



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.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 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 May 20, 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 May 20, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

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Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

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PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

1. SWC of NW 36th St and N Ankeny Blvd Correspondence 5-20-2025



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 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 May 6, 2025 Plan and Zoning Commission 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

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

ATTACHMENTS

1. P&Z Minutes 2025-05-06

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, May 6, 2025

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

CALL TO ORDER

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

ROLL CALL

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

Staff present: Eric Jensen, Eric Carstens, Deb Gervais, Bryan Morrissey, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 6, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

Chair Rapp stated that the Commission has received several pieces of correspondence from citizens regarding a Walmart project, which is not on this agenda for recommendation. Staff will again provide this communication and include it in the packet to the Commission and City Council at their respective Public Hearings if/when, the project moves forward.

Motion by T.Flack to receive and file correspondence regarding the SWC of NW 36th Street and N Ankeny Boulevard. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

CITIZEN'S REQUEST

Chair Rapp shared that this portion of the meeting is for members of the public to speak regarding items, which are not listed as a public hearing on the agenda. When addressing the Commission, please provide your name, address, and use the podium.

There were no public comments.

CONSENT AGENDA ITEMS

Item #1. Minutes of the April 22, 2025 Plan and Zoning Commission meeting

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

Item #2. 2006 S. Ankeny Boulevard - Des Moines Area Community College Ankeny Dental Clinic Site Plan

Motion to approve the site plan for 2006 S. Ankeny Boulevard, Des Moines Area Community College Ankeny Dental Clinic, subject to receiving the required SWPPP items and approval of easement documents by City Council.

Motion by G.Hunter to approve the recommendations for Consent Agenda Items #1 - #2. Second by L.West. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

Item #3. Request to vacate a portion of public right-of-way described as part of SW Ordinance Road shown as Seventh Street, Thomas Addition to Ankeny.

Staff Report: D.Gervais reported that the City Council has initiated a vacation on a portion of SW Ordinance Road right-of-way, between SW Cherry Street and one property east of SW Walnut Street. The right-of-way was originally deeded to the City with the approval of Thomas Addition to Ankeny in 1896. The final plat names this street section Seventh Street. D.Gervais stated that from aerial photos taken in the 1930's, it appears that Seventh Street did exist and then, by the 1950's, and after World War II, the aerial photos show SW Ordinance Road in its current alignment. She said that City staff have determined that there is excess right-of-way in this section of SW Ordinance Road and noted that the excess right-of-way to the east and further west of this section has already been vacated. D.Gervais commented that it is believed that this portion of right-of-way was intended to be vacated in 1962 with the passing of Ordinance 147, however, there is no record of deeds conveying it to the adjacent property owners. The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to

the east and west of this section. A letter was sent to the three adjacent property owners on March 12, 2025, describing the intention to vacate the property. She said that the vacated property may better serve the needs of adjacent property owners and the vacation will convert non-taxable right-of-way into taxable property. D.Gervais stated that the applicable franchise utilities have reviewed this request and have signed-off on the right-of-way vacation. Staff recommends that the Plan & Zoning Commission recommend City Council approve a street right-of-way vacation on a portion of SW Ordinance Road shown as Seventh Street, Thomas Addition Ankeny, containing 0.21 acres.

T.Rapp confirmed that the property is not encumbered by any utilities, public or private. D.Gervais responded that the utility companies do not have any issues with this section of right-of-way being vacated.

T.Flack asked how it was determined that the right-of-way should be vacated. E.Jensen responded that there was work being done in the area and it was noticed that this portion of the right-of-way had not been vacated.

Motion by L.West to recommend City Council approve a street right-of-way vacation on a portion of SW Ordinance Road shown as Seventh Street, Thomas Addition to Ankeny, containing 0.21 acres. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the May 5, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, May 20, 2025 Plan and Zoning Commission meeting and the April 2025 Building Permits Report. E.Jensen shared that there will be three public hearings on the May 20, 2025 agenda.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

