



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, April 22, 2025
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the April 22, 2025 Agenda

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

C. COMMUNICATIONS:

Citizen correspondence regarding SWC of NW 36th Street and N Ankeny Boulevard

Consider MOTION to receive and file correspondence regarding the SWC of NW 36th Street and N Ankeny Boulevard.

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the April 8, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the April 8, 2025 minutes of the Plan and Zoning Commission meeting.

2. Kimberley Crossing Plat 5 Final Plat

Consider MOTION to recommend City Council approval of Kimberley Crossing Plat 5 Final Plat.

3. 3758 SE Convenience Boulevard - IAANG Aircraft Hangar Site Plan

Consider MOTION to approve the site plan for 3758 SE Convenience Boulevard, IAANG Aircraft Hangar.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. April 21, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, May 6, 2025
3. Commissioner's Reports

H. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 22, 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 22, 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 22, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

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

ATTACHMENTS

1. P&Z Minutes 2025-04-08

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 8, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the April 8, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

T.Rapp requested to have Item #4, Premier Credit Union Site Plan and Item #6, Raptor Properties Site Plan be removed from the Consent Agenda due to conflicts.

Motion by G.Hunter to approve and accept the April 8, 2025 agenda with removing Item #4 and Item #6 from the Consent Agenda. 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 of the March 18, 2025 Plan and Zoning Commission meeting

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

Item #2. Elwell Estates Plat 2 Final Plat

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

Item #3. Metro North II Plat 7 Final Plat

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

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

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

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

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

Referencing Item #7, L.West asked if there was a reason why the building's design does not have much character.

Tony Holt, 2939 NW 76th Avenue, Ankeny said the building does have up to 6-feet of stone veneer that meets the metal. They designed the building to have a large overhang so people can be dropped off in the front of the building and walk around to the side. He shared that it is a small feeder building that they meet in on Sundays and Mondays. Their larger facility is in downtown Des Moines.

T.Rapp asked whether the building meets the architectural standards? E.Carstens responded that it meets the building material requirements.

Referencing Item #5, T.Rapp asked if there will be an easement granted since the site plan shows an alternate access point off SE Lorenz Drive through an adjacent property. R.Kirschman responded that Dohrn Transfer now own's the adjacent property.

Motion by R.Weisheit to approve the recommendations for Consent Agenda Items #1, #2, #3, #5 and #7. Second by G.Hunter All voted aye. Motion carried 5 – 0.

REMOVED CONSENT AGENDA ITEMS

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

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

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

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

Motion by L.West to recommend City Council approval of Item #4 and Item #6. Second by R.Weisheit. Motion carried 4 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARING

There were no public hearings.

BUSINESS ITEMS

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

Staff Report: R.Kirschman reported that the City received a request from Berwick Holdings, LLC for a 100% Voluntary Urbanized Annexation of approximately 19.65 acres of property. The annexation area is 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. He noted that the annexation area is located within two miles of the City of Altoona, which per Iowa Code, classifies the request as an urbanized annexation. He stated that 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 in The Ankeny Plan 2040 as 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. He explained that if the property is to be developed as anything not allowed in the R-1 zoning district, an appropriate rezoning will be required and 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. He presented an aerial map illustrating the surrounding roads and the current location of the sanitary sewer and water mains. He explained that any requirements for parkland dedication will be evaluated when the property is platted. He further shared that the annexation area is partially within the City of Ankeny Fire Protection District, is fully covered for EMS and will affect police coverage areas, as does all new development. He also noted that the annexation area lies within the Ankeny Community School District boundary. R.Kirschman 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 Berwick Holdings annexation.

G.Hunter asked if the City has an agreement with Altoona on corporate boundary lines. E.Jensen responded that there have been discussions with Altoona but there is no formal agreement.

Casey Schafbuch, ATI Group, 1615 SW Main Street, Ste. 207, Ankeny shared that Berwick Holdings, LLC had not yet acquired this property when the property to the north was annexed into the City, which is why they did not annex them at the same time. He also shared that there are no intentions to change the zoning from the R-1 zoning. The R-1 zoning will be appropriate zoning for what they are proposing for the area.

There were no more questions from the Commission.

Motion by L.West to recommend City Council approval of the Berwick Holdings 100% Voluntary Urbanized Annexation. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the April 7, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, April 22, 2025 Plan and Zoning Commission meeting and the March 2025 Building Permits Report. He also noted the 2024 Special Census is finalized with Ankeny's population at 76,207.

Commissioner's Reports

R.Weisheit commented that the Dohrn Transfer Building Addition shows a good example of how the building standards contribute to the look of the area.

L.West said the Plan and Zoning Commission Retreat was good and thanked staff for putting it together.

T.Rapp commented that the construction in the community is currently raging. The Commission and staff discussed the construction areas in Ankeny.

T.Rapp said the information that staff provides to the public on the website for upcoming annexation's far exceeds what other communities are providing. He thanked staff for their work.

MISCELLANEOUS ITEMS

April 21, 2025 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 6:52 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Kimberley Crossing Plat 5 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

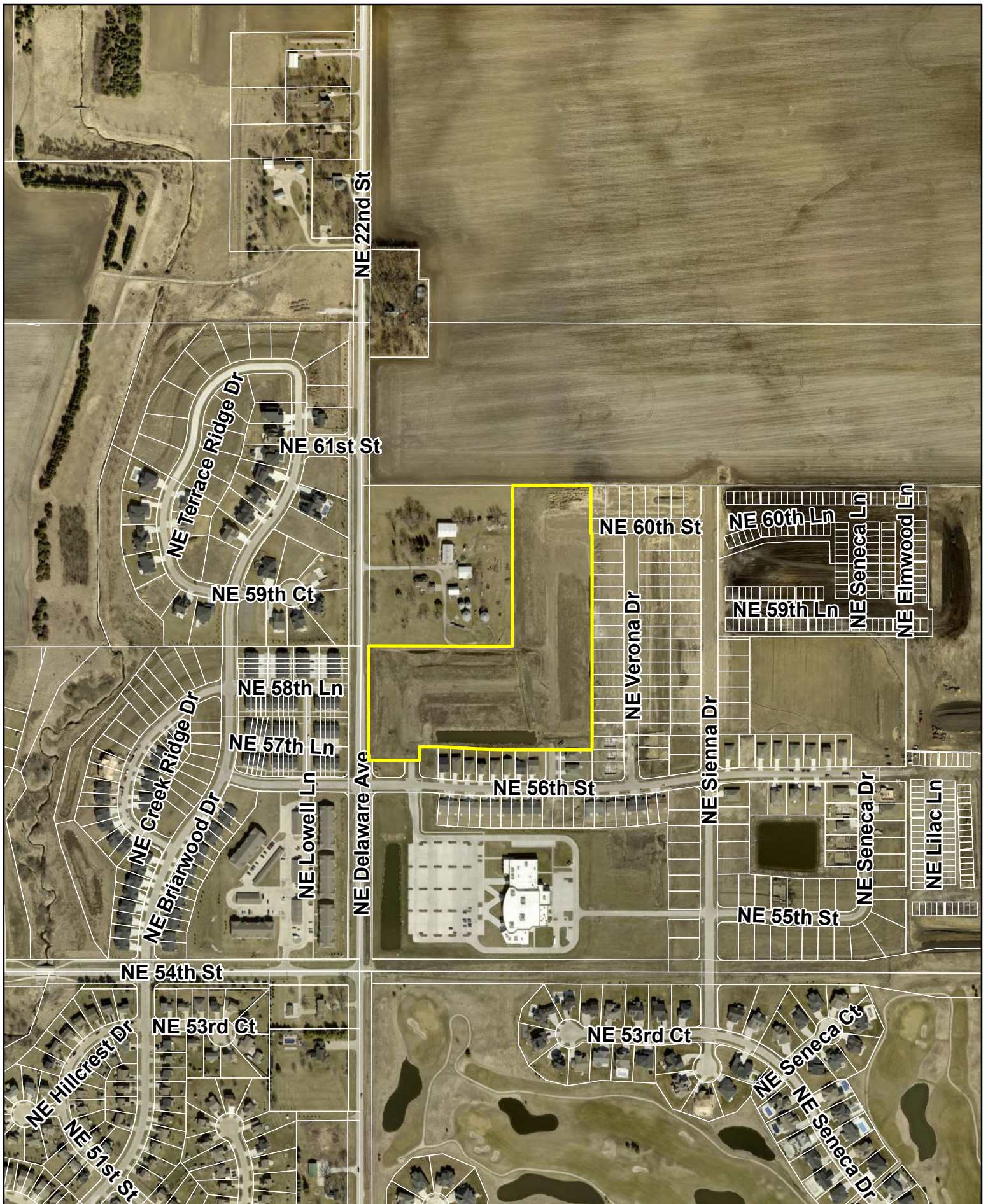
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Kimberley Crossing Plat 5 Final Plat.

ATTACHMENTS

1. Aerial Map

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



Agenda Item: Kimberley Crossing Plat 5 - Final Plat
Report Date: April 17, 2025
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Kimberley Crossing Plat 5 Final Plat.

Project Summary:

Kimberley Crossing Plat 5 is a proposed 13.76 acre (+/-) final plat generally located northeast of the NE Delaware Avenue and NE 56th Street intersection. The final plat is proposing 58 single-family lots that are within the Miller Farm Property Planned Unit Development (PUD). Four street lots are being dedicated to the City for right-of-way purposes, while Outlot 'Z' near the southern boundary of the plat will be utilized for stormwater management. Per the Miller Farm Property PUD bulk regulations, one overstory or ornamental tree will be planted in each of the residential lots, while a private landscape buffer will be present along NE Delaware Avenue.

