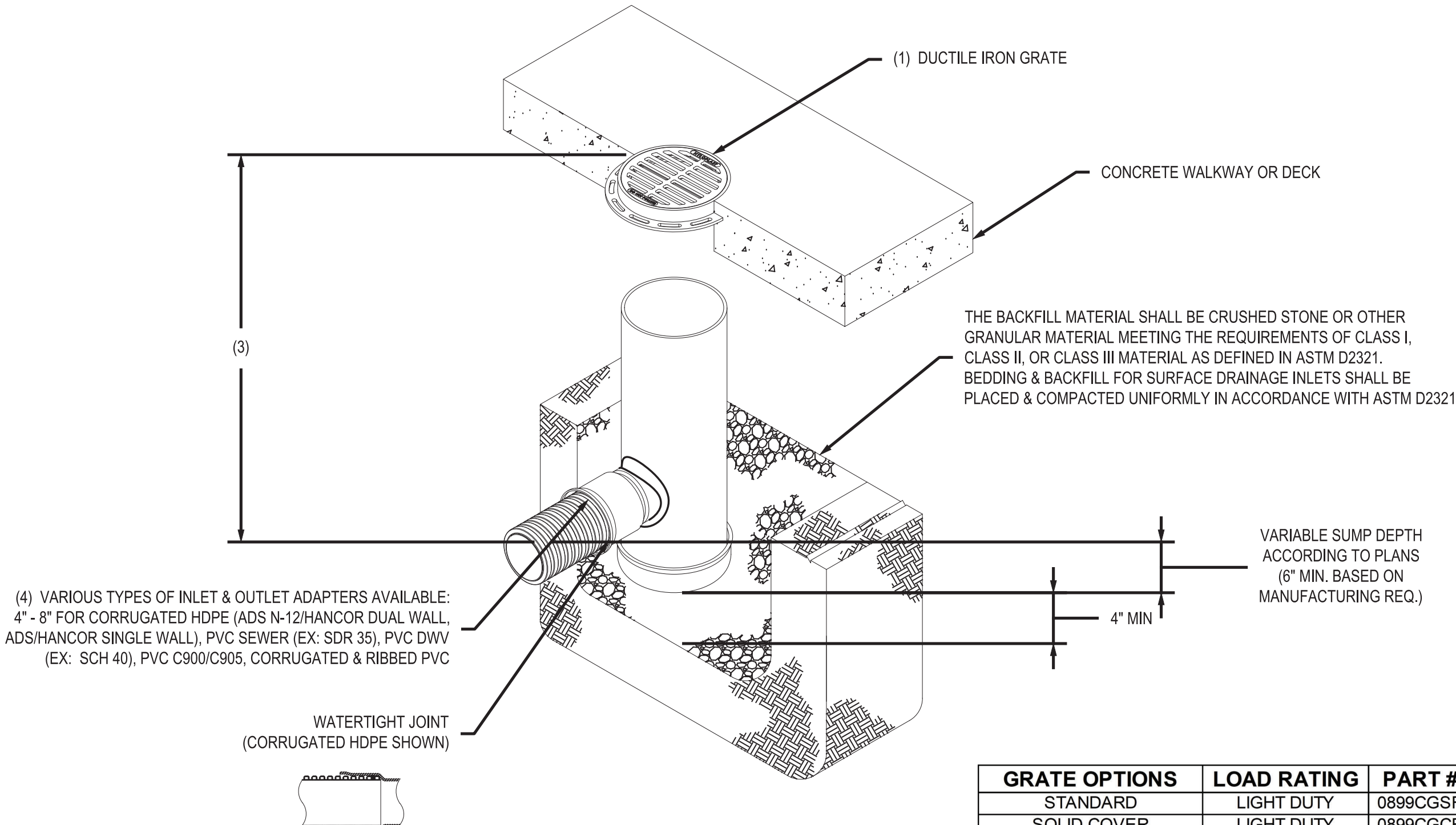


L-4 PERENNIAL PLANTING
NO SCALE



L-5 CONCRETE PAVER EDGING DETAIL
NO SCALE

NYLOPLAST 8" DRAIN BASIN: 2808AG__X



GRATE OPTIONS	LOAD RATING	PART #
STANDARD	LIGHT DUTY	0899CGSF
SOLID COVER	LIGHT DUTY	0899CGCF
BRONZE	N/A	0899CGBF
DOME	N/A	0899CGDF
DROP IN GRATE	LIGHT DUTY	0801DI

- 1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRADE.
- 2 - CUSTOM DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
- 3 - STANDARD DRAIN BASIN HAS FIXED ADAPTER LOCATIONS OF 0° & 180°.
- 4 - CUSTOM DRAIN BASIN ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) & PVC SEWER (4" - 24").

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH
 NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT
 OR POSSESSION OF THIS PRINT DOES NOT CONFER,
 TRANSFER, OR LICENSE THE USE OF THE DESIGN OR
 TECHNICAL INFORMATION SHOWN HEREIN
 REPRODUCTION OF THIS PRINT OR ANY INFORMATION
 CONTAINED HEREIN, OR MANUFACTURE OF ANY
 ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS
 IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN
 PERMISSION FROM NYLOPLAST. ©2007 NYLOPLAST

DRAWN BY NMH		MATERIAL		 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 933-2443 FAX (770) 933-2499 www.nyloplast-us.com	
DATE 6-25-18					
APPD BY NMH		PROJECT NO./NAME		TITLE	
DATE 6-25-18				8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DWG SIZE A		SCALE 1:12 SHEET 1 OF 1		DWG NO. 7001-110-272 REV F	

ADS
Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE

8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

WG NO. 7001-110-272 REV F

PREMIER CREDIT UNION
1430 SW TRADITION DRIVE, ANKENY, IOWA

SITE DETAILS

4.) 03/21/2025 - REVISIONS PER CITY OF ANKENY COMMENTS

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

NILLES ASSOCIATES

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

NAI NO.: 24186

DATE: 03/21/2025

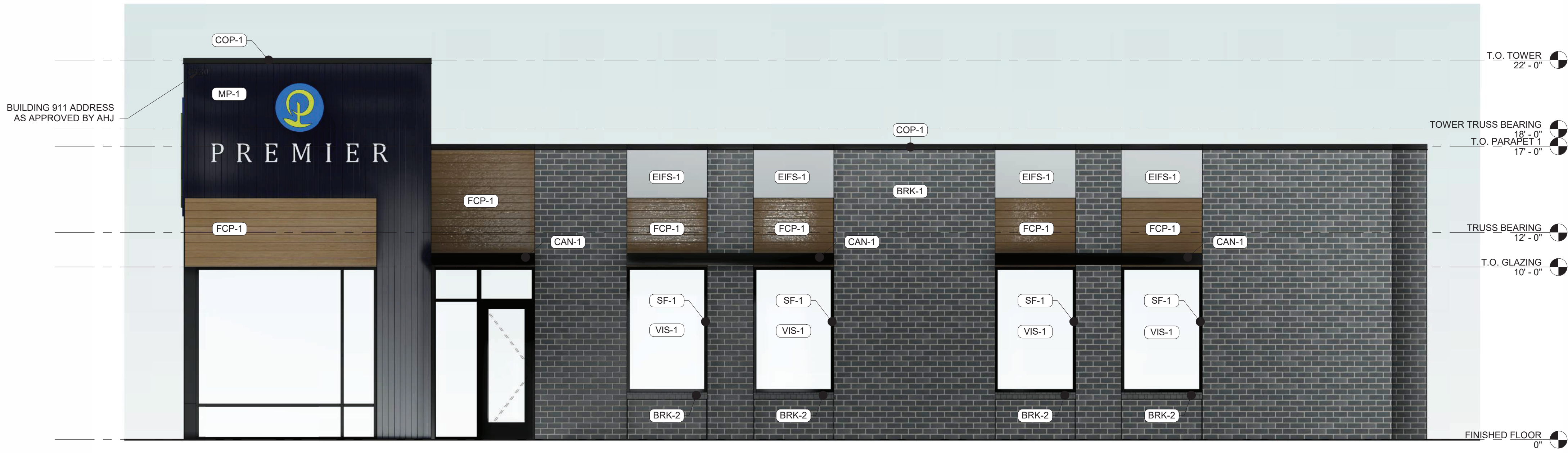
DRAWN BY: JML

CHECKED BY: ADS

SHEET SIZE: 24" X 36"

SHEET TITLE: C600

SHEET NO.: 8 / 8



1 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	FULL DEPTH MODULAR BRICK; RUNNING BOND; SIOUX CITY BRICK (OR EQUIV.); VINTAGE BLACK, VELOUR, NATURAL MORTAR
BRK-2	BRICK SILL TO MATCH BRK-1
CAN-1	PREFINISHED CUSTOM METAL CANOPY W/ LOUVERS; GALVANIZED & PAINTED; COLOR: BLACK
COP-1	PREFINISHED METAL COPING; COLOR: BLACK
DS-1	PREFINISHED METAL DOWNSPOUT AND SCUPPER; COLOR: BLACK
EIFS-1	EIFS SMOOTH FINISH (INSTALLED PER MFR.) COLOR: WHITE
FCP-1	FIBER CEMENT PANEL W/ HIDDEN FASTENERS; NICHHA (OR EQUIV.); COLOR: CEDAR
MP-1	VERTICAL METAL PANEL W/ CONCEALED FASTENERS; FABRAL DECOR-FLUSH (OR APPROVED EQUIV.); COLOR: MATTE BLACK
SF-1	T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH
VIS-1	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING
VIS-2	1" INSULATED SPANDREL GLASS W/ LOW E COATING; COLOR: WHITE

MISC EXTERIOR MATERIAL FINISHES

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

MATERIAL CALCULATIONS (CITY OF ANKENY - TRADITION PUD)		
NORTH ELEVATION		1,185.22 SF TOTAL
GLASS =	257.30 SF	22.0%
BRICK =	242.96 SF	20.0%
FIBER CEMENT =	67.28 SF	06.0%
EIFS =	0.00 SF	0.00%
METAL PANEL =	617.68 SF	52.0%
WEST ELEVATION (FRONT)		1,296.16 SF TOTAL
GLASS =	306.91 SF	24.0%
BRICK =	613.00 SF	47.0%
FIBER CEMENT =	161.34 SF	13.0%
EIFS =	56.66 SF	04.0%
METAL PANEL =	158.25 SF	12.0%



2 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



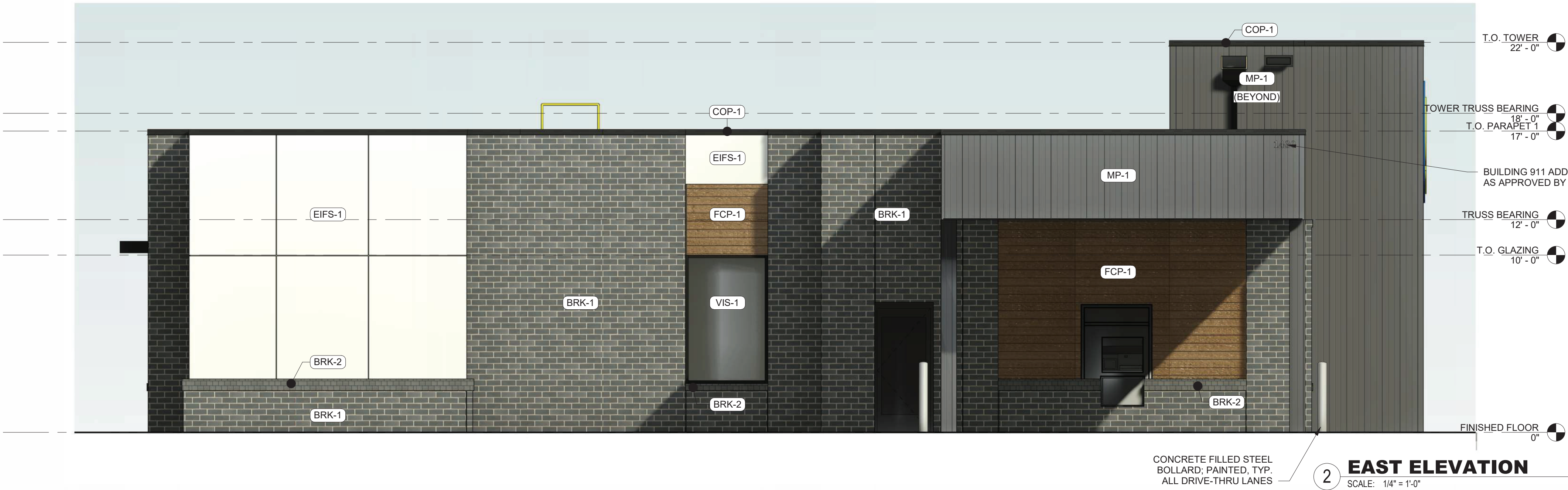
This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is provided as an instrument of service by the Designer / Architect and is intended for use on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. (C) Copyright 2025 by Simonson & Associates Architects, L.L.C.

PREMIER CREDIT UNION
1430 SW TRADITION DR.,
ANKENY, IA
01/24/2025

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 22016



Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	FULL DEPTH MODULAR BRICK; RUNNING BOND; SIOUX CITY BRICK (OR EQUIV.); VINTAGE BLACK, VELOUR, NATURAL MORTAR
BRK-2	BRICK SILL TO MATCH BRK-1
CAN-1	PREFINISHED CUSTOM METAL CANOPY W/ LOUVERS; GALVANIZED & PAINTED; COLOR: BLACK
COP-1	PREFINISHED METAL COPING; COLOR: BLACK
DS-1	PREFINISHED METAL DOWNSPOUT AND SCUPPER; COLOR: BLACK
EIFS-1	EIFS SMOOTH FINISH (INSTALLED PER MFR.) COLOR: WHITE
FCP-1	FIBER CEMENT PANEL W/ HIDDEN FASTENERS; NICHIA (OR EQUIV.); COLOR: CEDAR
MP-1	VERTICAL METAL PANEL W/ CONCEALED FASTENERS; FABRAL DECOR-FLUSH (OR APPROVED EQUIV.); COLOR: MATTE BLACK
SF-1	T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH
VIS-1	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING
VIS-2	1" INSULATED SPANDREL GLASS W/ LOW E COATING; COLOR: WHITE

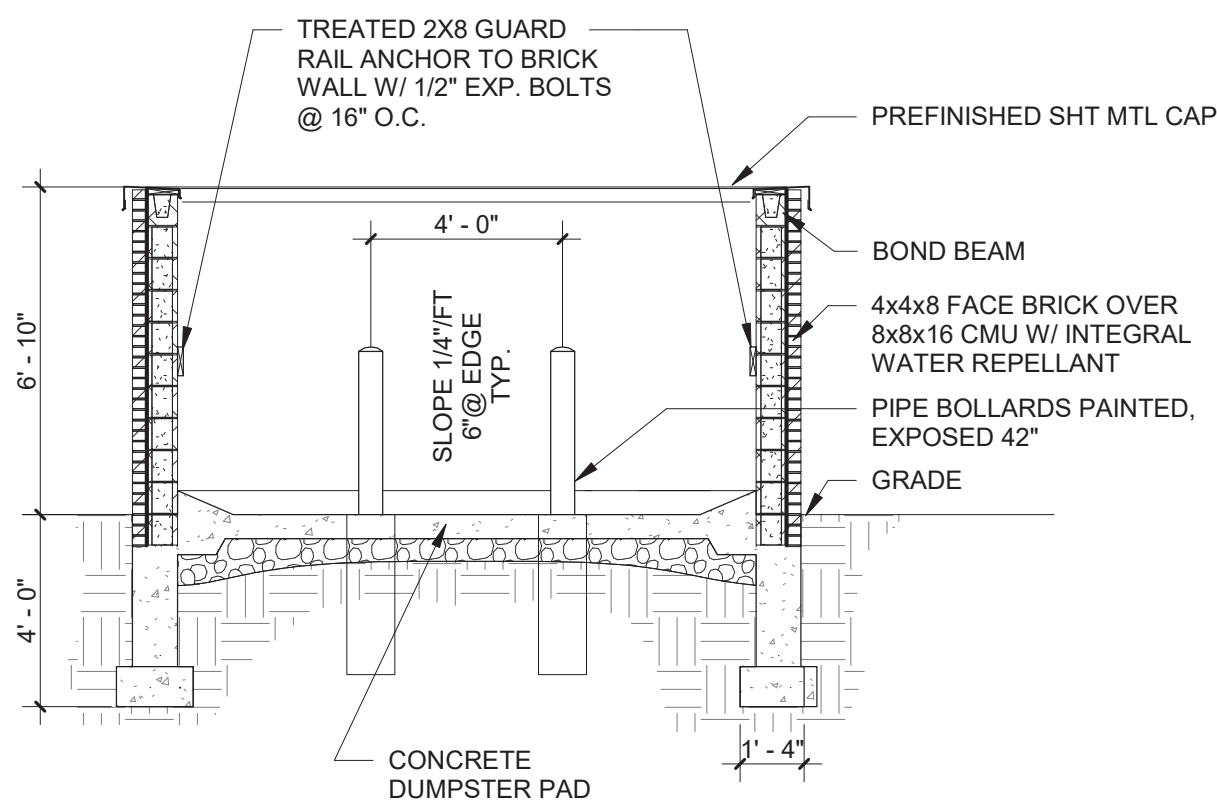
MISC EXTERIOR MATERIAL FINISHES

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

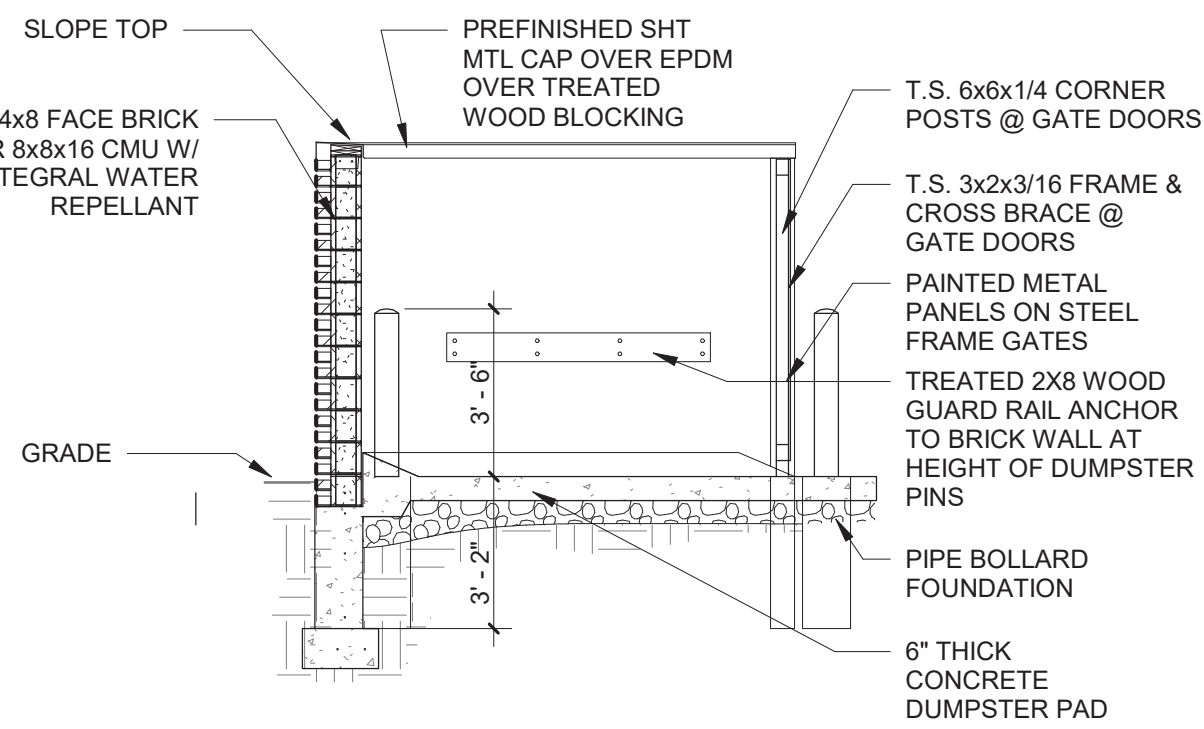
MATERIAL CALCULATIONS (CITY OF ANKENY - TRADITION PUD)			
SOUTH ELEVATION		1,185.03 SF TOTAL	
GLASS =	114.32 SF	10.0%	
BRICK =	515.59 SF	44.0%	
FIBER CEMENT =	37.33 SF	03.0%	
EIFS =	199.92 SF	16.0%	
METAL PANEL =	317.87 SF	27.0%	
EAST ELEVATION		1,314.59 SF TOTAL	
GLASS =	84.00 SF	06.0%	
BRICK =	551.26 SF	42.0%	
FIBER CEMENT =	144.67 SF	11.0%	
EIFS =	231.88 SF	18.0%	
METAL PANEL =	302.95 SF	23.0%	



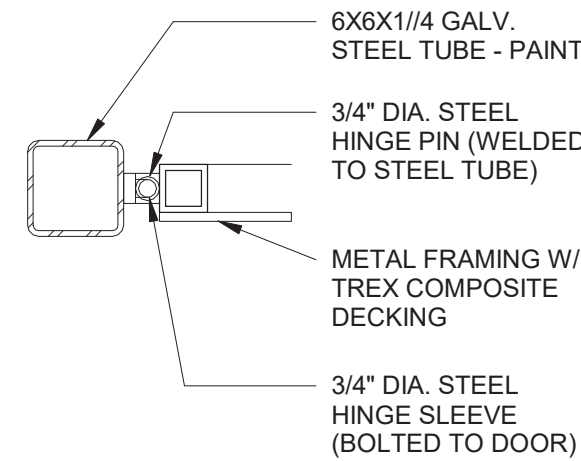
Autodesk Docs\Premier Credit Union Ankeny\22016 Premier Credit Union Ankeny.rvt
1/13/2025 8:17:24 AM



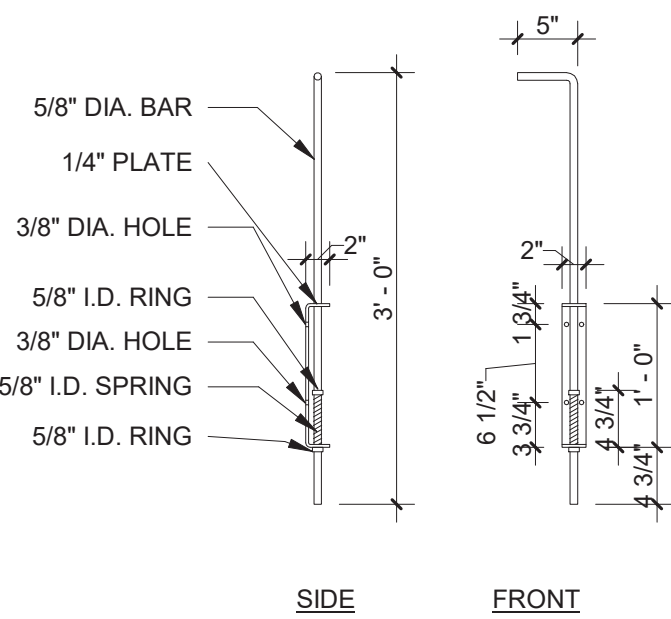
4 **TRASH SECTION**
SCALE: 1/4" = 1'-0"



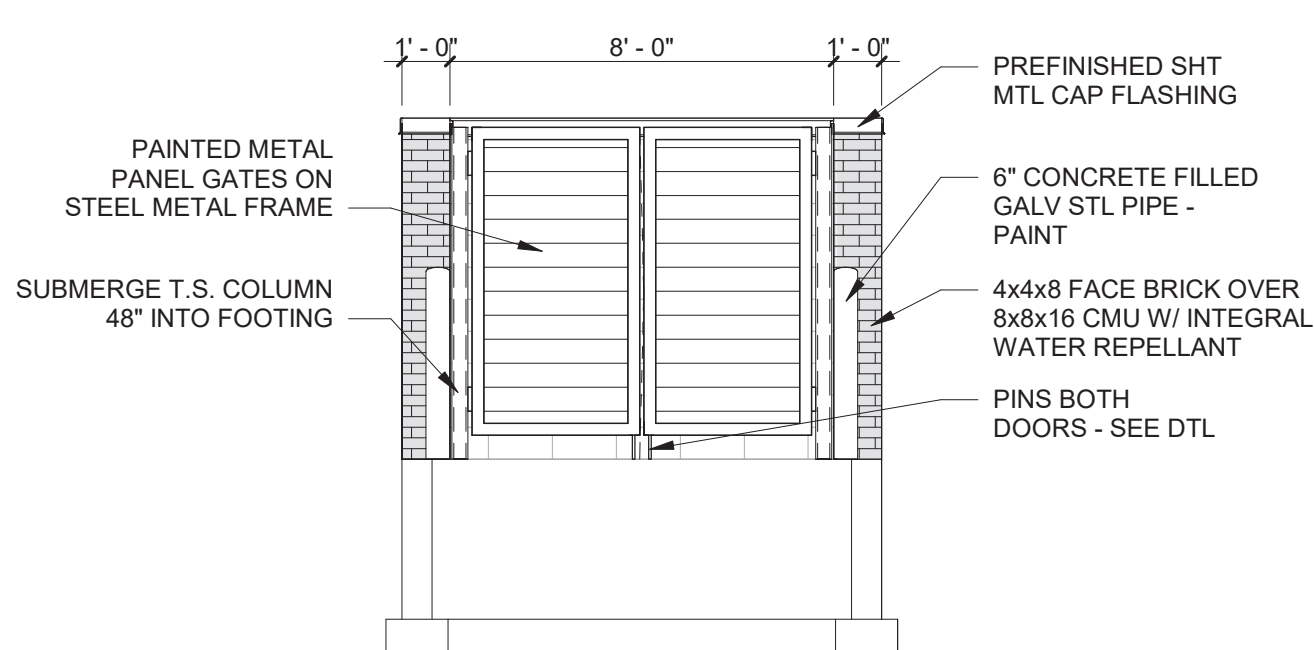
5 **TRASH CROSS SECTION**
SCALE: 1/4" = 1'-0"



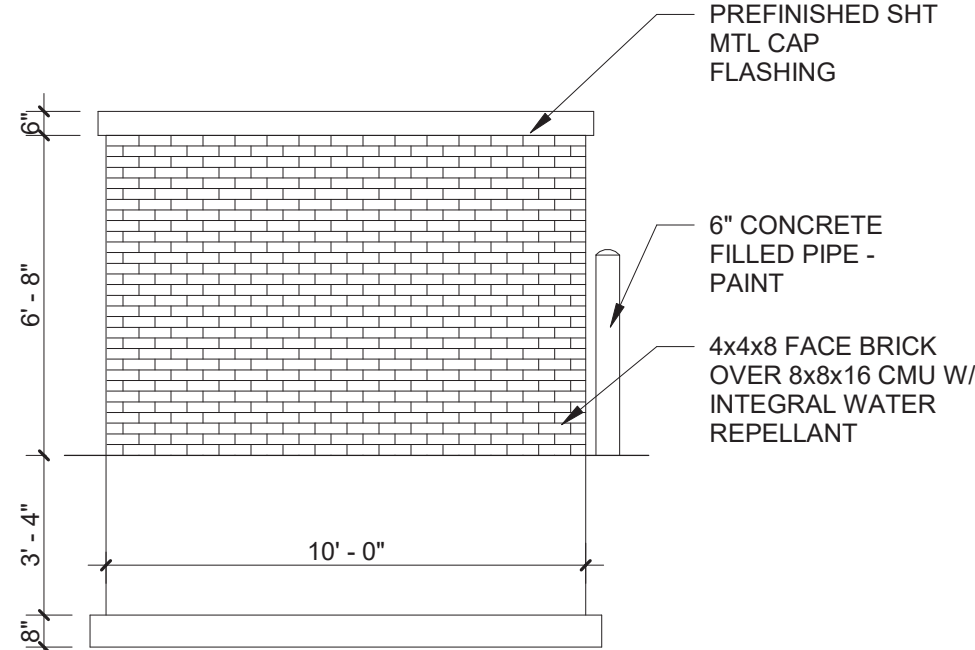
6 **TRASH HINGE**
SCALE: 1 1/2" = 1'-0"



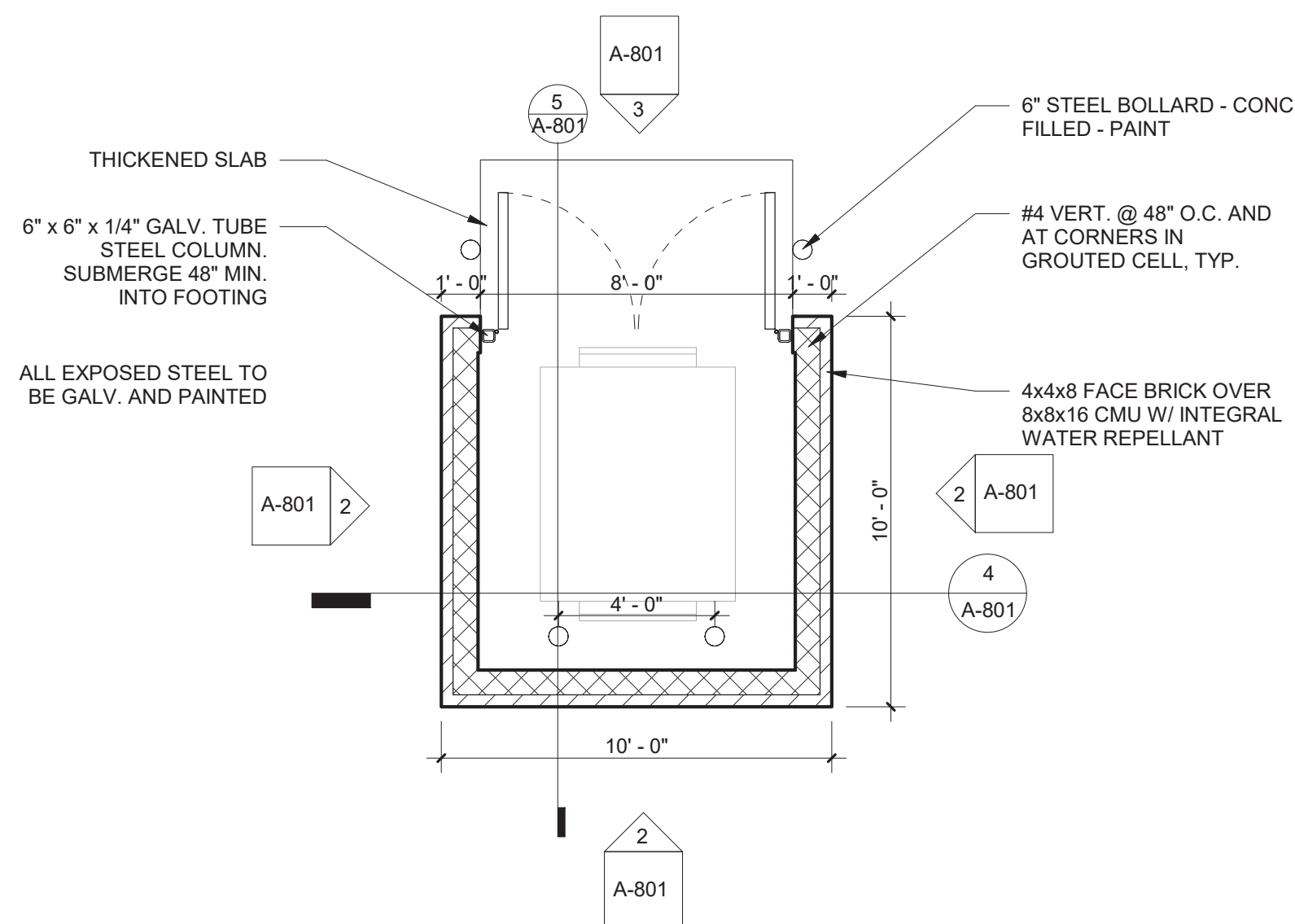
7 **TRASH PIN**
SCALE: 3/4" = 1'-0"



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



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



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

Rev. #	Issue / Revision	Date
1	BID SET	1/13/2025

Proj. No. SAA Proj. Mgr.
22016 BLS

Sheet Title
TRASH ENCLOSURE PLAN & DETAILS

Sheet No.

A-801



PREMIER

PREMIER CREDIT UNION
1430 SW TRADITION DR.,
ANKENY, IA

This drawing has been prepared by the Architect and is intended for the Architect's direct supervision. This drawing is not to be used for any other purpose without the written consent of the Architect. The Architect and its Associates shall not be responsible for any errors or omissions in this drawing. The Architect and its Associates shall not be responsible for any errors or omissions in this drawing. The Architect and its Associates shall not be responsible for any errors or omissions in this drawing.

SIMONSON
PLANNING • ARCHITECTURE • INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
PH: 515-440-5626
www.simonsonassoc.com



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

2129 SE Hulsizer Road - Dohrn Transfer Building Addition 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 2129 SE Hulsizer Road, Dohrn Transfer Building Addition.

ATTACHMENTS

1. Aerial Map

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



1 inch = 367 feet

Date: 3/31/2025

2129 SE Hulsizer Road
Dohrn Transfer Building Addition Site Plan
Aerial Map



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 8, 2025

Agenda Item: Dohrn Transfer Addition Site Plan
2129 SE Hulsizer Road

Report Date: April 3, 2025

EJC

Prepared by: Ryan Kirschman, AICP-C
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the Dohrn Transfer Addition Site Plan, located at 2129 SE Hulsizer Road.

Project Summary:

Dohrn Transfer is proposing an 8,100 square foot addition to their existing building located at 2129 SE Hulsizer Road. The site is east of SE Hulsizer Road, south of SE Lorenz Drive, north of SE Oralabor Road, and west of SE Delaware Avenue in the southeast quadrant on Ankeny. The site is zoned M-1, Light Industrial District, surrounding properties are similarly zoned.

This proposal includes an 8,100 square foot addition to the existing building along with multiple other site improvements. The proposed addition includes the addition of 38 parking stalls mostly located on the southern end of the property, paving a connection to a second access for the site off of SE Lorenz Drive, installation of sidewalk along both SE Hulsizer Road and SE Lorenz Drive, and improving the stormwater management on the site. The site will maintain the current access off of SE Hulsizer Road for vehicle, pedestrian and bicycle traffic, the new access for the site from SE Lorenz Drive will come from the neighboring parcel to the east.

Site Plan Worksheet

2129 SE Hulsizer Road – Dohrn Transfer Addition Site Plan

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

A. Site Development

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

The proposed addition is compatible with the existing building and the other buildings in the area.

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

The site is located in an industrial zone, the proposed addition is compatible with the buildings in the area along SE Hulsizer Road and SE Lorenz Drive.