2710 SW Snyder Boulevard - Casey's 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

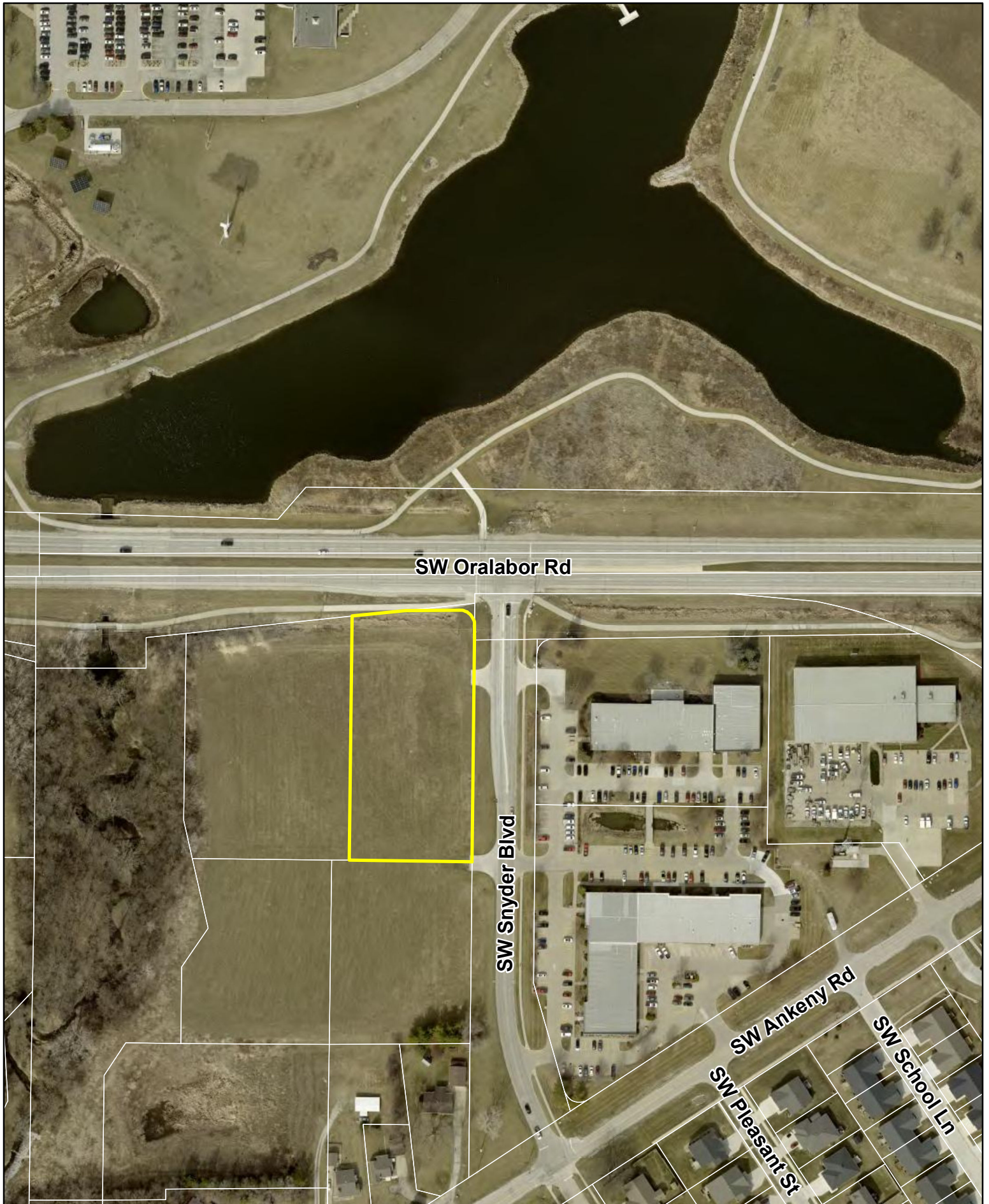
ACTION REQUESTED

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

ATTACHMENTS

1. Aerial Map

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



Agenda Item: 2710 SW Snyder Blvd – Casey’s Site Plan
Report Date: May 7, 2025
Prepared by: Jake Heil *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approves the site plan for 2710 SW Snyder Boulevard, Casey’s.

Project Summary:

The subject property is located at 2710 SW Snyder Boulevard and is generally located south of SW Oralabor Road and west of SW Snyder Boulevard. The site is zoned C-2; General Retail and Highway Oriented Commercial District, while the properties to the west, south and east are similarly zoned, and the property to the north zoned U-1; Conservation and Public Utility District, DMACC. The proposed development includes a 4,569-sf gas station/convenience store, eight fueling stations, parking, trash enclosure, utility service connections, sidewalk connections, landscaping and associated site improvements.

The proposed site will have four access points; two accesses along the east side of the site, accessing SW Snyder Boulevard, and two along the south side of the site accessing the shared access drive. The northern most access along SW Snyder Blvd is a right in and right out only access. The southern access drive will be a full access and will provide access to the other lots in the Lakeview Woods Plat 1 final plat. SW Snyder Blvd then provides a full access to SW Oralabor Road. Parking for the site requires 1 space per 200 sf of gross floor area plus sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 17 total parking stalls with 2 being ADA accessible and provides two spaces per pump.

The proposed single-story 4,569 sf gas station/convenience store is 18’ in height and 22’ 4” at its uppermost point, and will be constructed of brick, stone, aluminum composite material, metal trimming and glass. The proposed building materials conform to Section 192.02.3.B, providing more than the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations.