Project Report:

Streets: The general layout of the plat extends both NE Bellagio and NE Geneva Drive to the north from Kimberley Crossing Plat 1. NE 57th Street will be established within the Kimberley Crossing development and NE 60th Street will connect to Kimberley Crossing Plat 4 at the north edge of the plat. The primary access point to the development will come via NE 56th Street to the south.

Water: The project area will be serviced by installing eight-inch water mains throughout the entirety of the development. The proposed mains will extend from the existing eight-inch mains that are a part of Kimberley Crossing Plat 1 to the south.

Sewer: Eight-inch sanitary mains will be extended throughout the project area as it connects to the existing sanitary mains to the south that are associated with Kimberley Crossing Plat 1.

Drainage: Stormwater within the project area will be collected from one of the multiple storm water intakes before flowing to the stormwater management area located within Outlot 'Z'.

Parkland: Previous parkland had been dedicated with Kimberley Crossing Plat 1; however, that particular piece of land has been utilized to satisfy the parkland requirements for previous Kimberley Crossing plats. Payment will be required to satisfy any remaining parkland requirements for the subject property.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Kimberley Crossing Plat 5

NAME OF OWNER/ DEVELOPER: Kimberley Development Corp.

GENERAL INFORMATION:

PLAT LOCATION: Northeast of NE Delaware Avenue and NE 56th Street intersection
SIZE OF PLAT: 13.76-acres
ZONING: PUD, Planned Unit Development

LOTS:

NUMBER: 58 two-family lots, four outlots
SIZE/DENSITY: 4.21 units per acre
USE: Residential
BUILDING LINES: Front: 25', Side: 5' (10' total), Rear: 25'

PARK SITE DEDICATION:

Developer will opt for payment in lieu of parkland dedication.

ADJACENT LANDS:

NORTH: R-1, One Family Residence District (undeveloped)
SOUTH: PUD, Planned Unit Development
EAST: R-3, Multiple Family Residence District
WEST: PUD, Planned Unit Development

STREET DEVELOPMENT:

NAME: NE Bellagio Drive
LENGTH: 349.69'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE 57th Street
LENGTH: 500.42'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Geneva Drive
LENGTH: 1,085.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE 60th Street
LENGTH: 156.00'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 58 units X 3 person. per house X 330 gal. per day/pers.= 57,420 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Interceptor

STORM WATER:

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

WATER SYSTEM:

USAGE: 58 units X 3 persons/house X 100 gal. per day/person = 17,400 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

March 21, 2025

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

RE: Kimberley Crossing Plat 5
Construction Drawings & Preliminary Approval of Final Plat

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 13.8 acres and is located northeast of the intersection of NE Delaware Avenue and NE 56th Street. The final plat includes the development of 58 single family lots that fall within the Kimberley Crossing Planned Unit Development. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

INDEX LEGEND

LOCATION: SEC 31-81-23, SW FRAC 1/4
REQUESTOR & PROPRIETOR: KIMBERLEY DEVELOPMENT CORPORATION
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021

SURVEYOR: JOSHUA E. MACKIE

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

KIMBERLEY CROSSING PLAT 5
FINAL PLAT

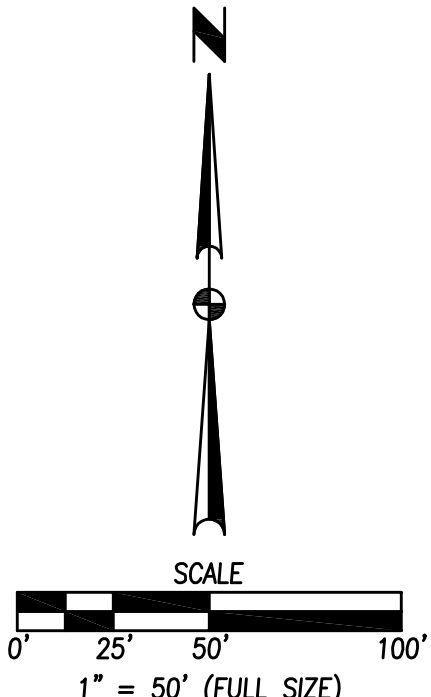
PLAT DESCRIPTION

A PART OF SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

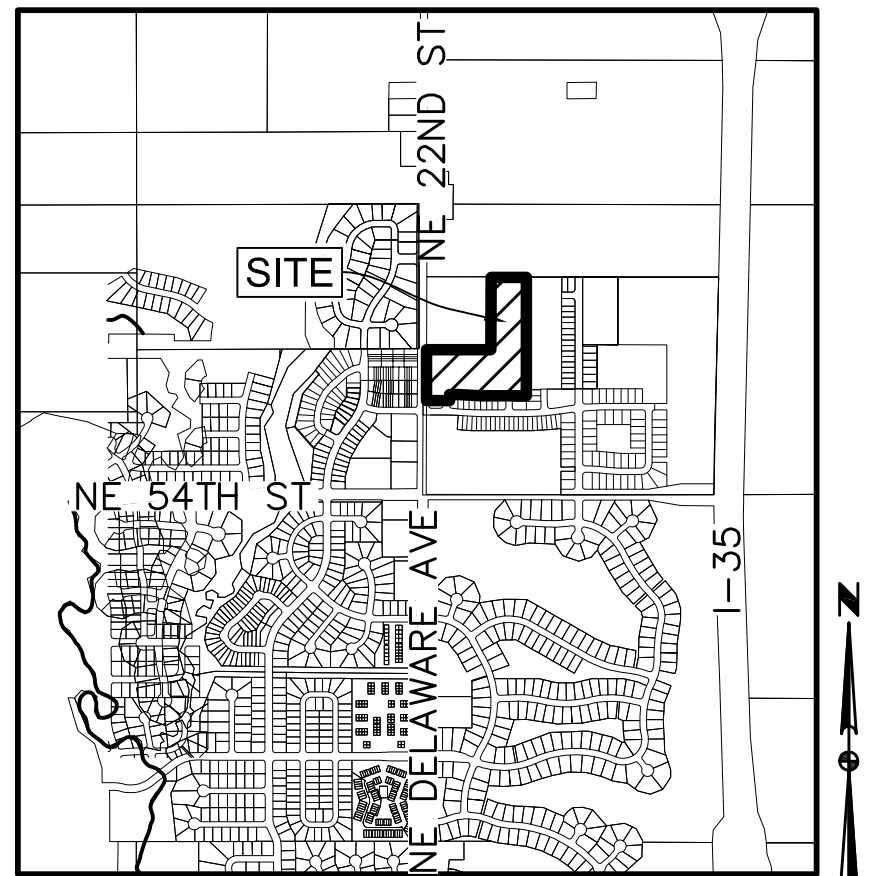
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY CROSSING PLAT 4, AN OFFICIAL PLAT; THENCE SOUTH 00°08'42" EAST ALONG THE WEST LINE OF SAID KIMBERLEY CROSSING PLAT 4, A DISTANCE OF 195.22 FEET TO THE SOUTHWEST CORNER OF STREET LOT 'A', SAID KIMBERLEY CROSSING PLAT 4; THENCE NORTH 89°51'18" EAST CONTINUING ALONG SAID WEST LINE, 4.00 FEET TO THE NORTHWEST CORNER OF LOT 38, SAID KIMBERLEY CROSSING PLAT 4; THENCE SOUTH 00°08'42" EAST CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT 890.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, SAID KIMBERLEY CROSSING PLAT 1; THENCE SOUTH 89°51'18" WEST ALONG THE NORTHERLY LINE OF SAID KIMBERLEY CROSSING PLAT 1, A DISTANCE OF 421.07 FEET; THENCE NORTH 87°07'46" WEST CONTINUING ALONG SAID NORTHERLY LINE, 208.22 FEET; THENCE SOUTH 89°51'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 76.42 FEET TO THE NORTHWEST CORNER OF LOT 2, SAID KIMBERLEY CROSSING PLAT 1; THENCE SOUTH 00°08'42" EAST CONTINUING ALONG SAID NORTHERLY LINE, 55.58 FEET; THENCE SOUTH 89°51'18" WEST CONTINUING ALONG SAID NORTHERLY LINE, 241.07 FEET TO THE NORTHWEST CORNER OF STREET LOT 'A', SAID KIMBERLEY CROSSING PLAT 1; THENCE NORTH 00°07'05" EAST ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 466.49 FEET TO THE SOUTHWEST CORNER OF PARCEL '2018-243', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17593 PAGE 263 OF THE POLK COUNTY RECORDER; THENCE NORTH 89°46'30" EAST ALONG THE SOUTH LINE OF SAID PARCEL '2018-243', A DISTANCE OF 617.37 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2018-243'; THENCE NORTH 00°07'05" EAST ALONG THE EAST LINE OF SAID PARCEL '2018-243', A DISTANCE OF 662.06 FEET TO NORTHEAST CORNER OF SAID PARCEL '2018-243'; THENCE NORTH 89°46'30" EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST FRACTIONAL QUARTER, 319.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.30 ACRES (622,871 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	75.00'	117.81'	S44°51'18"W	106.07'
C2	10°13'41"	105.00'	18.74'	N04°58'09"E	18.72'
C3	24°25'30"	105.00'	44.76'	N22°17'45"E	44.42'
C4	22°10'30"	105.00'	40.64'	N45°35'45"E	40.38'
C5	24°25'30"	105.00'	44.76'	N68°53'45"E	44.42'
C6	8°44'49"	105.00'	16.03'	N85°28'54"E	16.01'
C7	90°00'00"	25.00'	39.27'	N44°51'18"E	35.36'
C8	90°00'00"	25.00'	39.27'	S45°08'42"E	35.36'
C9	90°00'00"	25.00'	39.27'	S44°51'18"W	35.36'
C10	90°00'00"	25.00'	39.27'	N45°08'42"W	35.36'
C11	90°00'00"	45.00'	70.69'	S44°51'18"W	63.64'



VICINITY MAP (NOT TO SCALE)



ZONING

P.U.D.: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

P.U.D. DISTRICT (LOT 1-58)
SETBACKS:

FRONT: 25'
REAR: 25'
SIDE: 5'

NOTE: A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

DATE OF SURVEY

MARCH 13, 2025

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 LOTS 'A', 'B', 'C' AND 'D' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
- THE LANDSCAPE BUFFER ON LOTS 1-7 SHALL HAVE 6 OVERSTORY TREES, 3 EVERGREEN TREES AND 10 SHRUBS EVERY 200 FEET.
- OUTLOT 'Z' SHALL BE FOR STORMWATER MANAGEMENT.
- THE DRIVEWAY FOR LOT 52 SHALL BE CONSTRUCTED TO AVOID THE MANHOLE.
- THE DRIVEWAY FOR LOT 27 SHALL BE CONSTRUCTED TO AVOID THE SIDEWALK RAMP.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHTS WITHIN THE SUBDIVISION AND ALONG NE DELAWARE AVE.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC 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	=====	

PRELIMINARY

NOT FOR CONSTRUCTION

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.

