



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, May 20, 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 May 20, 2025 Agenda

Consider MOTION to approve and accept the May 20, 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 May 6, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the May 6, 2025 minutes of the Plan and Zoning Commission meeting.

2. 2710 SW Snyder Boulevard - Casey's Site Plan

Consider MOTION to approve the site plan for 2710 SW Snyder Boulevard, Casey's Site Plan.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

3. **DNF & TJL Investments, LLC and ATI Group request to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development**

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

4. **Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area A), from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District**

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

5. **Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter request to rezone property (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development**

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

6. **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope K. Farms, LLC from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial land use classification**

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

7. **Hope K. Farms, LLC request to rezone property (Area A), from R-1, One Family Residence District to M-1, Light Industrial District**

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

8. **Hope K. Farms, LLC request to rezone property (Area B) from R-1, One Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District**

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

H. BUSINESS ITEMS:

9. **South Ankeny Boulevard Revitalization Plan**

Consider MOTION to recommend City Council approval of the South Ankeny Boulevard Revitalization Plan.

I. REPORTS:

Director and Commissioner Reports

1. May 19, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, June 3, 2025
3. Commissioner's Reports

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