New utility service connections were installed with the Lakeview Woods Plat 1 site plan, that was approved by the Plan and Zoning Commission on December 3, 2024. That site plan facilitated the southern access drive, utility connections and the stormwater detention area construction. This proposed site will utilize a 6-inch water line on site, that will connect to the existing 8-inch water service that runs along the southern access drive. 6-inch sanitary sewer service will connect to the existing 8-inch main along the southern access drive, which will carry wastewater southwesterly off-site to the Saylor Creek Lift Station, and ultimately into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the southwest corner of the site. From there stormwater is conveyed via 30-inch storm sewer main to a shared stormwater detention basin. From there stormwater flows west into Saylor Creek which ultimately flows southwest into the Des Moines River.

Site Plan Worksheet
2710 SW Snyder Blvd – Casey's – 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 primary building façade faces north. The proposed site will have four access points; two accesses along the east side of the site, accessing SW Snyder Boulevard, and two along the south side of the site accessing the shared access drive. SW Snyder Blvd then provides a full access to SW Oralabor Road. The proposed building and parking area meet all code requirements and compliments other sites in the neighboring area.

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

The site plan complies with the landscaping and parking lot 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 for adequate parking and circulation. Parking for the site requires 1 space per 200 sf of gross floor area plus sufficient space at pumps without interfering with other parking spaces. The proposed site plan meets the requirements with 17 total parking stalls with 2 being ADA accessible and provides two spaces per pump. The site also provides improvements for safe pedestrian and bicycle access around and through 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 proposed site will have four access points; two accesses along the west side of the site, accessing SW Snyder Boulevard, and two along the south side of the site accessing the shared access drive. The northern most access along SW Snyder Blvd is a right in and right out only access. The southern access drive will be a full access and will provide access to the other lots in the Lakeview Woods Plat 1 final plat. SW Snyder Blvd then provides a full access to SW Oralabor Road.

- 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 primary parking for the site is located on the north and south side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. While headlight screening is not required for this site, shrubs will be added along SW Oralabor Rd to minimize the impact of headlights.

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 does propose an outdoor dumpster south of the proposed building, that has an enclosure that utilizes the same brick and stone panels as the main building and is further screened with 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.**

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.**

Stormwater for the proposed site generally drains to the southwest corner of the site. From there stormwater is conveyed via 30-inch storm sewer main to a shared stormwater detention basin. From there stormwater flows west into the Saylor Creek which ultimately flows southwest into the Des Moines River.

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.**

New utility service connections were installed with the Lakeview Woods Plat 1 site plan, that was approved by the Plan and Zoning Commission on December 3, 2024. That site plan facilitated the southern access drive, utility connections and the stormwater detention area construction. This proposed site will utilize a 6-inch water line on site, that will connect to the existing 8-inch water service that runs along the southern access drive. 6-inch sanitary sewer service will connect to the existing 8-inch main along the southern access drive, which will carry wastewater southwesterly off-site to the Saylor Creek Lift Station, and ultimately into the Four Mile Trunk Sewer.

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 site meets open space requirements, with the majority of the open space within a parking island south of the main building and along the perimeter 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 parking lot shading and open space landscaping conform to the landscape 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 single-story 4,569 sf gas station/convenience store is 18' in height and 22' 4" at its uppermost point. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

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

The proposed buildings materials consist of brick, stone, aluminum composite material, metal trimming and glass. These proposed materials meet the required building material standards and are compatible to those used on neighboring buildings.

- 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.**

All of the proposed rooftop mechanical equipment is screened from public view by the roof's parapet and additional screens where necessary.

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

There is only one building proposed on this site, and is compatible and complementary with adjacent development in design and materials.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances 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 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 building meets all setbacks required by Code, and is complementary to adjacent development.

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

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

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

The proposed single-story 4,569 sf gas station/convenience store is 18' in height and 22' 4" at its uppermost point, and will be constructed of brick, stone, aluminum composite material, metal trimming and glass. The proposed materials and colors are similar to other developments around this site.

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.



April 2, 2025

Planning and Zoning Commission and City Council
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

RE: Caseys - SWC Oralabor Rd & Snyder Blvd

Please accept this letter as a formal request for approval of the development of 2710 SW Snyder Blvd.

Casey's Marketing Company plans to develop the site with a convenience store and a canopy with gasoline sales. There are three accesses proposed to the site. One RI/RO onto SW Snyder Boulevard, and two onto a shared access road proposed by Snyder LLC with their plat. Storm water will be collected on site and piped to a regional detention basin. Landscaping is proposed throughout the site to provide shade and aesthetics for the development.

We greatly appreciate your consideration of this request.

If you have any further questions or comments, please email or call.