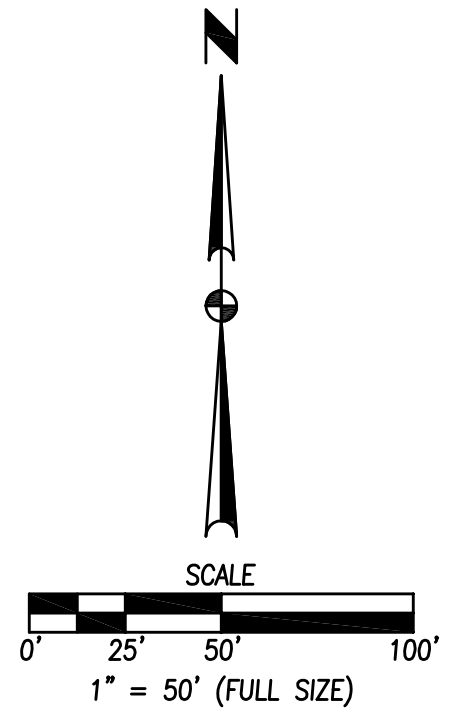
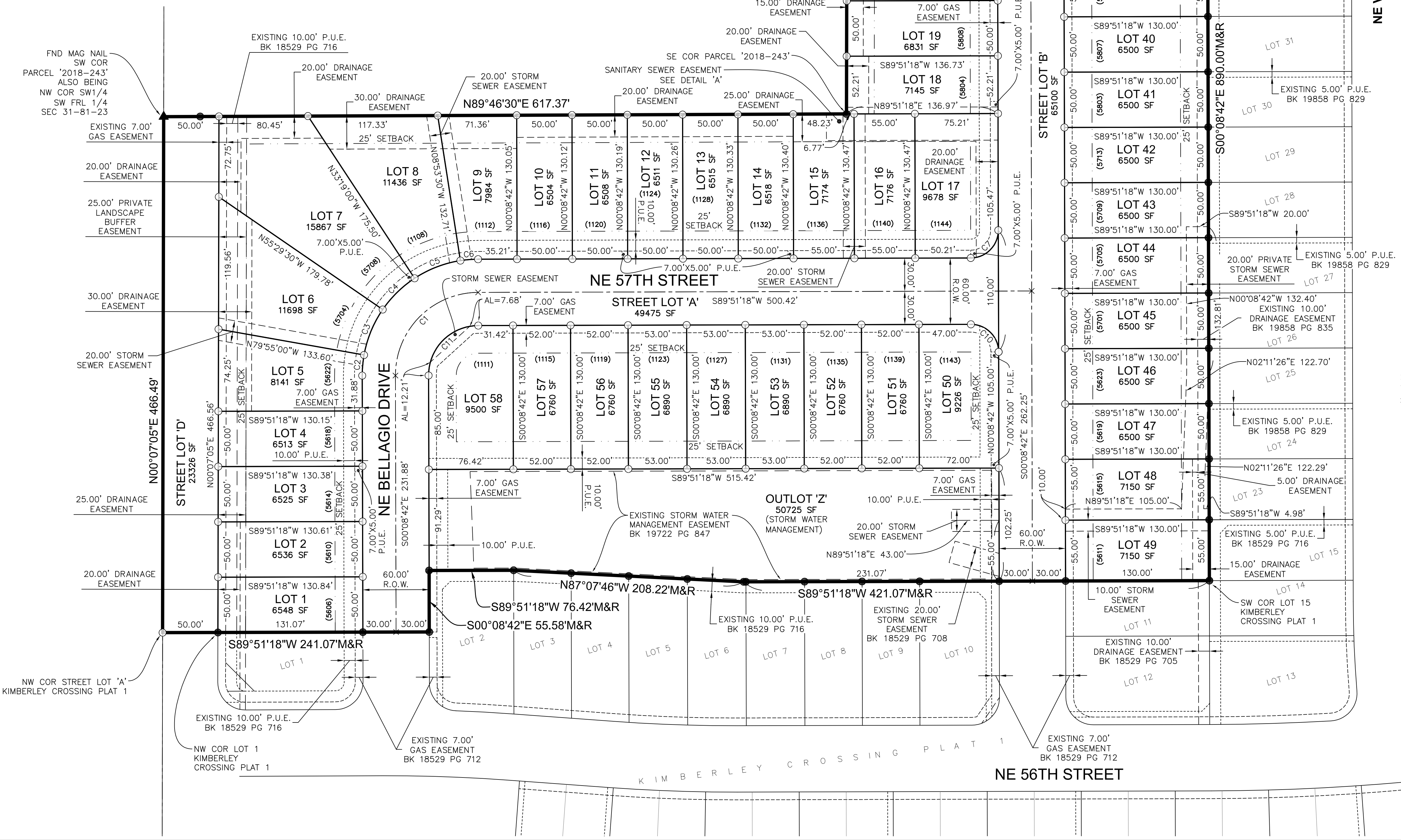
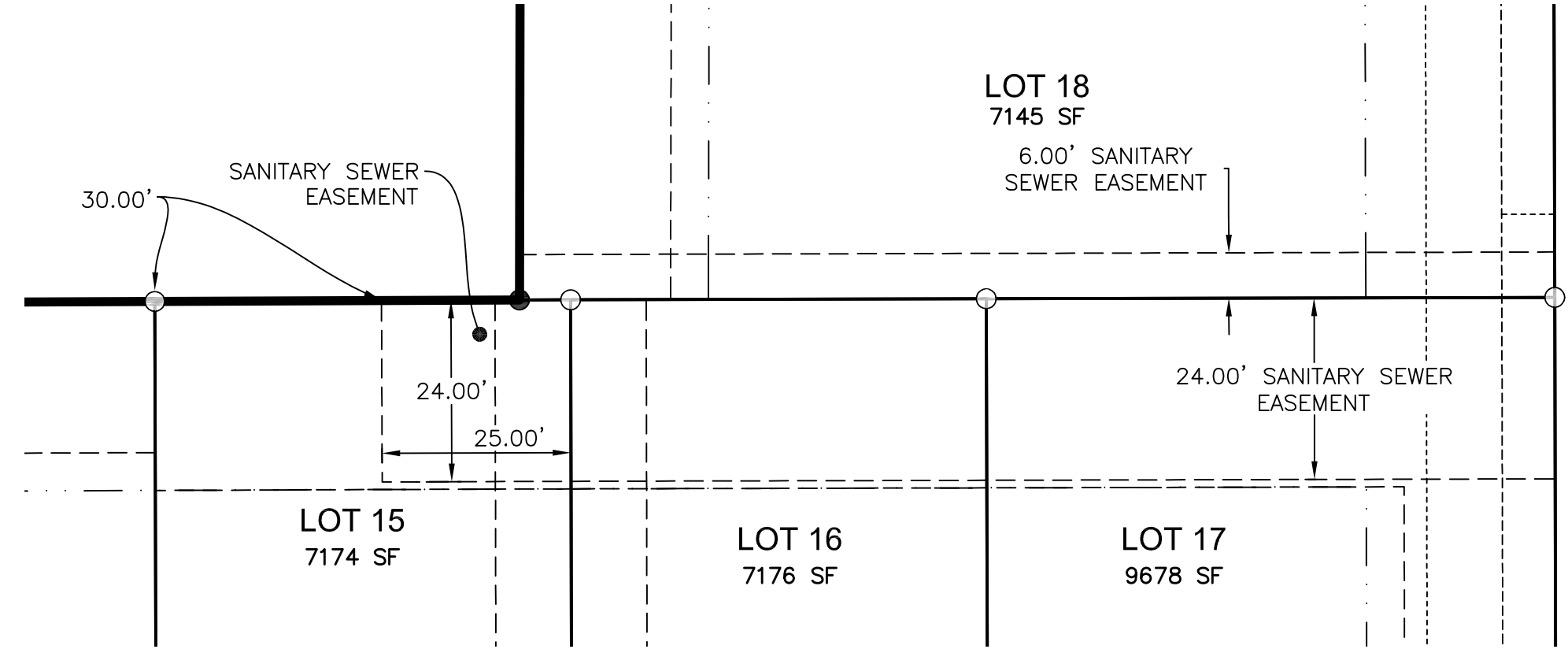
JOSHUA E. MACKIE, P.L.S.
LICENSE NUMBER 29363
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 & 2

DATE

FINAL PLAT

DETAIL 'A'

[illegible]