- 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.**

With the addition, the proposal includes 36 parking stalls mostly located along the south side of the property. There are also 2 accessible parking stalls on the west side of the building. Currently, the site does not have marked parking spaces. Sidewalk will be installed along SE Lorenz Drive and SE Hulsizer Road allowing for pedestrian and bicycle access to the site.

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

The site will maintain the existing access to the site via SE Hulsizer Road. The applicant is also proposing to pave a connection to an existing access off of SE Lorenz Drive.

- 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 stalls that are being proposed will be screen from the adjacent property to the south with landscaping.

- 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 detention basin is screened from the public right of way by a mixture of trees and shrubs.

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

There are not any additional proposed utility connections.

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 basin along the north property line.

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

The addition will utilize the existing utilities on the site.

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 addition 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 addition will be compatible with existing 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 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 addition will be complimentary of the existing building.

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.**

There are no additional signs associated with this proposal.

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

There are no additional signs associated with this proposal.

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

There are no ground signs associated with this proposal.

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

There are no additional signs associated with this proposal.

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 existing character of the neighborhood.

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.

March 28, 2025

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

RE: SITE PLAN - RESUBMITTAL
DOHRN TRANSFER BUILDING ADDITION
2129 SE HULSIZER ROAD
PART OF LOT 20, ANKENY INDUSTRIAL PARK
S&A Project No. 124.1363.01

Dear Plan and Zoning Commission:

On behalf of Septagon Construction, 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 of an 8,100 SF building addition and associated improvements at the Dohrn Transfer property on approximately 5.6 acres.

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

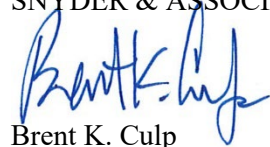
Please find accompanying the following items with this submittal:

- 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 (previously submitted),
- One (1) copy of the Site Plan NDPES Authorization Letter (previously submitted),
- One (1) copy of the Site Plan SWPPP and COSESCO permit and fee (previously submitted), 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.

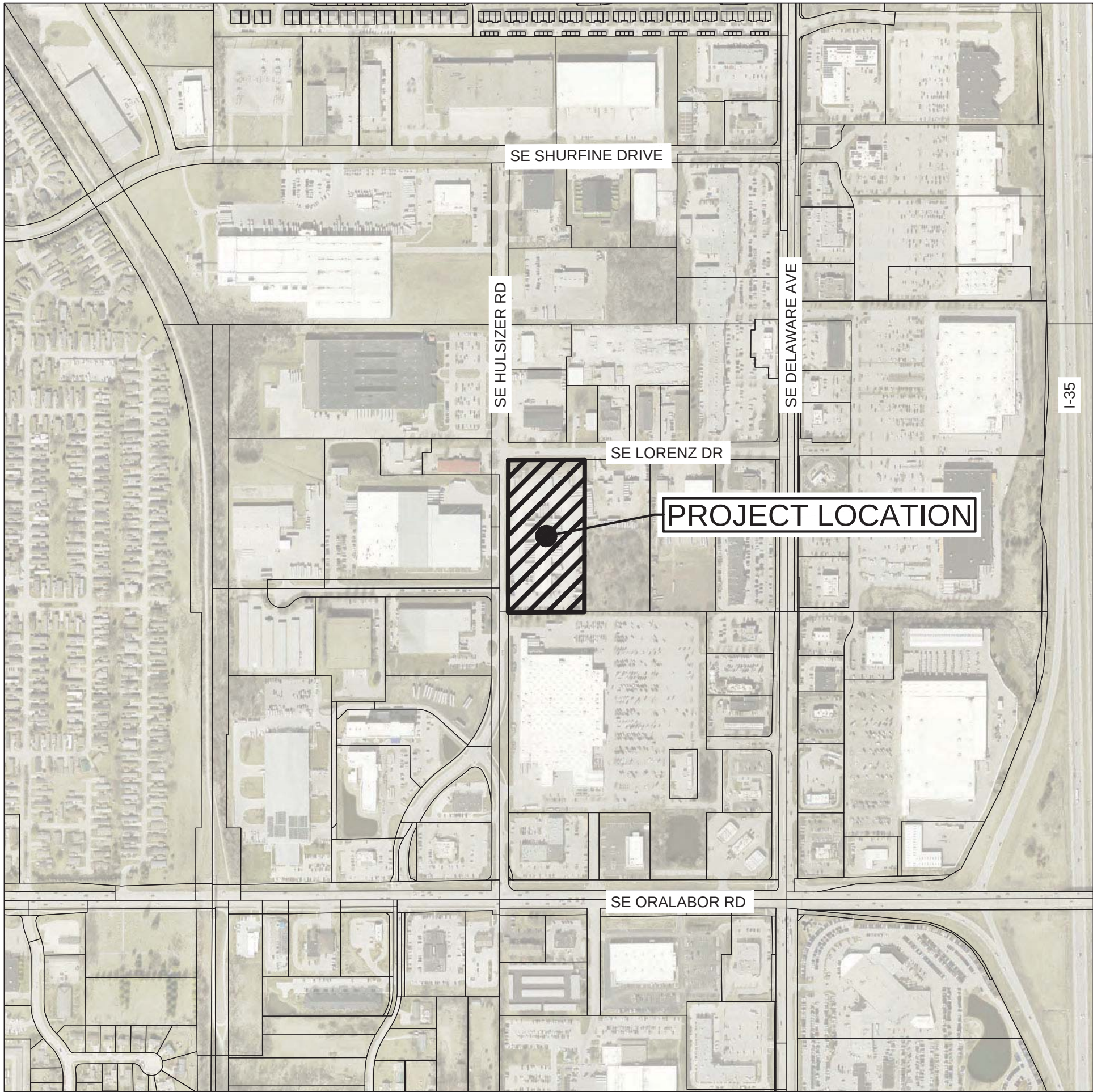


Brent K. Culp

Enclosure

cc: Dean Pfaltzgraff, Septagon Construction (w/ enclosures emailed)
File (electronic)

SITE PLAN
FOR
DOHRN TRANSFER BUILDING ADDITION
2129 SE HULSIZER RD
ANKENY, IOWA



VICINITY MAP

OWNER

DOHRN PROPERTIES OF IOWA, LLC
625 3RD ST
ROCK ISLAND, IL 61201-8351
CONTACT: MICHAEL LEATHERS
PHONE: 309-429-0446

APPLICANT

SEPTAGON CONSTRUCTION COMPANY
2950 GATEWAY DRIVE
GRIMES, IA 50111
CONTACT: BRAD LEONARD
PHONE: 515-986-7713
EMAIL: BLEONARD@SEPTAGON.COM

SHEET LIST TABLE

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DEMOLITION PLAN
- C201 DEMOLITION PLAN
- C300 DIMENSION PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C401 GRADING PLAN
- C402 UTILITY PLAN
- C403 UTILITY PLAN
- C500 PLANTING PLAN
- C600 SITE DETAILS

DOHRN TRANSFER BUILDING ADDITION

TITLE SHEET

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

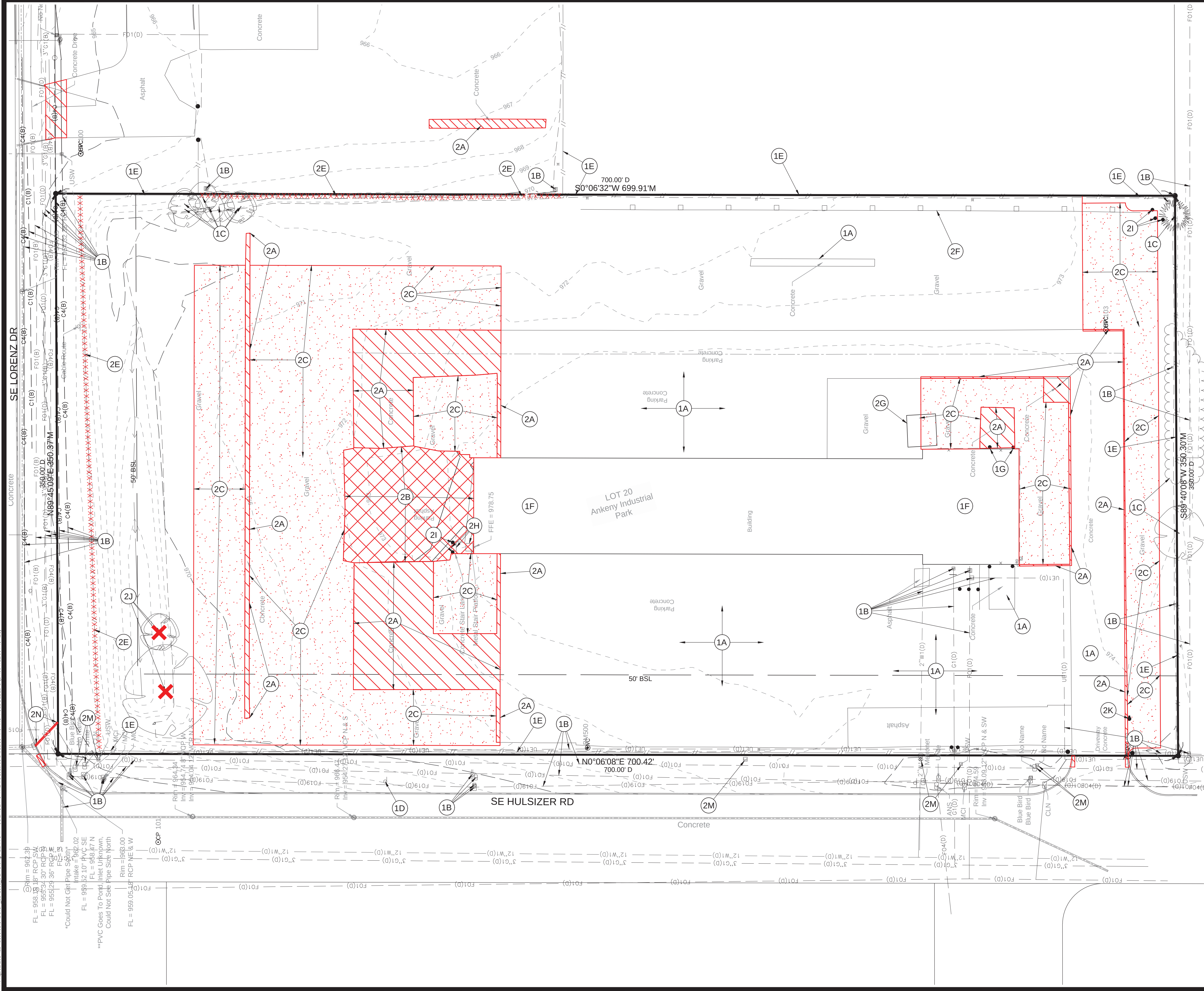


Project No: 124.1363.01
Sheet C100

3	REVISED PER CITY COMMENTS	TLS	3-28-25	TLS
2	REVISED PER CITY COMMENTS	AW	3-14-25	AW
1	REVISED PER CITY COMMENTS	AW	3-7-25	AW
MARK	REVISION	DATE	BY	
Engineer: CDD	Checked By: BKC	Scale: 1" = 500'		
Technician: CMC	Date: 01-31-2025	T-R-S: 80N-24W-25		
Project No: 124.1363.01				Sheet C100

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

V:\Projects\2024\124.1363.DOH\DOH.DWG 124.1363.DOH.DWG 2024.02.24 11:59 AM, AND FULL BLEED 0.25" X 22.00 INCHES)



- DEMOLITION PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - TREES.
 - SIGNAGE.
 - FENCE.
 - BUILDING.
 - BOLLARD.
 - DEMOLITION. REMOVE THE FOLLOWING:
 - EXISTING PAVEMENT TO LIMITS SHOWN.
 - EXISTING ASPHALT.
 - EXISTING GRAVEL.
 - EXISTING UTILITIES.
 - REMOVE EXISTING FENCING AND FOOTINGS. COORDINATE WITH ADJACENT PROPERTY OWNER.
 - REMOVE AND RELOCATE EXISTING GUARDRAIL.
 - EXISTING BUILDING. COORDINATE WITH OWNER.
 - EXISTING CONCRETE STAIRS AND PLATFORM.
 - BOLLARD.
 - EXISTING TREE INCLUDING ROOTBALL TO A MINIMUM 24" DEPTH.
 - RELOCATE EXISTING MAILBOX.
 - SAWCUT FULL DEPTH AND REMOVE EXISTING CURB AND GUTTER SECTION TO LIMITS SHOWN.
 - COORDINATE WITH UTILITY PROVIDER FOR RELOCATION OR ADJUSTMENT TO GRADE OF EXISTING UTILITY BOXES AS NECESSARY FOR SIDEWALK INSTALLATION.
 - EXISTING STORM SEWER PIPE.

DEMOLITION LEGEND

- PCC PAVEMENT REMOVAL
- GRAVEL REMOVAL
- ASPHALT REMOVAL
- X-X-X-X-X-X- FENCE REMOVAL
- TREE REMOVAL

DOHRN TRANSFER BUILDING ADDITION

DEMOLITION PLAN

SNYDER & ASSOCIATES, INC. |



Project No: 124.1363.01
Sheet C200

ANKENY, IOWA

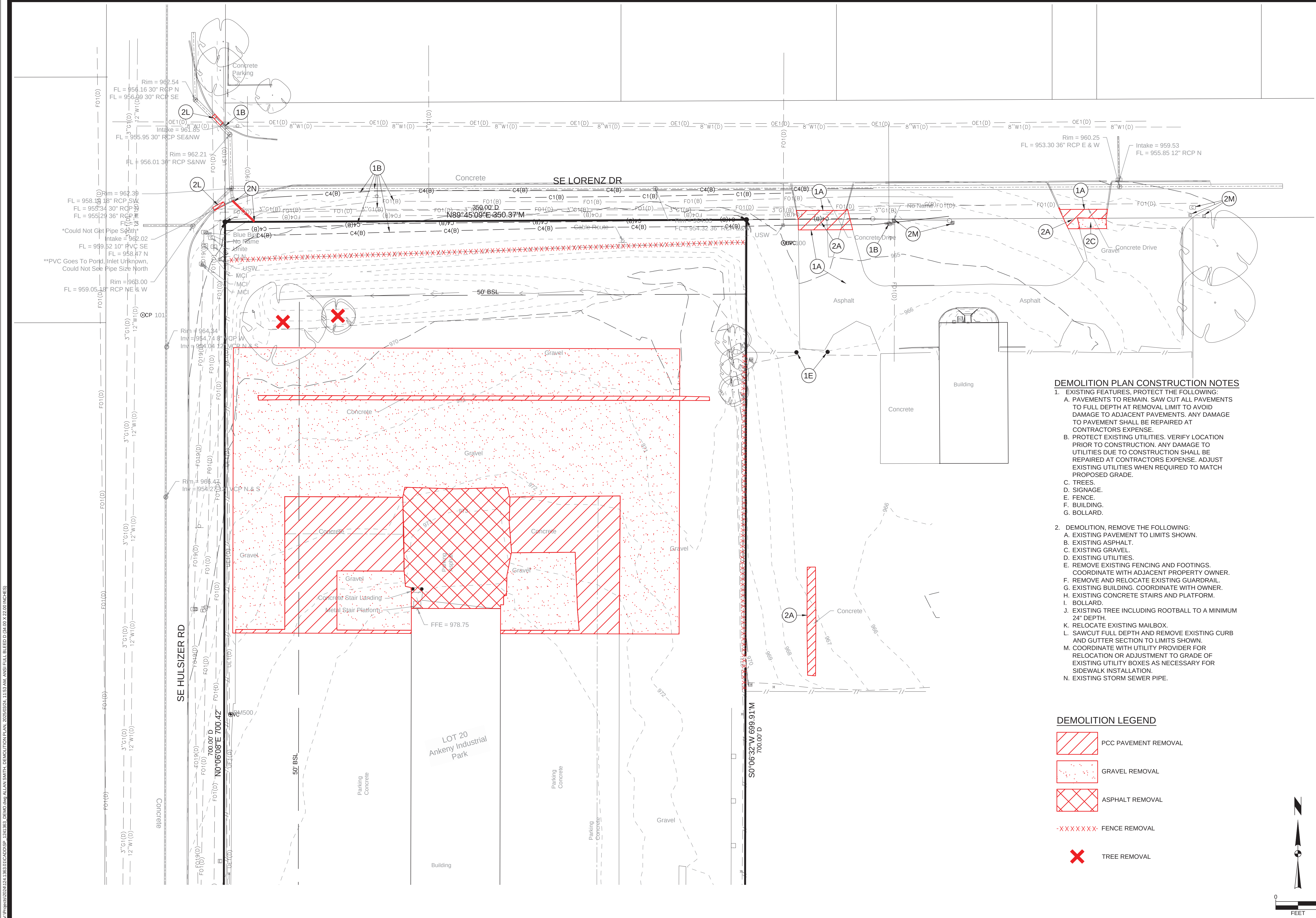
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C200

REVISED PER CITY COMMENTS	TLS	3-28-25	3-14-25	3-7-25	DATE	BY
3	REVIS	3-28-25	3-14-25	3-7-25	DATE	BY
2	REVIS	3-28-25	3-14-25	3-7-25	DATE	BY
1	REVIS	3-28-25	3-14-25	3-7-25	DATE	BY
MARK	REVISION	DATE	DATE	DATE	DATE	DATE
Engineer: CDD	Checked By: BKC	Scale: 1" = 30'				
Technician: CMC	Date: 01-31-2025	T-R-S: 80N-24W-25				

Project No: 124.1363.01

V:\Projects\2024\124.1363\DOHRN\DEMOLITION PLAN 20250924 11:59 AM AND FULL BLEED D (24.00 X 22.00 INCHES)



- DEMOLITION PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - C. TREES.
 - D. SIGNAGE.
 - E. FENCE.
 - F. BUILDING.
 - G. BOLLARD.
 - DEMOLITION, REMOVE THE FOLLOWING:
 - A. EXISTING PAVEMENT TO LIMITS SHOWN.
 - B. EXISTING ASPHALT.
 - C. EXISTING GRAVEL.
 - D. EXISTING UTILITIES.
 - E. REMOVE EXISTING FENCING AND FOOTINGS. COORDINATE WITH ADJACENT PROPERTY OWNER.
 - F. REMOVE AND RELOCATE EXISTING GUARDRAIL.
 - G. EXISTING BUILDING. COORDINATE WITH OWNER.
 - H. EXISTING CONCRETE STAIRS AND PLATFORM.
 - I. BOLLARD.
 - J. EXISTING TREE INCLUDING ROOTBALL TO A MINIMUM 24" DEPTH.
 - K. RELOCATE EXISTING MAILBOX.
 - L. SAWCUT FULL DEPTH AND REMOVE EXISTING CURB AND GUTTER SECTION TO LIMITS SHOWN.
 - M. COORDINATE WITH UTILITY PROVIDER FOR RELOCATION OR ADJUSTMENT TO GRADE OF EXISTING UTILITY BOXES AS NECESSARY FOR SIDEWALK INSTALLATION.
 - N. EXISTING STORM SEWER PIPE.

- DEMOLITION LEGEND**
- PCC PAVEMENT REMOVAL
 - GRAVEL REMOVAL
 - ASPHALT REMOVAL
 - FENCE REMOVAL
 - TREE REMOVAL

DOHRN TRANSFER BUILDING ADDITION

DEMOLITION PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 124.1363.01
Sheet C201

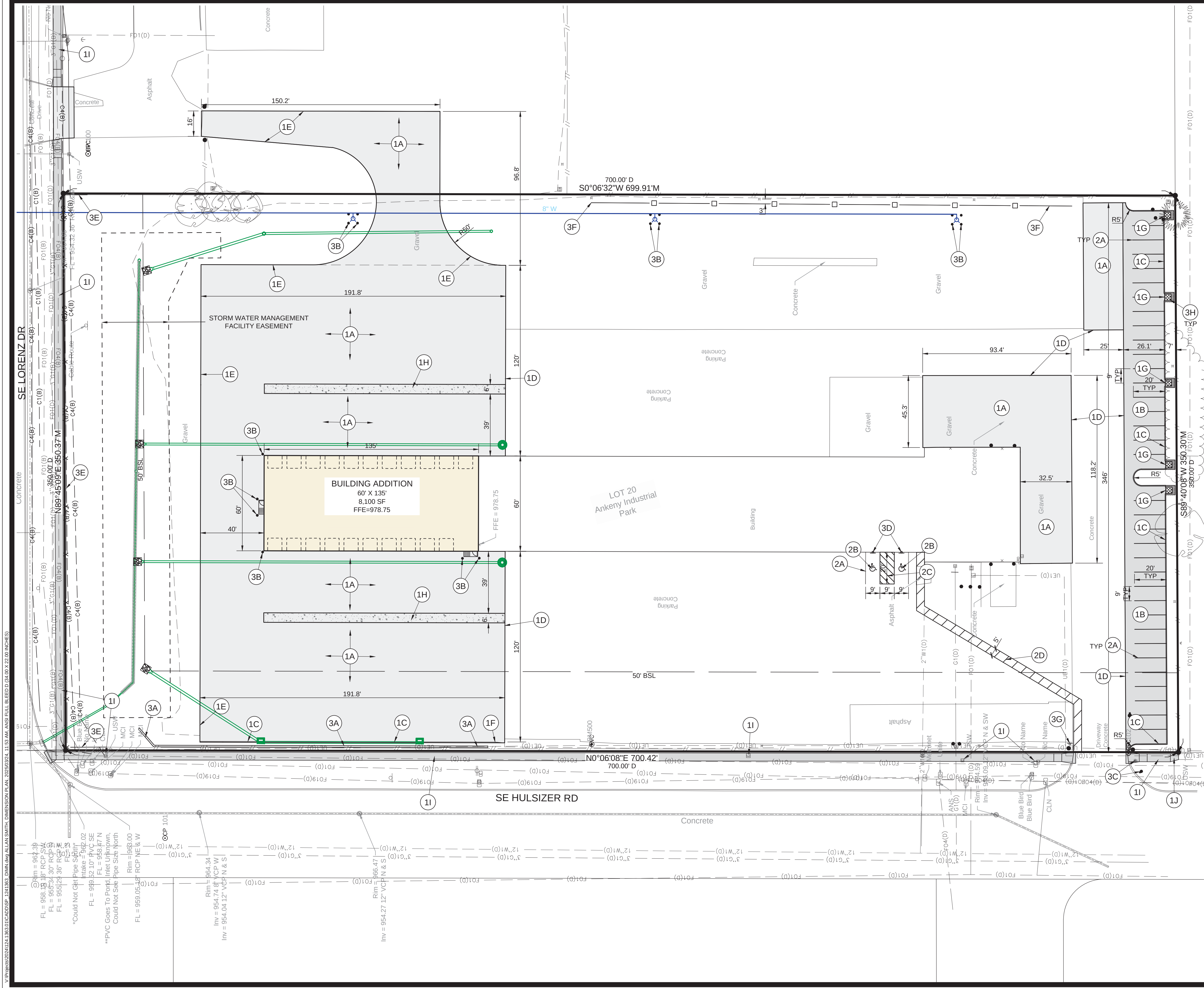
MARK	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	3-28-25	TLS
2	REVISED PER CITY COMMENTS	3-14-25	AWS
1	REVISED PER CITY COMMENTS	3-7-25	AWS
Engineer:	CDD	Checked By:	BKC
Technician:	CVC	Date:	01-31-2025
Scale:	1" = 30'		
T-R-S:	80N-24W-25		

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

Sheet C201

Project No: 124.1363.01

V:\Projects\2024\1241363\DOHRN\DOHRN.DWG ALAN SMITH DIMENSION PLAN 20250224 11:52 AM ANS FULL BLEED D (24.00 X 22.00 INCHES)



DIMENSION PLAN CONSTRUCTION NOTES

- PAVEMENTS, PROVIDE THE FOLLOWING:
 - PCC DRIVES, 8" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR MINIMUM OF 6" GRANULAR BASE IF AVAILABLE FROM ON-SITE REMOVALS.
 - PCC PARKING, 6" DEPTH PAVEMENT ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR MINIMUM OF 6" GRANULAR BASE IF AVAILABLE FROM ON-SITE REMOVALS.
 - 6" PCC STANDARD CURB. SEE DETAIL ON SHEET C600.
 - CONNECT TO EXISTING PAVEMENT, DRILL AND DOWEL.
 - NO CURB.
 - 6" CURB TAPER.
 - PROVIDE 3' WIDE CURB OPENING.
 - PCC LANDING STRIP, 12" DEPTH, PAVEMENT WITH DOUBLE MAT OF REINFORCING ON 12" PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR MINIMUM OF 6" GRANULAR BASE IF AVAILABLE FROM ON-SITE REMOVALS. CONTRACTOR TO CONFIRM DISTANCE FROM BUILDING WITH OWNER PRIOR TO CONSTRUCTION.
 - 5' WIDE, 5" PCC SIDEWALK. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS ALL RELOCATION OR ADJUSTMENT TO GRADE OF UTILITY BOXES AS NECESSARY FOR SIDEWALK CONSTRUCTION.
 - TAPER SIDEWALK WIDTH TO MATCH EXISTING IN 5 FEET.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED STATE OF IOWA SYMBOL.
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - 5' WIDE PEDESTRIAN PATH STRIPING.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - MODULAR BLOCK RETAINING WALL. COLOR PER OWNER. RETAINING WALLS OVER 4' HIGH REQUIRE DESIGN BY LICENSED ENGINEER. WALL CONTRACTOR SHALL SUBMIT DESIGN INFORMATION TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION OF THE WALL.
 - BOLLARD. PAINTED AND FILLED WITH CONCRETE. PAINT COLOR TO BE DETERMINED BY OWNER.
 - RELOCATED MAILBOX LOCATION.
 - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS. MOUNT TO BUILDING.
 - PROVIDE 6' TALL CHAIN LINK FENCE WITH 3 STRANDS OF BARB WIRE. MATCH EXISTING FENCE.
 - RELOCATED GUARDRAIL, INSTALL 3' WEST OF LIGHT POLES.
 - STOP SIGN (R1-1) 30" X 30" ON 4" X 4" PRESSURE TREATED POST.
 - AT CURB OPENINGS, PROVIDE 4' X 4' FLOW TRANSITION MAT (FTM) WITH 6' X 6' TYPE 2 TURF REINFORCEMENT MAT (TRM).

PAVEMENT LEGEND

- 6" PCC PAVEMENT
- 8" PCC PAVEMENT
- 12" PCC PAVEMENT

DOHRN TRANSFER BUILDING ADDITION

DIMENSION PLAN

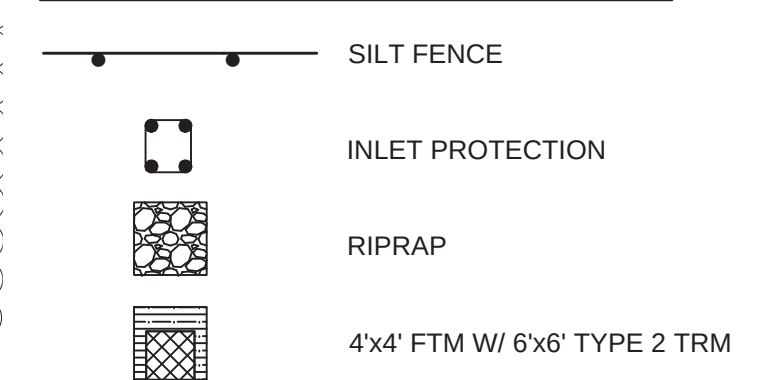
ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

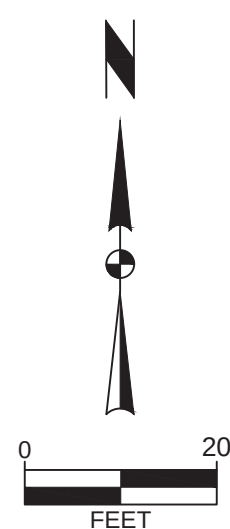


Project No: 124.1363.01

Sheet C300



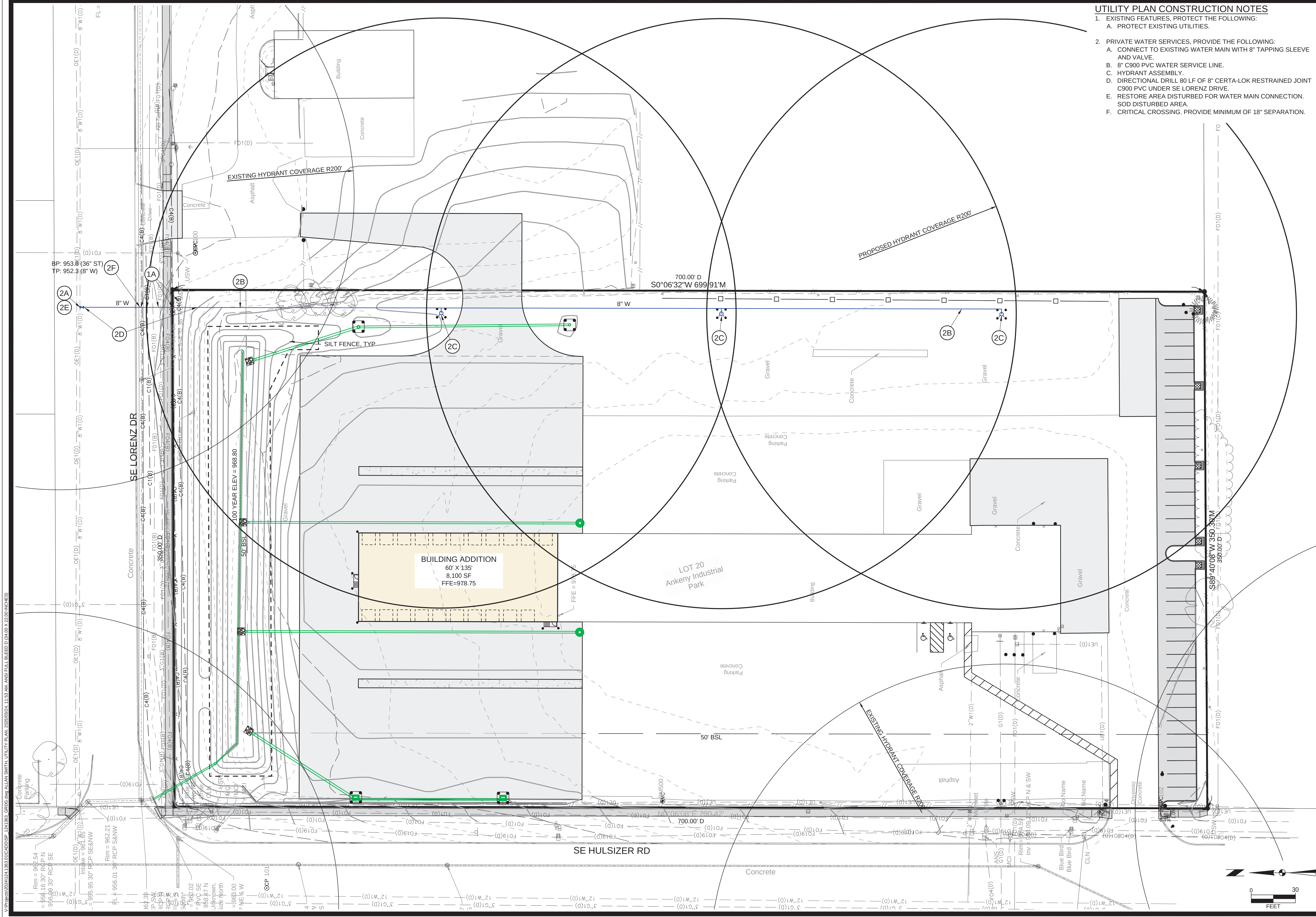
The logo for Snyder & Associates is centered in the upper half of the page. It consists of a large, bold, black stylized letter 'S' with a horizontal bar extending from its right side. Below the 'S' is the text 'SNYDER' in a bold, black, sans-serif font, followed by '& ASSOCIATES' in a smaller, black, sans-serif font.



S
SNYDER
& ASSOCIATES

Project No: 124.13
Sheet C40

V:\P\0603\2024\124.1363\DOHRSN\124.1363.DWG ALAN SMITH UTILITY PLAN 12052024 11:55 AM ANSI FULL BLEED D (24.00 X 22.00 INCHES)



- UTILITY PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PROTECT EXISTING UTILITIES.
 - PRIVATE WATER SERVICES, PROVIDE THE FOLLOWING:
 - CONNECT TO EXISTING WATER MAIN WITH 8" TAPPING SLEEVE AND VALVE.
 - 8" C900 PVC WATER SERVICE LINE.
 - HYDRANT ASSEMBLY.
 - DIRECTIONAL DRILL 80 LF OF 8" CERTA-LOK RESTRAINED JOINT C900 PVC UNDER SE LORENZ DRIVE.
 - RESTORE AREA DISTURBED FOR WATER MAIN CONNECTION. SOD DISTURBED AREA.
 - CRITICAL CROSSING. PROVIDE MINIMUM OF 18" SEPARATION.

DOHRN TRANSFER BUILDING ADDITION

UTILITY PLAN

ANKENY, IOWA



Project No: 124.1363.01
Sheet C403

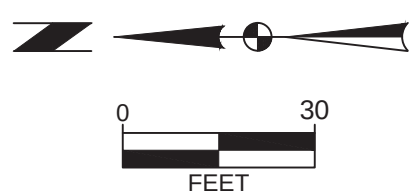
SNYDER & ASSOCIATES, INC. |

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

MARK	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	3-28-25	TLS
2	REVISED PER CITY COMMENTS	3-14-25	AW
1	REVISED PER CITY COMMENTS	3-7-25	AW
Engineer: CDD	Checked By: BKC	Scale: 1" = 30'	
Technician: CMC	Date: 01-31-2025	T-R-S: 80N-24W-25	

Sheet C403

Project No: 124.1363.01



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 GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

1. PROVIDE 3-INCH DEPTH SHREDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
2. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT UNLESS OTHERWISE DIRECTED BY OWNER.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.
4. PROVIDE DETENTION BASIN SEED MIX AS PROVIDED BY PRAIRIE MOON NURSERY. WWW.PRAIRIEMOON.COM, 32115 PRAIRIE LANE, WINONA, MN 55987, OR APPROVED EQUAL SEEDING RATE: 11.48 LBS/ACRE. INSTALL AS PER SUDAS SPECIFICATIONS 9010 SEEDING.