Sincerely,

Pelds Design Services

Elara Jondle, PE
Elara@Pelds.com
515-265-8196



SITE ADDRESS
2710 SW SNYDER BLVD
ANKENY, IA 50023

SITE AREA
1.89 ACRES (81,856 SQ. FT.)

ZONING
EXISTING: C-2 - GENERAL RETAIL & HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT
ADJACENT ZONING:
NORTH: ROW, U-1 (CONSERVATION AND PUBLIC UTILITY DISTRICT)
EAST: ROW, C-2
SOUTH: C-2
WEST: PUD - HIGH POINT NORTH

SETBACKS
FRONT SETBACK (NORTH AND EAST PROPERTY LINE): 35 FT
SIDE SETBACK (WEST PROPERTY LINE): N/A
REAR SETBACK (SOUTH PROPERTY LINE): 40 FT

BUILDINGS
EXISTING: NONE
PROPOSED: ~ 42'-10" x 100'-10" - 4,569 SQ.FT.

BUILDING USES
CONVENIENCE STORE WITH FUELING STATIONS

BUILDING HEIGHT
MAX BUILDING HEIGHT: 45'
PROPOSED HEIGHT: 21'-4"

PAVING
APPROACHES: 8" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**
CURB: 6" TALL STANDARD CURB
SIDEWALK 6" THICK P.C.C.
UGST: 8" THICK REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY. VERIFY SUBBASE DEPTH WITH ENGINEER PRIOR TO CONSTRUCTION.

MAXIMUM JOINT SPACING = PAVEMENT THICKNESS * 1.5 = 6 * 1.5 = 9 FT

OPEN SPACE
EXISTING: 91.3% (74,699 SQ.FT.)
PROPOSED: 23.4% (19,200 SQ.FT.)
REQUIRED: 20% (16,371 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 8.7% (7,157 SQ.FT.)
PROPOSED: 76.6% (62,656 SQ.FT.)
ERU: 16 (1 ERU = TOTAL IMPERVIOUS AREA/ 4,000 SQ.FT = 62,656/ 4,000 = 15.66

PARKING
REQUIRED: 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA (4,569 / 200 = 23 SPACES REQUIRED)
17 SPACES (INCLUDING 2 HANDICAP PARKING STALLS)
16 FUEL PUMP ISLAND SPACES

SIGN
PROPOSED CASEY'S 2-PRODUCT MONUMENT - NORTHEAST CORNER OF SITE

DISTURBED AREAS
ESTIMATED: 83,845 SQ. FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

GEOTECHNICAL REPORT
GEOTECH REPORT COMPLETED BY ALLENDER BUTZKE ENGINEERS INC DATED JANUARY 29, 2014
PROJECT #1100411

LEAKING UNDERGROUND STORAGE TANKS
PER IOWA DNR MAPPING, THIS SITE IS NOT A LUST SITE

FLOODPLAIN
PER FEMA MAP #19153C0205F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE EXCEEDS NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) BY 12FT AND THEREFORE FILING WITH THE FAA IS REQUIRED.

2025-ACE-1499-OE DETERMINES NO HAZARD TO AIR NAVIGATION FOR TEMPORARY CRANE

IOWA ONECALL CONTACT LIST

(AKY) ANKENY, CITY OF Division: Water Design contact: Shawn Buckner Phone: 515-963-3524 Email: SBuckner@ankenyiowa.gov	Design contact: CLEC LOCATE DESK Phone: 8009413430 Email: wci.clec.locate@windstream.com	(M52G) MIDAMER-GAS Company name : MIDAMER-GAS Design contact: SETH HENDERSON Phone: 5153211991 Email: SETH.HENDERSON@MIDAMERICAN.COM
Division: Sanitary Sewer Design contact: Ryan Hulsebus Phone: 515-965-6484 Email: RHulsebus@ankenyiowa.gov	(CTUA01) CENTURYLINK Company name : CENTURYLINK Design contact: SADIE HULL Phone: 9185470147 Email: sadie.hull@lumen.com	(MET) METRO FIBERNET, LLC Company name : METRO FIBERNET, LLC Design contact: LORI KEMPER Phone: 8122131050 Email: 811design@metronet.com
Division: Storm Design contact: Jared Bright Phone: 515-963-3534 Email: JBright@ankenyiowa.gov	(ICN) IOWA COMMUNICATIONS NETWORK Company name : IOWA COMMUNICATIONS NETWORK Design contact: DAVE AUGSPURGER Phone: 5157254604 Email: icnoutsideliaplantowonecall@iowa.gov	(MNB01) MNA/BLUEBIRD Company name : MNA/BLUEBIRD Design contact: JAMIE SCOTT Phone: 3142708738 Email: JAMES.SCOTT@BLUEBIRDBIRDNETWORK.COM
(AKYT) ANKENY TRAFFIC Company name : ANKENY TRAFFIC Design contact: TOM DOZLER Phone: 5159633527 Email: tdozler@ankenyiowa.gov	(INS) AUREON NETWORK SERVICES Company name : AUREON NETWORK SERVICES Design contact: Jeff Klooko Phone: 5158300445 Email: jeff.klooko@aureon.com	(POLKIA1) MEDIACOM Company name : MEDIACOM Design contact: JERRY BROUGHTON Phone: 8455872521 Email: JBROUGHTON@MEDIACOMCC.COM
(ANK) ANKENY COMMUNITY SCHOOLS Company name : ANKENY COMMUNITY SCHOOLS Design contact: JOHN PATTERSON Phone: 6415212358 Email: maintenance@ankenyyschools.org	(M52E) MIDAMER-ELEC Company name : MIDAMER-ELEC Design contact: SETH HENDERSON Phone: 5153211391 Email: SETH.HENDERSON@MIDAMERICAN.COM	(UPN) UNITE PRIVATE NETWORKS, LLC Company name : UNITE PRIVATE NETWORKS, LLC Design contact: Joe Kilzer Phone: 8164253556 Email: upngis@upnfliber.com
(CLECIA) WINDSTREAM ENTERPRISE Company name : WINDSTREAM ENTERPRISE		