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

3758 SE Convenience Boulevard - IAANG Aircraft Hangar 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

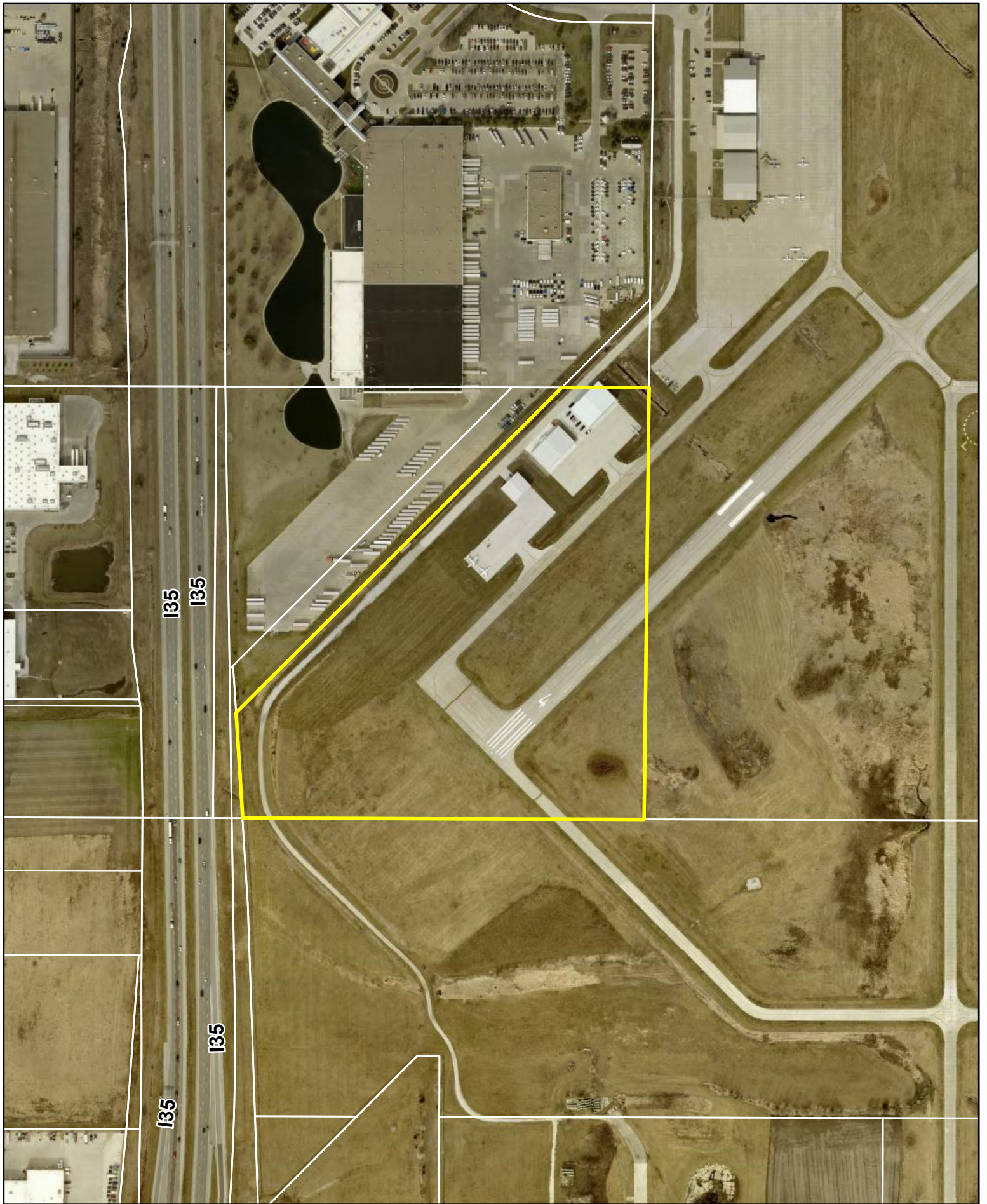
ACTION REQUESTED

Consider MOTION to approve the site plan for 3758 SE Convenience Boulevard, IAANG Aircraft Hangar.

ATTACHMENTS

1. Aerial Map

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



N



1 inch = 374 feet

Date: 4/15/2025

**3758 SE Convenience Boulevard
IAANG Aircraft Hangar
Aerial Map**



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 22, 2025

Agenda Item: IAANG Aircraft Hangar - 3758 SE Convenience Boulevard
Report Date: April 17, 2025
Prepared by: Ryan Kirschman, AICP-C *EJC*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for the IAANG Aircraft Hangar at 3758 SE Convenience Boulevard.

Project Summary:

The developer, DCI Group/IAARNG, is proposing to construct an approximate 6,400 square-foot addition to a private airplane hangar at the Ankeny Regional Airport. The project area is located south of SE Oralabor Road and east of SE Convenience Boulevard. Although the landowner of the subject property is the Polk County Aviation Authority, the applicant will be leasing the space from them. Despite there being a general address for the Ankeny Regional Airport (3700 SE Convenience Boulevard), each hangar on the property has their own address. The address for the proposed hangar is 3758 SE Convenience Boulevard.

The footprint of the proposed hangar addition is approximately 6,400 square feet in size, the existing hangar footprint is approximately 6,000 square feet, bringing the total footprint to 12,400 square feet. The proposed hangar addition will have space for private aircraft storage. Infrastructure improvements were made previously through the Phase III Taxiway D Improvements project that included grading, street paving, utility, and drainage improvements. Future plans for hangars on the site were anticipated when the taxiway improvements were made to the airport.

The exterior of the proposed building will be comprised entirely of metal paneling. The proposed building materials are similar to the existing hangars located at the airport. Per usual for these hangar site plans, landscaping is not included as it is recommended by the FAA to limit landscaping to avoid attracting wildlife to the area. Parking stalls are located on the northwest side of the structure, while the hangar will be accessed from the existing limited access drive at the airport.

Site Plan Worksheet
IAANG Aircraft Hangar - 3758 SE Convenience Boulevard

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 project area is located at the Ankeny Regional Airport and is consistent with previously approved hangar site plans.

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

The project site is located at the Ankeny Regional Airport. Although the airport is accessed from SE Convenience Boulevard, the hangar is not adjacent to any public streetscape.

- 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.**

Adequate parking is provided considering the private use of the hangar.

- 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.**

Access to the site will come from the general entrance to the Ankeny Regional Airport off of SE Convenience Boulevard. The hangar is for private use only and is not anticipated to have a significant impact on traffic patterns in the area.

- 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.**

Landscaping is not included as a part of this site plan. FAA regulations advise that landscaping be kept to a minimum to avoid attracting wildlife.

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

The project will not be visible from public ways. Therefore, no screening is required by Code.

- 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.**

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.**

Storm water drainage was previously addressed with the Phase III Taxiway D 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 applicant is proposing to connect to the existing water line which is northwest of the proposed site and the sanitary sewer line that is located to the north of the proposed 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 airport 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.**

There is no landscaping proposed with this site plan. The FAA recommends that landscaping be kept at a minimum to avoid attracting wildlife.

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 building design will conform to the existing architecture of the existing hangar and adjacent hangars at the Ankeny Regional Airport.

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

The proposed building is comprised entirely of metal paneling.

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.**

Trash containers will be kept inside the hangar and will be the responsibility of the lessee to dispose of.

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

The proposed hangar addition is consistent with the architecture of the existing hangar and surrounding hangars at the Ankeny Regional Airport.

C. Signs

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

Final design and allowances will be determined with future sign permits should the applicant wish to install signage.

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 to the other hangars in the area.

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

The site layout is consistent with the Airport Plan.

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

The proposed hangar conforms to existing architecture at the Ankeny Regional Airport.

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

The proposed building is connecting to the existing utilities installed with Phase III Taxiway D improvements and appears that the impacts on these utility systems can be accommodated adequately.

April 11, 2025

Planning and Zoning Commission
City of Ankeny
Public Services Building
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: ANKENY AIRPORT HANGAR DEVELOPMENT
IAANG AIRCRAFT HANGAR
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 124.0965.01

Dear Planning and Zoning Commission:

On behalf of Michael Brothers and the Iowa Army National Guard, 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. We respectfully request the City's review and approval of the documents. The proposed improvements include a 6,400 SF hangar addition with associated utility services and landscape. Upon approval, construction is proposed to begin.