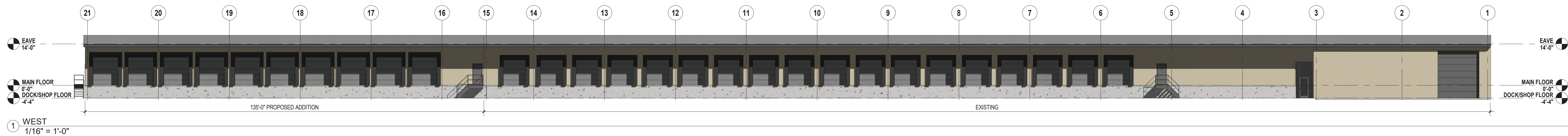
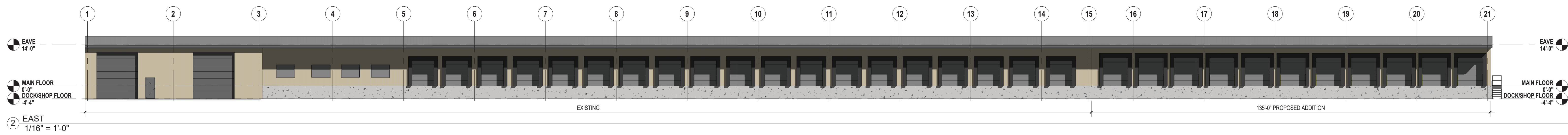
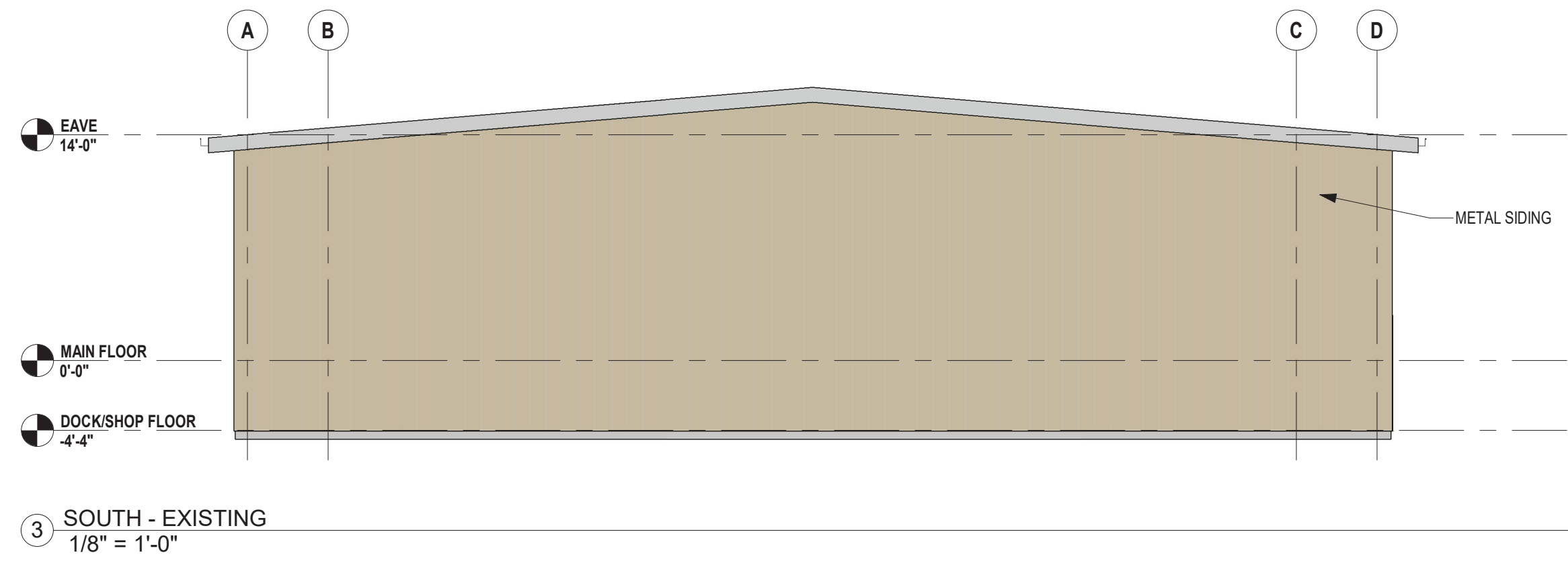
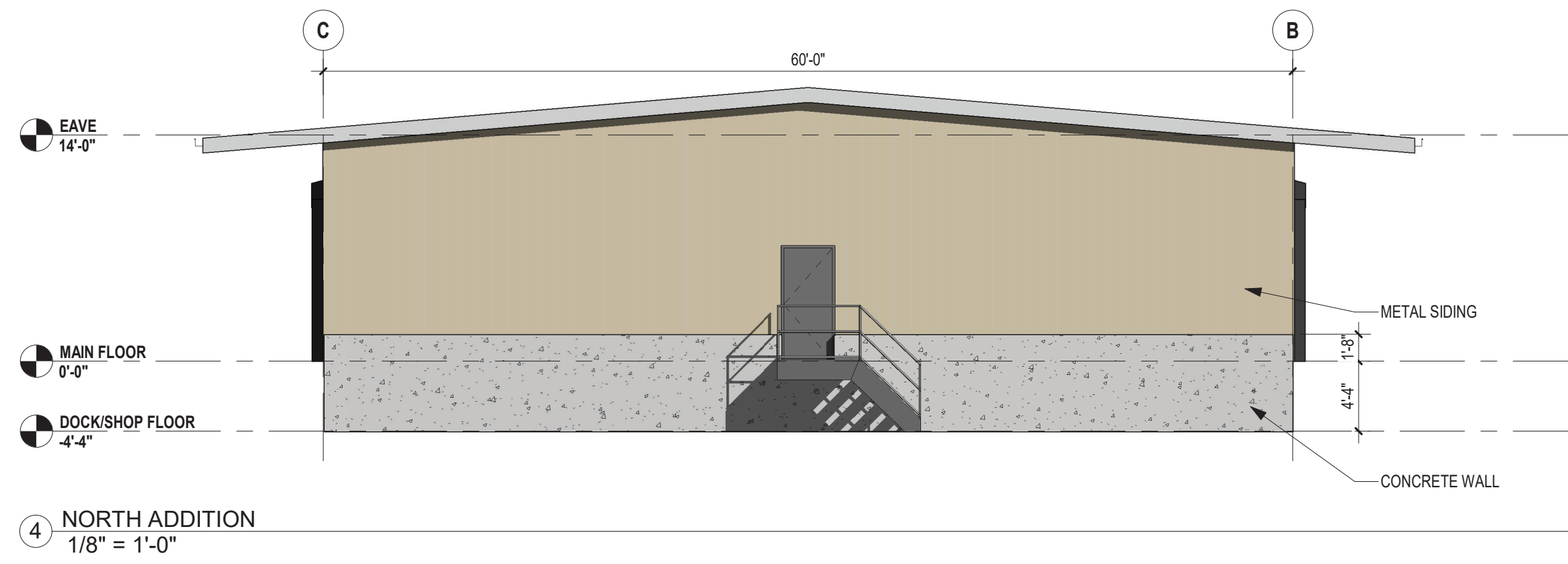
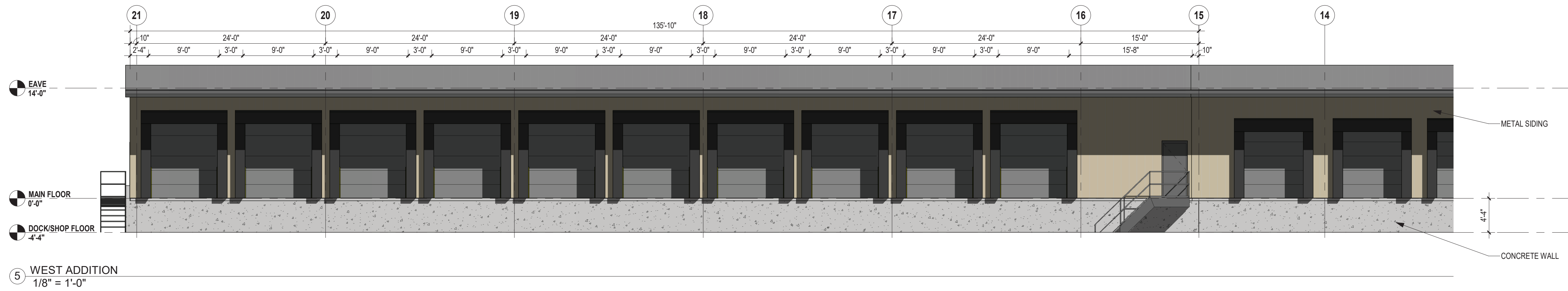
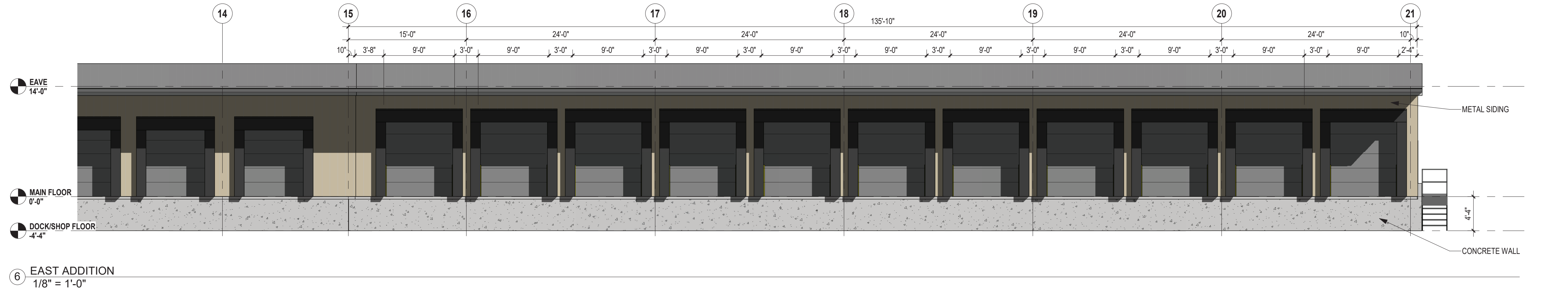
SNYDER
& ASSOCIATES

EXT. MATERIALS ON NEW ADDITION:

- NORTH WALL
 - 1,123 SQ.FT. TOTAL AREA
 - 789 SQ.FT. METAL = 68% OF WALL
 - 354 SQ.FT. CONCRETE = 32% OF WALL (30% REQ.)
- WEST WALL
 - 1,423 SQ.FT. TOTAL AREA
 - 838 SQ.FT. METAL = 59% OF WALL
 - 585 SQ.FT. CONCRETE = 40% OF WALL (40% REQ.)
- EAST WALL
 - 1,333 SQ.FT. TOTAL AREA
 - 748 SQ.FT. METAL = 56% OF WALL
 - 585 SQ.FT. CONCRETE = 44% OF WALL (30% REQ.)

METAL SIDING NOTES:

- NOTE: ALL EXISTING METAL TO BE REMOVED AND REPLACED WITH NEW. METAL ON NEW ADDITION TO MATCH.
- WALL PANELS - BUTLER SHADOWWALL, COOL DESERT BEIGE
 - ROOF PANELS - MATCH EXISTING



WAREHOUSE ADDITION

DOHRN TRANSFER
2129 SE HULSIZER DR
ANKENY, IA 50021

Revisions	

ISSUE --- PROJ. RA-24055
ELEVATIONS



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

3219 SE 36th Circle - Raptor Properties Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 3219 SE 36th Circle, Raptor Properties.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Letter of Request
4. Site Plan
5. Building Elevations



Agenda Item: 3219 SE 36th Circle – Raptor Properties Site Plan
Report Date: April 3, 2025
Prepared by: Bryan Morrissey EJC
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3219 SE 36th Circle, Raptor Properties.

Project Summary:

The subject property is generally located south of SE Oralabor Road and east of SE Four Mile Drive, on Lot 4 of Albaugh Four Mile Industrial Park. The subject lot is approximately 6.73-acres (+/-) in size and is zoned M-1, Light Industrial District. Neighboring properties are either zoned M-1, Light Industrial District or are not within Ankeny's corporate limits. The applicant is proposing to construct two buildings on the undeveloped site, one being a 3,945 square-foot office building and the other being 13,600 square-foot warehouse building.

The exterior of both proposed buildings will be constructed primarily of masonry brick and metal paneling. The masonry brick is shown at the base of both buildings, which meets the Code requirement for a base of permanent materials around the perimeter of the building. Additionally, the minimum primary material requirements of the Code for both buildings have been met, with the exception of the north elevation of the warehouse building. The elevation for the north side of the warehouse building is just short of what is required (30%) for primary materials; however, considering that large portions of the north elevation are occupied by garage doors, staff believes that the intent of the Code is being met, as masonry brick is shown in large quantities around the garage doors. Had the garage doors not been necessary for operations on the site, the Code requirement would likely be satisfied.

The proposed site plan calls for parking to be located in the front and rear of the office building, while additional parking is depicted towards the northwest corner of the warehouse building. In total, 38 parking stalls are proposed, clearing the minimum requirement of 20 parking stalls that are required by Code. Vehicular access to the site will come via the lone access drive that stems from SE 36th Circle, while a five-foot sidewalk extension is proposed along SE 36th Circle as well. In addition to the parking areas, the plans propose an outdoor storage area located near the far east side (rear) of the property. The outdoor storage area will be comprised primarily of crushed stone; however, hard surfaced drive aisles will be installed within the storage area to allow for the movement of vehicles without kicking up debris. Additionally, the storage area will be surrounded by a six-foot privacy fence to screen the area from surrounding properties.

The landscaping and screening requirements of the Code have been satisfied on the proposed plans. Headlight screening is shown along the west side of the parking areas adjacent to SE 36th Circle. The remaining plantings proposed throughout the development are intended to meet the open space and pavement shading requirements of the Code. The office building on the site will be serviced with four-inch water and six-inch sanitary lines, while the warehouse building will be serviced with six-inch water and six-inch sanitary lines. Service to the development will stem from the existing lines that run along SE 36th Circle. 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 management area located on the far east side of the property.

Site Plan Worksheet
3219 SE 36th Circle – Raptor Properties 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 buildings are situated near the front of the west property line of Lot 4, Albaugh Four Mile Industrial Park. The two-story office building's primary building façade faces west towards SE 36th Circle, while the primary building façade for the one-story warehouse faces northeast.

- 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 two proposed buildings. Code requires a minimum of 20 parking stalls for this development, while the proposed plans provide 38 spaces. A five-foot sidewalk is proposed along SE 36th Circle towards the front of the development.

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

A traffic memo for the site was reviewed and approved by the City's Traffic Engineering Manager. Public improvements stemming from the proposed development are not required.

- 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 east and west sides of the proposed office building, while additional stalls area proposed just north of the warehouse building. Headlight screening is proposed for all of the stalls that face towards SE 36th Circle.

- 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 dumpster enclosure is located near the rear of the main parking area on the site. The enclosure will be constructed of materials to match the proposed buildings on the site.

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 near 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 office building with four-inch water service and the warehouse building with six-inch water service. Six-inch sanitary service will be provided to both buildings on the site.

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 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 3,945 square-foot office building and 13,600 square foot warehouse building are comparable in size and scale to the other light industrial developments in the area along SE Four Mile Drive. The size and design of the buildings align with the regulations of the Code.

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

The materials for the proposed buildings consist primarily of masonry brick and metal siding. These materials are similar to what other developments in the area have used for their building design. The minimum primary material requirements of the Code have been met with what is proposed.

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 materials similar to what is proposed for the buildings 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.**

The two buildings on-site utilize similar materials and are complimentary of one another in terms of their design.

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.

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

The two proposed buildings are comparable in scale and style to the other light-industrial developments in the SE Four Mile area. The building will be constructed primarily of masonry and metal paneling.

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.

January 17, 2025

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

**RE: 3219 SE 36th Circle – Raptor Properties
Approval Letter**

Planning and Building Director:

On behalf of Raptor Properties, we are pleased to submit the site plan for a industrial warehouse and office building at 3219 SE 36th Circle.

A 13,600 square foot warehouse space and 4,000 square foot office with outdoor storage space is proposed. The site also includes PCC paving, storm water treatment and detention, utility installation, and landscaping to meet City standards.

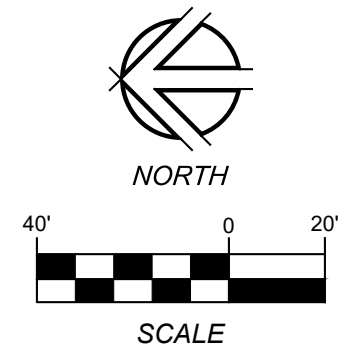
We would request your review and approval once we've addressed any comments you may have. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Adam Scoeppner, PLS
NILLES ASSOCIATES, INC.

1. BUILDING DIMENSIONS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.

- A. BOUNDARY LINE.
- B. INSTALL TIE A DRIVEWAY CONNECTION TO EXISTING STREET PER SUDAS 7030.101
- C. CLASS A SIDEWALK CURB PER SUDAS FIGURE 7030.202 AND DETAIL 1 ON SHEET C600.
- D. NO CURB.
- E. TRANSITIONS FROM 6" STANDARD CURB TO NO CURB PER SUDAS 7010.102.
- F. TRANSITION FROM CLASS A SIDEWALK CURB TO NO CURB PER SUDAS FIGURE 7010.102.
- G. 3" ROLLED CURB PER SUDAS FIGURE 7010.102.
- H. TRANSITION FROM 3" ROLLED CURB TO 6" STANDARD CURB PER SUDAS 7010.102.
- I. DUMPSSTER PAD. 20' X 14' EXTERIOR DIMENSIONS.
- J. KNOX BOX LOCATION
- K. 6' PRIVACY FENCE. INSTALL PER MANUFACTURERS DETAILS AND INSTRUCTIONS. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS NEAR GATE ENTRANCE.
- L. LOCATION FOR THREE (3)-1000 GALLON ABOVE GROUND DOUBLE WALLED FUEL TANKS. TANKS TO CONTAIN ON-ROAD DIESEL, OFF-ROAD DIESEL, AND GASOLINE. TANKS SHALL BE LOCATED ON A CONCRETE PAD WITH INSIDE DIMENSIONS OF 11'x40' AND 2' TALL WALLS TO CONTAIN CONTENTS OF ALL TANKS DURING A SPILL (3000 GAL/401 CF). PAD AND WALLS SHALL BE LINED WITH A FUEL CONTAINMENT LINER CAPABLE OF PREVENTING SEEPAGE OF FUEL INTO SURROUNDING SOILS.
- M. BLDG EXIT.
- N. OVERHEAD DOOR.
- O. ABANDON EXISTING WATER SERVICE BY REMOVING SERVICE CAPPING AND PLUGGING AT THE TEE. WORK SHALL CONFORM TO SUDAS SECTION 5010. 16 LF TOTAL.
- P. CLEAR & GRUB EXISTING TREES AND WOODY VEGETATION. (+/-17,600 SF) PROTECT PLANTING IN AREAS OUTSIDE OF GRADING.



1. PARKING LOT AND DRIVE AISLE PAVING SHALL BE NON-REINFORCED 7" P.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" AND 4" ROCK SUBBASE. TRASH ENCLOSURE REINFORCED 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 5 INCHES. 4" ROCK BASE IS NOT REQUIRED ON SIDEWALKS.
4. ALL PAVING SHALL COMPLY W/ SUDAS 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 2 ON SHEET C600.
7. CRUSHED STONE STORAGE AREAS SHALL BE 12" THICK CONSTRUCTED IN TWO(2) 6" LIFTS. A LAYER OF ENGINEERING FABRIC SHALL BE PLACED BETWEEN THE TWO LIFTS. THE BOTTOM LIFT SHALL BE 6" OF CRUSHED #3 STONE. THE TOP LIFT SHALL BE 6" OF CRUSHED #57 STONE.

- 5" PCC SIDEWALK
- 7" PCC PAVING
- 8" REINFORCED PCC PAVING W/ 4" ROCK SUBBASE
- RAMP
- SPECIAL SHAPING
- CRUSHED STONE STORAGE AREA
- TURNING SPACE
MAX 1.5% IN ALL DIRECTIONS



PRELIMINARY - SUBMITTAL #3

NILLES ASSOCIATES

REVISIONS:

3.) REVISIONS PER CITY REVIEW COMMENTS (2025-02-28)

4.) REVISIONS PER CITY REVIEW COMMENTS (2025-03-28)

5.)

6.)

7.)

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

RAPTOR PROPERTIES

PROPERTY OF IOWA

DIMENSION PLAN

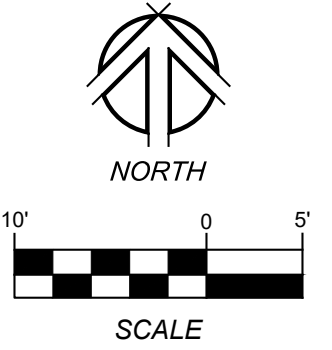
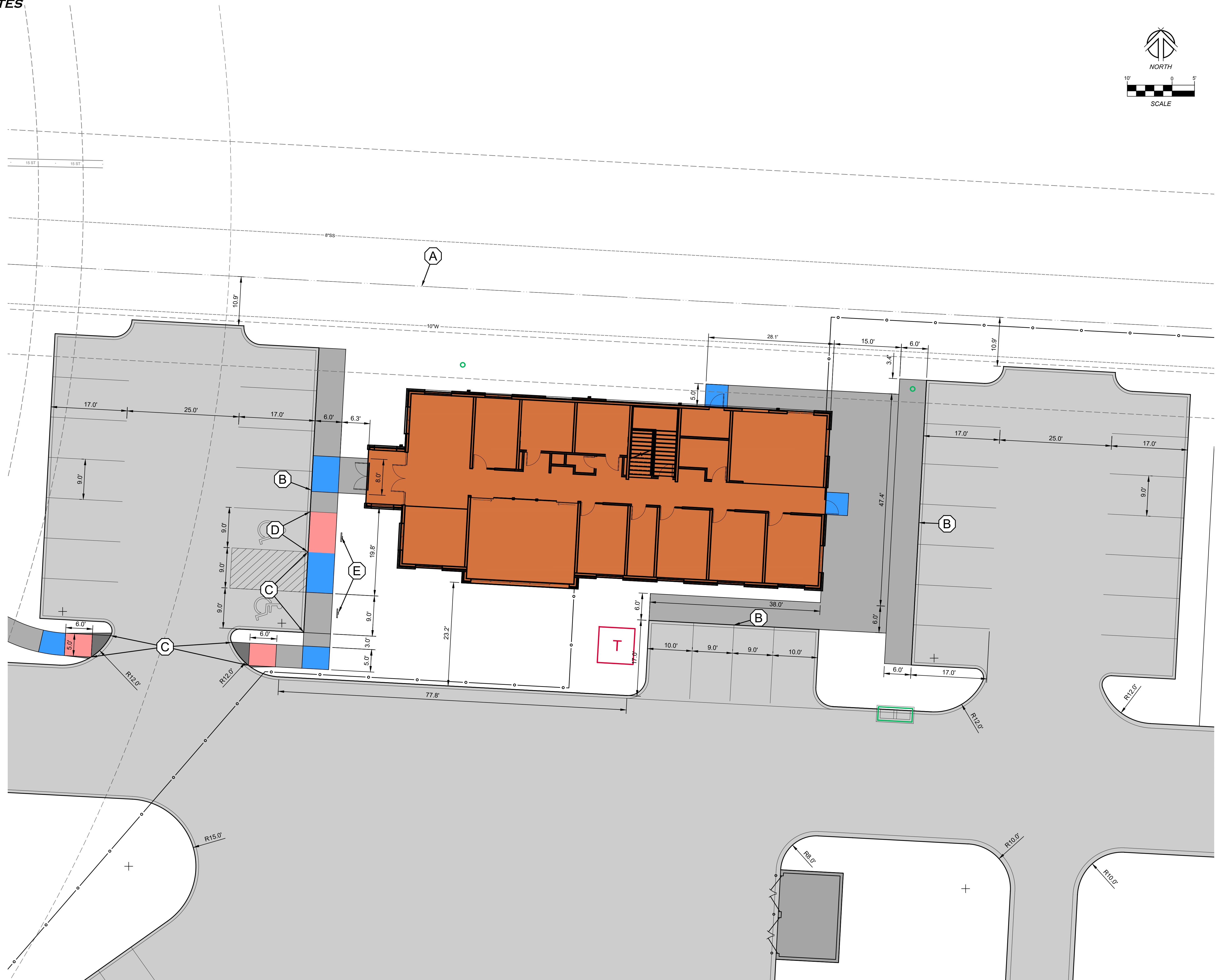
NAI NO.:	24192
DATE:	3/28/2025
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	24" X 36"
SHEET TITLE:	C200
SHEET NO.:	2/8

1. BUILDING DIMENSIONS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.

- A. BOUNDARY LINE.
- B. CLASS A SIDEWALK CURB PER SUDAS FIGURE 7030.202 AND DETAIL 1 ON SHEET C600.
- C. NO CURB.
- D. TRANSITION FROM CLASS A SIDEWALK CURB TO NO CURB PER SUDAS FIGURE 7010.102.
- E. ACCESSIBLE STALL STUBS IN ACCORDANCE WITH ANSI A117.1-05 SECTION 502.7 MOUNTED TO POLE. REFER TO DETAIL P-1 ON SHEET C600 FOR FURTHER INFORMATION.

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 8" AND 4" ROCK SUBBASE. TRASH ENCLOSURE REINFORCEMENT SHALL BE 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 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.

- 5" PCC SIDEWALK
- 7" PCC PAVING
- 8" REINFORCED PCC PAVING W/ 4" ROCK SUBBASE
- RAMP
- SPECIAL SHAPING
- TURNING SPACE
MAX 1.5% IN ALL
DIRECTIONS



PRELIMINARY - SUBMITTAL #3

1. REVISIONS PER CITY REVIEW COMMENTS (2025-02-28)
2. REVISIONS PER CITY REVIEW COMMENTS (2025-03-28)

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

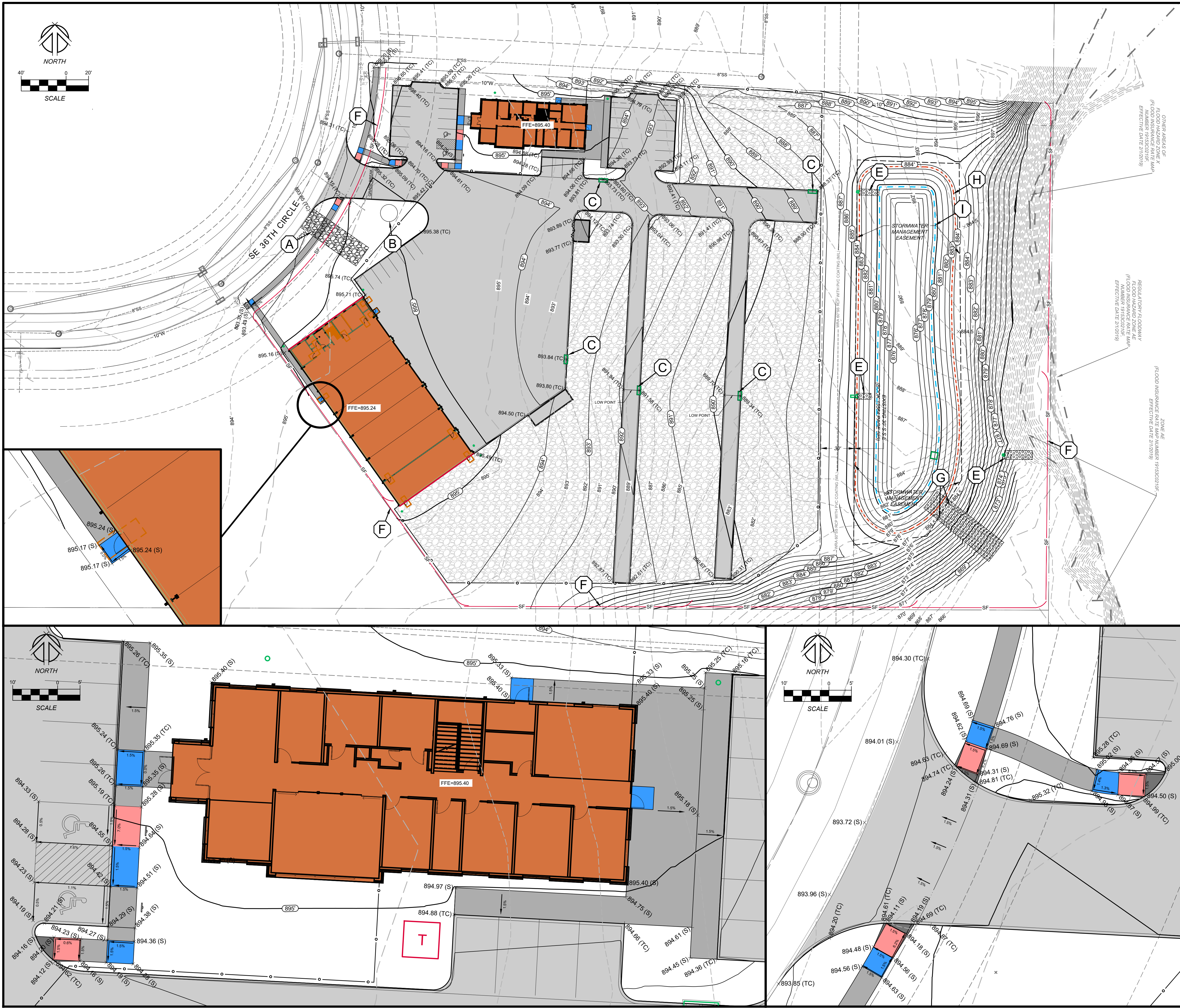
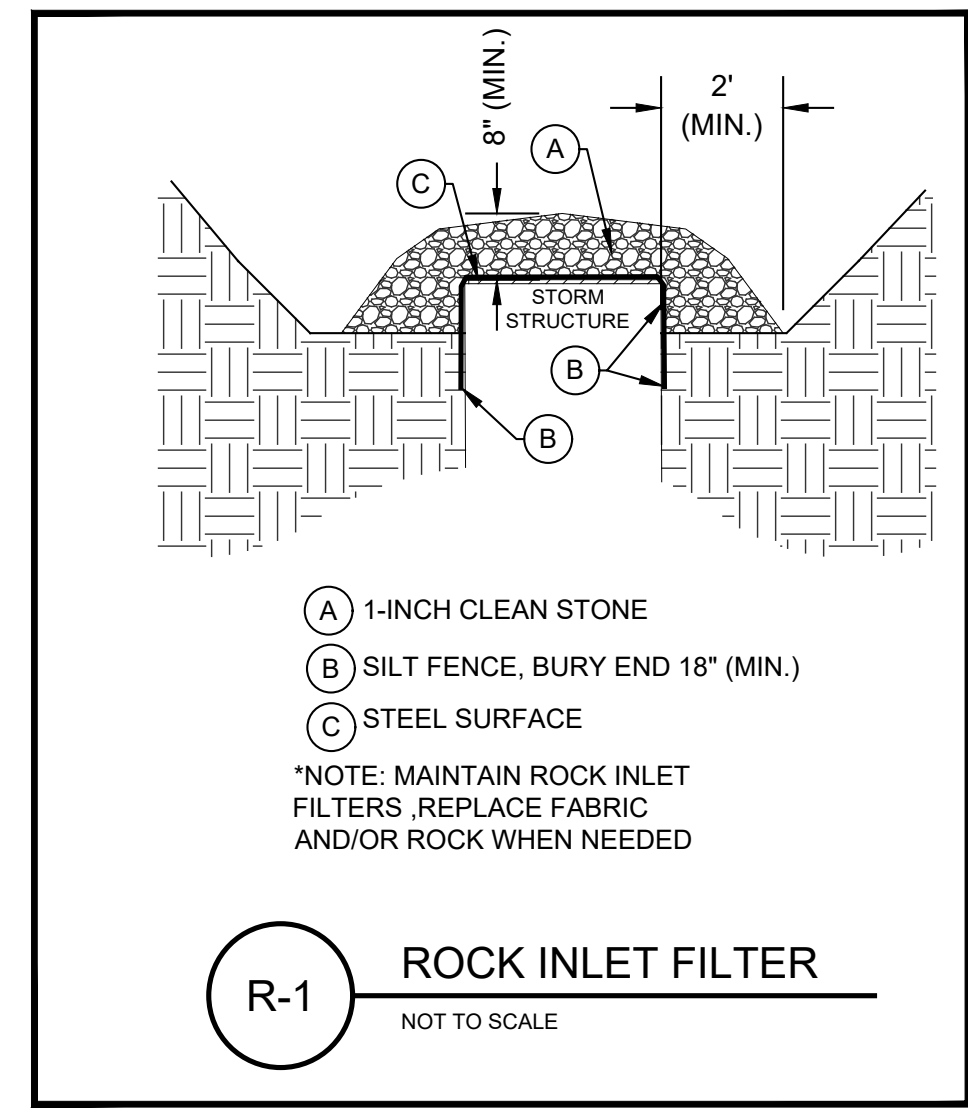
RAPTOR PROPERTIES

ANKENY, IOWA

DIMENSION PLAN

NAI NO.:	24192
DATE:	3/28/2025
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	24" X 36"
SHEET TITLE:	C201
SHEET NO.:	3/8

- A. CONSTRUCTION ENTRANCE. 20'X60'. MATERIALS SHALL CONFORM TO SUDAS SECTION 9040.
- B. CONCRETE WASHOUT.
- C. INSTALL ROCK FILTER PER DETAIL. R-1 ON ALL INTAKES PRIOR TO PAVING AND DROP IN INLET PROTECTION DEVICE FOLLOWING PAVING.
- D. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE SEEDDED WITH TYPE 1 SEED PER SUDAS FOLLOWING CONSTRUCTION. REFER TO SHEETS C500 AND C501 FOR FURTHER LANDSCAPING INFORMATION.
- E. FLEXAMAT PLUS OR APPROVED EQL AT PIPE OUTLETS AND BASIN OVERFLOW LOCATIONS. INSTALL PER MANUFACTURERS DETAILS AND INSTRUCTIONS. 212 SY TOTAL.
- F. SLT FENCE (SF) PER SUDAS 9040. 1550 LF TOTAL.
- G. 10' WIDE EMERGENCY OVERFLOW. CREST ELEVATION = 883.50.
- H. 100-YR HIGH WATER ELEVATION = 882.60.
- I. PERMANENT POOL ELEVATION = 879.50.