SITE IMPROVEMENTS

FOR

CASEYS - ANKENY ORALABOR - #4675

2710 SW SNYDER BLVD

ANKENY, IA



SHEET INDEX

- C-001 - COVER SHEET
- C-002 - NOTE SHEET
- C-003 - TOPO SHEET
- C-100 - DEMO SHEET
- C-101 - LAYOUT SHEET
- C-103 - DIMENSION SHEET
- C-201 - GRADING SHEET
- C-301 - UTILITY SHEET
- C-401 - EROSION CONTROL SHEET
- C-601 - CIVIL DETAILS
- C-602 - CIVIL DETAILS
- C-603 - CIVIL DETAILS
- C-604 - DETAIL SHEET
- C-701 - LANDSCAPING SHEET

PROJECT CONTACTS

DEVELOPER CASEYS MARKETING COMPANY ONE SE CONVENIENCE BLVD. ANKENY, IA 50021 PROJECT CONTACT: SARAH PHILLIPPI PHONE: 515-601-6459 EMAIL: SARAH.PHILLIPPI@CASEYS.COM	CITY CONTACT CITY OF ANKENY 410 W. 1ST STREET ANKENY, IA 50021 SHAWN BUCKNER (WATER) PHONE: 515-963-3524 EMAIL: SBUCKNER@ANKENYIOWA.GOV ROGER MCFARLAND (SANITARY) PHONE: 515-965-6483 EMAIL: RMCFARLAND@ANKENYIOWA.GOV JARED BRIGHT (STORM) PHONE: 515-963-3534 EMAIL: JBRIGHT@ANKENYIOWA.GOV
ENGINEER/ LAND SURVEYOR PELDS DESIGN SERVICES 2323 DIXON ST DES MOINES, IOWA 50316 PROJECT CONTACT: ELARA JONDLE PHONE: (515) 265-8196 EMAIL: ELARA@PELDS.COM	
ARCHITECT PELDS DESIGN SERVICES 2323 DIXON ST DES MOINES, IA 50316 PROJECT CONTACT: DANIEL WILLRICH PHONE: 515-2658196 EMAIL: DANIEL@PELDS.COM	
OWNER SNYDER DEVELOPMENT LLC P.O. BOX 1098 ANKENY, IA 50021 PROJECT CONTACT: BEN SNYDER PHONE: 515-238-5653 EMAIL: BEN@SNYDERINC.COM	