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

Please find accompanying the following items:

- 4 copies of the updated Site Plans
- 4 copies of the Colored Building Elevations
- 1 copy of the comment response letter

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

Sincerely,

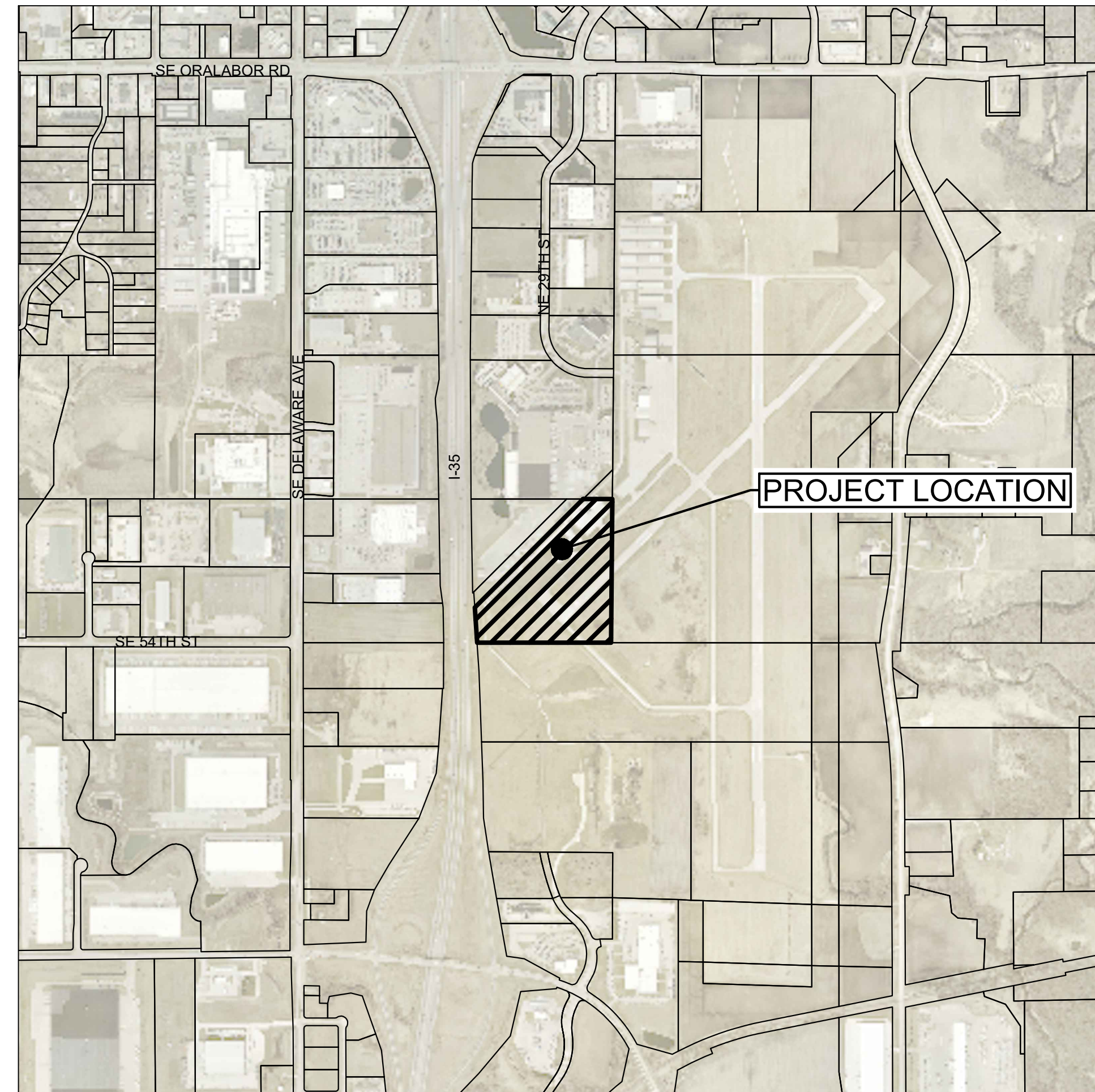
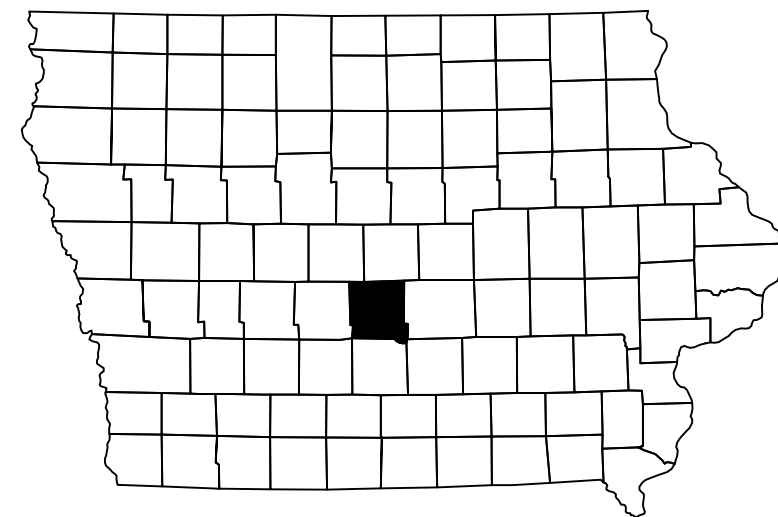
SNYDER & ASSOCIATES, INC.


Justin F. Strom
Enclosure

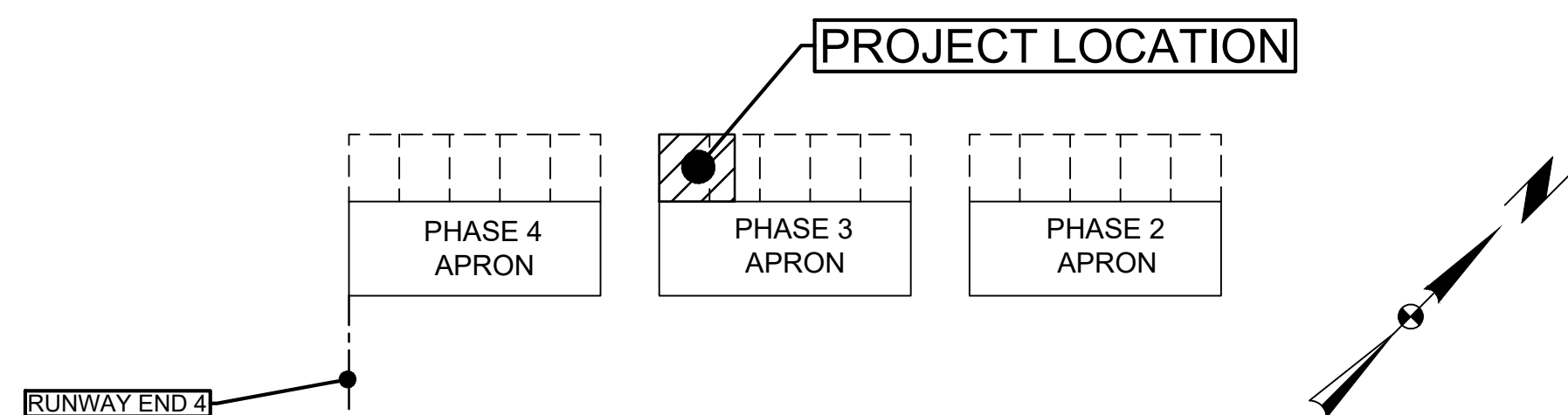
cc: Nate Stieler, OPN (w/enclosures emailed)
file (electronic)

3758 SE CONVENIENCE BLVD
ANKENY MUNICIPAL AIRPORT
CITY OF ANKENY, POLK COUNTY, IOWA

BUILDING
OPN ARCHITECTS
100 COURT AVE. SUITE 100
DES MOINES, IA 50309
CONTACT: NATE STIELER
PHONE: 515-229-2766



VICINITY MAP



VICINITY MAP - TAXIWAY D DEVELOPMENT AREA

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION AND UTILITY PLAN
C300	GRADING & EROSION CONTROL PLAN

[illegible]

IAANG AIRCRAFT HANGAR

TITLE SHEET

3758 SE CONVENIENCE BLVD, ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com



Project No:	124.0965.01A
Sheet	C100

FEATURES	FOUND	SET
Section Corner		
1/2" Rebar, Cap # 11579		
(Unless Otherwise Noted)		
ROW Marker		
ROW Rail		
Control Point		
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	----	
Section Line	----	
1/4 Section Line	----	
1/4 1/4 Section Line	----	
Easement Line	----	
FEATURES EXISTING		
Spot Elevation	X 1225.25	
Contour Elevation		
Fence (Barbed, Field, Hog)	X	
Fence (Chain Link)	--//--	
Fence (Wood)		
Fence (Silt)		
Tree Line	----	
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication	G(*)	
Overhead Communication	OC(*)	
Fiber Optic	FO(*)	
Underground Electric	E(*)	
Overhead Electric	OE(*)	
Gas Main with Size	G(*)	
High Pressure Gas Main with Size	----	
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Duct Bank	DUCT(*)	
Test Hole Location for SUE w/ID		

(*) Denotes the survey quality service level for utilities

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH

QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

1. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND SPECIFICATIONS NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
2. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2024 URBAN STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SUDAS) AND THE CITY OF ANKENY GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS.
3. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
4. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
5. NOTIFY OWNER, ENGINEER AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.

OWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1 N=7525212.36 E=18539374.34 Z=900.78
5/8" REBAR WITH RED PLASTIC CAP, +/-10' SOUTH OF FENCE, +/-25'
NORTH OF DRIVE (PROJECT #121.0669)

CP4 N=7525209.63 E=18539636.00 Z=899.98
1/2" REBAR WITH RED PLASTIC CAP +/-5' NORTH OF RUNWAY
LIGHT, +/-10' NORTH OF RUNWAY (PROJECT #121.0669)

CP200 N=7524724.53 E=18538968.56 Z=906.38
CUT 'X' SOUTH EDGE CONCRETE @ WEST END PAVEMENT

CP201 N=7524577.83 E=18539117.15 Z=906.03
CUT 'X' SW CORNER CONCRETE PAD

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM505 N=7525215.-- E=18539470.-- ELEV=901.46
BURY BOLT ON HYDRANT, SOUTH SIDE ACCESS ROAD, EAST SIDE
OF BUILDING 3750

AUGUST 22, 2024

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM
THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552204358.