UTILITY PLAN NOTES

1. WATER SERVICE. INSTALL PER SUDAS 5010. CONSULT BUILDING PLANS FOR FOOTING DEPTH AND MAINTAIN 18" OF SEPARATION BETWEEN PIPE AND FOOTING. MAINTAIN MINIMUM DEPTH OF 5.5'.
 - 1.1. CONNECT SERVICE TO EXISTING WATER MAIN USING CORPORATION STOP.
 - 1.2. 6" DIA. WATER SERVICE TO BE SPLIT OUTSIDE BUILDING TO 4" FIRE AND 1" DOMESTIC. TERMINATE SERVICE MINIMUM 5 FEET FROM BUILDING. REFER TO DETAIL 3 ON SHEET C600 FOR ADDITIONAL INFORMATION REGARDING SERVICE SPLIT. 18 LF TOTAL.
 - 1.3. CONNECT 6" WATER SERVICE TO EXISTING MAIN USING TAPPING SLEEVE AND VALVE.
 - 1.4. 6" DIA. WATER SERVICE TO BE SPLIT OUTSIDE BUILDING TO 4" FIRE AND 1" DOMESTIC. TERMINATE SERVICE MINIMUM 5 FEET FROM BUILDING. REFER TO DETAIL 3 ON SHEET C600 FOR ADDITIONAL INFORMATION REGARDING SERVICE SPLIT. 71 LF TOTAL.
 - 1.5. EXISTING HYDRANT ASSEMBLY.
 - 1.6. 200' FIRE HYDRANT COVERAGE RADIUS.
 - 1.7. ADJUST EXISTING VALVES AND HYDRANTS TO GRADE AS NECESSARY.
 - 1.8. INSTALL 64 LF OF 4" WATER MAIN, REMOTE FIRE DEPARTMENT CONNECTION (5" SEXLESS COUPLING "STORZ" TYPE), AND SHUTOFF VALVE, PER SUDAS 5010 AND 5020, 2015 INTERNATIONAL FIRE CODE, AND CITY OF ANKENY REQUIREMENTS.
 - 1.9. INSTALL 96 LF OF 4" WATER MAIN, REMOTE FIRE DEPARTMENT CONNECTION (5" SEXLESS COUPLING "STORZ" TYPE), AND SHUTOFF VALVE, PER SUDAS 5010 AND 5020, 2015 INTERNATIONAL FIRE CODE, AND CITY OF ANKENY REQUIREMENTS.
 - 1.10. EXISTING WATER STUB TO BE REMOVED. REFER TO SHEET C200 FOR ADDITIONAL INFORMATION.
2. SANITARY SEWER. ALL WORK AND MATERIALS SHALL COMPLY TO SUDAS 4010.
 - 2.1. CONNECT 6" PVC SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER STUB WITH MANUFACTURED WYE CONNECTION AND EXTEND AT MINIMUM 1% SLOPE. TERMINATE SERVICE 5 FT FROM BUILDING. CONTRACTOR SHALL FIELD VERIFY INVERT OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. 119 LF TOTAL.
 - 2.2. SANITARY SEWER CLEANOUT. 4 TOTAL.
 - 2.3. CONNECT 6" PVC SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER WITH A MANUFACTURED WYE CONNECTION. EXTEND AT MINIMUM 1% SLOPE. WHERE SLOPE OF SERVICE EXCEEDS 1:1, CONSTRUCT RISER USING SCHEDULE 40 PVC ACCORDING TO SUDAS FIGURE 4010.201. TERMINATE SERVICE 5 FT FROM BUILDING. PUBLIC SEWER SHALL BE VIDEO INSPECTED AFTER CONNECTION IS MADE. VIDEO SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO A FULL CO BEING ISSUED. 35 LF TOTAL.
3. ELECTRIC SERVICE. COORDINATE TRANSFORMER LOCATION AND CONNECTION TO EXISTING ELECTRIC SERVICE WITH MIDAMERICAN ENERGY COMPANY.
 - 3.8. PROPOSED TRANSFORMER LOCATION. REFER TO MEP PLANS FOR ADDITIONAL TRANSFORMER INFORMATION.
 - 3.9. PRIVATE BUILDING ELECTRIC SERVICE. COORDINATE LOCATION WITH MEP PLANS.
4. STORM SEWER. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS SECTION 4020.
 - 4.1. BUILDING ROOF DRAIN CONNECTIONS TO BE CONNECTED USING "INSERT-A-TEE" OR APPROVED EQUAL.
 - 4.2. BASIN OUTLET STRUCTURE. REFER TO DETAILS ON SHEET C600 FOR FURTHER DETAILS.

STORM STRUCTURE TABLE			
NAME	DESCRIPTION	RIM/TC	INVERT
S0	18" FLARED END SECTION		INV 883.58 (ST-1)
S1	(SW-505) DOUBLE RECTANGULAR INTAKE W/ EJ MODEL 7030 CASTING FOR 3" ROLLED CURB	889.34	INV 884.72 (ST-2) INV 884.62 (ST-1)
S2	(SW-505) DOUBLE RECTANGULAR INTAKE W/ EJ MODEL 7030 CASTING FOR 3" ROLLED CURB	891.58	INV 885.99 (ST-3) INV 885.89 (ST-2)
S3	(SW-505) DOUBLE RECTANGULAR INTAKE W/ EJ MODEL 7030 CASTING FOR 3" ROLLED CURB	893.84	INV 888.42 (ST-4) INV 888.32 (ST-3)
S4	8" X 8" PVC TEE	895.17	INV 890.40 (ST-5) INV 890.40 (ST-4) INV 890.40 (ST-41)
S5	90° PVC BEND, 8"		INV 891.42 (ST-5) INV 891.42 (ST-6)
S6	CLEANOUT, TYPE A	893.63	INV 891.94 (ST-6)
S9	10" FLARED END SECTION		
S10	(SW-505) DOUBLE RECTANGULAR INTAKE W/ EJ MODEL 7030 CASTING FOR 3" ROLLED CURB	888.52	INV 885.57 (ST-11) INV 885.47 (ST-10)
S11	(SW-505) DOUBLE RECTANGULAR INTAKE W/ TYPE R CASTING	893.73	INV 889.68 (ST-11) INV 889.84 (ST-12)
S12	90° PVC BEND, 8"		INV 890.56 (ST-12) INV 890.56 (ST-13)
S13	CLEANOUT, TYPE A	893.26	INV 891.57 (ST-13)
S41	90° PVC BEND, 8"		INV 890.56 (ST-42) INV 890.46 (ST-41)
S42	CLEANOUT, TYPE A	895.13	INV 891.08 (ST-42)
S100	15" FLARED END SECTION		INV 874.37 (ST-101)
S101	BASIN OUTLET STRUCTURE	881.50	INV 875.00 (ST-101)

STORM PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	INLET INVERT	OUTLET INVERT
ST-1	18" PVC	104 LF	1.00%	884.62	883.58
ST-2	15" PVC	90 LF	1.30%	885.89	884.72
ST-3	12" PVC	71 LF	3.29%	888.32	885.99
ST-4	8" PVC	113 LF	1.75%	890.40	888.42
ST-5	8" PVC	170 LF	0.60%	891.42	890.40
ST-6	8" PVC	87 LF	0.60%	891.94	891.42
ST-10	10" PVC	41 LF	3.56%	885.47	884.00
ST-11	10" PVC	187 LF	2.20%	889.68	885.57
ST-12	8" PVC	72 LF	1.00%	890.56	889.84
ST-13	8" PVC	101 LF	1.00%	891.57	890.56
ST-41	8" PVC	11 LF	0.60%	890.46	890.40
ST-42	8" PVC	86 LF	0.60%	891.08	890.56
ST-101	12" PVC	63 LF	1.00%	875.00	874.37

GENERAL UTILITY NOTE:
COORDINATE ALL UTILITY SERVICE CONNECTION WITH MEP DRAWINGS.



PRELIMINARY - SUBMITTAL #3

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

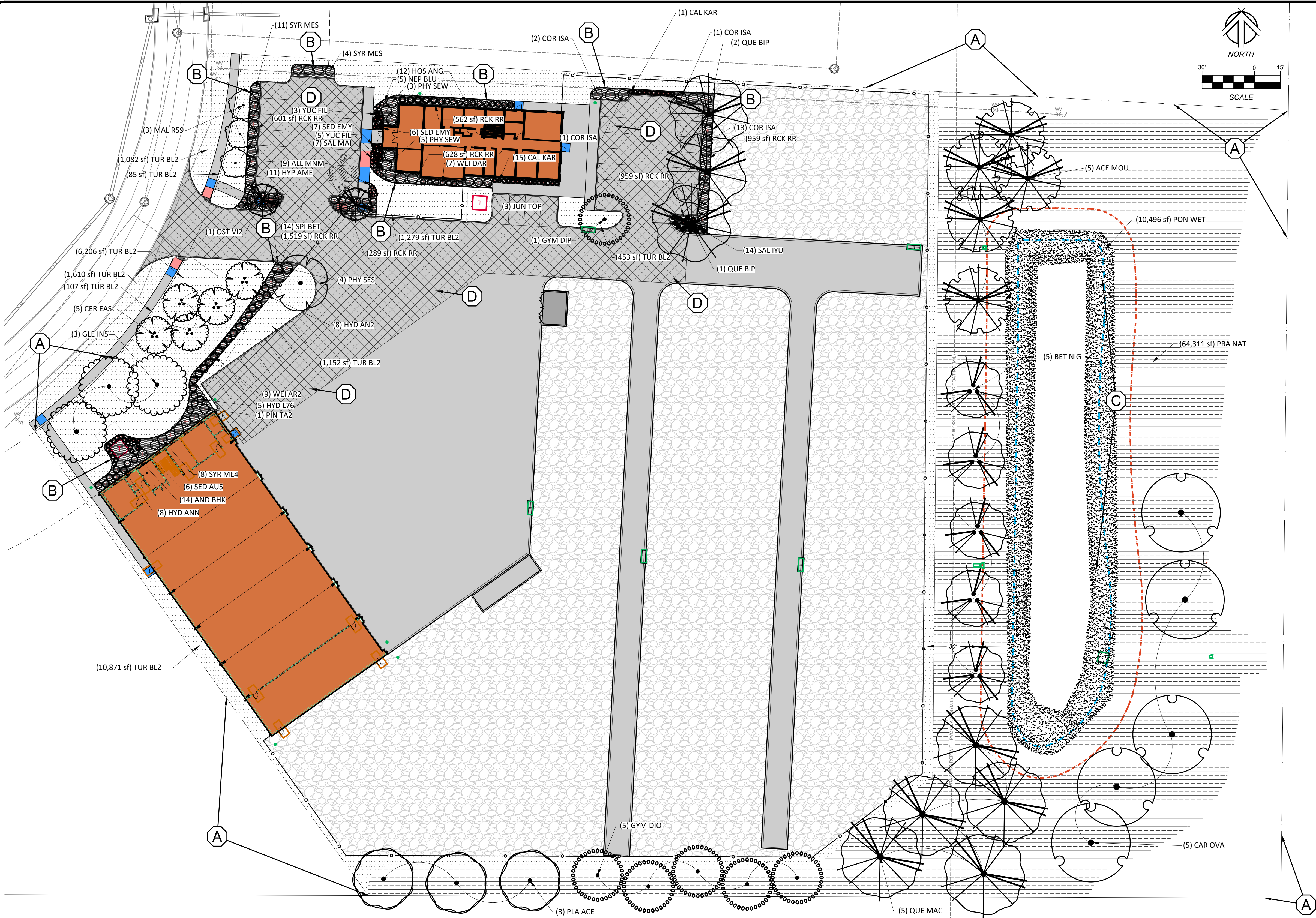
NILLES ASSOCIATES

REVISIONS:
1) REVISIONS PER CITY REVIEW COMMENTS (2024-02-28)
2) REVISIONS PER CITY REVIEW COMMENTS (2024-03-28)

NOTES: NILLES ASSOCIATES, INC. WARRIES ANY
PROBLEMS WHICH MAY ARISE FROM FAILURE TO
THE ENGINEERING INTENT OF THE CITY OF ANKENY
TO OBTAIN AND FOLLOW THE ENGINEERING
OMISSIONS, INCONSISTENCIES, AMBIGUITIES
OR CONFLICTS WHICH ARE ALLEGED.

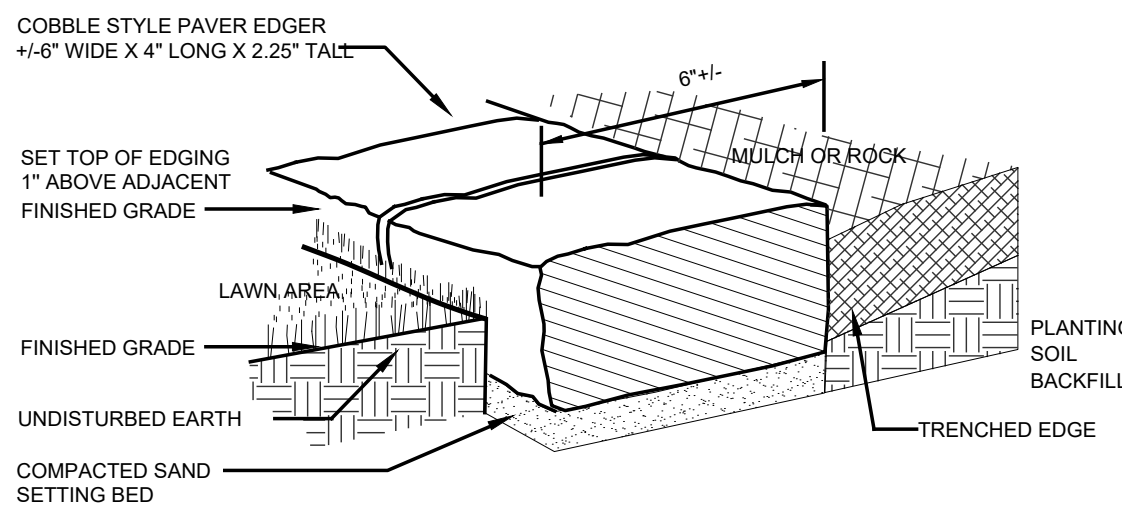
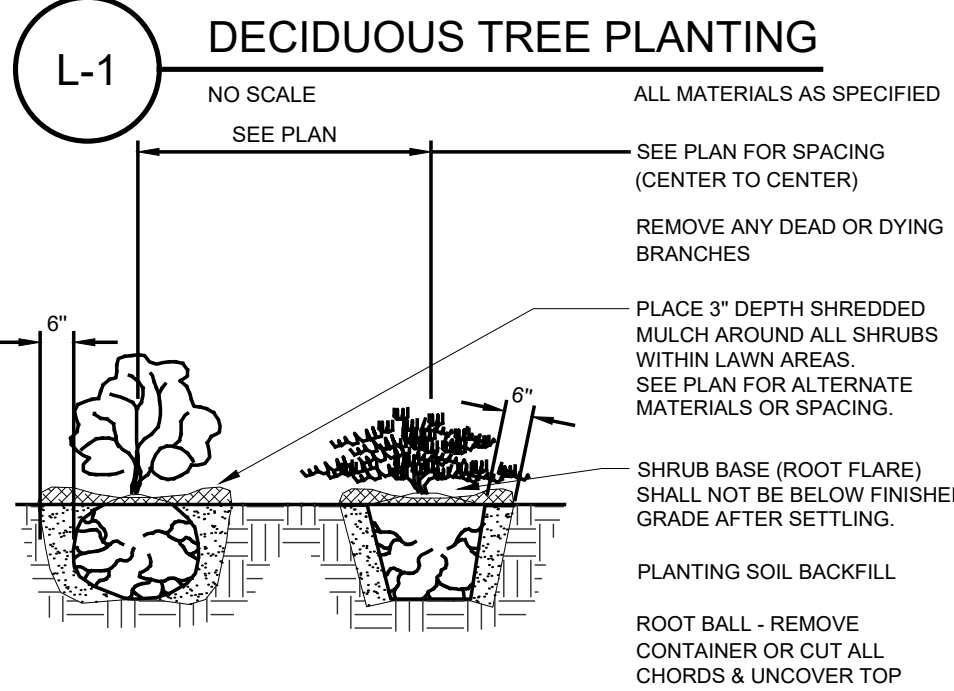
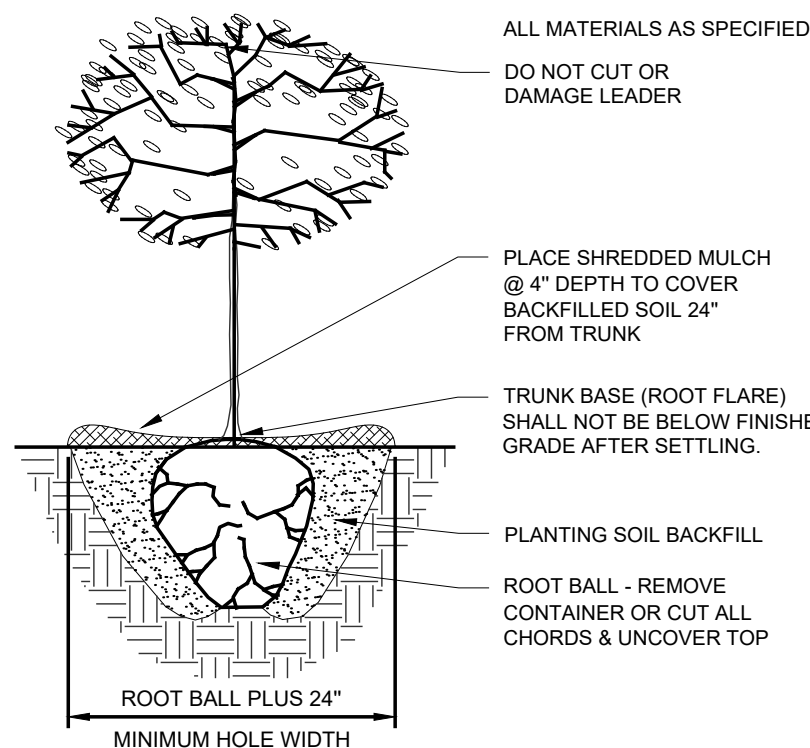
RAPTOR PROPERTIES
ANKENY, IOWA
UTILITY PLAN

PROJECT NAME:
N/AI NO.: 24192
DATE: 3/28/2025
DRAWN BY: BLH
CHECKED BY: JTN
SHEET SIZE: 24" X 36"
SHEET TITLE: C400
SHEET NO.: 5/8



- GENERAL LANDSCAPING NOTES**
- PLANT MATERIAL**
- 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.
 - 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 THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
 - PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
 - ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
 - LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
 - DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 6 FEET IN HEIGHT SHALL BE STAKED OR GUYED. STAKING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.
 - SEE PLANT SCHEDULE ON SHEETS C500 & C501.
- SEEDING AND SODDING**
- ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY THE PLAN.
 - SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9020 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS).
 - 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 (SUDAS SECTION 2.02 A.) AND MULCH SHALL BE BONDED FIBER MATRIX (BFM) (SUDAS SECTION 2.07 B.2) APPLIED AT THE SPECIFIED RATES, UNLESS INDICATED OTHERWISE. TYPE 1 PERMANENT LAWN MIXTURE (SUDAS SECTION 2.02 A.) SHALL BE APPLIED PRIOR TO HYDRAULICALLY APPLIED BFM MULCH.
 - WETLAND SEEDING AREAS DESIGNATED ON PLANS HAVE SUDAS WETLAND FORBS & WETLAND GRASSES, RUSHES, AND SEDGES(SUDAS DIVISION 9, SECTION 9010, 2.02 G).
 - NATIVE SEEDING AREAS DESIGNATED ON PLANS SHALL HAVE SUDAS NATIVE GRASS AND FORBS MIXTURE (SUDAS DIVISION 9, SECTION 9010, 2.02 H).
- MULCH**
- ALL PLANTING AREAS AROUND TREES & SHRUBS SHALL BE 3" DEPTH SHREDDED HARDWOOD - 4" DIAMETER (TREES), A PRE-EMERGENT SUCH AS "PREEN" OR APPROVED EQUAL HERBICIDE SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.
 - RIVER ROCK IN PLANTING BEDS AS DESIGNATED ON PLANS SHALL BE 1-3" DIAMETER RIVER ROCK AT 3" DEPTH PLACED OVER A WATER PERMEABLE WEED BARRIER. OVERLAP WEED BARRIER A MINIMUM OF 12" AT SEAMS AND STAPLE PER MANUFACTURER'S RECOMMENDATIONS.

- LANDSCAPE PLAN NOTES**
- PROPERTY LINE.
 - CONCRETE PAVEMENT EDGING.
 - NATIVE SEEDING IN DETENTION BASIN. SEE PLANTING SCHEDULE FOR SEED MIXTURE AND INSTALLATION.
 - PARKING LOT AND ACCESS DRIVE AREA FOR PARKING LOT SHADING CALCULATIONS.



OPEN SPACE REQUIREMENT					
SITE AREA (SQ FT)	293019				
REQ. GREEN SPACE (20% OF SITE AREA)	58603.8	1 LANDSCAPE UNIT/3000 SF REQ. OPEN SPACE			
LANDSCAPE UNITS REQ.(2 TREES & 6 SHRUBS/3000 SF OF REQ. GREENSPACE)	19.5	LANDSCAPE UNIT			
TREE REQUIRED	39	2 TREES & 6 SHRUBS	TREE REQUIRED	59	OR 3 TREES & 3 SHRUBS
SHRUB REQUIRED	117		SHRUB REQUIRED	59	
TREE PROPOSED	39				
SHRUB PROPOSED	130				
PARKING LOT SHADING		TREE CANOPY %	TREE CANOPY SQ. FT.	TREES	
PARKING LOT AREA (SQ. FT.) TWO AREAS TOTALING	REQUIRED	20%	12268	17 TREES AT FULL COVERAGE	
61340	PROPOSED	20%	12355	20 TREES(14 INTERIOR, 6 EXTERIOR)	
PARKING LOT SCREENING SHRUBS PROVIDED	37				

PLANT SCHEDULE			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	RCK RR	4,729 sf	River Rock 1.5" / 3" Deep on Geotextile Fabric
	PRA NAT	64,311 sf	SUDAS Prairie Grass and Forb Native Seed Mix / Sudas Table 9010.13
	TUR BL2	22,845 sf	SUDAS Type 1, Permanent Lawn Mix / SUDAS Table 9010.06
	PON WET	10,496 sf	SUDAS Wetland Grass Seed Mixture / SUDAS Table 9010.12
		102,381 sf	SUBTOTAL:

PRELIMINARY - SUBMITTAL #3

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)	REVISIONS PER CITY REVIEW COMMENTS (2024-02-28)
2)	REVISIONS PER CITY REVIEW COMMENTS (2024-03-28)
3)	
4)	
5)	
6)	
7)	

NOTES: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES WHICH MAY BE INCURRED BY THE ENGINEERING INTENT IN THE CITY OF ANKENY, IOWA. THE ENGINEERING INTENT IN THE CITY OF ANKENY, IOWA, IS TO OBTAIN AND/OR FOLLOW THE ENGINEERING INTENT IN THE CITY OF ANKENY, IOWA, OR CONFLICTS WHICH ARE ALLEGED.

RAPTOR PROPERTIES
ANKENY, IOWA

LANDSCAPE PLAN

PROJECT NAME:

NAI NO.: 24192

DATE:	3/28/2025
DRAWN BY:	BLH
CHECKED BY:	JTN
SHEET SIZE:	24" X 36"
SHEET TITLE:	C500
SHEET NO.:	6/8

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
ACE MOU	5	Acer saccharum 'PNI 0285' / Green Mountain® Sugar Maple	2.5" Cal.	B&B
BET NIG	5	Betula nigra / River Birch Multi-Trunk	8` Ht.	B&B
CAR OVA	5	Carya ovata / Shagbark Hickory	2" Cal.	B&B
GLE IN5	3	Gleditsia triacanthos inermis 'Harve' / Northern Acclaim® Honey Locust	2" Cal.	B&B
GYM DIO	5	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
PLA ACE	3	Platanus x acerifolia / London Plane Tree	2" Cal.	B&B
QUE MAC	5	Quercus macrocarpa / Burr Oak	2" Cal.	B&B
	31	SUBTOTAL:		

PAVEMENT SHADING

CEL OC2	1	Celtis occidentalis / Common Hackberry	2" Cal.	B&B
GYM DIP	1	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" Cal.	B&B
OST VI2	2	Ostrya virginiana / American Hophornbeam	2" Cal.	B&B
QUE BIP	3	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
TIL REP	1	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	B&B
	8	SUBTOTAL:		

UNDERSTORY TREES

CER EAS	5	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht. Clump	B&B
MAL R59	3	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	2" Cal.	B&B
	8	SUBTOTAL:		

DECIDUOUS SHRUB

CEA AME	5	Ceanothus americanus / New Jersey Tea	#3	Container
COR ISA	17	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	#5	Container
HYD ANN	8	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
HYD L76	5	Hydrangea paniculata 'SMHPLQF' / Little Quick Fire® Panicle Hydrangea	#3	Container
HYP AME	11	Hypericum kalmianum 'Ames' / Ames St. Johnswort	#3	Container
PHY SEW	8	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#5	Container
SPI BET	14	Spiraea betulifolia / Birchleaf Spirea	#3	Container
SYR ME4	7	Syringa meyeri / Korean Lilac	#5	Container
WEI DAR	7	Weigela florida 'Dark Horse' / Dark Horse Weigela	#3	Container
YUC FIL	8	Yucca filamentosa / Adam's Needle	#3	Container
	90	SUBTOTAL:		

EVERGREEN SHRUB

JUN TOP	3	Juniperus chinensis 'Monlep' / Mint Julep® Chinese Juniper	#5	Container
PIN TA2	1	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	#15	Container
	4	SUBTOTAL:		

PERENNIALS

ALL MNM	9	Allium x 'Millenium' / Millenium Ornamental Onion	#1	Container
AND BHK	14	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	#1	Container
CAL KAR	25	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Container
HOS ANG	12	Hosta x 'Blue Angel' / Blue Angel Hosta	#1	Container
NEP BLU	5	Nepeta x faassenii 'Blue Wonder' / Blue Wonder Catmint	#1	Container
SAL MAI	7	Salvia nemorosa 'Mainacht' / Maynight Meadow Sage	#1	Container
SAL IYU	14	Salvia yangii 'Little Spire' / Little Spire Russian Sage	#1	Container
SED AU5	6	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Container
SED EMY	13	Sedum x 'Razzleberry' / Sunsparkler® Dazzleberry Sedum	#1	
	105	SUBTOTAL:		

SCREENING

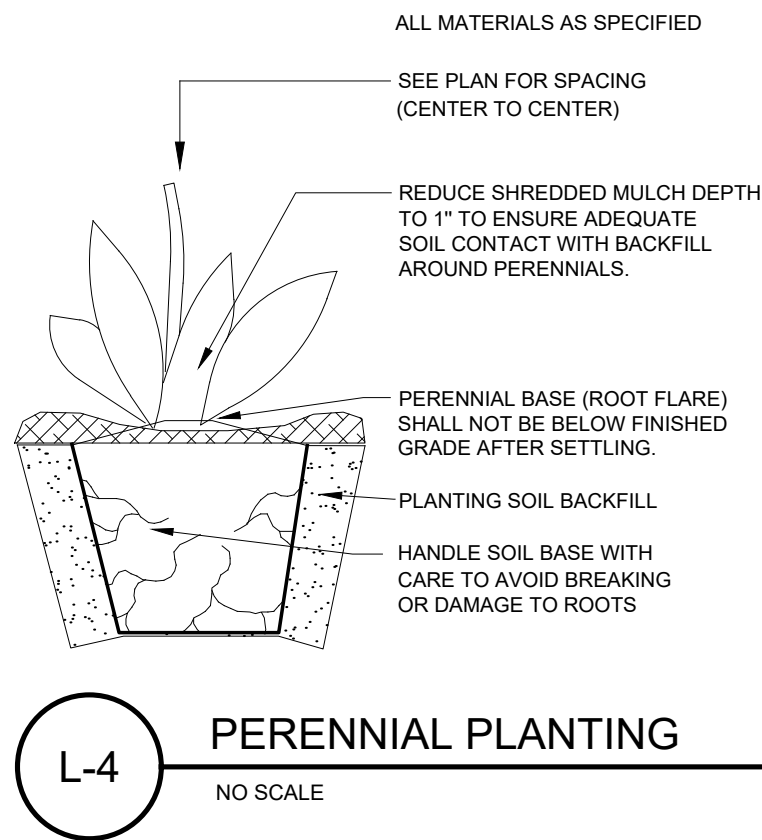
HYD AN2	8	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
PHY SES	4	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#5	Container
SYR MES	16	Syringa meyeri / Korean Lilac	#5	Container
WEI AR2	9	Weigela florida 'Alexandra' / Wine & Roses® Weigela	#3	Container
	37	SUBTOTAL:		

GENERAL LANDSCAPING NOTES

- PLANT MATERIAL
- 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.
 - 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 THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
 - PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
 - ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
 - DECIDUOUS TREES IN EXCESS OF 2" CALIPER AND CONIFEROUS TREES IN EXCESS OF 6 FEET IN HEIGHT SHALL BE STAKED OR GUYED. STAKING PROCEDURE SHALL ENSURE TRUNKS ARE PROTECTED FROM DAMAGE. STRAPS OR WIRES SHALL NOT BE OVERLY TIGHTENED TO ALLOW FOR SOME LATERAL TRUNK MOVEMENT.
 - SEE PLANT SCHEDULE ON SHEET C501.
- SEEDING AND SODDING
- ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDDED OR SODDED AS DIRECTED BY THE PLAN.
 - SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9020 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS).
 - 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 (SUDAS SECTION 2.02 A) AND MULCH SHALL BE BONDED FIBER MATRIX (BFM) (SUDAS SECTION 2.07 B 2) APPLIED AT THE SPECIFIED RATES, UNLESS INDICATED OTHERWISE. TYPE 1 PERMANENT LAWN MIXTURE (SUDAS SECTION 2.02 A) SHALL BE APPLIED PRIOR TO HYDRAULICALLY APPLIED BFM MULCH.
 - WETLAND SEEDING AREAS DESIGNATED ON PLANS HAVE HAVE SUDAS WETLAND FORBS & WETLAND GRASSES, RUSHES, AND SEDGES(SUDAS DIVISION 9, SECTION 9010, 2.02 G)
 - NATIVE SEEDING AREAS DESIGNATED ON PLANS SHALL HAVE SUDAS NATIVE GRASS AND FORBS MIXTURE (SUDAS DIVISION 9, SECTION 9010, 2.02 H)

MULCH

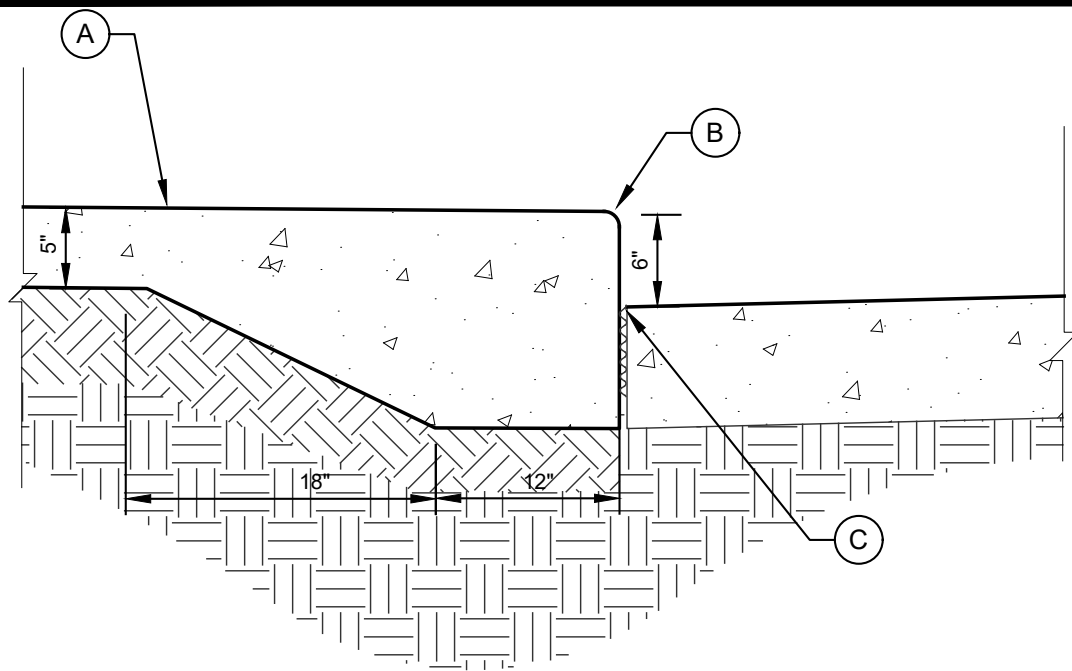
- ALL PLANTING AREAS AROUND TREES & SHRUBS SHALL BE 3" DEPTH SHREDDED HARDWOOD - 4" DIAMETER (TREES). A PRE-EMERGENT SUCH AS "PREEN" OR APPROVED EQUAL HERBICIDE SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE IMMEDIATELY AFTER MULCHING.
- RIVER ROCK IN PLANTING BEDS AS DESIGNATED ON PLANS SHALL BE 1-3" DIAMETER RIVER ROCK AT 3" DEPTH PLACED OVER A WATER PERMEABLE WEED BARRIER. OVERLAP WEED BARRIER A MINIMUM OF 12" AT SEAMS AND STAPLE PER MANUFACTURERS RECOMMENDATIONS.