ITEM	QUANTITY INFORMATION*	UNITS
6" CONCRETE PAVEMENT	ON-SITE: 44,311 - OFF-SITE: 0	SQ. FT.
8" CONCRETE PAVEMENT	ON-SITE/APPROACHES: NONE - OFF-SITE: NONE	SQ. FT.
8" REINFORCED CONCRETE PAVEMENT	ON-SITE/APPROACHES: 2,715 - OFF-SITE: NONE	SQ. FT.
CONCRETE CURB	1,116	LIN. FT.
SIDEWALK, NOT ADJACENT TO STORE	124	SQ. FT.
DETENTION	REGIONAL	CU. FT.
SANITARY SEWER SERVICE - 6" PVC	DIRECT BURY: 182 - BORE: NONE	LIN. FT.
WATER SERVICE - 2" HDPE	DIRECT BURY: 95 - BORE:NONE	LIN. FT.
WATER SERVICE - 6" PVC	DIRECT BURY: 88 - BORE:NONE	LIN. FT.
WATER SERVICE - 45" BEND	2	EACH
WATER SERVICE - 6" x2"x6" TEE	1	EACH
GAS SERVICE	DIRECT BURY: 153 - BORE: 64	LIN. FT.
6" HDPE STORM SERVICE	209	LIN. FT.
12" HDPE STORM SERVICE	304	LIN. FT.
15" HDPE STORM SEWER SERVICE	132	LIN. FT.
STRUCTURES - STORM CLEANOUT	2	EACH
STRUCTURES - NYLOPLAST BASIN	3	EACH
STRUCTURES - NYLOPLAST BASIN W/ INTAKE	2	EACH
STRUCTURES - SANITARY CLEANOUT	3	EACH
STRUCTURES - 48" SW-401	1	EACH
EARTHWORK CUT & RESPREAD	583	CU. YD.
EARTHWORK FILL	2039	CU. YD.
TOPSOIL REQUIRED	820	CU. YD.
FENCING	NONE	LIN. FT.
SOD AREA	19,942	SQ. FT.
SEED AREA	18,241	SQ. FT.
P.C.C. DEMOLITION	150	SQ. FT.

*IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
CONTRACTOR TO PROVIDE A COMPLETE PROJECT PER THE CONSTRUCTION DOCUMENTS. QUANTITIES PROVIDED AS PART OF THIS SUMMARY ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT A BASIS FOR CHANGE ORDER IF ADDITIONAL QUANTITY IS INSTALLED AS PART OF THE ORIGINAL BID DOCUMENTS
*EARTHWORK VALUES ARE TO FINISH GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT QUANTITIES

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR		PARKING SPACE		GUY ANCHOR		THROAT INTAKE		G	GAS LINE
+/-	MORE OR LESS		SIGN		UTILITY PEDESTAL		FLARED END SECTION		OHE	OVERHEAD ELEC.
123.45G	GUTTER ELEVATION		STREET LIGHT		CABLE TV JUNCTION BOX		VALVE		OHT	OVERHEAD TEL.
123.45TC	TOP OF CURB ELEVATION		POWER POLE		GAS VALVE		FIRE HYDRANT		SAN	SANITARY SEWER
123.45 / 123.45	EXISTING/ PROPOSED ELEVATION		LIGHT POLE		GAS METER		WATER METER		ST	STORM SEWER
FL	FLOWLINE ELEVATION		AREA LIGHT		SANITARY SEWER MANHOLE		WATER VALVE		UGE	UNDERGROUND ELEC.
	CONTROL POINT		ELEC. TRANSFORMER		STORM SEWER MANHOLE		WATER TEE		UGT	UNDERGROUND TEL.
	CALCULATED CORNER		ELEC. METER		CLEANOUT		PROPOSED UTILITY LINE		W	WATER
	FOUND CORNER		ELEC. BOX		DOWNSPOUT		EXISTING UTILITY LINE		E XX	FENCE LINE

GENERAL NOTES

- THE LOCAL JURISDICTION MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK. THE LOCAL JURISDICTION IS THE CITY OF ANKENY.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE LOCAL JURISDICTION AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF SUDAS STANDARDS AND THE CITY SUPPLEMENTAL. ALL PROVIDED SUDAS AND CITY SUPPLEMENTAL DETAILS ARE FOR REFERENCE ONLY AND THE 2025 VERSIONS SHALL BE IMPLEMENTED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL JURISDICTION. GP2 PERMIT TO BE OBTAINED BY CONSULTANT.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL CONTACT THE LOCAL JURISDICTION TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERSEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION
- TANK BALLAST WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER. CONTACT PAUL EBERT 515-323-8133 (PCEBERT@DMGOV.ORG) TO CONFIRM ADDITIONAL TESTING OR SAMPLING. DISCHARGE MANHOLE NEEDS TO BE IDENTIFIED. DISCHARGE FEES SHALL BE ASSESSED BASED AT A RATE OF \$6.85/1000 GALLONS + TAX. A HYDRANT METER CAN BE RENTED FROM THE CITY AND SHALL BE USED DURING FILLING OF THE TANKS.

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN SEPTEMBER 2024. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
CASEYS - ANKENY ORALABOR - #4675
2710 SW SNYDER BLVD
ANKENY, IA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE 2025 EDITION OF SUDAS AND THE CITY SUPPLEMENTAL SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID
- WATER AND SANITARY SERVICE CONNECTIONS CANNOT BE MADE UNTIL AFTER THE WALK-THROUGH FOR PUBLIC IMPROVEMENTS IS COMPLETED AND THE CITY APPROVES THE CONNECTIONS.