CLEAR PER MAPS	MIDAMER-GAS SETH HENDERSON (515) 323-1391 SETH.HENDERSON@MIDAMERICAN.COM
W1-WATER MAIN	ANKENY, CITY OF SHAWN BUCKNER (515) 963-3524 SBUCKNER@ANKENYIOWA.GOV
S1-SANITARY SEWER	ANKENY, CITY OF ROGER MCFARLAND (515) 965-6483 RMCFARLAND@ANKENYIOWA.GOV
ST-STORM SEWER	ANKENY, CITY OF JARED BRIGHT (515) 963-3534 JBRIGHT@ANKENYIOWA.GOV
CLEAR PER MAPS	CENTURYLINK SADIE HULL (918) 547-0147 SADIE.HULL@LUMEN.COM
CLEAR PER MAPS	CONSOLIDATED COMMUNICATIONS JUSTIN GREV (507) 386-3606 JUSTIN.GREV@CONSOLIDATED.COM
FO4-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO (515) 830-0445 JEFF.KLOCKO@AUREON.COM
CLEAR PER MAPS	MIDAMER-ELEC SETH HENDERSON (515) 323-1391 SETH.HENDERSON@MIDAMERICAN.COM
NO RESPONSE	MEDIACOM KEVIN COLLINS (515) 246-6668 KCOLLINS1@MEDIACOMCC.COM
CLEAR PER MAPS	WINDSTREAM COMMUNICATIONS LOCATE DESK (800) 289-1901 LOCATE.DESK@WINDSTREAM.COM

SW ¼ OF SECTION 31, TOWNSHIP 30N, RANGE 23W

PHASE 1 (APPROVED) - 3754 SE CONVENIENCE BLVD, ANKENY, IA 50021
PHASE 2 (THIS PLAN SET) 3758 SE CONVENIENCE BLVD, ANKENY, IA 50021

ANKENY REGIONAL AIRPORT

U-1, CONSERVATION AND PUBLIC UTILITY DISTRICT

PHASE 1 (APPROVED)	8,000 / 4,000	= 2 ERU
PHASE 2 (THIS PLAN SET)	6,400 / 4,000	= 1.6 ERU

TOTAL = 3.6 ERU
MAXIMUM = 80 ERU

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED BY OWNER TO ENFORCE THIS CONTRACTOR'S OBLIGATION TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. POLLUTION PREVENTION PLAN

1. THERE IS NOT A SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL LAW REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - a. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - b. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - c. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - e. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MULCH, SLOPE DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - f. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - g. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - h. COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ON SITE.

[illegible]

IAANG AIRCRAFT HANGAR

PROJECT INFORMATION

3758 SE CONVENIENCE BLVD, ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

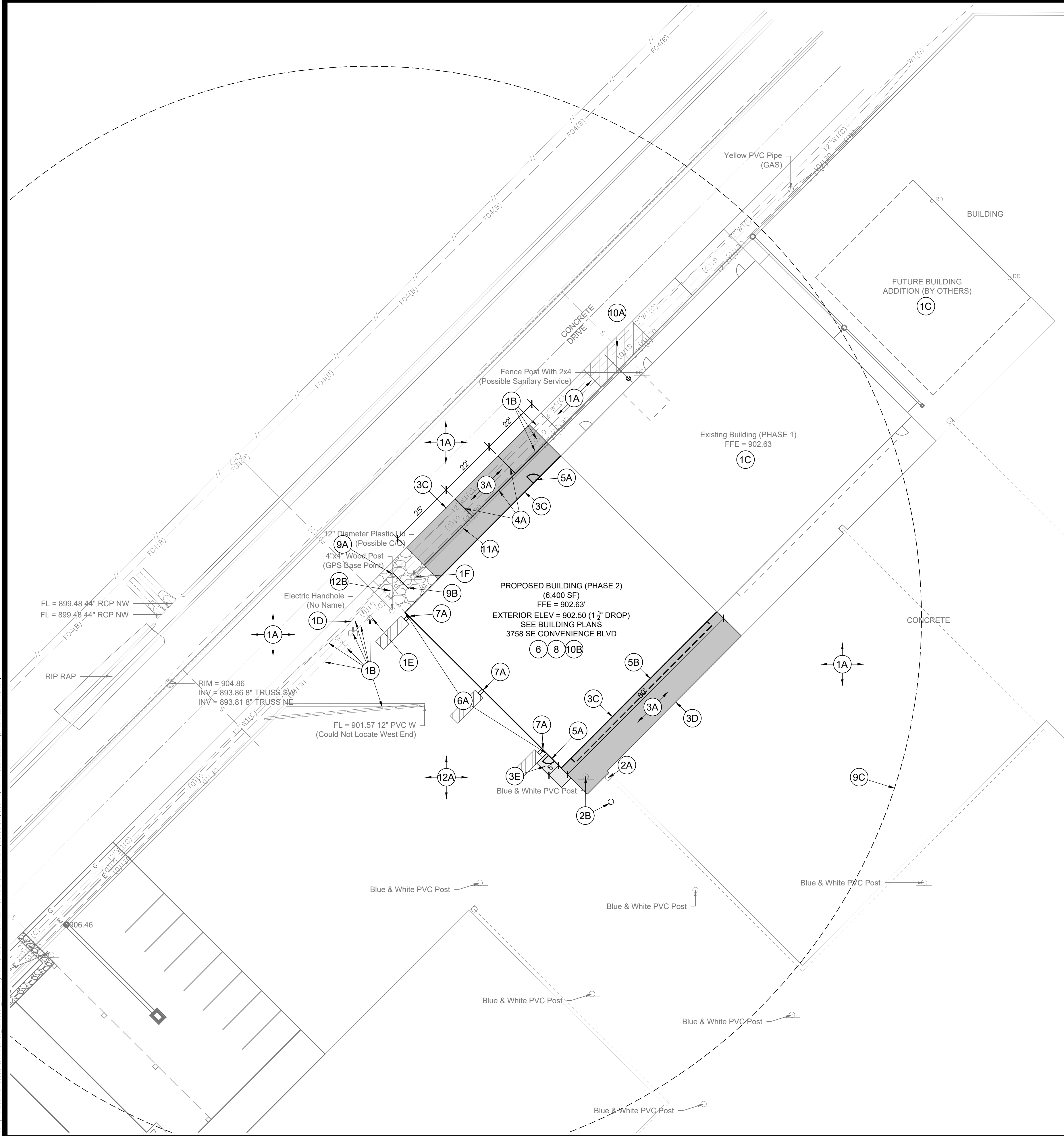
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com



Project No: 124.0965.01A

Sheet C101

VP:09/20/2024 12:09:55 (1/10) DIMENSION AND UTILITY PLAN 20250417 8:55 AM (ANSI FULL BLEED) 0.34 X 0.34 X 22.00 INCHES



DIMENSION AND UTILITY PLAN GENERAL NOTES

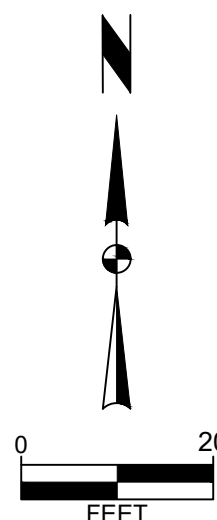
- UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT SIZE, TYPE, 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.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES WHICH ARE TO REMAIN. DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONSTRUCT ALL SITE IMPROVEMENTS AND UTILITIES IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 'MUTCD'. ALL PROPOSED SIGNS SHALL CONFORM TO THE 'MUTCD' MANUAL.
- THE CONTRACTOR SHALL LOAD AND TRANSPORT ALL MATERIALS NOT DESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE OR AS COORDINATED WITH THE AIRPORT MANAGER (PAUL MORITZ), SEE GRADING NOTES.
- SAW-CUT AT TERMINATION TO FULL DEPTH ALL PAVEMENTS TO BE REMOVED.

DIMENSION AND UTILITY PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN. 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.
 - EXISTING BUILDING.
 - EXISTING WATER VALVES.
 - EXISTING HYDRANT.
 - EXISTING 12" TYPE A CLEANOUT.
- EXISTING FEATURES, REMOVE THE FOLLOWING:
 - REMOVE AND REPLACE SUBDRAIN CLEANOUTS AS NECESSARY.
 - RELOCATE EXISTING TAXIWAY EDGE MARKER OUTSIDE OF THE NEW PAVED AREA. LOCATE APPROXIMATELY 8' FROM ALL PAVEMENT EDGES TO MARKER TO MATCH EXISTING ADJACENT MARKERS.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 7" DEPTH PCC WITH 6" MODIFIED SUBBASE ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. (SIMILAR TO EXISTING CONCRETE APRON AND CONCRETE DRIVE)
 - PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - INSTALL EXPANSION JOINT.
 - CONNECT TO EXISTING APRON WITH FAA "TYPE-E DOWELED" CONNECTION. FOR 7" PAVEMENT, THIS JOINT REQUIRES 3/4 IN. DOWEL, 18 IN. LONG, @ 12 IN. SPACING.
 - 5" DEPTH PCC SIDEWALK ON 6" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES, YELLOW.
- BUILDING DOORS:
 - WALK DOOR. SEE BUILDING PLANS.
 - 70' WIDE HANGAR DOOR. SEE BUILDING PLANS.
- REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.
 - COORDINATE STEM WALL WITH STRUCTURAL FOUNDATION PLANS.
- ROOF DRAINS. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS ON LOCATION, SIZE AND ELEVATION PRIOR TO CONSTRUCTION.
 - PROVIDE SPLASH BLOCKS AT ALL WEST SIDE ROOF DRAIN LOCATIONS AS REQUIRED WITH TEMPORARY ROLLED EROSION CONTROL PRODUCT.
- COORDINATE ELECTRICAL AND GAS SERVICES WITH PROVIDER PRIOR TO CONSTRUCTION.
- WATER SERVICES, PROVIDE THE FOLLOWING:
 - CONNECT 2" SERVICE LINE TO EXISTING 12" MAIN WITH TAPPING SLEEVE AND CURB STOP. CURB STOP SHALL BE PLACED IN CONCRETE. MIN 6" AROUND OUTSIDE OF CURB STOP.
 - CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT SIZE, AND LOCATION PRIOR TO CONSTRUCTION.
 - 200' HYDRANT COVERAGE.
- SANITARY SEWER SERVICES.
 - PHASE 1 SERVICE BY OTHERS.
 - CONNECT TO SANITARY SERVICE INTERNALLY. REFER TO MECHANICAL PLANS FOR DETAIL AND EXACT LOCATION.
- STORM SEWER.
 - PROTECT EXISTING 12" STORM SEWER FROM FOUNDATION DESIGN. EXISTING STORM SEWER PIPE MAY BE WITHIN THE SUBGRADE PREPARATION AREA. PROTECT PIPE AND COMPACT SUBGRADE AS BEST AS CAPABLE.
- LANDSCAPING, PROVIDE THE FOLLOWING:
 - SEED ALL DISTURBED AREAS WITH TYPE 2 LAWN M IX.
 - LANDSCAPE ROCK WITH FABRIC AND EDGING.