OPEN SPACE REQUIREMENT					
SITE AREA (SQ FT)	293019				
REQ. GREEN SPACE (20% OF SITE AREA)	58603.8	1 LANDSCAPE UNIT/3000 SF REQ. OPEN SPACE			
LANDSCAPE UNITS REQ.(2 TREES & 6 SHRUBS/3000 SF OF REQ. GREENSPACE)	19.5	LANDSCAPE UNIT			
TREE REQUIRED	39	2 TREES & 6 SHRUBS	TREE REQUIRED	59	OR 3 TREES & 3 SHRUBS
SHRUB REQUIRED	117		SHRUB REQUIRED	59	
TREE PROPOSED	39				
SHRUB PROPOSED	130				
PARKING LOT SHADING		TREE CANOPY %	TREE CANOPY SQ. FT.	TREES	
PARKING LOT AREA (SQ. FT.) TWO AREAS TOTALING	REQUIRED	20%	12268	17 TREES AT FULL COVERAGE	
61340	PROPOSED	20%	12355	20 TREES(14 INTERIOR, 6 EXTERIOR)	
PARKING LOT SCREENING SHRUBS PROVIDED	37				

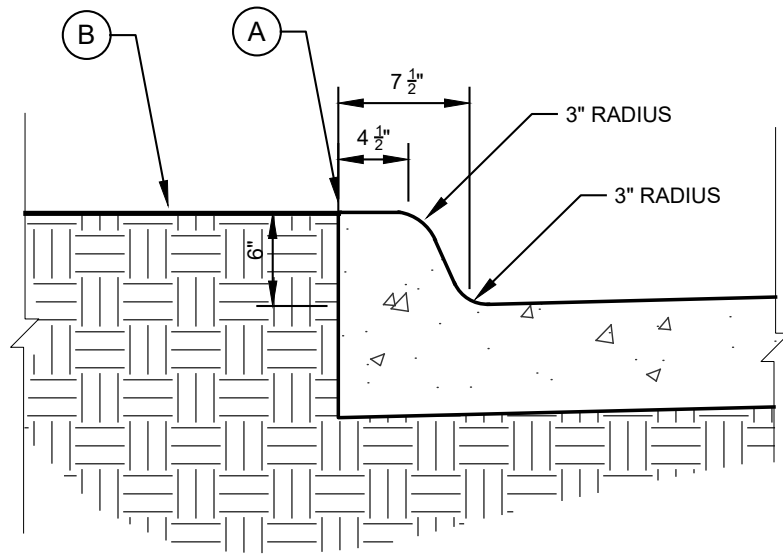
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	RCK RR	4,729 sf	River Rock 1.5" / 3" Deep on Geotextile Fabric
	PRA NAT	64,311 sf	SUDAS Prairie Grass and Forb Native Seed Mix / Sudas Table 9010.13
	TUR BL2	22,845 sf	SUDAS Type 1, Permanent Lawn Mix / SUDAS Table 9010.06
	PON WET	10,496 sf	SUDAS Wetland Grass Seed Mixture / SUDAS Table 9010.12
		102,381 sf	SUBTOTAL:



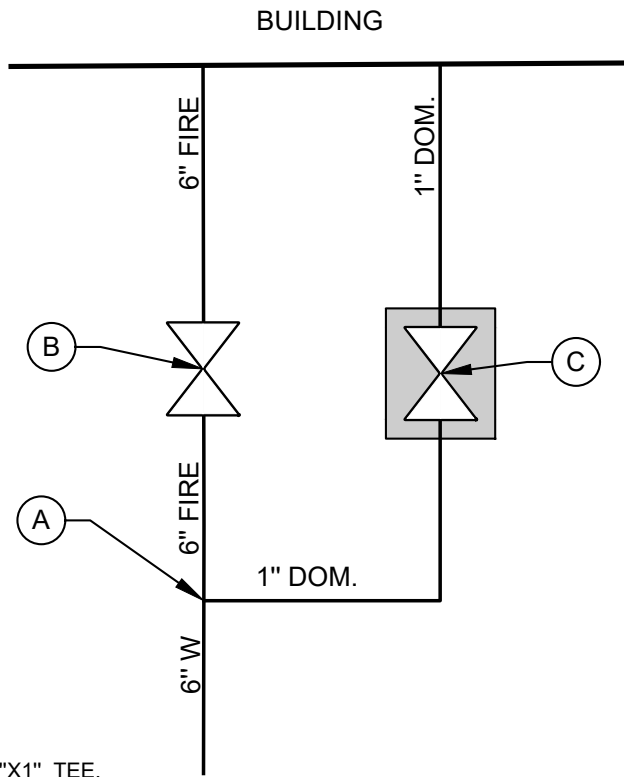
- (A) P.C.C. SIDEWALK
(B) 1" RADIUS
(C) SEALED EXPANSION JOINT

1 CLASS A SIDEWALK CURB
C600 NO SCALE



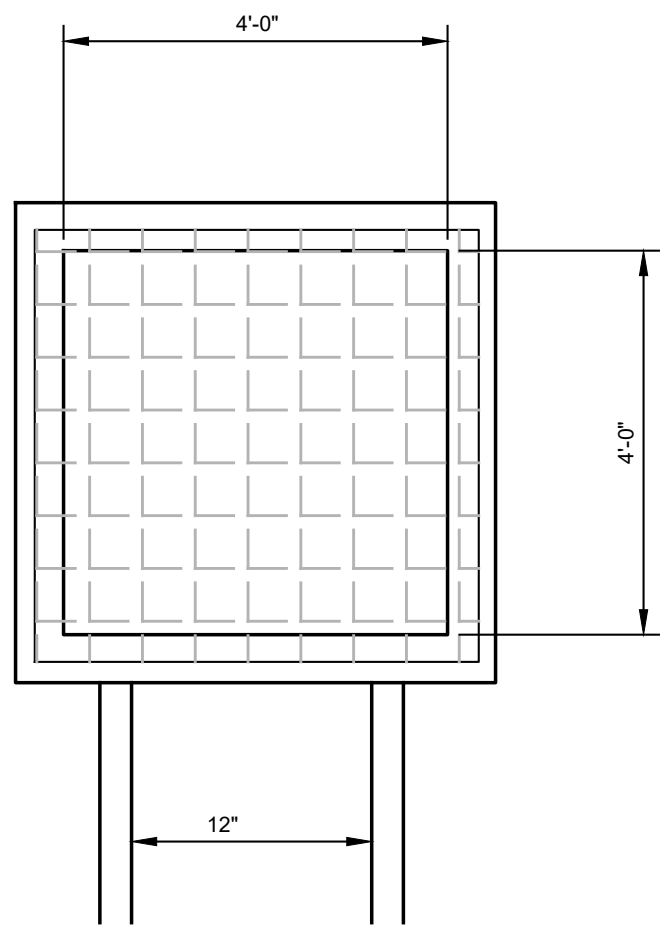
- (A) BACK / TOP OF CURB
(B) GRADE VARIES REFER TO GRADING PLANS

2 6" INTEGRAL STANDARD CURB
C600 NO SCALE

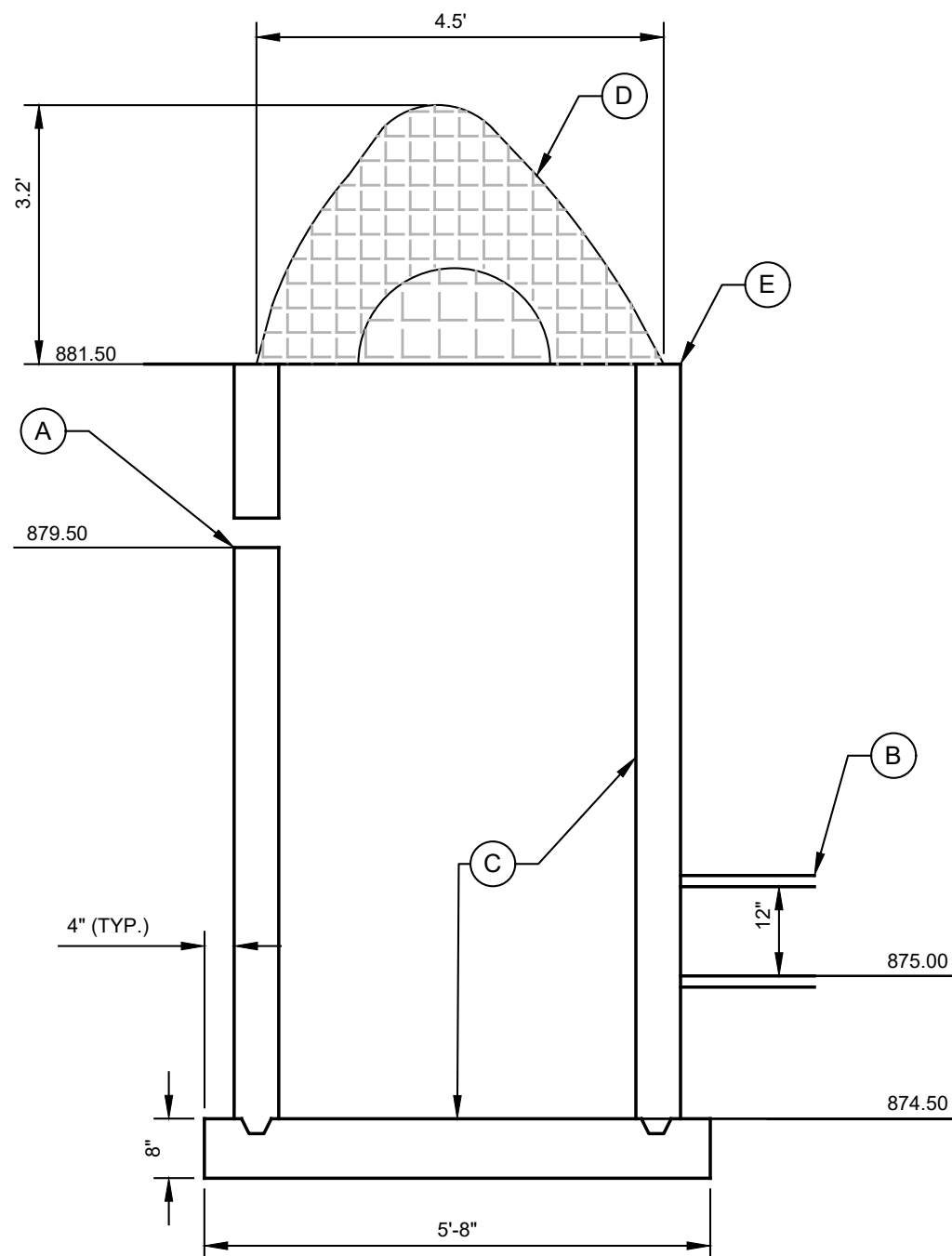
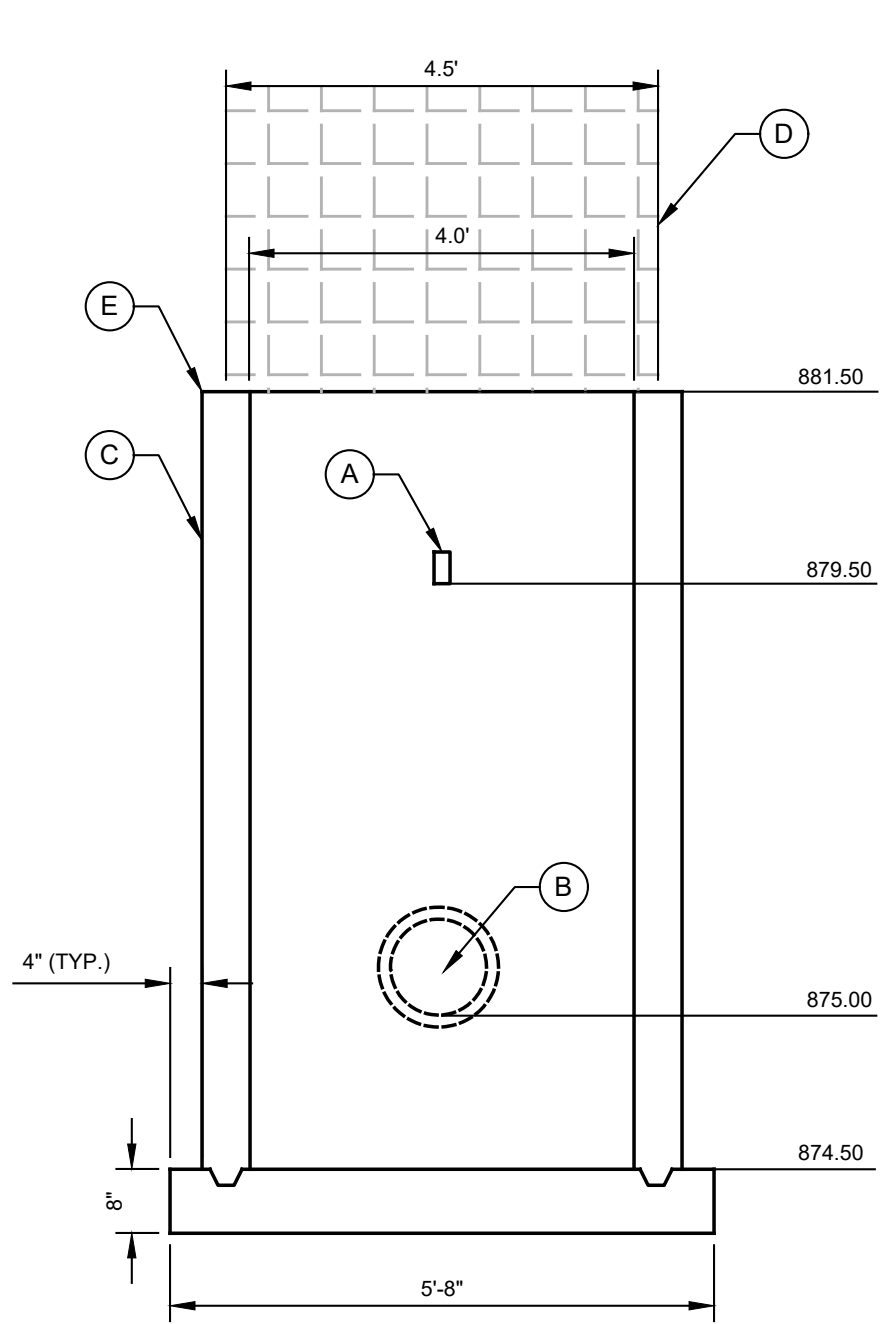


- (A) 6"x8"x1" TEE.
(B) VALVE ON 6" FIRE SERVICE
(C) CURB STOP ON 1" DOMESTIC SERVICE ENCASED IN 6" OF CONCRETE ON ALL SIDES.

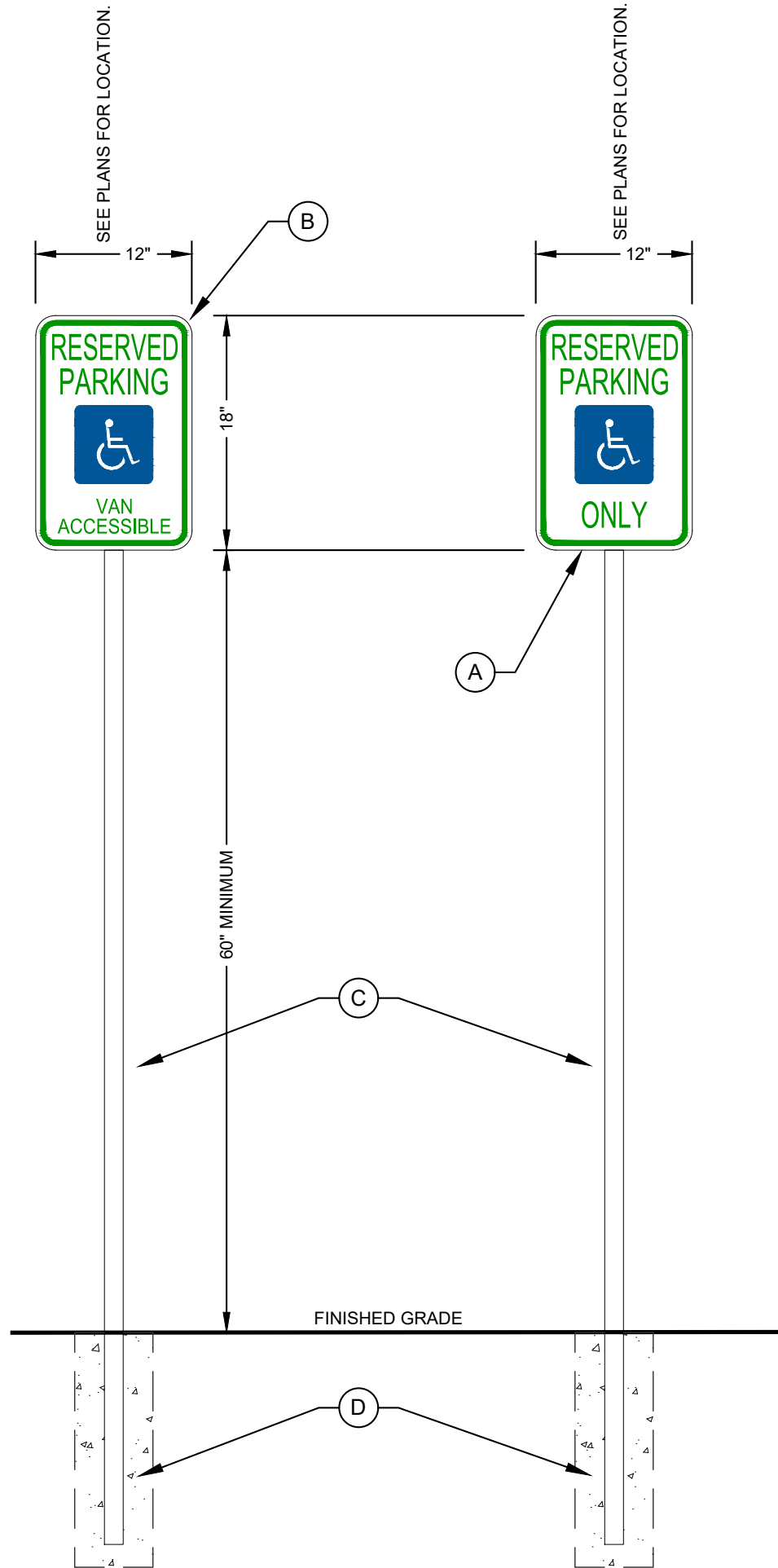
3 WATER SERVICE CONNECTION
C600 NO SCALE



- (A) 2"x3" WEIR OPENING CUT IN STRUCTURE FOR CPV RELEASE. CREST=879.50
(B) 12" PVC OUTLET
(C) CONSTRUCT WALLS AND BASE AS PER SUDAS SECTION 6010.
(D) STORMRAX PEAK ROOF SERIES TRASH RACK. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
(E) TOP OF WIER = 881.50



S-1 (S101) WET POND OUTLET STRUCTURE



- (A) STANDARD PARKING SIGNS COMPLIANT WITH ADA ACCESSIBILITY GUIDELINES (ADAAG). REFER TO PLAN FOR LOCATION.
(B) VAN ACCESSIBLE PARKING SIGNS COMPLIANT WITH ADA ACCESSIBILITY GUIDELINES (ADAAG). REFER TO PLAN FOR LOCATION.
(C) GALVANIZED STEEL POSTS.
(D) FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION AND MOUNTING.

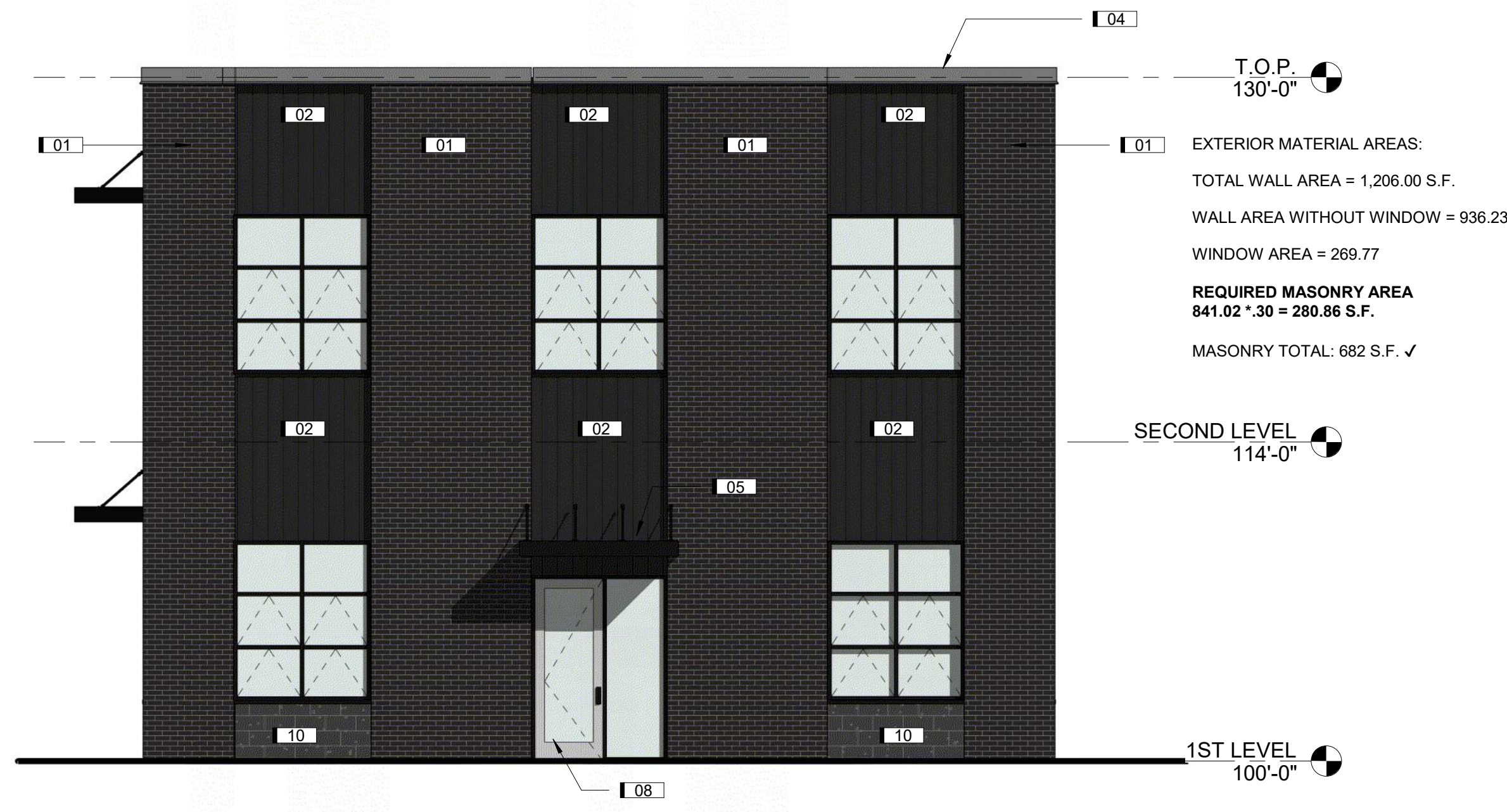
P-1 ACCESSIBLE PARKING SIGNS IN LAWN OR PLANTER
NOT TO SCALE

PRELIMINARY - SUBMITTAL #3

2/7/2025 1:24:05 PM
C:\Users\cristina\Documents\24-140 All Star Concrete Office_R23_cristina\YCKA.rvt



3 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"



4 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"



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

ELEVATION GENERAL NOTES	
1.	ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'
2.	DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3.	REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
4.	SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
5.	GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

IA-KEYNOTE - FLOOR PLANS	
Key Value	Keynote Text
01	MASONRY- BRICK
02	METAL SIDING - PAC CLAD CONCEALED WALL PANEL SYSTEM - PRECISION SERIES HWP
03	METAL SIDING - PAC CLAD CONCEALED WALL PANEL SYSTEM - FLUSH & REVEAL WALL PANELS
04	PRE- FINISHED METAL COPING
05	PRE- MANUFACTURED METAL CANOPY - MAPES
06	PELLA IMPERVIA FIBERGLASS WINDOW
07	NICHIHA INDUSTRIAL BLOCK GRAY
08	ALUMINUM STOREFRONT WITH INSULATING GLAZING
09	PRE-FINISHED DOWNSPOUT AND COLLECTOR
10	MASONRY - SPLIT FACE

PRELIMINARY - NOT FOR CONSTRUCTION

24-140

PROJECT:
ALL STAR CONCRETE - OFFICE
ALL STAR CONCRETE
LOT 4- ALBAUGH FOUR MILE INDUSTRIAL PARK

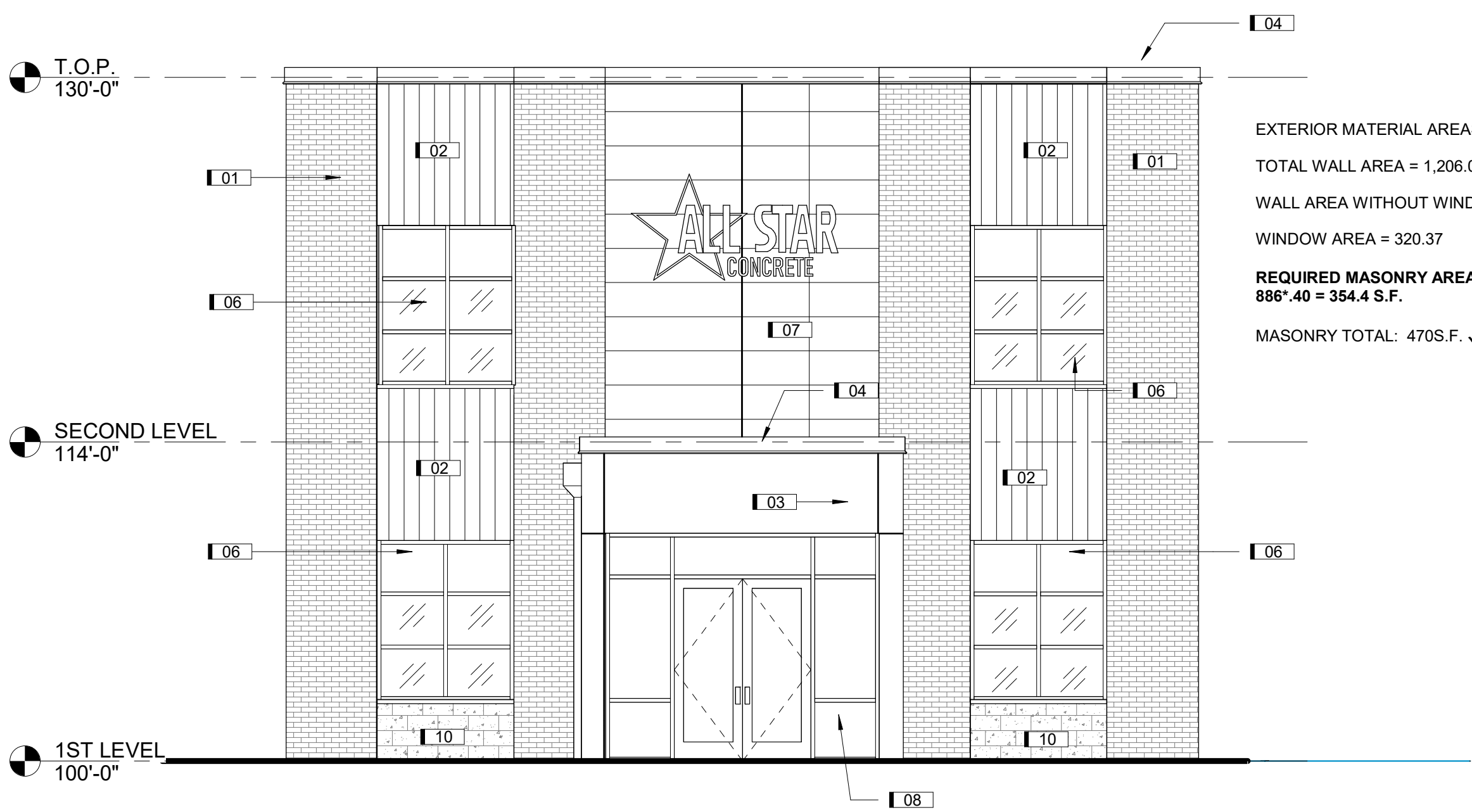
DATE:	DRAWN BY:	CHKD BY:
01/17/2025	CR	JW
REVISED:		

EXTERIOR ELEVATIONS

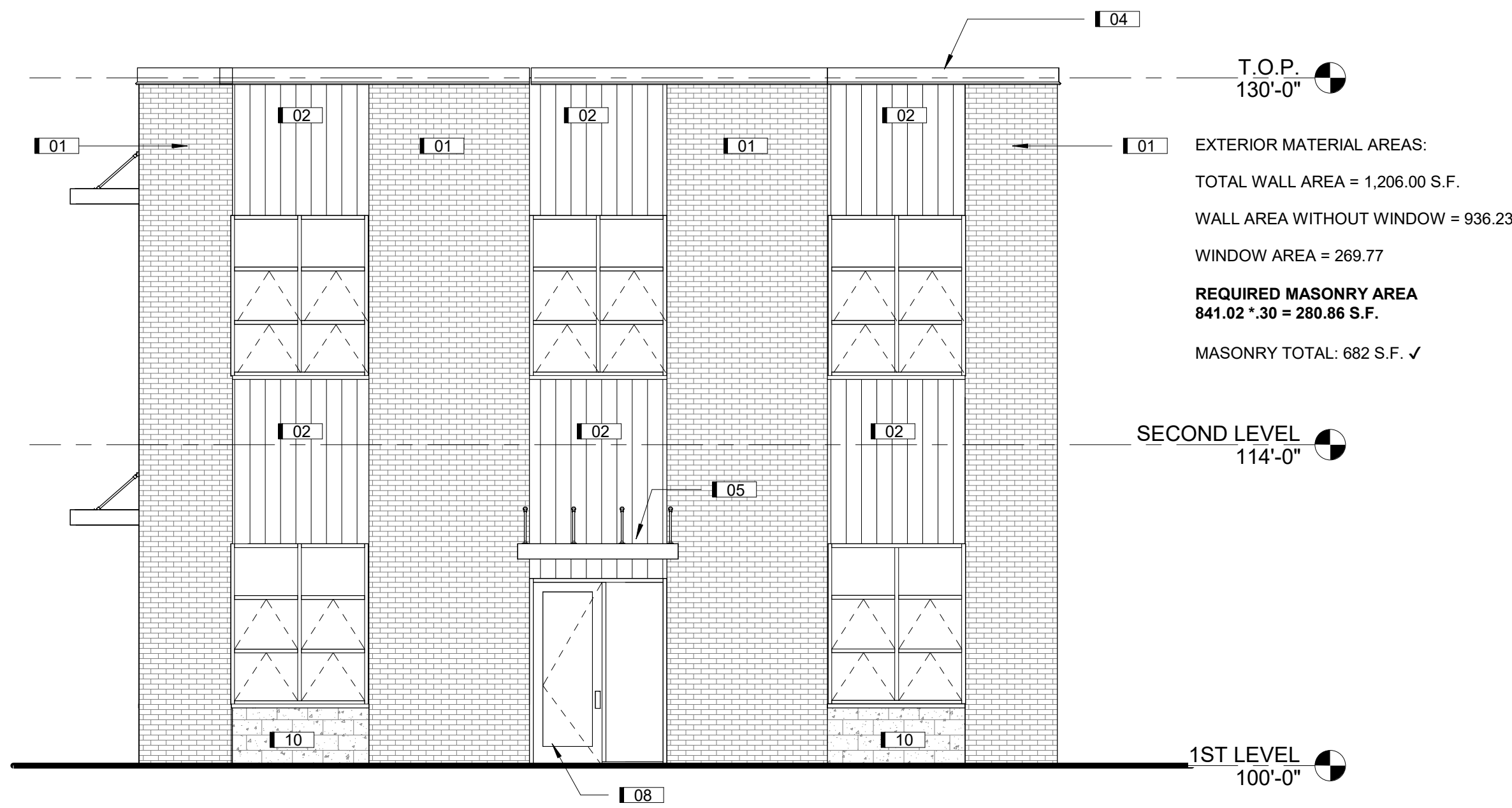
A200

IMPRINT ARCHITECTS

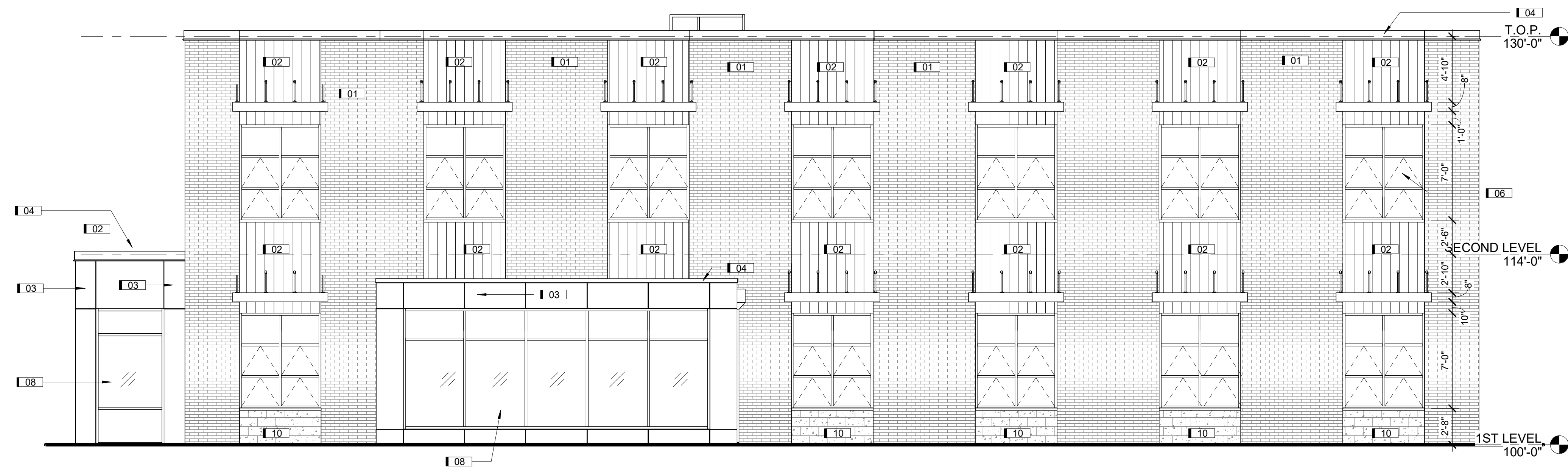
617 SW 3RD ST. SUITE #108
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com



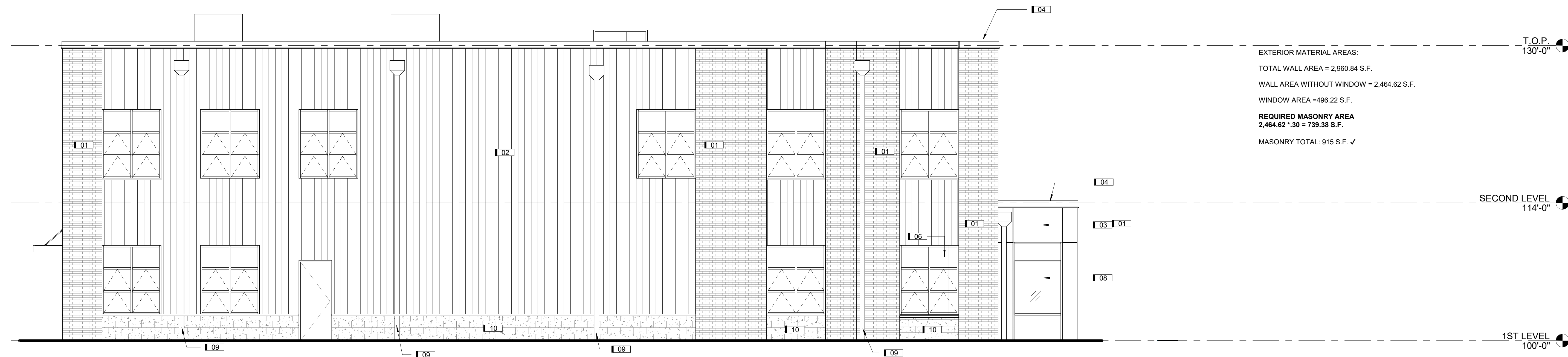
3 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"



4 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"



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

ELEVATION GENERAL NOTES

1. ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'
2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

IA-KEYNOTE - FLOOR PLANS	
Key Value	Keynote Text
01	MASONRY- BRICK
02	METAL SIDING - PAC CLAD CONCEALED WALL PANEL SYSTEM - PRECISION SERIES HWP
03	METAL SIDING - PAC CLAD CONCEALED WALL PANEL SYSTEM - FLUSH & REVEAL WALL PANELS
04	PRE- FINISHED METAL COPING
05	PRE- MANUFACTURED METAL CANOPY - MAPES
06	PELLA IMPERVIA FIBERGLASS WINDOW
07	NICHIHA INDUSTRIAL BLOCK GRAY
08	ALUMINUM STOREFRONT WITH INSULATING GLAZING
09	PRE-FINISHED DOWNSPOUT AND COLLECTOR
10	MASONRY - SPLIT FACE

EXTERIOR MATERIAL AREAS:

TOTAL WALL AREA = 2,960.84 S.F.
WALL AREA WITHOUT WINDOW = S.F.
WINDOW AREA =850.36 S.F.
REQUIRED MASONRY AREA
2,110.84 * .30 = 633 S.F.
MASONRY TOTAL: 1,438 S.F. ✓

EXTERIOR MATERIAL AREAS:

TOTAL WALL AREA = 2,960.84 S.F.
WALL AREA WITHOUT WINDOW = 2,464.62 S.F.
WINDOW AREA =496.22 S.F.
REQUIRED MASONRY AREA
2,464.62 * .30 = 739.38 S.F.
MASONRY TOTAL: 915 S.F. ✓

PRELIMINARY - NOT FOR CONSTRUCTION

2/7/2025 1:25:15 PM
C:\Users\crodriguez\Documents\24-140 All Star Concrete Warehouse_R23_cristina4YCKA.rvt

KEYNOTE LEGEND	
KEY	NOTE
01	24 GAUGE DOUBLE LOCK STANDING SEAM MTL. ROOF BY P.E.M.B.
02	24 GAUGE RIB METAL WALL - KYNAR FINISH
03	DOWNSPOUT BY P.E.M.B.
04	GUTTER BY P.E.M.B.
05	RAKE TRIM BY P.E.M.B.
06	METAL CANOPY BY P.E.M.B.
07	EXTERIOR SIGNAGE BY OWNER
08	UTILITY BRICK
09	SPLIT FACED CMU
10	NICHIHA INDUSTRIAL BLOCK GRAY

EXTERIOR ELEVATION GENERAL NOTES
ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'

DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.

SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.

GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

EXTERIOR MATERIAL AREAS:
TOTAL WALL AREA = 3,742.75 S.F.
WALL AREA WITHOUT WINDOW = 1,798.86 S.F.
OPENING AREA = 1943.89 S.F.
REQUIRED MASONRY AREA
1,798.86 * .30 = 539.658 S.F.
MASONRY TOTAL: 486.53 S.F.

EXTERIOR MATERIAL AREAS:
TOTAL WALL AREA = 3,742.75 S.F.
WALL AREA WITHOUT WINDOW = 3,601.86 S.F.
OPENING AREA = 140.89 S.F.
REQUIRED MASONRY AREA
3,601.86 * .30 = 1,080.55 S.F.
MASONRY TOTAL: 1,718 S.F. ✓

EXTERIOR MATERIAL AREAS:
TOTAL WALL AREA = 1,911 S.F.
WALL AREA WITHOUT WINDOW = 1,784.78 S.F.
OPENING AREA = 126.22 S.F.
REQUIRED MASONRY AREA
1,784.78 * .40 = 713.91 S.F.
MASONRY TOTAL: 746 S.F. ✓

EXTERIOR MATERIAL AREAS:
TOTAL WALL AREA = 1,911 S.F.
WALL AREA WITHOUT WINDOW = 1,863.22 S.F.
OPENING AREA = 47.78 S.F.
REQUIRED MASONRY AREA
1,863.22 * .30 = 559.966 S.F.
MASONRY TOTAL: 758 S.F. ✓

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
ALL STAR CONCRETE - WAREHOUSE
ALL STAR CONCRETE
LOT 4 - ALBAUGH FOUR MILE INDUSTRIAL PARK

EXTERIOR
ELEVATIONS

A200



617 SW 3RD ST. SUITE #108
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5336
info@imprintarchitects.com

24-140

2/7/2025 1:27:06 PM
C:\Users\crodriguez\Documents\24-140 All Star Concrete Warehouse_R23_cristina4YCKA.rvt

KEYNOTE LEGEND	
KEY	NOTE
01	24 GAUGE DOUBLE LOCK STANDING SEAM MTL. ROOF BY P.E.M.B
02	24 GAUGE RIB METAL WALL - KYNAR FINISH
03	DOWNSPOUT BY P.E.M.B.
04	GUTTER BY P.E.M.B.
05	RAKE TRIM BY P.E.M.B.
06	METAL CANOPY BY P.E.M.B.
07	EXTERIOR SIGNAGE BY OWNER
08	UTILITY BRICK
09	SPLIT FACED CMU
10	NICHIHA INDUSTRIAL BLOCK GRAY

EXTERIOR ELEVATION GENERAL NOTES
ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'

DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.

SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.

GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

EXTERIOR MATERIAL AREAS:
TOTAL WALL AREA = 3,742.75 S.F.
WALL AREA WITHOUT WINDOW = 1,798.86 S.F.
OPENING AREA = 1943.89 S.F.
REQUIRED MASONRY AREA
1,798.86 * .30 = 539.658 S.F.
MASONRY TOTAL: 486.53 S.F.

EXTERIOR MATERIAL AREAS:
TOTAL WALL AREA = 3,742.75 S.F.
WALL AREA WITHOUT WINDOW = 3,601.86 S.F.
OPENING AREA = 140.89 S.F.
REQUIRED MASONRY AREA
3,601.86 * .30 = 1,080.55 S.F.
MASONRY TOTAL: 1,718 S.F. ✓

EXTERIOR MATERIAL AREAS:
TOTAL WALL AREA = 1,911 S.F.
WALL AREA WITHOUT WINDOW = 1,863.22 S.F.
OPENING AREA = 47.78 S.F.
REQUIRED MASONRY AREA
1,863.22 * .30 = 559.966 S.F.
MASONRY TOTAL: 758 S.F. ✓

PROJECT:
ALL STAR CONCRETE - WAREHOUSE
ALL STAR CONCRETE
LOT 4 - ALBAUGH FOUR MILE INDUSTRIAL PARK

DATE:	DRAWN BY:	CHKD BY:
01/28/2025	CR	JW
REVISED:		

EXTERIOR
ELEVATIONS

A200

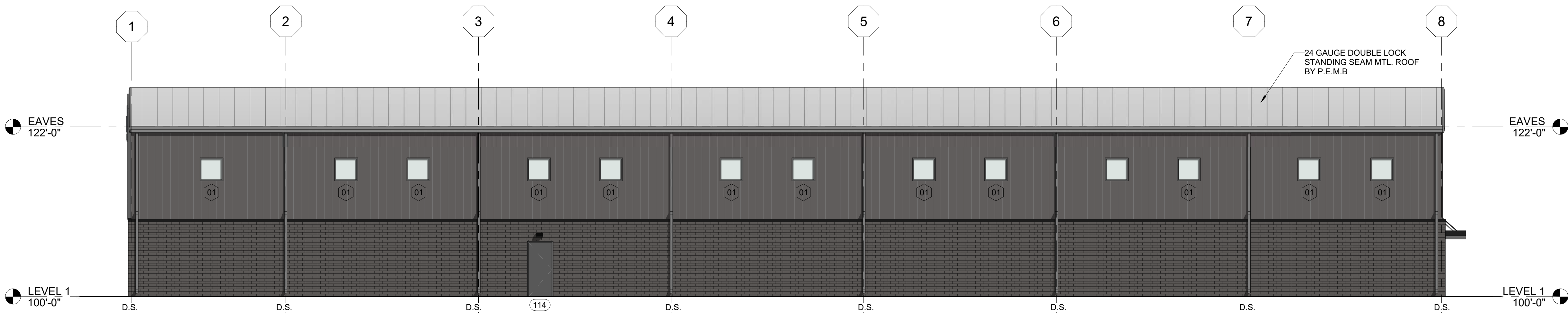


617 SW 3RD ST. SUITE #108
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5336
info@imprintarchitects.com

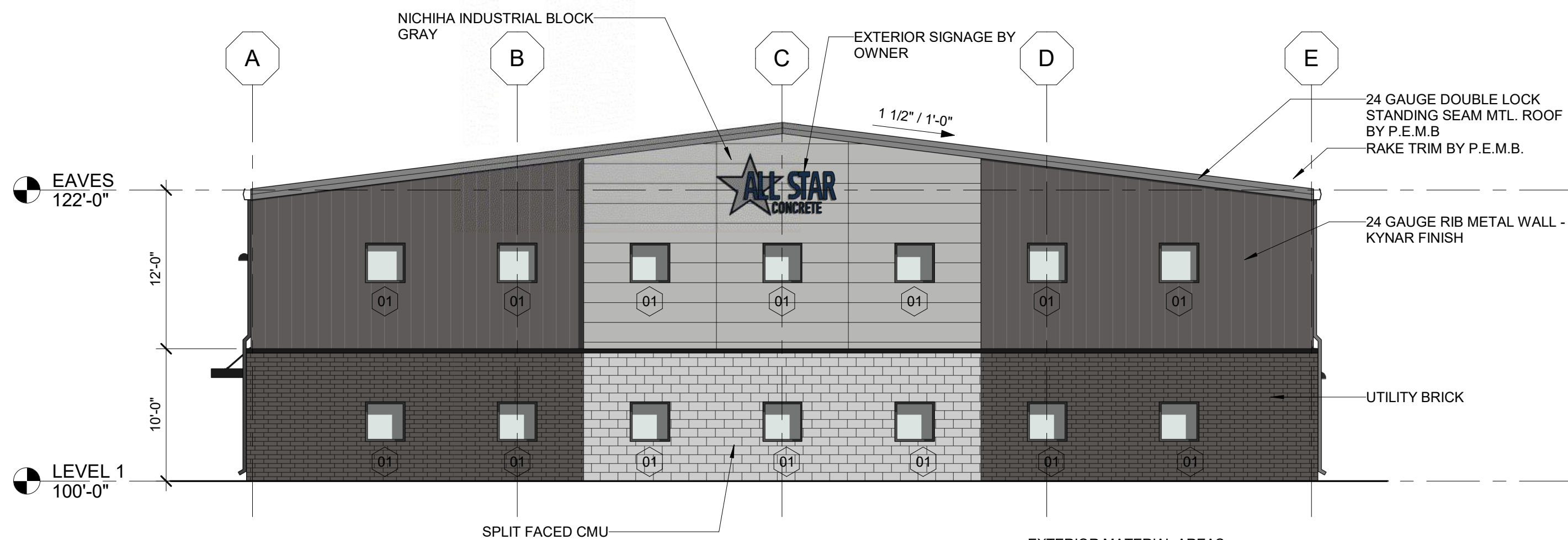
PRELIMINARY - NOT FOR CONSTRUCTION



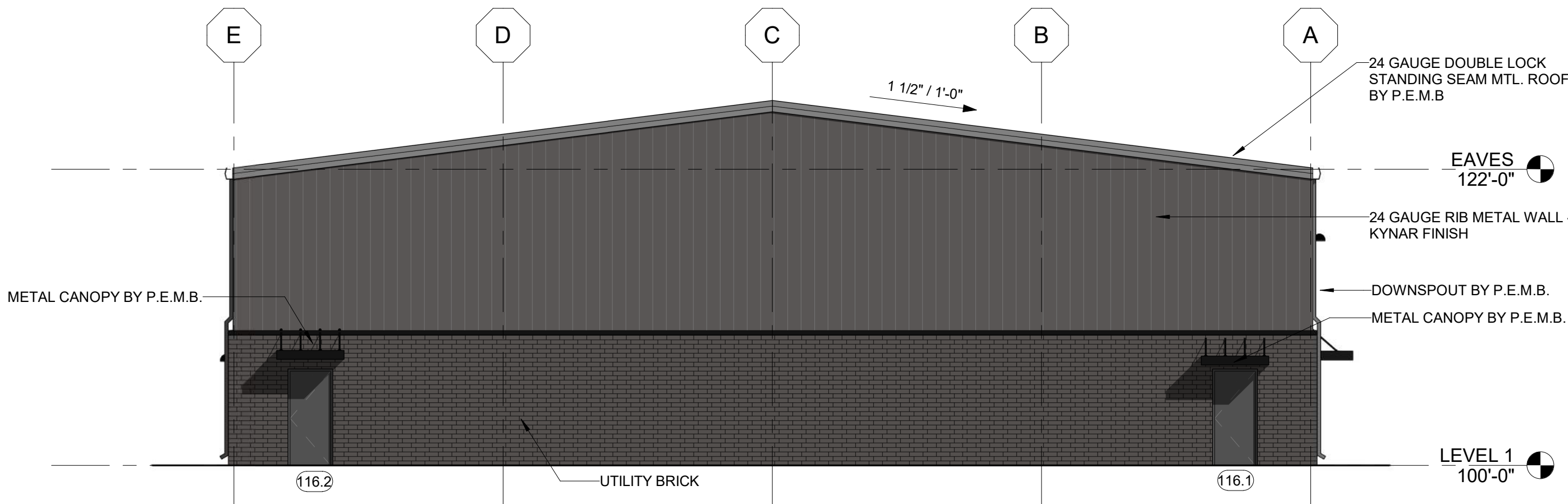
4 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION - STREET FACING
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

5180 NE Delaware Avenue - Des Moines Meeting Rooms Chapel 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

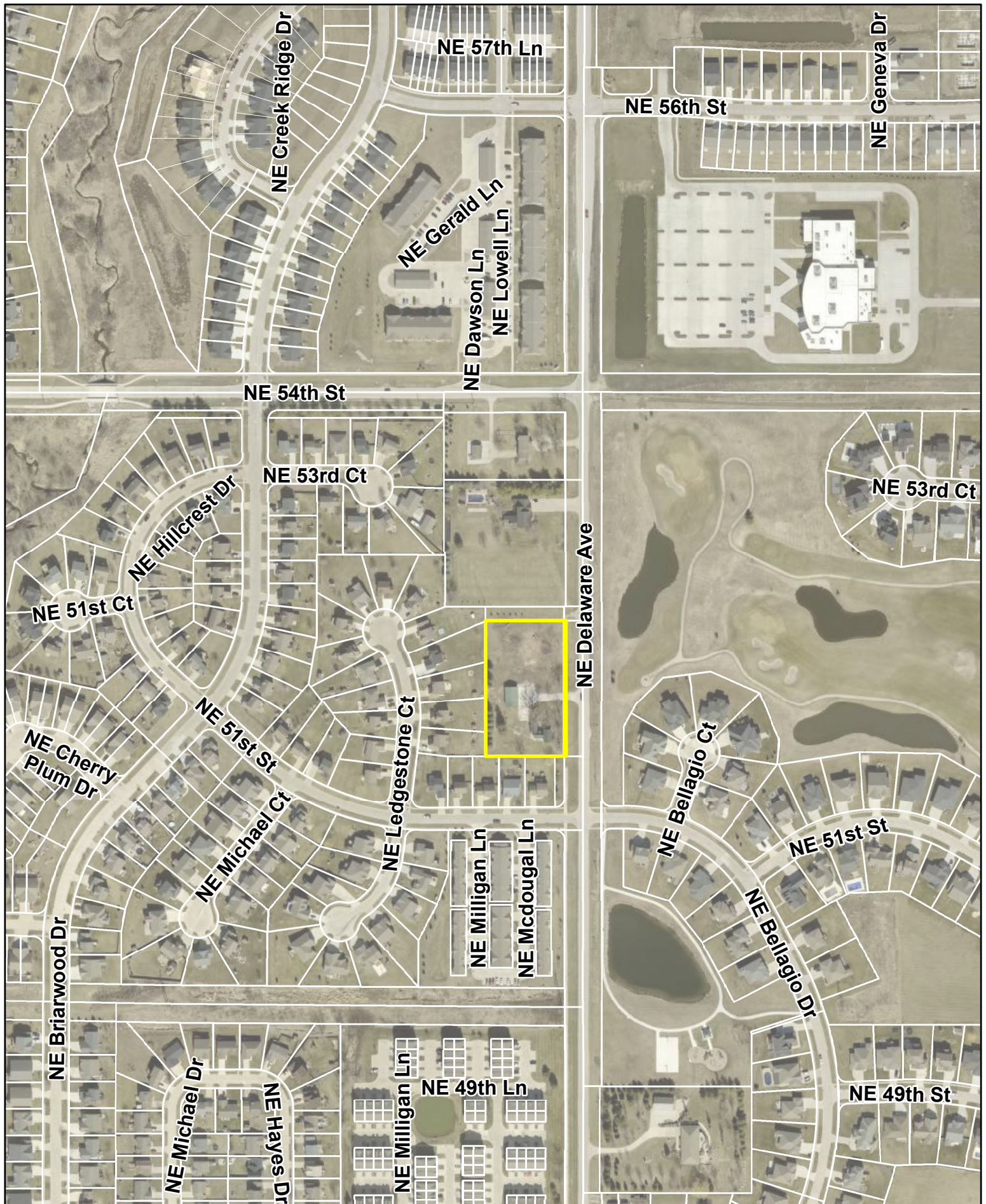
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 5180 NE Delaware Avenue, Des Moines Meeting Rooms Chapel.

ATTACHMENTS

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



1 inch = 326 feet

Date: 3/31/2025

**5180 NE Delaware Avenue
Des Moines Meeting Rooms Chapel Site Plan
Aerial Map**



Plan and Zoning Commission
Staff Report

Meeting Date: April 8, 2025

Agenda Item: Des Moines Meeting Rooms Chapel – 5180 NE Delaware Avenue
Report Date: April 3, 2025
Prepared by: Ryan Kirschman, AICP-C *ESL*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve a site plan for the Des Moines Meeting Rooms Chapel Site Plan, located at 5180 NE Delaware Avenue.

Project Summary:

Des Moines Meeting Rooms is proposing to construct a 1,749 square-foot chapel to replace the existing garage in the center of the property located at 5180 NE Delaware Avenue. The site is located on the west side of NE Delaware Avenue, north of NE 36th Street, and south of NE 54th Street in the northeast quadrant of the City of Ankeny.

This site is zoned R-1, One-Family Residence District, and its religious use is consistent with the future land use plan. Property to the west and south of the subject property is zoned, PUD, Ledgestone PUD, property to the east is zoned R-2, One-Family and Two-Family Residence District, property to the north is zoned R-1, One-Family Residence District, and property to the northeast is zoned for Parks, Public Greenways and Open Space.

The subject property currently has a single-family home and a detached garage. With this proposal, the existing garage will be demolished and replaced with a chapel and a parking lot with 15 parking spaces. The proposed façade for chapel will have 6-feet of stone veneer wrapping the structure and the remainder will be metal siding. This proposed design in addition to the scale and location will ensure the proposed chapel will be compatible with both the existing single-family home on the property and the surrounding neighborhood.

The parking lot will be screened from NE Delaware Avenue with a mixture of shrubs and trees. Currently there is a 6-foot privacy fence along the west property line, this fence will screen the residential properties to the west from the proposed parking lot. There are 73 shrubs and 4 trees in addition to 16 trees being preserved on the site to fulfil screening and open space requirements. Additionally, there will be an 8-foot sidewalk installed on the eastern side of the property which will provide pedestrian and bicycle access to the site.

Site Plan Worksheet

5180 NE Delaware Avenue – Des Moines Meeting Rooms Chapel

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 site is located on the west side of NE Delaware Avenue between NE 51st Street/NE Bellagio Drive and NE 54th Street. The area is comprised of single-family homes and open space. The homes located along this portion of the corridor have large setbacks from the NE Delaware Avenue right-of-way. The proposed location for the chapel is in the middle of the site, currently, the existing garage is located here. The proposed location of the chapel and parking lot is compatible with the surrounding properties, maintaining the character of the area.

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

The streetscape for the area is comprised of single-family homes and open space. The proposed location and design of the chapel would be compatible with the area as it will be replacing the existing garage and is similar in size and design to the existing garage.

- 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 proposal includes 15 parking stalls to the east/northeast of the proposed chapel. The site will also have an 8-foot sidewalk installed along the east side of the site along NE Delaware Avenue. This will extend the sidewalk across the site which will also provide access to the site for pedestrian and bicycle traffic.

- 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 continue to be accessed via NE Delaware Avenue. The project is not anticipated to significantly impact the traffic pattern in the area. However, the traffic memo is still under review by city staff.

- 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.**

There are 15 parking spaces with this proposal, the applicant is proposing a mixture of shrubs and trees to screen the parking lot from NE Delaware Avenue. Currently, there is a 6-foot privacy fence along the western property line, this will screen the parking lot from the residences on to the west of the subject property, minimizing the impact of this proposal on surrounding 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 site will be adequately screened from NE Delaware Avenue and the surrounding properties with landscaping and the existing privacy fence on the west and south sides of the property.

- 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.**

The proposal will not require additional stormwater management improvements.

- 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 proposal will utilize the existing connections servicing the site.

- 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 proposal includes 73 shrubs that will be used for screening and open space requirements in addition to 4 trees to meet concrete shading requirements. The site will have 16 existing trees preserved.

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 chapel will be similar in size and scale to the existing garage that the applicant is proposing to demolish with the site plan. The chapel is proposed to be 1,749 square-feet, which is approximately 250 square feet larger than the existing garage that the chapel will effectively replace on the site.

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

The proposed façade for the chapel will have 6-feet of stone veneer wrapping around the entire structure. The remainder of the façade will be metal siding. The proposed design will compliment the existing single-family home.

- 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 proposed chapel will be adequately screened from NE Delaware Avenue and the surrounding properties with landscaping and the existing privacy fence on the west and south sides of the property.

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

The proposed chapel is consistent with the existing residence on the site.

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.**

There are no proposed or anticipated signs associated with the proposal.

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

There are no proposed or anticipated signs associated with the proposal.

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

There are no proposed or anticipated signs associated with the proposal.

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

There are no proposed or anticipated signs associated with the proposal.

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 surrounding layout.

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

The proposed chapel conforms with the architecture on the existing home on the property and character of the surrounding area.

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

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



Civil Engineering Consultants, Inc.

December 19, 2024

Plan and Zoning Commission & City Council
City of Ankeny
410 W. First Street
Ankeny, IA 50023

RE: Des Moines Meeting Rooms Inc
5180 NE Delaware Avenue

Board Members and Council Members,

On behalf of Des Moines Meeting Rooms, Inc, I am requesting approval of their site plan for a proposed chapel at 5180 NE Delaware Avenue. The 2.2 acre site has an existing house that will remain, and an existing 1500sf outbuilding that will be removed and replaced with the new 1750sf chapel. They will be using the existing access on NE Delaware Ave for a new paved driveway and parking lot. A new 8' trail will be installed across the front of the property and connect to the existing trail to the south. Initial plans call for the chapel to be used twice per week. There will be no full time employees.

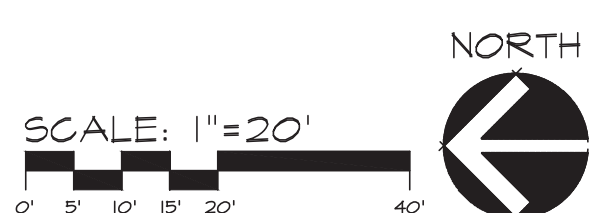
Sincerely,

A handwritten signature in blue ink, appearing to read 'P Shepard', is written over a light blue horizontal line.

Patrick Shepard PE/PLS

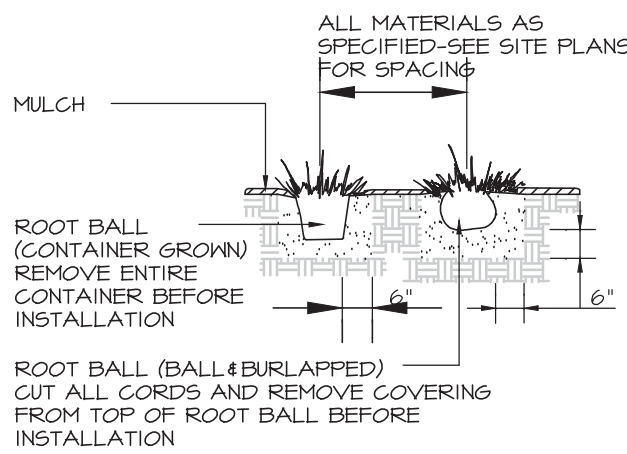
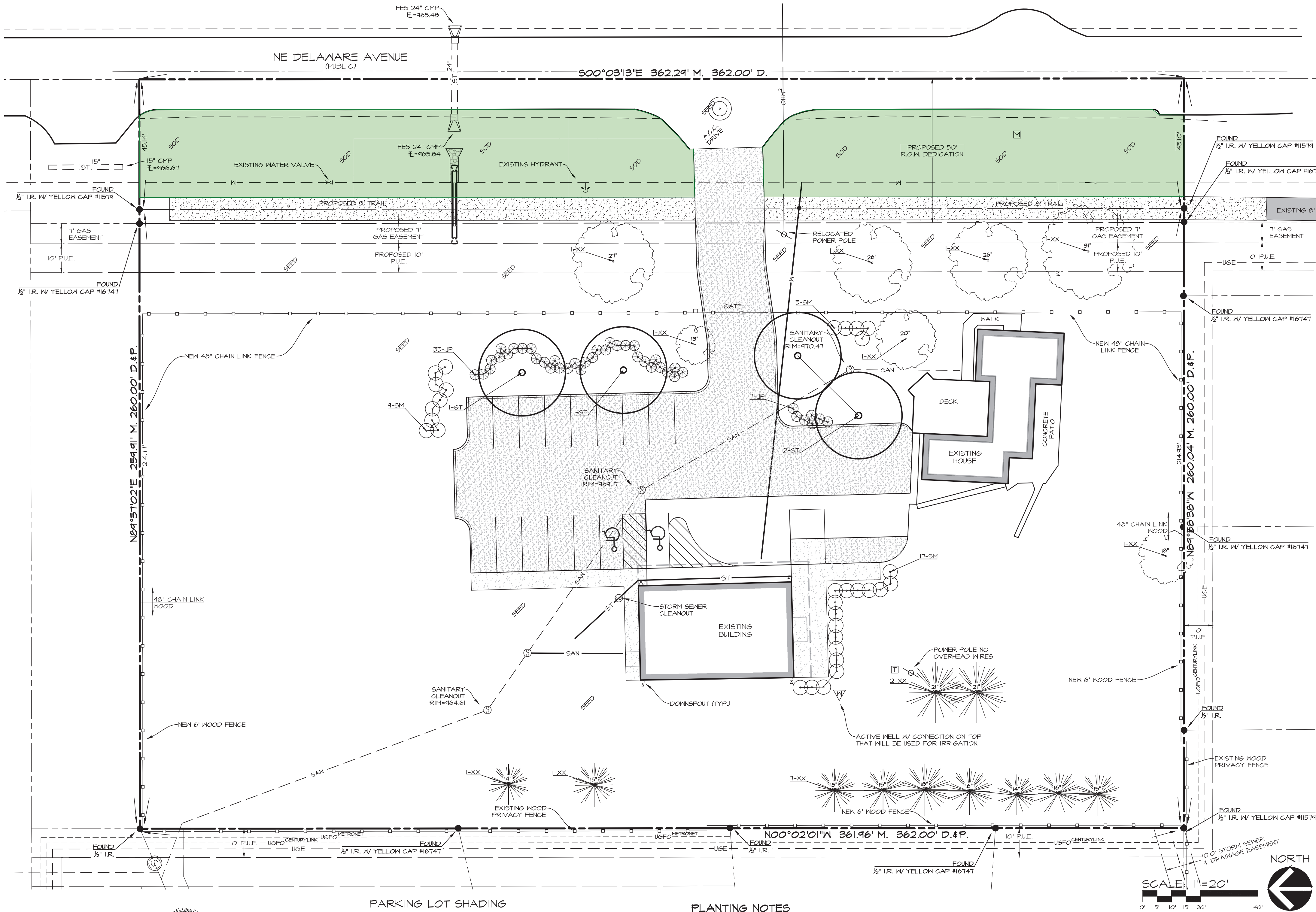
Cc: Des Moines Meeting Rooms Inc



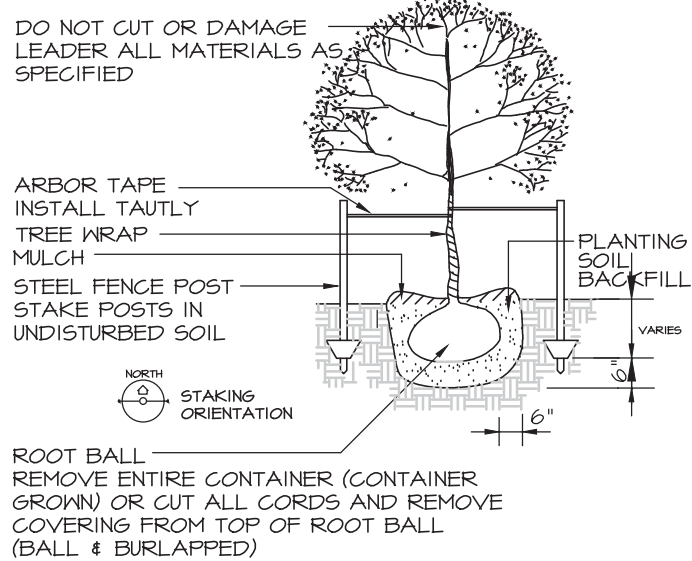


Page 97 of 139

Q:\E-FILES\1000BCTA\027 - DRAWINGS\CONSTRUCTION DOCUMENTS\SITE PLANNING\LANDSCAPE PLANNING - SHEET 027 - L.L. 10/10/2025 4:14:35 AM



SHRUB PLANTING DETAIL
NO SCALE



DECIDUOUS TREE PLANTING AND STAKING DETAIL
NO SCALE

PARKING LOT SHADING

Requirement: Shade 20% of the paved area with overstory deciduous trees (106 sf).

$1,965 \text{ sf (paved area)} \times 0.20 = 1,543$
 $1,543/106 = 2.26 \text{ trees at } 100\% \text{ or } 4.51 \text{ trees at } 50\%.$

Trees around perimeter (partial): 5 proposed at 50% (1 ex. + 4 proposed).

OPEN SPACE LANDSCAPING

Requirement: 1 plant unit per 3,000 sf of required open space.

$94,144 \times 20\% = 18,829 \text{ sf}$
 $18,829 \text{ sf (20\%)} / 3,000 = 6.28 \text{ units.}$
Use 2 trees and 6 shrubs per unit.

Required: 13 trees and 36 shrubs.
Provided: 15 trees and 36 shrubs.

PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
GT	Gleditsia triacanthos f. inermis 'Skycole'	4	2" CAL.	B&B	MATCHED, SPECIMEN
	SKYLINE HONEYLOCUST				8' FROM PAVING
JP	Juniperus x pfitzeriana 'Armstrong'	42	5 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED
	ARMSTRONG JUNIPER				3.5' o.c.
SM	Syringa meyeri 'Palibin'	31	5 GAL.	CONT.	MATCHED, SPECIMEN, MULCH BED
	KOREAN LILAC				4' o.c.
XX	EXISTING TO REMAIN	16			PROTECT TREES FROM DAMAGE TO CROWN AND CRITICAL ROOT SYSTEMS.

PLANTING NOTES

- ALL SITEWORK, SEEDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) VERSION 2025 INCLUDING CITY OF ANKENY SUPPLEMENTAL.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT.
- DECIDUOUS TREES LARGER THAN 1" CALIPER SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING. ALL CONIFERS SHALL BE STAKED (2 STAKES). TREE WRAP SHALL BE HELD IN PLACE WITH DEGRADABLE STRING, TAPES AND PLASTIC TIES ARE NOT ALLOWED.
- ALL TREES, SHRUBS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
- ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. (515/276-4884).
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED MIN. 4' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
- SOD FROM STREET TO STREET SIDE OF NEW TRAIL PER CITY OF ANKENY REQUIREMENTS (10,070 S.F. VERIFY).
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF CONTAINERS, WIRE BASKETS, AND BINDING CORDS ON ALL PLANT MATERIAL PRIOR TO INITIAL ACCEPTANCE. CONTRACTOR TO REMOVE PLANT TAGS AFTER INITIAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND CITY.
- ALL METERS AND GROUND-MOUNTED MECHANICAL UNITS TO BE SCREENED BY PLANTINGS.
- NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.
- AREA TO BE SEEDED WITH SUDAS, TYPE I SEED. VERIFY QUANTITY. SEED ALL AREAS DISTURBED BY THIS CONSTRUCTION WHICH ARE NOT SODDED OR IN MULCH BEDS. CONFIRM AREA WITH GRADING PLAN.