PAVEMENT LEGEND

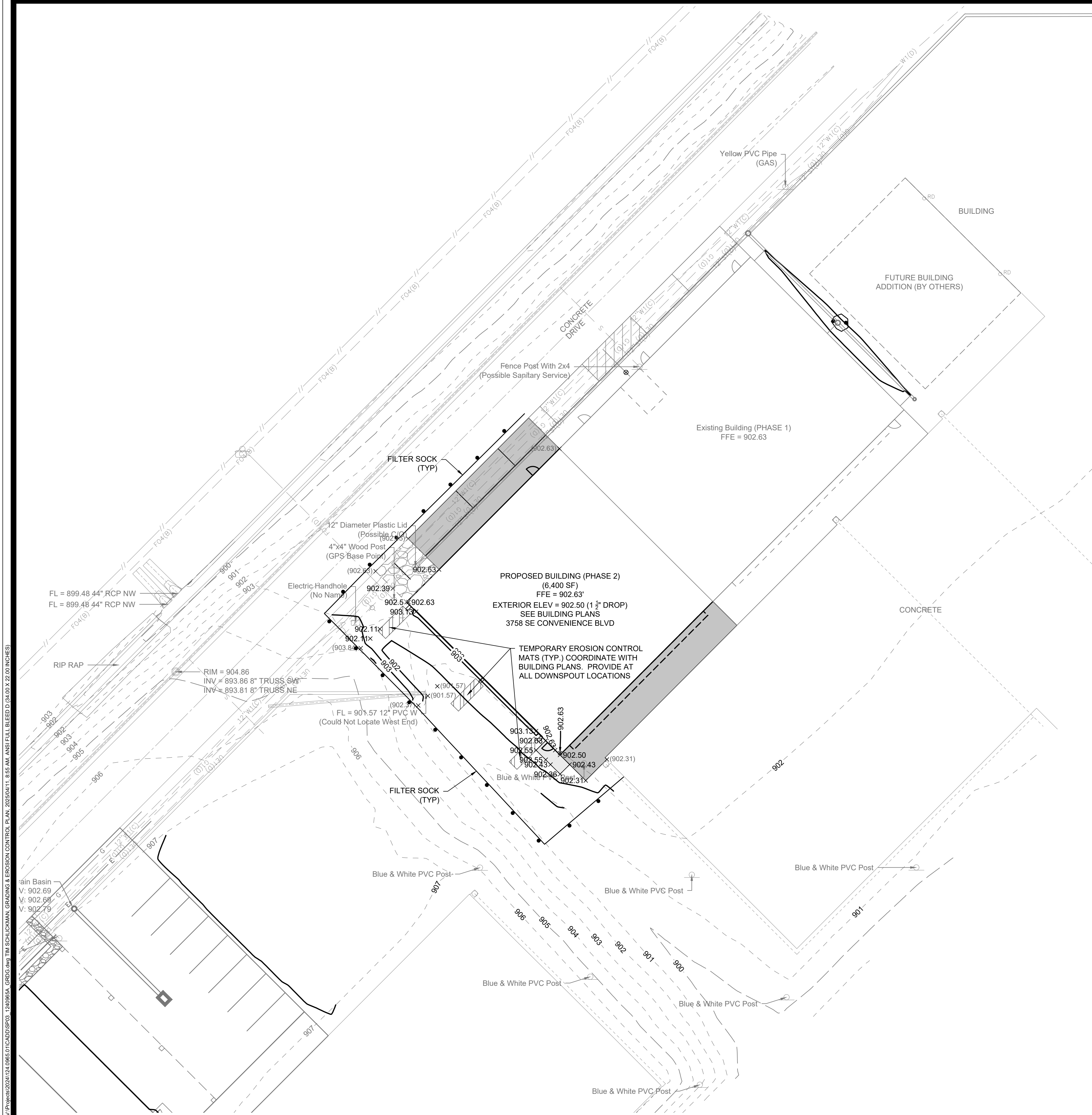
- 7" PCC PAVEMENT
- 5" PCC PAVEMENT



IAANG AIRCRAFT HANGAR		3758 SE CONVENIENCE BLVD, ANKENY, IOWA		Sheet C200	
DIMENSION AND UTILITY PLAN					
SNYDER & ASSOCIATES, INC.					
2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-364-2020 www.snyder-associates.com					
Project No: 124.0965.01A					
Sheet C200					



\\Projects\2024\124 0985.01\CADD\SP03_1240985A_GRDG.dwg TIM SCHLUCKMAN, GRADING & EROSION CONTROL PLAN, 2025/04/11, 8:55 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. COORDINATE WITH AIRPORT ON LOCATION OF EXCESS MATERIAL. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. EROSION CONTROL: SEED AND MULCH THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE FILTER SOCK AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. INSTALL TEMPORARY ROLLED EROSION CONTROL MATS IN FRONT OF SOUTHERN SPLASH BLOCKS. COMPLY WITH EROSION CONTROL LAW.
4. THERE IS A LOCATION AT THE FAR SOUTH END OF THE AIRPORT WHERE EXCESS MATERIAL CAN BE SPOILED. IT IS ACCESSIBLE FROM INSIDE THE AIRPORT FENCE. COORDINATE WITH THE POLK COUNTY AVIATION AUTHORITY (PAUL MORITZ) AND EXEC 1 PERSONNEL TO UTILIZE THE SITE.

1	MARK	PER CITY COMMENTS	04/11/25	TLS
	Engineer: JFS	REVISION	DATE	BY
	Technician: TLS	Checked By: JFS	Scale: 1" = ##	
		Date: 04/11/2025	T-R-S: TTN-RRW-SS	

Project No: 124.0965.01A

Sheet C300

IAANG AIRCRAFT HANGAR

GRADING & EROSION CONTROL PLAN **3758 SE CONVENIENCE BLVD, ANKENY, IOWA**

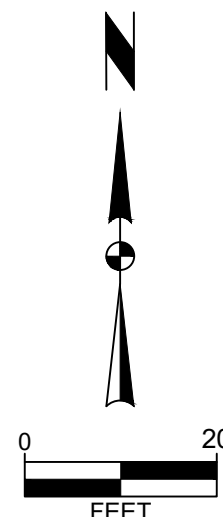
SNYDER & ASSOCIATES, INC.

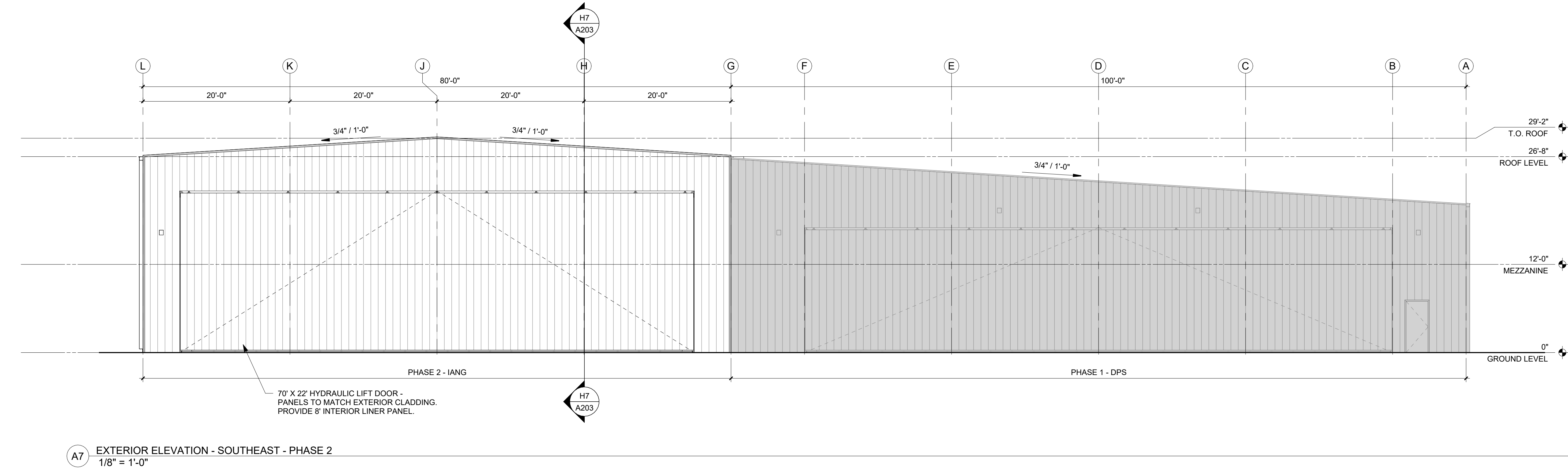
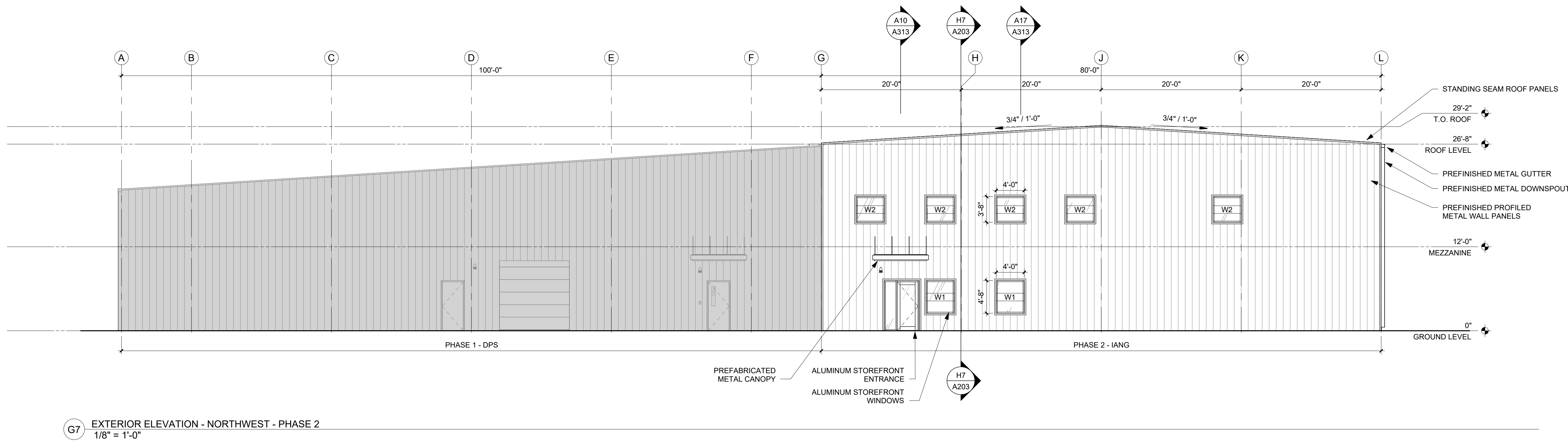
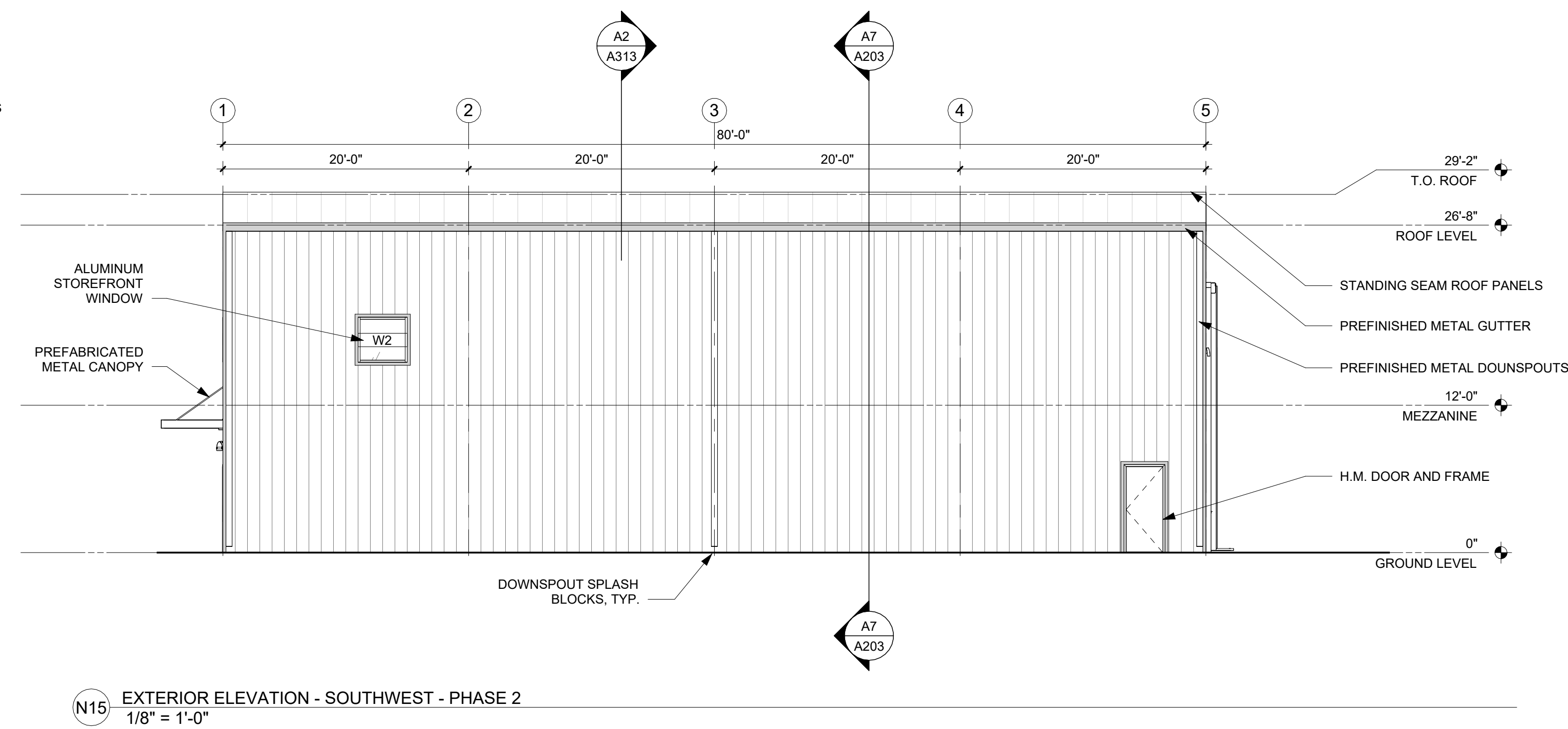
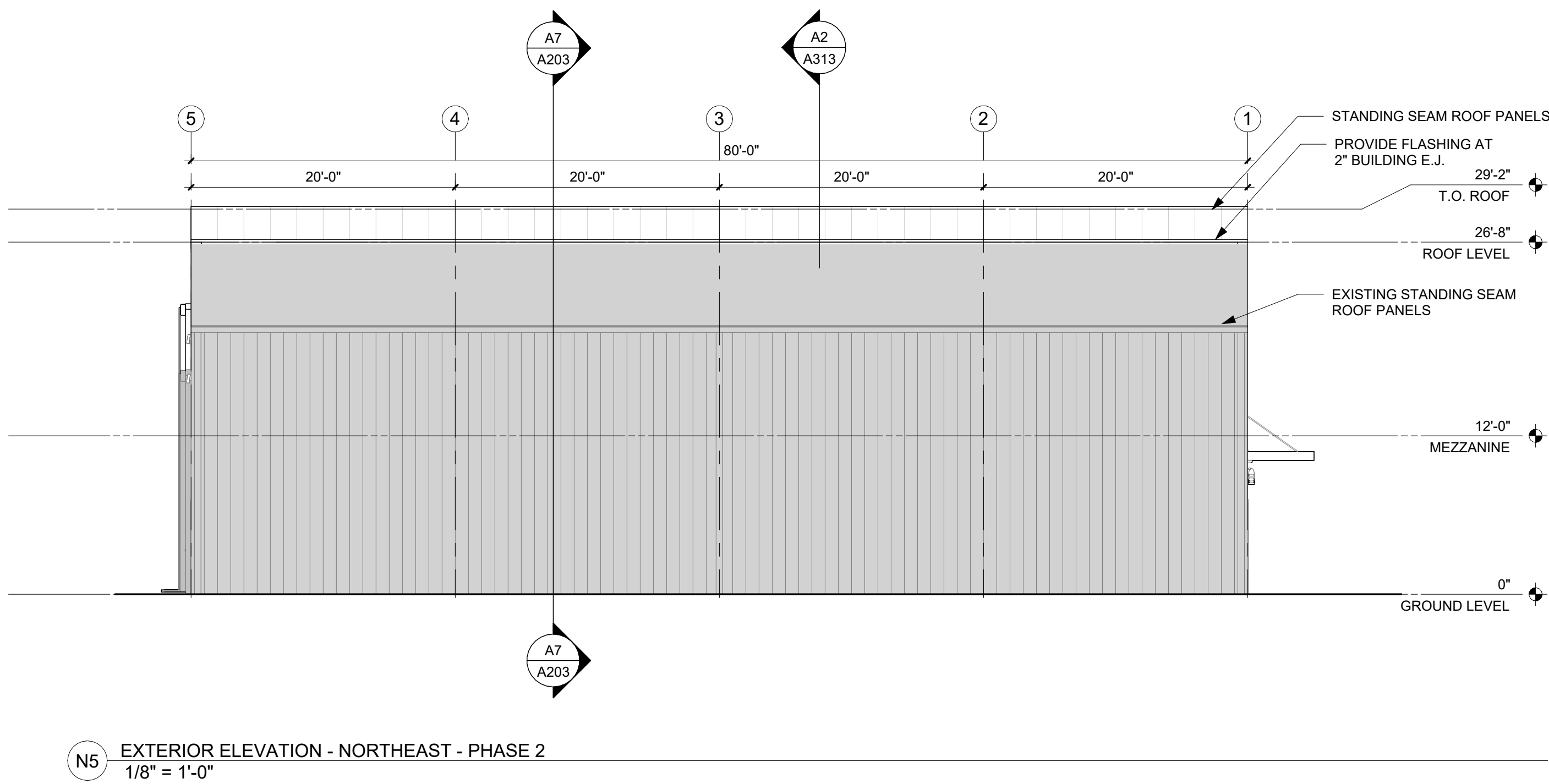
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.0965.01A

Sheet C300







PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. April 21, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, May 6, 2025
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

April 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

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ACTION REQUESTED

ATTACHMENTS

None