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

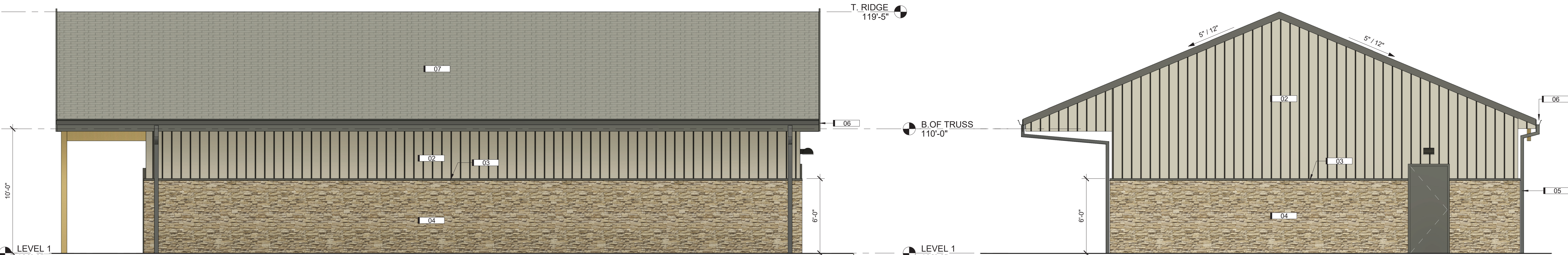
MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRING. TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

BUILDING MATERIAL BREAKDOWN SCHEDULE					METAL SIDING	SPLIT CMU %	DOORS %
ELEVATION	METAL SIDING	STONE VENEER	DOORS	TOTAL WALL S.F.			
EAST ELEVATION	198.04 SF	318.28 SF	---	516.32 SF	38.35 %	61.64 %	--
WEST ELEVATION	198.04 SF	318.28 SF	---	516.32 SF	38.35 %	61.64 %	--
NORTH ELEVATION	315.23 SF	175.87 SF	23.89 SF	514.99 SF	61.21 %	34.15 %	4.63 %
SOUTH ELEVATION	311.43 SF	160.13 SF	43.43 SF	514.99 SF	60.47 %	31.09 %	8.43 %
TOTAL MATERIAL SQ. FT.	1,022.74 SF	972.56 SF	67.32 SF	2,062.62 SF			

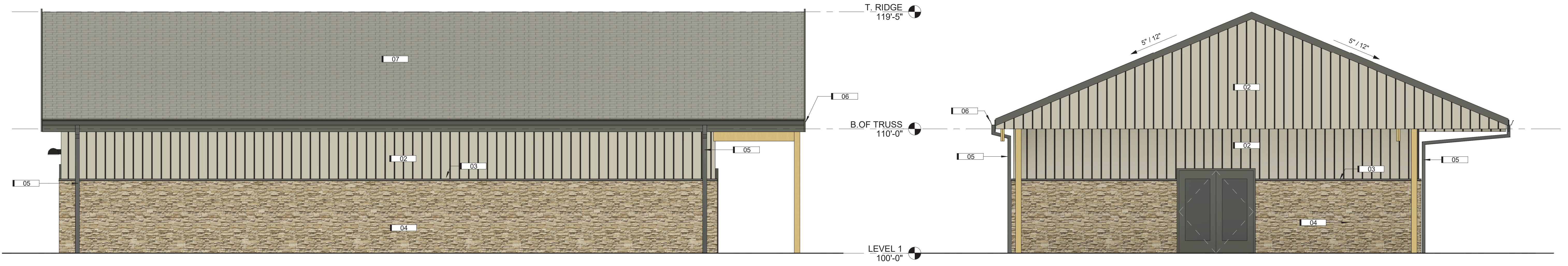
- ELEVATION GENERAL NOTES
1. ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'
 2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
 4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
 5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

KEYNOTE LEGEND	
KEY	NOTE
02	METAL SIDING PANEL
03	PRE-FINISHED MTL. FLASHING
04	STONE VENEER
05	PRE-FINISHED DOWNSPOUT
06	PRE-FINISHED METAL GUTTER
07	ASPHALT SHINGLES ON 30-POUND ROOFING FELT



3 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

4 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

2 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

23-167

PROJECT:
NE DELAWARE CHAPEL
CLIENT NAME
5180 NE Delaware Ave, Ankeny Iowa

DATE: 10-30-24
DRAWN BY: CR
CHKD BY: KC

REVISED:

EXTERIOR
ELEVATIONS

A200



617 SW 3RD ST., STE 108
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Request by Berwick Holdings, LLC for 100% Voluntary Urbanized Annexation of property into the City of Ankeny (Berwick Holdings)

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 Berwick Holdings 100% Voluntary Urbanized Annexation.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Annexation Petition
4. Landowners Map
5. Annexation Exhibit
6. Annexation Map
7. Future Land Use Plan Map
8. Zoning Map
9. Utility Connection Map
10. Proximity Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: April 8, 2025

Agenda Item: Berwick Holdings Annexation 100% Voluntary Urbanized Annexation
Report Date: April 3, 2025
Prepared By: Ryan Kirschman, AICP-C
Planner I

ETC

Recommendation:

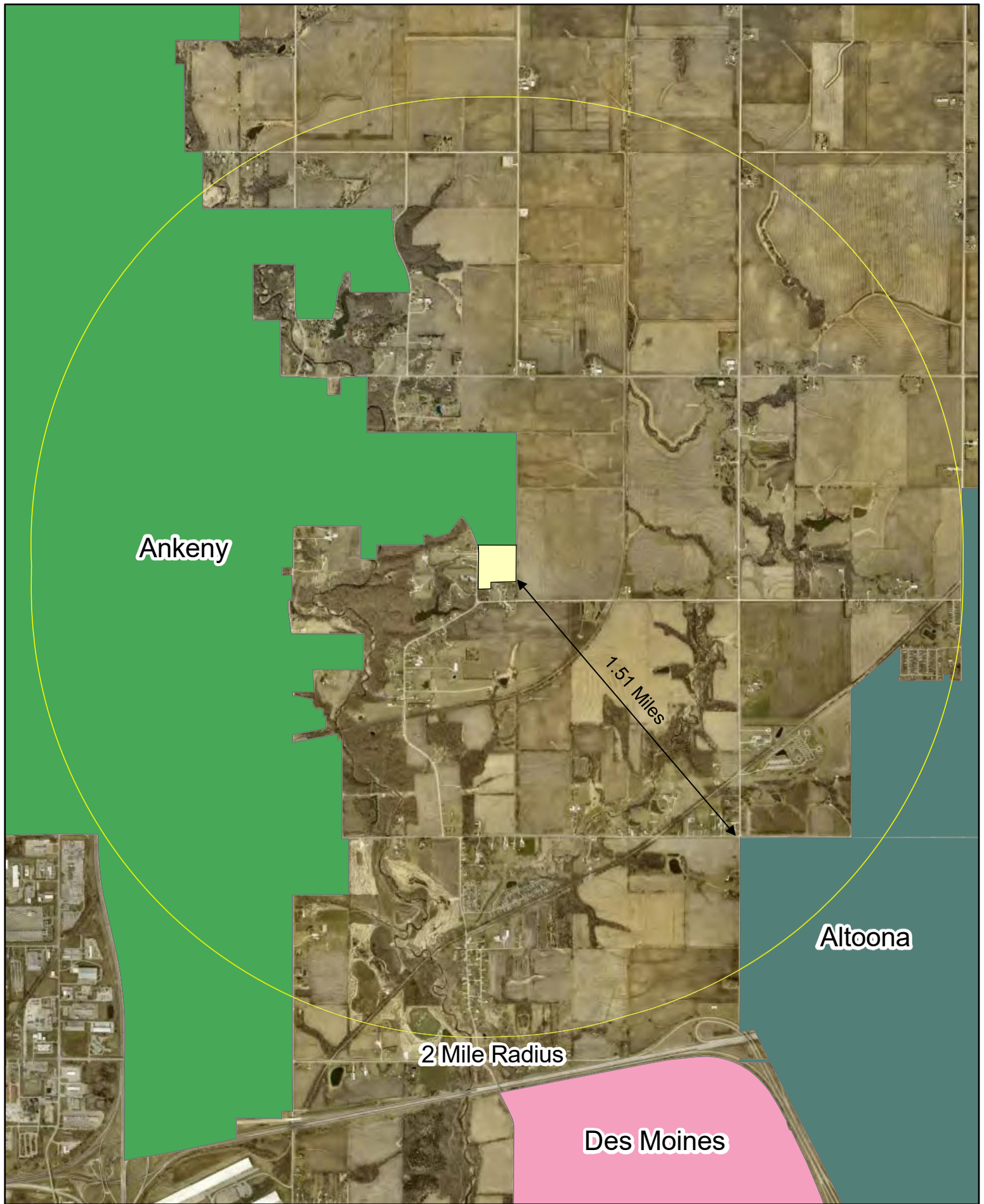
That the Plan and Zoning Commission recommend that City Council approve the Berwick Holdings Annexation 100% Voluntary Urbanized Annexation.

Discussion:

The City of Ankeny has received a request for the annexation of certain territory adjacent to the City's southeastern boundary, generally located east of Interstate 35, east of NE Four Mile Drive/NE 29th Street, west of NE 46th Street, north of NE 70th Avenue, and along NE Berwick Drive.

The annexation area is located within two miles of the City of Altoona, which per Iowa Code, classifies the request as an urbanized annexation. The annexation territory encompasses approximately 19.65 acres (+/-), 18.89 acres (+/-) of which are owned by a property owner who has signed a petition consenting to the annexation. Approximately 0.76 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all public road right-of-way to the centerline of the adjacent road.

The annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential. If the annexation request is approved by the City Development Board, it will initially be zoned R-1, One-Family Residence District, consistent with all newly incorporated properties in the City of Ankeny. A map is included showing the proposed annexation area in relation to Ankeny's Corporate Limits.





Legend

-  Right Of Way
-  Consenting Properties
-  Non-Consenting Properties
-  Ankeny Corporate Limits

N
1 inch = 256 feet
Date: 4/2/2025

**Berwick Holdings Annexation
100% Voluntary Urbanized Annexation
Landowners Map**



1 inch = 535 feet

Date: 4/2/2025

Berwick Holdings Annexation 100% Voluntary Urbanized Annexation Utility Map



Page 107 of 139

A. Consenting Property Owners' Petitions:

The City of Ankeny received a written voluntary annexation petition from the following property owner:

Consenting Properties	Acreage
#1: Berwick Holdings, LLC	18.89
Total Consenting Properties	18.89

B. General Statement of Proposal / Integration of Smart Planning Principles:

This 100% voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but it is meant to outline a possible future that could occur over time through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This particular annexation will advance the City towards accomplishing the previously mentioned goals, adds lands to the inventory of developable land, and assures efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation territory is currently classified as Rural Residential (RR) on the Polk County Zoning Map and Urban Fringe Overlay on the Polk County Future Land Use Map. The annexation territory is located within the City of Ankeny Planning Boundary, and is currently identified as Low-Density Residential. The Ankeny Plan 2040 Comprehensive Plan defines the land use as the following:

Low-Density Residential (LDR): This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 square feet. Lots should include public or private street frontage and driveway access, and may also be served by an alleyway. Development in this area may include residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

The proposed annexation area consists of agricultural land uses. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as are all newly annexed properties in the City of Ankeny. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district (single-family residential, churches, schools, public facilities, or non-retail agricultural uses). If a property is to be developed as anything not allowed in the R-1 zoning district, an appropriate rezoning will be required. Development concepts will be evaluated as part of the rezoning and platting processes to ensure that proposed development plans align with the Comprehensive Plan. Any proposed changes to the future land uses identified in the Comprehensive Plan would require a land use plan amendment prior to consideration for rezoning.

D. Current Municipal Services:

The City of Ankeny presently provides no municipal services (other than partial fire and full EMS) to the annexation territory, but has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing the growth of the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

a. Comprehensive planning and zoning.

- I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future

Land Use Map of the Comprehensive Plan. As previously indicated, the proposed annexation area is located within the City's Planning Boundary.

b. Extension of services.

- I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.
- V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts or development agreements when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny has a need for developable land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 76,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2024, the City of Ankeny recorded 22 plats creating 542 lots on 378 acres, permitted 834 new dwelling units and 18 new commercial and industrial buildings, and added \$379,787,139 in valuation. While the southeastern quadrant is comprised primarily of residential and light industrial land uses, the Ankeny Plan 2040 still identifies the southeastern quadrant of Ankeny as a suitable area to further fill the need for developable property over the next decade.

3. The annexation territory is in accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.

This annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. The City of Ankeny has fiscal and physical capabilities of providing municipal services to the annexation territory.

Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, there is an 8" sanitary service line north of the subject property. Any sanitary sewer constructed within the development will be the developer's responsibility.

b. Water:

Existing water mains via the City of Ankeny are shown on the provided utility map. An existing 10-inch City of Ankeny water main is running along the east side of NE Berwick Drive and stops in the property to the north. The developer will be responsible for the construction of water main within the development.

c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop with residential lots, in alignment with the City's Comprehensive Plan. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is partially located within the City of Ankeny Fire Protection District and fully covered for EMS. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow

and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 24% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. Recognizing the City's financial stewardship, the Government Finance Officers Association of the United States and Canada has awarded the City the Distinguished Budget Presentation Award and the Certificate of Achievement in Financial Reporting. Ankeny maintains an overall property tax levy of \$9.90 per \$1,000 of taxable property valuation. This rate is the lowest among cities with populations of 5,000 or more within the Des Moines metropolitan area and also the lowest among Iowa's largest cities. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

Urban Services Agreement and Boundary:

The City of Ankeny currently has an urban service agreement with Polk City; however, the boundary line agreed upon is west of the proposed annexation area. The urban service agreement with Polk City does not impact this proposal. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

F. Combined Legal Descriptions:

The composite legal description of the annexation territory is shown on the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NE Berwick Drive.

G. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The Polk County Auditor approved the previously mentioned documents on March 10, 2025.

H. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is located within two miles of the urbanized area of the City of Altoona, lying approximately 1.51 miles from Altoona's corporate limits.

I. State-Owned and County-Owned Right-of-Way:

The annexation territory contains no State of Iowa right-of-way, but does contain approximately 0.76 acres (+/-) of County owned right-of-way.

J. Certification of Compliance with Other Notice Requirements:

A consultation meeting is not required with a 100% voluntary annexation.

K. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

L. Identification of Non-Consenting Property Owners and Legal Descriptions:

The annexation territory is 100% voluntary, consisting of all consenting property owners

M. Parcel Acreage and Percentage of Consenting, Non-Consenting, and Public Right-of-Way:

The following table outlines the acreage of each property, as well as road right-of-way, within the annexation territory:

Consenting Properties	Acreage
#1: Berwick Holdings, LLC	18.89
Total Consenting Properties	18.89
Total Annexation Acres (minus road right-of-way)	18.89
Polk County Road Right-of-Way	0.76
Total Annexation Acres	19.65

N. Map of Annexation Territory Related to the City of Ankeny:

Maps included depict the annexation territory, consenting landowners, public right-of-way, and the relationship of the annexation territory to Ankeny and surrounding cities.

O. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These numbers are an example and for reference only.		

P. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities.



bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned GEOPARCEL 8023-32-400-010 NEAR THE NE CORNER OF NE BERWICK DRIVE & 15TH ST SE

Legal Description (attach, if lengthy) SEE ANNEXATION EXHIBIT

Property Owner(s): BERWICK HOLDINGS, LLC

Address: 1615 SW MAIN ST, STE #207

Address: ANKENY, IOWA 50023

Phone #: (712) 540-3756

Applicant / Contact ERIC BOHNENKAMP

Address 1615 SW MAIN ST, STE #207, ANKENY, IOWA 50023

Phone #: (712) 540-3756

Signed by: 
(Property Owner) *

Date: 8-15-23

(Property Owners)

Date:

(Property Owners)

Date:

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: 
(Applicant/Contact)

Date: 8-15-23

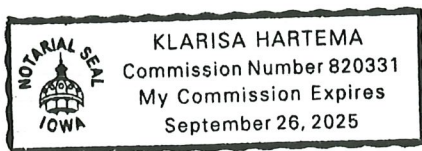
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 15 day of AUGUST, 2023, before me, a Notary Public in and for Polk County, personally appeared ERIC BOHNENKAMP, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



A handwritten signature in blue ink, appearing to read "Klarisa Hartema".

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 15 day of AUGUST, 2023, before me, a Notary Public in and for Polk County, personally appeared ERIC BOHNENKAMP, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



A handwritten signature in blue ink, appearing to read "Klarisa Hartema".

Notary Public in and for
Polk County, Iowa



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned GEOPARCEL 8023-32-400-010 NEAR THE NE CORNER OF NE BERWICK DRIVE & 15TH ST SE

Legal Description (attach, if lengthy) SEE ANNEXATION EXHIBIT

Property Owner(s): BERWICK HOLDINGS, LLC

Address: 1615 SW MAIN ST, STE #207

Address: ANKENY, IOWA 50023

Phone #: (515) 520-7851

Applicant / Contact BJ STOKESBARY

Address 1615 SW MAIN ST, STE #207, ANKENY, IOWA 50023

Phone #: (515) 520-7851

Signed by:  **Date:** 2/4/25
(Property Owner) *

(Property Owners) **Date:** _____

(Property Owners) **Date:** _____

(Note: No other signature may be substituted for the Property Owner's Signature.)

and:  **Date:** 2/4/25
(Applicant/Contact)

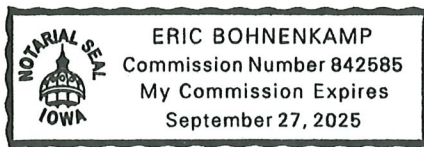
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 4th day of February, 20 25, before me, a Notary Public in and for Polk County, personally appeared Brazly Stokesbury, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.





Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for
Polk County, Iowa

Annexation Exhibit

Ankeny, Iowa

Polk County

Owner

Berwick Holdings, LLC

1615 SW Main St, Ste #207

Ankeny, IA 50023

Applicant

Berwick Holdings, LLC

C/O ATI Group

1615 SW Main St, Ste #207

Ankeny, IA 50023

Surveyor

McClure Engineering

1360 NW 121st Street

Clive, IA 50325

SURROUNDING PROPERTY OWNERS

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address
1	JERRY BISHOP	W 1/2 W 1/2 W 1/2 SW 1/4 LESS 25A RD SEC 33-80-23	8023-33-300-005	4050 NE 78TH AVE ANKENY, IA 50021-9382
2	VERI & TAMMY COLES	PARCEL L BK 9653 PG 4 BEG 33F N OF SE COR THN SW 317 21F N 288.67F NE 59.25F N 147.21F NE 257.96F S 435.88F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-022	3796 NE 70TH AVE ANKENY, IA 50021-9734
3	BRITTANY & KYLE SANGER	PARCEL M BK 9653 PG 4 BEG 33F N & 317 21F W OF SE COR THN SW 277.18F N 435.88F NE 338.44F S 147.21F SW 59.25F S 288.67F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-021	3790 NE 70TH AVE ANKENY, IA 50021-9734
4	VIRGINIA RUZ	N 131F S 281F W 310F LYG N & E OF EXISTING RDS S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-011	3784 NE 70TH AVE ANKENY, IA 50021-9734
5	KAEVYN BURBEY	S 150F W 310F LYG N & E OF EXISTING RDS S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-012	3786 NE 70TH AVE ANKENY, IA 50021-9734
6	CURTIS & SARAH CARROLL	PARCEL D BEG 976F W OF SE COR THN W 450F N 400F E 18.66F SELY 346.95F E 177.21F S 165.42F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-008	7004 NE BERWICK DR ANKENY, IA 50021-9735
7	DENNIS & JENNIFER PETERSON	PARCEL C BEG 976F W & 165.42F N OF SE COR THN W 177.21F NWLY 346.95F E 431.34F S 234.58F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-007	7052 NE BERWICK DR ANKENY, IA 50021-9735
8	DONALD & SHERRY HANSEN	LOT 1 HANSEN PLAT 1	8023-32-400-031	2519 E 50TH ST DES MOINES, IA 50317-4872
9	NATHAN & CARRIE KOENIG	PRT LOT 2 IN S 1/2 SEC 32-80-23 HANSEN PLAT 1	8023-32-300-014	7100 NE BERWICK DR ANKENY, IA 50021-9257
10	MATTHEW & BLAIR PATTERSON	PARCEL J BK 8718 PG 345 S 1/2 SEC 32-80-23	8023-32-300-010	7130 NE BERWICK DR ANKENY, IA 50021-9257
11	DARREL & BRENDA VALDER KAMP	EX PARCEL 2019-47 BK 17351 PG 280- E 876F LOT 1 PAGUIA COMPOUND PLAT 1	8023-32-400-028	7140 NE BERWICK DR ANKENY, IA 50021-9257
12	CHRISTOPHER & SHARON PAGUIA	LOT 2 PAGUIA COMPOUND PLAT 2	8023-32-400-034	7150 NE BERWICK DR ANKENY, IA 50021-9257
13	CHRISTOPHER & SHARON PAGUIA	LOT 1 PAGUIA COMPOUND PLAT 2	8023-32-400-035	7150 NE BERWICK DR ANKENY, IA 50021-9257
14	SUSAN MARIE THOMPSON	EX PARCEL 2016-208 BK 17165 PG 879- LOT 3 PAGUIA COMPOUND PLAT 1	8023-32-400-030	7166 NE BERWICK DR ANKENY, IA 50021-9257
15	DOUGLAS & TRICIA MCCARTHY	LT 4 PAGUIA COMPOUND PLAT 1	8023-32-400-019	7176 NE BERWICK DR ANKENY, IA 50021-9257
16	DENNIS & CARLA PRATHER	BEG NE COR THN W 261F S 150F E 273.34F N 150.5F TO POB S 1/2 SE 1/4 W OF BERWICK DR SEC 32-80-23	8023-32-400-003	7190 NE BERWICK DR ANKENY, IA 50021-9257
17	MICHAEL & MICHELLE PAGUIA	LOT 5 & PARCEL 2024-92 BK 19838 PG 610 BNG PRT LOT 6 PAGUIA COMPOUND PLAT 1	8023-32-400-033	7228 NE BERWICK DR ANKENY, IA 50021-9258
18	JUSTIN LING	EX PARCEL 2024-92 BK 19838 PG 610- LOT 6 PAGUIA COMPOUND PLAT 1	8023-32-400-032	210 NE DELAWARE AVE STE 200 ANKENY, IA 50021-6714
19	BERWICK HOLDINGS LLC	OUTLOT X DRA ACRES PLAT 1	8023-32-426-001	1615 SW MAIN ST STE 207 ANKENY, IA 50023-7261

PROPERTY TABLE NOTES:

1) RIGHT-OF-WAY AREA IS NOT INCLUDED

2) CITY OF ANKENY OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELTS, ETC.)

3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 2/4/2025

ANNEXATION AREA

18.89 ACRES

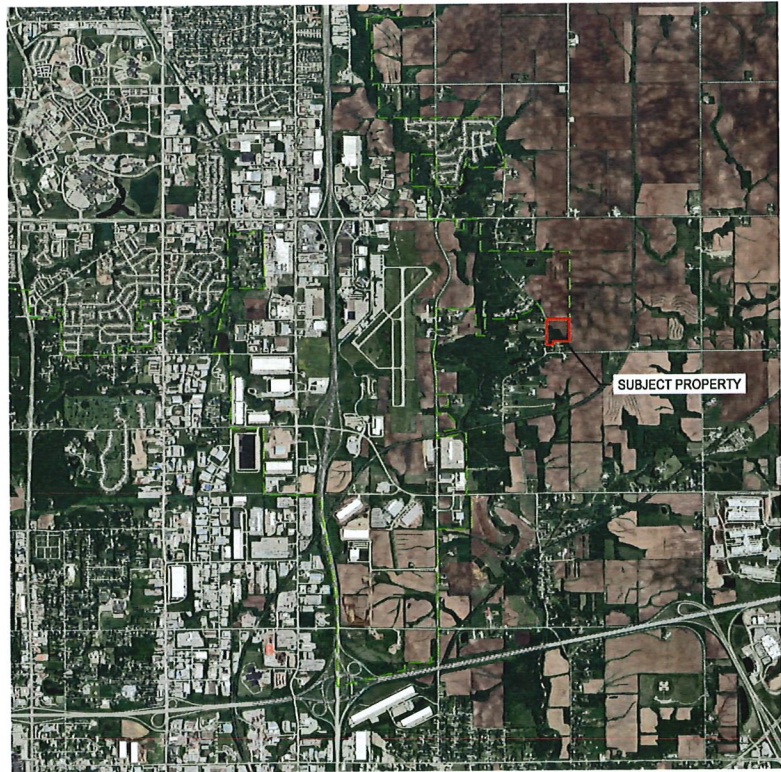
*BASED ON POLK COUNTY ASSESSOR DATA

ANNEXATION AREA DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAYING NORTH AND EAST OF EXISTING ROADS, EXCEPT THE SOUTH 281 FEET OF THE WEST 310 FEET THEREOF, AND EXCEPT THE SOUTH 435.6 FEET OF THE EAST 600 FEET OF THE WEST 910 FT THEREOF.

*DESCRIPTION BASED ON WARRANTY DEED FILED AT BK 19558 PG 184

VICINITY MAP



building strong communities.

1360 NW 121ST. Street

Clive, Iowa 50325

515-964-1229

fax 515-964-2370

NOTICE:

McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

BERWICK PROPERTY ANNEXATION EXHIBIT

ANKENY, IOWA

2023000306

FEBRUARY 4, 2025

REVISIONS

ENGINEER

J. BECKER

DRAWN BY

J. BECKER

CHECKED BY

FIELD BOOK NO.

DRAWING NO.

SHEET NO.

EX-01

1 / 1

Page 119 of 139

McCLURE ENGINEERING COMPANY



1 inch = 256 feet
Date: 4/2/2025

**Berwick Holdings Annexation
100% Voluntary Urbanized Annexation
Landowners Map**



Annexation Exhibit

Ankeny, Iowa
Polk County

Owner
Berwick Holdings, LLC
1615 SW Main St, Ste #207
Ankeny, IA 50023

Applicant
Berwick Holdings, LLC
C/O ATI Group
1615 SW Main St, Ste #207
Ankeny, IA 50023

Surveyor
McClure Engineering
1360 NW 121st Street
Clive, IA 50325

SURROUNDING PROPERTY OWNERS

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address
1	JERRY BISHOP	W 1/2 W 1/2 W 1/2 SW 1/4 LESS 25A RD SEC 33-80-23	8023-33-300-005	4050 NE 78TH AVE ANKENY, IA 50021-9382
2	VERI & TAMMY COLES	PARCEL L BK 9653 PG 4 BEG 33F N OF SE COR THN SW 3/4 N 288.67F NE 59.25F N 147.21F NE 257.96F S 435.88F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-022	3796 NE 70TH AVE ANKENY, IA 50021-9734
3	BRITTANY & KYLE SANGER	PARCEL M BK 9653 PG 4 BEG 33F N & 317.21F W OF SE COR THN SW 277.19F N 435.88F NE 338.44F S 147.21F SW 59.25F S 288.67F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-021	3790 NE 70TH AVE ANKENY, IA 50021-9734
4	VIRGINIA RUZ	N 131F S 281F W 310F LYG N & E OF EXISTING RDS S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-011	3784 NE 70TH AVE ANKENY, IA 50021-9734
5	KAEYIN BURBEY	S 150F W 310F LYG N & E OF EXISTING RDS S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-012	3786 NE 70TH AVE ANKENY, IA 50021-9734
6	CURTIS & SARAH CARROLL	PARCEL D BEG 976F W OF SE COR THN W 450F N 400F E 18.66F SELY 346.95F E 177.21F S 165.42F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-008	7004 NE BERWICK DR ANKENY, IA 50021-9735
7	DENNIS & JENNIFER PETERSON	PARCEL C BEG 976F W & 165.42F N OF SE COR THN W 177.21F NWLY 346.95F E 431.34F S 234.58F TO POB S 1/2 SE 1/4 SEC 32-80-23	8023-32-400-007	7052 NE BERWICK DR ANKENY, IA 50021-9735
8	DONALD & SHERRY HANSEN	LOT 1 HANSEN PLAT 1	8023-32-400-031	2519 E 50TH ST DES MOINES, IA 50317-4872
9	NATHAN & CARRIE KOENIG	PRT LOT 2 IN S 1/2 SEC 32-80-23 HANSEN PLAT 1	8023-32-300-014	7100 NE BERWICK DR ANKENY, IA 50021-9257
10	MATTHEW & BLAIR PATTERSON	PARCEL J BK 8718 PG 345 S 1/2 SEC 32-80-23	8023-32-300-010	7130 NE BERWICK DR ANKENY, IA 50021-9257
11	DARREL & BRENDA VALDER KAMP	EX PARCEL 2019-47 BK 17351 PG 280- E 876F LOT 1 PAGUIA COMPOUND PLAT 1	8023-32-400-028	7140 NE BERWICK DR ANKENY, IA 50021-9257
12	CHRISTOPHER & SHARON PAGUIA	LOT 2 PAGUIA COMPOUND PLAT 2	8023-32-400-034	7150 NE BERWICK DR ANKENY, IA 50021-9257
13	CHRISTOPHER & SHARON PAGUIA	LOT 1 PAGUIA COMPOUND PLAT 2	8023-32-400-035	7150 NE BERWICK DR ANKENY, IA 50021-9257
14	SUSAN MARIE THOMPSON	EX PARCEL 2016-208 BK 17165 PG 879- LOT 3 PAGUIA COMPOUND PLAT 1	8023-32-400-030	7166 NE BERWICK DR ANKENY, IA 50021-9257
15	DOUGLAS & TRICIA MCCARTHY	LT 4 PAGUIA COMPOUND PLAT 1	8023-32-400-019	7176 NE BERWICK DR ANKENY, IA 50021-9257
16	DENNIS & CARLA PRATHER	BEG NE COR THN W 261F S 150F E 273.34F N 150.5F TO POB S 1/2 SE 1/4 W OF BERWICK DR SEC 32-80-23	8023-32-400-003	7190 NE BERWICK DR ANKENY, IA 50021-9257
17	MICHAEL & MICHELLE PAGUIA	LOT 5 & PARCEL 2024-92 BK 19838 PG 610 BNG PRT LOT 6 PAGUIA COMPOUND PLAT 1	8023-32-400-033	7228 NE BERWICK DR ANKENY, IA 50021-9258
18	JUSTIN LING	EX PARCEL 2024-92 BK 19838 PG 610- LOT 6 PAGUIA COMPOUND PLAT 1	8023-32-400-032	210 NE DELAWARE AVE STE 200 ANKENY, IA 50021-6714
19	BERWICK HOLDINGS LLC	OUTLOT X DRA ACRES PLAT 1	8023-32-426-001	1615 SW MAIN ST STE 207 ANKENY, IA 50023-7261

PROPERTY TABLE NOTES:
1) RIGHT-OF-WAY AREA IS NOT INCLUDED
2) CITY OF ANKENY OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELTS, ETC.)
3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 2/4/2025

ANNEXATION AREA

18.89 ACRES

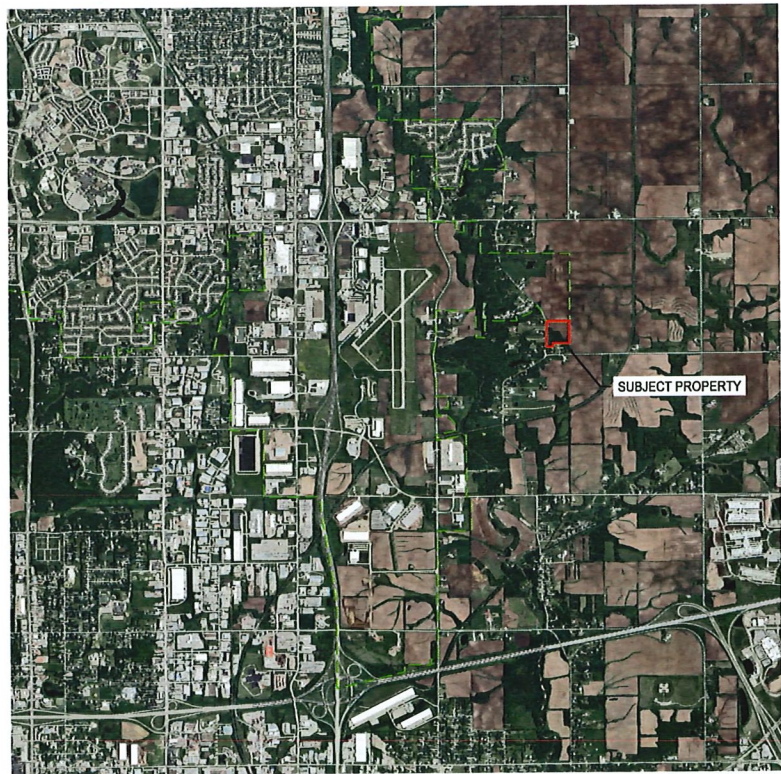
*BASED ON POLK COUNTY ASSESSOR DATA

ANNEXATION AREA DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAYING NORTH AND EAST OF EXISTING ROADS, EXCEPT THE SOUTH 281 FEET OF THE WEST 310 FEET THEREOF, AND EXCEPT THE SOUTH 435.6 FEET OF THE EAST 600 FEET OF THE WEST 910 FT THEREOF.

*DESCRIPTION BASED ON WARRANTY DEED FILED AT BK 19558 PG 184

VICINITY MAP



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

BERWICK PROPERTY
ANNEXATION EXHIBIT

ANKENY, IOWA
2023000306
FEBRUARY 4, 2025

REVISIONS

ENGINEER
J. BECKER

DRAWN BY
J. BECKER

CHECKED BY

FIELD BOOK NO.

DRAWING NO.

SHEET NO.

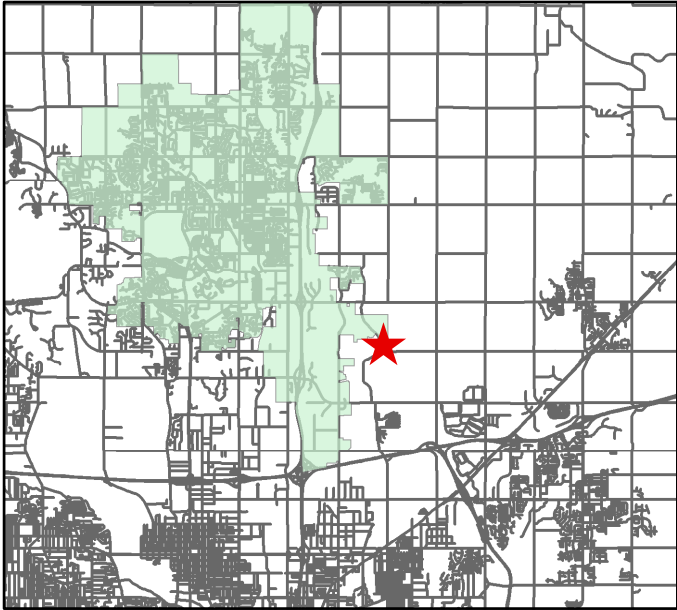
EX-01

1 / 1

Page 121 of 139

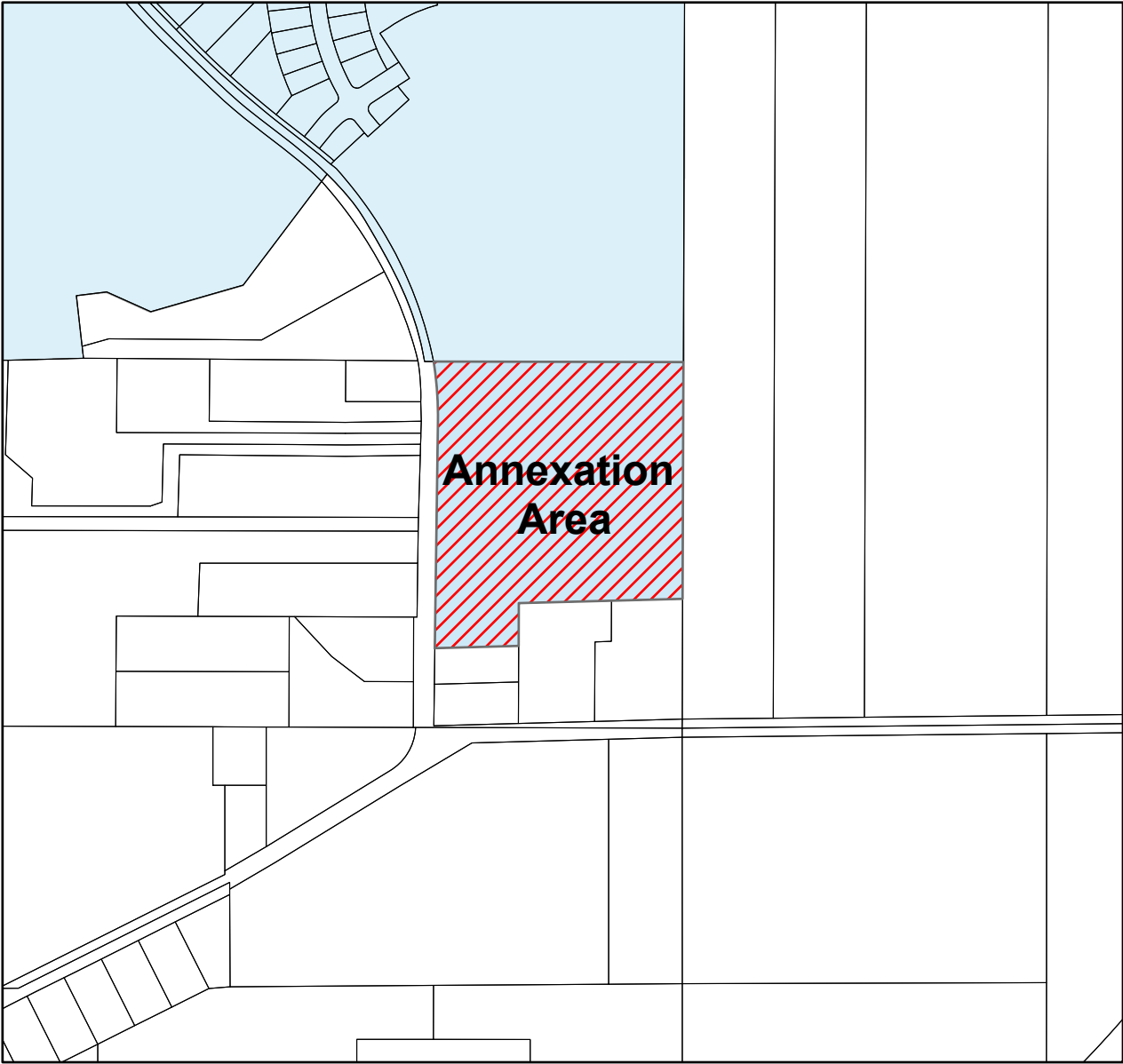
McCLURE ENGINEERING COMPANY

Vicinity Map



LEGAL DESCRIPTION
"THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTIONS 32, TOWNSHIP
80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, LAYING NORTH AND
EAST OF THE EXISTING ROADS EXCEPT THE SOUTH 281 FEET OF THE WEST
310 FEET THEREOF, AND EXCEPT THE SOUTH 435.6 FEET OF THE EAST 600 FEET OF
THE WEST 910 FT THEREOF

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE
CENTERLINE OF THE ADJACENT ROAD."

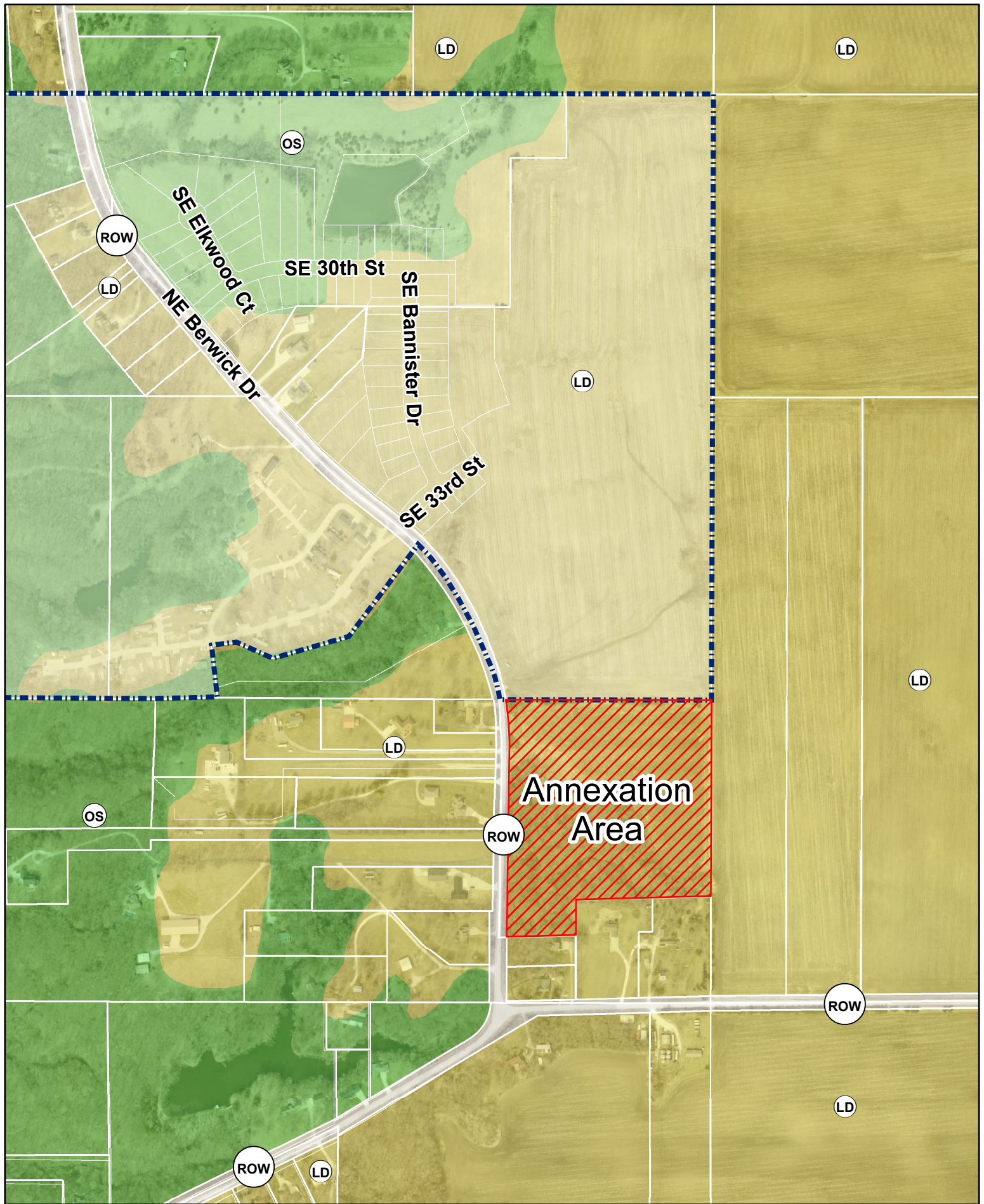


1 inch = 617.843 feet

Annexation Map

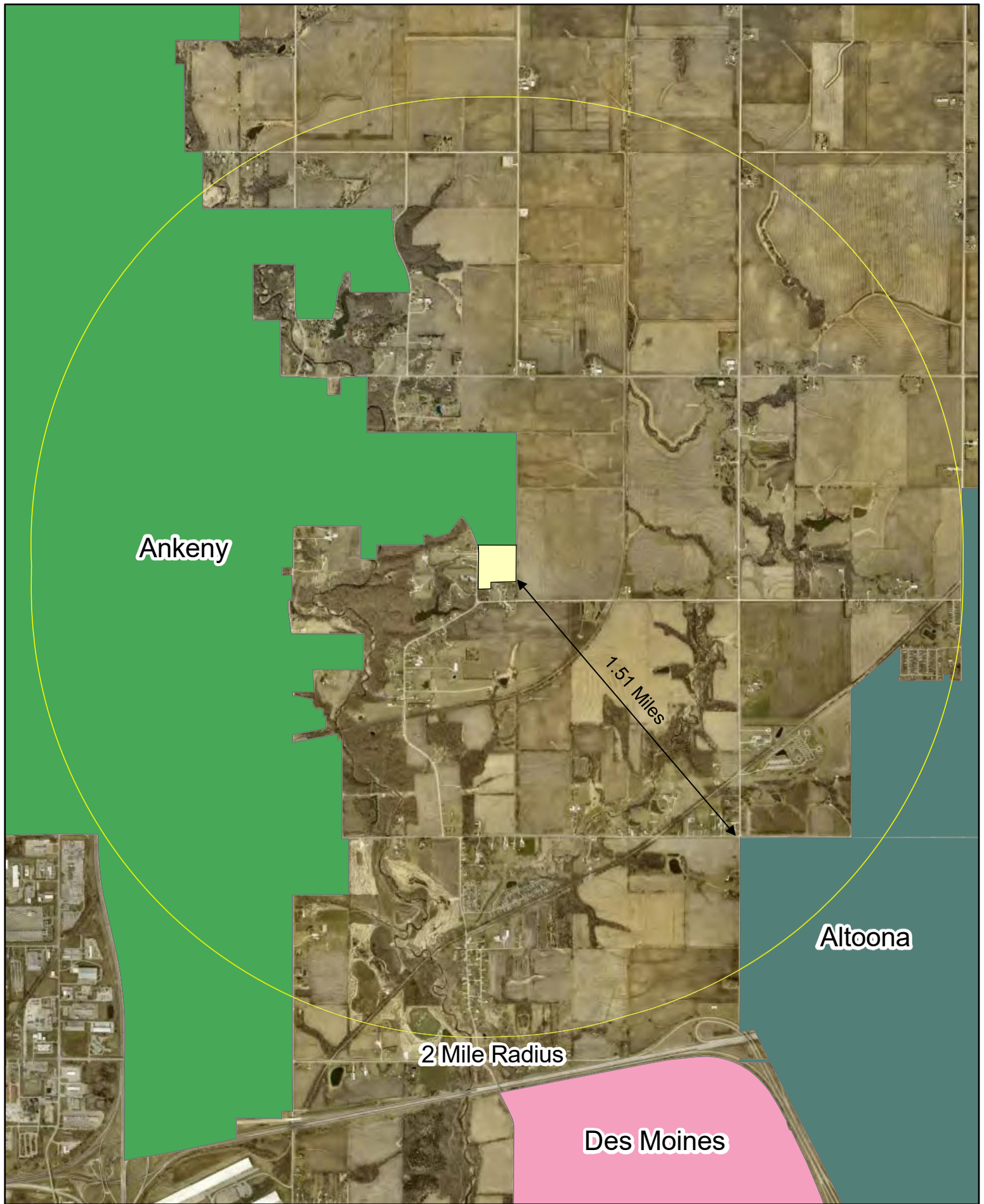
Property Owners:
Berwick Holdings LLC

City of Ankeny	2025 Berwick Holdings Annexation	Sheet No. 1 of 1	City of Ankeny, Iowa Community Development Department
			Drawn By: RJK
			Checked by: EB
			Date: March 10, 2025











PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 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. April 7, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, April 22, 2025
3. March 2025 Building Permit Report
4. Commissioner's Reports

ATTACHMENTS

1. March 2024 Building Permits Report

**City of Ankeny
Building Permit Report
Month of March 2025**

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	March-25		March-24		1/1/2025-3/31/2025		1/1/2024-3/31/2024		7/1/2024-3/31/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	38	\$14,640,312	50	\$20,441,375	84	\$32,334,336	124	\$47,977,403	229	\$90,109,911
New Single Family Attached/Duplex	56	\$14,483,116	11	\$3,035,989	151	\$38,525,240	23	\$6,379,339	334	\$83,092,345
New Multi - Family	2	\$52,023,750	0	\$0	3	\$54,673,750	0	\$0	9	\$71,498,693
Total New Residential Permits	96	\$81,147,178	61	\$23,477,364	238	\$125,533,326	147	\$54,356,742	572	\$244,700,949
Additions/Alterations/Other (1)	53	\$737,009	75	\$680,104	125	\$2,032,038	125	\$1,419,177	518	\$6,774,019
Total New Dwelling Units	468		61		609		147		1109	
NON-RESIDENTIAL										
New Commercial	0	\$0	2	\$3,063,263	3	\$2,994,087	2	\$3,063,263	16	\$73,737,793
COM Additions/Alterations/Other	3	\$1,909,008	10	\$11,460,251	16	\$3,763,508	23	\$20,640,968	65	\$21,135,220
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	1	\$3,498,950	0	\$0	2	\$3,540,950	0	\$0	5	\$3,777,110
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Total Non Residential Permits	4	\$5,407,958	12	\$14,523,514	21	\$10,298,545	25	\$23,704,231	86	\$98,650,123
MISC PERMITS (2)	67	\$47,521	85	\$393,131	131	\$265,828	156	\$530,036	507	\$773,634
TOTALS	220	\$87,339,666	233	\$39,074,113	515	\$138,129,737	453	\$80,010,186	1683	\$350,898,725

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
3/1/2025 - 3/31/2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	3/3/2025	\$525,641	25-0762-NEW	2306 NW 29th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	3/4/2025	\$393,036	25-0092-NEW	110 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	3/4/2025	\$392,870	25-0775-NEW	119 NE 64th Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	3/4/2025	\$393,526	25-0779-NEW	115 NE 64th Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	3/6/2025	\$295,756	25-0855-NEW	1656 NW Savannah Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	3/6/2025	\$299,158	25-0869-NEW	1671 NW Savannah Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	3/6/2025	\$304,838	25-0870-NEW	4211 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	3/6/2025	\$290,299	25-0921-NEW	624 NE Oak Ridge Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	3/6/2025	\$259,784	25-0922-NEW	702 NE Oak Ridge Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	3/11/2025	\$811,101	25-1091-NEW	703 SW Magazine Rd	MJ Properties	MJ Properties
Single Family Detached	New Building	3/12/2025	\$382,508	25-0773-NEW	243 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	3/12/2025	\$515,542	25-0786-NEW	6336 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	3/13/2025	\$304,626	24-6401-NEW	4205 NE 5th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/13/2025	\$317,464	25-0470-NEW	4416 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/13/2025	\$365,665	25-0471-NEW	4404 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/13/2025	\$325,043	25-0472-NEW	4316 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/13/2025	\$365,665	25-0476-NEW	4408 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/13/2025	\$331,283	25-0523-NEW	4412 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/13/2025	\$569,299	25-0640-NEW	208 SW 18th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	3/13/2025	\$96,880	25-1063-NEW	3507 NW 27th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/13/2025	\$419,337	25-1143-NEW	1517 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	3/13/2025	\$353,749	25-1145-NEW	1203 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	3/13/2025	\$411,835	25-1148-NEW	4606 NW 13th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	3/18/2025	\$352,132	25-1317-NEW	1620 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	3/18/2025	\$510,448	25-1318-NEW	1511 NW Benjamin Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	3/19/2025	\$369,146	25-0827-NEW	2519 NW Linwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/19/2025	\$317,464	25-0828-NEW	2512 NW Linwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/19/2025	\$323,002	25-0829-NEW	2520 NW Linwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/20/2025	\$365,665	25-0830-NEW	2516 NW Linwood Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	3/21/2025	\$295,463	25-1088-NEW	3731 NE 6th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	3/21/2025	\$280,018	25-1122-NEW	1667 NW Savannah Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	3/24/2025	\$327,331	25-1006-NEW	1204 NW 27th St	Happe Homes	Happe Homes
Single Family Detached	New Building	3/25/2025	\$358,369	24-6278-NEW	312 SW 17th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	3/27/2025	\$442,964	25-1376-NEW	2310 NW 29th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	3/27/2025	\$740,552	25-1417-NEW	1311 NE Tuscany Blvd	MJ Properties	MJ Properties
Single Family Detached	New Building	3/31/2025	\$346,382	25-1237-NEW	1321 NW 27th St	Happe Homes, LLP	Happe Homes LLP
Single Family Detached	New Building	3/31/2025	\$361,373	25-1241-NEW	1322 NW 27th St	Happe Homes	Happe Homes
Single Family Detached	New Building	3/31/2025	\$525,099	25-1440-NEW	1608 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Attached	New Building	3/3/2025	\$159,748	25-0627-NEW	2107 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	3/3/2025	\$159,748	25-0628-NEW	2111 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	3/3/2025	\$159,748	25-0629-NEW	2115 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Single Family Attached	New Building	3/3/2025	\$159,748	25-0630-NEW	2119 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors

[illegible]

Single Family Attached	New Building	3/25/2025	\$274,029 25-0987-NEW	1439 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	3/25/2025	\$274,029 25-0988-NEW	1435 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	3/25/2025	\$274,029 25-0989-NEW	1431 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	3/25/2025	\$300,408 25-0991-NEW	1427 NE 55th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Multi-Family(180 units)	New Building	3/31/2025	\$22,060,000 24-6096-NEW	2820 NE 38th St	JCorp Inc	JCorp Inc
Multi-Family(194 units)	New Building	3/31/2025	\$29,963,750 25-0889-NEW	1155 SW Prairie Trail Pkwy	JCorp Inc	JCorp Design Build
Single Family Detached	Building Alteration	3/4/2025	\$2,000 25-1000-ALT	604 NE Mission Ct	Robert Faber	Santos Construction
Single Family Detached	Building Alteration	3/6/2025	\$24,916 25-1001-ALT	4212 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Gazebo	3/10/2025	\$6,440 25-1116-GAZ	1709 SW Oak St	Haven Homes Design Build	Haven Homes Design Build
Duplex	Building Alteration	3/11/2025	\$3,000 25-1120-ALT	721 NE 6th St	Toby Hughes	Toby Hughes
Duplex	Building Alteration	3/11/2025	\$3,000 25-1121-ALT	723 NE 6th St	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	3/11/2025	\$3,000 25-1177-ALT	1402 NW Pebble Dr	Toby Hughes	Toby Hughes
Single Family Detached	Pergola	3/11/2025	\$5,000 25-1190-PERG	315 SW 30th St	Joe Anderson	Joe Anderson
Single Family Detached	Building Addition	3/12/2025	\$40,931 25-1075-ADD	5214 NE Hillcrest Dr	Alex Juergens	Alex Juergens
Single Family Detached	Building Addition	3/12/2025	\$12,000 25-1193-ADD	2118 NW Applewood St	P & P Electric	P & P Electric
Single Family Detached	Building Addition	3/14/2025	\$37,276 25-1022-ADD	2602 SW Vineyard Ln	Screenbuilders of Ankeny	Screenbuilders of Ankeny
Duplex	Building Alteration	3/14/2025	\$11,560 25-1300-ALT	1110 SE Sharon Dr	FOUNDATION RECOVERY SYSTEMS	Groundworks Foundation Systems
Single Family Detached	Solar	3/17/2025	\$68,880 25-1275-SOL	2013 SE Oliver Ct	Purelight Power	Purelight Power
Single Family Detached	Solar	3/17/2025	\$23,616 25-1284-SOL	2115 SW Cascade Falls Dr	Purelight Power	Purelight Power
Single Family Detached	Building Addition	3/19/2025	\$25,845 25-1365-ADD	2817 NW Sharmin Dr	My Contractor, LLC	My Contractor, LLC
Single Family Detached	Pergola	3/19/2025	\$700 25-1403-PERG	4915 NW 7th St	Morgan L Masters	Morgan L Masters
Single Family Detached	Building Addition	3/20/2025	\$44,113 25-1373-ADD	4407 SW Driftwood Ct	High Caliber Construction	High Caliber Construction
Single Family Detached	Building Addition	3/21/2025	\$99,614 24-5596-ADD	1106 NW Cedarwood Dr	The Homelife Brothers	The Homelife Brothers
Single Family Detached	Pergola	3/21/2025	\$26,400 25-1404-PERG	1820 SW Franklin Dr	Paramount Pergolas	Paramount Pergolas
Single Family Detached	Building Addition	3/24/2025	\$96,595 25-1139-ADD	4603 NW 2nd St	3 Sons Construction	3 Sons Construction
Single Family Detached	Porch	3/25/2025	\$2,800 25-1114-PRCH	2411 SE 17th St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Solar	3/25/2025	\$25,830 25-1370-SOL	2762 SW 21st Cir	Purelight Power	Purelight Power
Single Family Detached	Solar	3/25/2025	\$27,552 25-1398-SOL	2234 NW Ashland Pkwy	Purelight Power	Purelight Power
Single Family Detached	Solar	3/26/2025	\$18,942 25-1507-SOL	3507 NW 19th St	Purelight Power	Purelight Power
Single Family Detached	Porch	3/27/2025	\$5,120 25-1497-PRCH	214 SW Driftwood Dr	D & D Woodwork LLC	D & D Woodwork LLC
Single Family Detached	Building Alteration	3/28/2025	\$26,775 25-1582-ALT	410 NE Country Meadow Dr	Catherine Christy	Catherine Christy
Single Family Detached	Building Alteration	3/30/2025	\$25,704 25-1470-ALT	510 NE 55th St	Shaun Brockhoff	Shaun Brockhoff
Single Family Detached	Pergola	3/31/2025	\$3,500 25-1113-PERG	2933 SW Meadow Ridge Dr	Naylor Ross	Renomads LLC
Single Family Detached	Shed	3/4/2025	\$2,400 25-1020-SHD	2108 NE 16th St	Cody E Bilyeu	Cody E Bilyeu
Single Family Detached	Shed	3/6/2025	\$20,000 25-0541-SHD	2605 SW 3rd St	Sleister Properties, LLC	Sleister Properties, LLC
Single Family Detached	Shed	3/7/2025	\$3,520 25-0999-SHD	3106 NE Avery Dr	Jonathan Bishop	Tuff Shed
Single Family Detached	Shed	3/10/2025	\$1,600 25-1149-SHD	4603 NE Michael Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	3/17/2025	\$5,760 25-1315-SHD	4007 SW Westwood St	Steven Miller	Steven Miller
Single Family Detached	Shed	3/20/2025	\$2,400 25-1429-SHD	3503 NW 27th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	3/21/2025	\$1,200 25-1446-SHD	2414 NW 29th St	Kimberly Nikkel	Tuff Shed
Single Family Detached	Shed	3/26/2025	\$2,800 25-1475-SHD	1207 SW Springfield Dr	Trent Jacobson	Trent Jacobson
Single Family Detached	Shed	3/26/2025	\$1,500 25-1494-SHD	3147 SE Primrose Dr	Mark A De Haan	Mark A De Haan
Single Family Detached	Shed	3/26/2025	\$1,500 25-1496-SHD	3147 SE Primrose Dr	Mark A De Haan	Mark A De Haan
Single Family Detached	Shed	3/28/2025	\$2,400 25-1543-SHD	4714 NW 17th St	John Weltzin	John Weltzin
Single Family Detached	Shed	3/31/2025	\$2,400 25-1607-SHD	4814 NE Rio Dr	Tuff Shed	Tuff Shed

Single Family Detached	Spa/Hot Tub	3/3/2025	\$0 25-0992-SPA	1506 NW Boulder Point Pl	Mike Givan	Mike Givan
Single Family Detached	Swimming Pool	3/18/2025	\$0 25-1352-POOL	2705 NW Abilene Rd	Juarez Excavating LLC	Juarez Excavating LLC
Single Family Detached	Swimming Pool	3/27/2025	\$0 25-1424-POOL	2609 SE 19th Ct	SpeckUSA	Speck USA
Single Family Detached	Deck	3/4/2025	\$2,604 25-1002-DECK	604 NE Mission Ct	Robert Faber	Santos Construction
Single Family Attached	Deck	3/7/2025	\$1,440 25-0926-DECK	814 NE Canterbury Dr	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	3/10/2025	\$1,008 25-1008-DECK	2611 NE Bellagio Dr	DJ Doff	Des Moines Deck, LLC
Single Family Detached	Deck	3/11/2025	\$600 25-1176-DECK	115 SW Springfield Dr	Dave Lockard	Concrete & More - Brian
Single Family Detached	Deck	3/11/2025	\$1,728 25-1189-DECK	505 SE Aster Ct	Heather A Gift	Heather A Gift
Multi-Family	Deck	3/13/2025	\$1,728 25-1056-DECK	1102 SE Belmont Dr	Custom Decks LLC	Custom Decks, LLC
Multi-Family	Deck	3/13/2025	\$1,728 25-1060-DECK	1106 SE Belmont Dr	Custom Decks LLC	Custom Decks, LLC
Single Family Attached	Deck	3/20/2025	\$3,024 25-1433-DECK	405 NW Winterberry St	Mat Burrell	Mat Burrell
Single Family Detached	Deck	3/25/2025	\$1,728 25-1459-DECK	2301 NW 29th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Deck	3/28/2025	\$192 25-1610-DECK	4115 NW Linwood Dr	Colin Concrete Enterprise	Colin Concrete Enterprise
Single Family Detached	Deck	3/31/2025	\$2,640 25-1498-DECK	606 SW Cherry St	Darrell Miller Construction	Darrell Miller Construction
Church	Building Addition	3/28/2025	\$3,498,950 25-0406-ADD	825 NW 36th St	Estes Construction	Estes Construction
Retail	Building Alteration	3/19/2025	\$9,008 25-1003-ALT	510 SW 3rd St	John Newhard	H & H Plumbing Inc.
Manufacturing	Building Alteration	3/28/2025	\$1,850,000 25-1181-ALT	3210 SE Corporate Woods Dr	OLP Construction LLC	OLP Construction LLC
Industrial	Building Alteration	3/28/2025	\$50,000 25-1286-ALT	2510 SW White Birch Dr Ste 8	M squared	Midwest Automatic Fire Sprinkler
Single Family Detached	Fence/Wall	3/5/2025	\$0 25-1065-FNCE	1621 NW Benjamin Dr	Central Iowa Contractor Services	Central Iowa Contractor Services
Single Family Detached	Fence/Wall	3/10/2025	\$0 25-1046-FNCE	617 SE 10th St	Spencer Elliot	Spencer Elliot
Single Family Detached	Fence/Wall	3/10/2025	\$0 25-1047-FNCE	1610 SW Walnut St	Spencer Elliot	Spencer Elliot
Single Family Detached	Fence/Wall	3/11/2025	\$0 25-1140-FNCE	4206 NW Linwood Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	3/12/2025	\$0 25-1201-FNCE	712 NW 31st St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/12/2025	\$0 25-1254-FNCE	5513 NE Seneca Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	3/13/2025	\$0 25-1239-FNCE	2411 SW 23rd St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	3/13/2025	\$0 25-1240-FNCE	4720 NW 13th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	3/13/2025	\$0 25-1271-FNCE	4213 NE 6th St	Phyllis Bailey	Thunder Fence Company
Single Family Detached	Fence/Wall	3/17/2025	\$0 25-1283-FNCE	2610 NW Pleasant St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/17/2025	\$0 25-1310-FNCE	719 NE Deerfield Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	3/18/2025	\$0 25-1345-FNCE	1607 SW Vintage Pkwy	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/18/2025	\$0 25-1347-FNCE	3212 NW 14th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/18/2025	\$0 25-1360-FNCE	2820 NW Greenwood St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	3/18/2025	\$0 25-1366-FNCE	210 SW Cherry St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	3/18/2025	\$0 25-1368-FNCE	2705 NW Abilene Rd	Austin Quinn	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	3/19/2025	\$0 25-1178-FNCE	2503 NW Linwood Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	3/19/2025	\$0 25-1374-FNCE	2112 SW Woodside Ct	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	3/19/2025	\$0 25-1396-FNCE	2513 NW 43rd St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	3/19/2025	\$0 25-1397-FNCE	407 NE 58th St	Hannah Nguyen	Hannah Nguyen
Single Family Detached	Fence/Wall	3/19/2025	\$0 25-1399-FNCE	621 SW Cherry St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	3/19/2025	\$0 25-1400-FNCE	2316 NW 31st St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	3/19/2025	\$0 25-1401-FNCE	4216 NE 8th St	Thrive Fencing	Thrive Fencing
Hotel/Motel	Fence/Wall	3/21/2025	\$0 25-1266-FNCE	215 NE Delaware Ave	Caselli Construction	Caselli Construction

Single Family Detached	Fence/Wall	3/21/2025	\$0 25-1426-FNCE	1406 NW Benjamin Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/21/2025	\$0 25-1427-FNCE	2810 NW Boulder Point Pl	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/22/2025	\$0 25-1436-FNCE	726 NE Brook Haven Dr	Mike Berst	Mike Berst
Single Family Detached	Fence/Wall	3/24/2025	\$0 25-1441-FNCE	1120 NE Meadow Crossing Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	3/24/2025	\$0 25-1451-FNCE	306 NE 12th Street Pl	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	3/24/2025	\$0 25-1452-FNCE	2207 SW Vintage Pkwy	Watkins Jordan	Iowa Fence Inc
Single Family Detached	Fence/Wall	3/24/2025	\$0 25-1480-FNCE	1103 NW Benjamin Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	3/26/2025	\$0 25-1380-FNCE	618 NW Reinhart Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	3/26/2025	\$0 25-1521-FNCE	3130 SE Cherry Blossom Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/26/2025	\$0 25-1555-FNCE	511 NW Orchard Dr	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	3/27/2025	\$0 25-1503-FNCE	2609 SE 19th Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	3/27/2025	\$0 25-1545-FNCE	4120 NE 8th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	3/27/2025	\$0 25-1569-FNCE	3306 NW Westwood St	Superior Fence & Rail	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	3/27/2025	\$0 25-1584-FNCE	712 NE 40th Ct	Amy S Stoermer	Amy S Stoermer
Single Family Detached	Fence/Wall	3/27/2025	\$0 25-1598-FNCE	3141 NW 27th Cir	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	3/28/2025	\$0 25-1604-FNCE	906 SE 9th St	Kathleen Chandler Ernst	Kathleen Chandler Ernst
Single Family Detached	Fence/Wall	3/29/2025	\$0 25-1586-FNCE	1424 NW 29th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	3/30/2025	\$0 25-1388-FNCE	4119 NE 3rd St	Clanton Creek Fence	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	3/31/2025	\$0 25-1594-FNCE	1001 NE Fountain View Dr	Paradise Pools of Iowa	Paradise Pools of Iowa
Single Family Detached	Fence/Wall	3/31/2025	\$0 25-1595-FNCE	411 SW 18th St	Paradise Pools of Iowa	Paradise Pools of Iowa
Retail	Sign	3/3/2025	\$2,850 25-0661-SIGNP	1802 SE Delaware Ave Ste 114	Chesnut Signs	Chesnut Signs
Retail	Sign	3/3/2025	\$1,400 25-0753-SIGNP	375 SE Oralabor Rd	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Church	Sign	3/3/2025	\$3,712 25-0820-SIGNP	118 NW Linden St	NAGLE/EAGLE SIGN CO	NAGLE/EAGLE SIGN CO
Church	Sign	3/3/2025	\$4,659 25-0821-SIGNP	118 NW Linden St	NAGLE/EAGLE SIGN CO	NAGLE/EAGLE SIGN CO
Retail	Sign	3/6/2025	\$1,500 25-0826-SIGNP	123 N Ankeny Blvd	Wilfredo Melgar	iSigns First LLC
Retail	Sign	3/6/2025	\$1,000 25-1053-SIGNP	2325 SE Delaware Ave Ste 100	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Retail	Sign	3/6/2025	\$1,000 25-1057-SIGNP	2325 SE Delaware Ave Ste 100	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Retail	Sign	3/6/2025	\$1,000 25-1058-SIGNP	2325 SE Delaware Ave Ste 100	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Retail	Sign	3/6/2025	\$500 25-1059-SIGNP	2325 SE Delaware Ave Ste 100	CR Signs & Lighting Inc	CR Signs & Lighting Inc
Restaurant	Sign	3/17/2025	\$6,000 25-1026-SIGNP	1535 SW Market St Ste 100	Dan Blum - 30 Hop	Tri-City Sign Company
Restaurant	Sign	3/17/2025	\$20,000 25-1028-SIGNP	1535 SW Market St Ste 100	Dan Blum - 30 Hop	Tri City Sign
Restaurant	Sign	3/17/2025	\$3,900 25-1030-SIGNP	1535 SW Market St Ste 100	Dan Blum - 30 Hop	Tri City Sign
Church	Temporary Sign	3/3/2025	\$0 25-0857-SIGNT	825 NW 36th St	Prairie Ridge Church	Prairie Ridge Church
Church	Temporary Sign	3/13/2025	\$0 25-1263-SIGNT	510 E 1st St	Dwight G Whitlatch	Dwight G Whitlatch
Retail	Canopy/Tent	3/14/2025	\$0 25-1294-TENT	2510 SW State St	David Cole	David Cole
Retail	Canopy/Tent	3/31/2025	\$0 25-1630-TENT	410 N Ankeny Blvd	Letisha Murray	Letisha Murray
Single Family Detached	Drive Approach	3/7/2025	\$0 25-0847-RSTRM	1906 SW Prairie Trail Pkwy	Iowa Contracting Inc	Iowa Contracting Inc
Single Family Detached	Drive Approach	3/7/2025	\$0 25-1109-RSTRM	2211 SW Ridgeway Ct	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	3/20/2025	\$0 25-1416-RSTRM	1001 NW State St	JCV Construction, Inc	JCV Construction, Inc
Single Family Detached	Sidewalk	3/7/2025	\$0 25-1110-RSWRP	2211 SW Ridgeway Ct	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Sidewalk	3/10/2025	\$0 25-1150-RSWRP	521 SW Cherry St	Schaal Plumbing, Heating and Cool	Schaal Plumbing, Heating and Cool
Single Family Detached	Sidewalk	3/26/2025	\$0 25-1506-RSWRP	3005 SW Glenbrooke Blvd	HS Concrete Inc	HS Concrete Inc

Other	Fuel Tanks	3/4/2025	\$0 24-3408-FUEL	1 SE Convenience Blvd	Seneca Companies	Seneca Companies
-------	------------	----------	------------------	-----------------------	------------------	------------------



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 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

April 21, 2025 - 5:30 p.m. - Staff

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 8, 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