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE
- WATER SERVICE NOTES
- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE LOCAL JURISDICTION SUPPLEMENTAL AND THE CITY SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE LOCAL JURISDICTION REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE LOCAL JURISDICTION STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE LAKEVIEW WOODS SITE PLAN SHALL BE CONSTRUCTED AND APPROVED, AND THE POST-CONSTRUCTION VOLUME OF THE LAKEVIEW WOODS DETENTION BASIN SHALL BE VERIFIED AND PROVIDED TO THE CITY PRIOR TO A FINAL CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL ROW AREAS SHALL BE SODDED IN ACCORDANCE WITH THE LOCAL JURISDICTION SPECIFICATIONS AND THE 2025 EDITION OF SUDAS AND THE CITY SUPPLEMENTAL.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO 12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2025 EDITION URBAN STANDARD SPECIFICATIONS, AND THE CITY SUPPLEMENTAL SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



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TITLE:

CASEYS - ANKENY ORALABOR - #4675
2710 SW SNYDER BLVD
ANKENY, IA

REVISIONS:

FINAL

COPYRIGHT DATE: 0000

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SCALE:

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C-002 - NOTE SHEET

Page 21 of 210



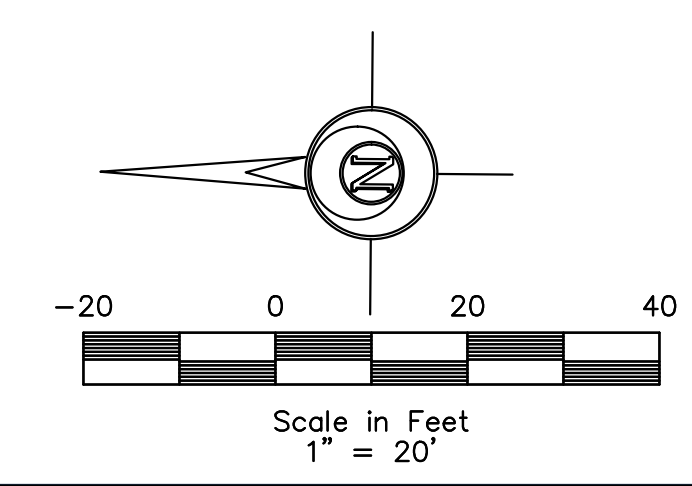
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.65	25.00	90°52'09"	S44° 49' 56"E	35.62'	25.38'

CONTROL POINTS TABLE

Point#	North	East	Elevation	Description
CP #11	620376.94'	1610784.90'	924.72'	"X" CUT IN CONCRETE
CP #12	620366.97'	1611111.84'	928.39'	"X" CUT IN CONCRETE
CP #13	619922.69'	1611066.31'	930.95'	"X" CUT IN CONCRETE

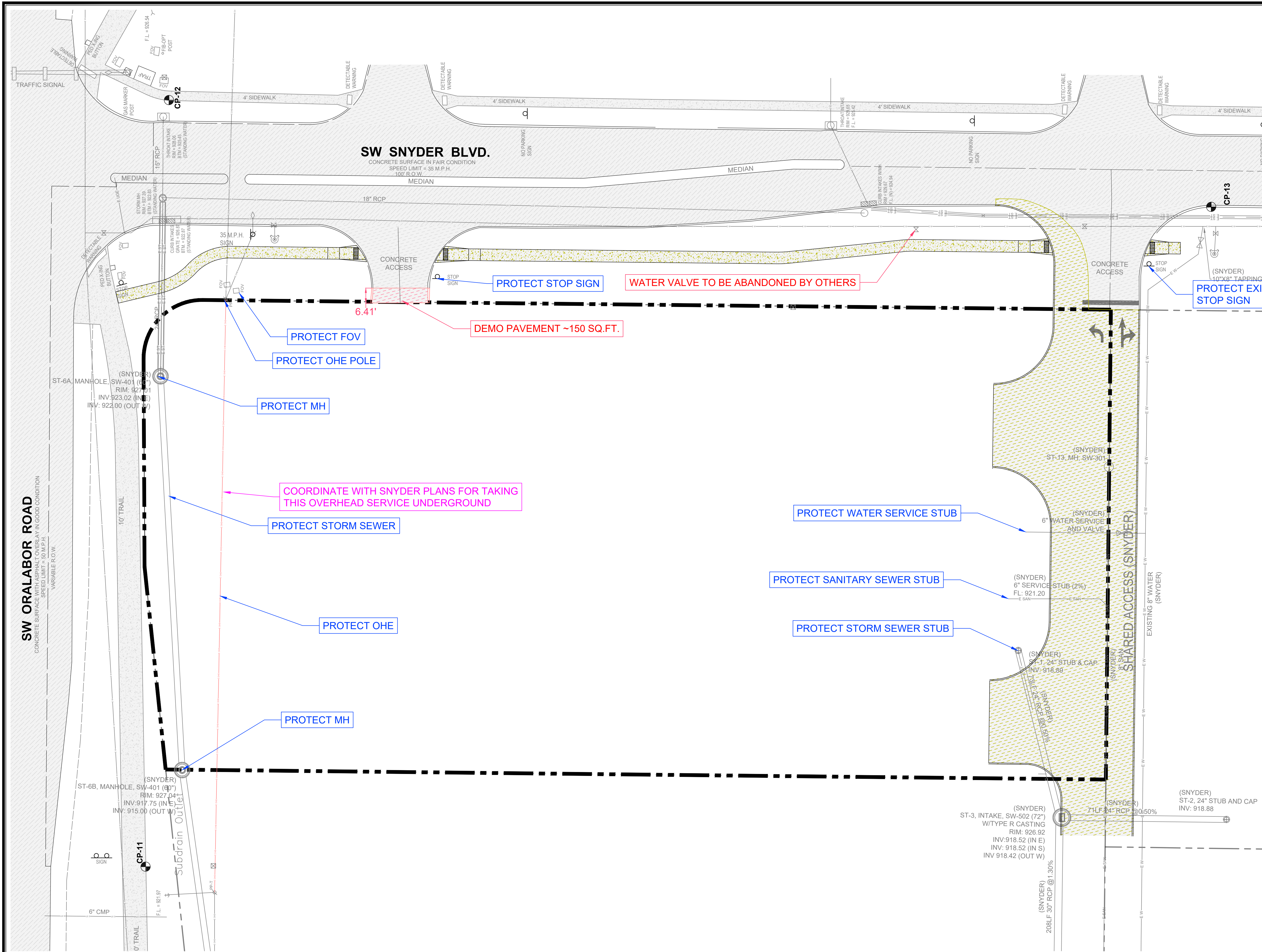
NOTES:

1. SITE CONTOURS SHOWN PER SNYDER PLANS FOR LAKEVIEW WOODS PLAT 1 DATED 11/22/2024
2. EXISTING SIDEWALK AND SITE PAVEMENT SHOWN PER SNYDER PLANS FOR LAKEVIEW WOODS PLAT 1 DATED 11/22/2024
3. ADDITIONAL BORING LOCATIONS SHOWN ON PAGE 13 OF GEOTECH REPORT
4. REFERENCE SNYDER'S RECORDED FINAL PLAT FOR ALL EASEMENTS INDICATED (SNYDER) LAKEVIEW WOODS PLAT 1 - 03/14/2025
BK: 20073 PG: 711-720



 P ELDS DESIGN SERVICES Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 PO Box 4626, Des Moines, Iowa 50305 Ph: 515 265 8196				
CASEYS - ANKENY ORALABOR - #4675 2710 SW SNYDER BLVD ANKENY, IA				
BENCHMARK:		REVISIONS:		
COPIED DATE:		DRAWN BY:		SCALE:
*****		N. DAY		1"=20"
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C-003 - TOPO SHEET				

LEGEND:	CALCULATED SECTION CORNER FOUND SECTION CORNER PARKING SPACE SIGN STREET LIGHT POWER POLE LIGHT POLE AREA LIGHT ELEC. TRANSFORMER ELEC. METER ELEC. BOX	ELEC. MANHOLE ELEC. VAULT GUY ANCHOR UTILITY PEDESTAL CABLE TV JUNCTION BOX GAS VALVE GAS METER SANITARY SEWER MANHOLE STORM SEWER MANHOLE CLEANOUT DOWNSPOUT	SINGLE INTAKE AREA INTAKE THROAT INTAKE FLARED END SECTION VALVE FIRE HYDRANT WATER METER WATER VALVE WATER TEE PROPOSED UTILITY LINE EXISTING UTILITY LINE	CATV — CABLE TELEVISION FO — FIBER OPTIC G — GAS LINE OHT — OVERHEAD ELEC. SAN — SANITARY SEWER ST — STORM SEWER UGE — UNDERGROUND ELEC. UGT — UNDERGROUND TEL. W — WATER —○—○— FENCE LINE
----------------	---	---	---	---



- EXISTING SIDEWALK (BY OTHERS)
- EXISTING SITE PAVEMENT (BY OTHERS)
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING SITE PAVEMENT
- P.C.C DEMO

PROTECT STOP SIGN

WATER VALVE TO BE ABANDONED BY OTHERS

PROTECT EXISTING STOP SIGN

DEMO PAVEMENT ~150 SQ.FT.

PROTECT FOV

PROTECT OHE POLE

PROTECT MH

COORDINATE WITH SNYDER PLANS FOR TAKING THIS OVERHEAD SERVICE UNDERGROUND

PROTECT STORM SEWER

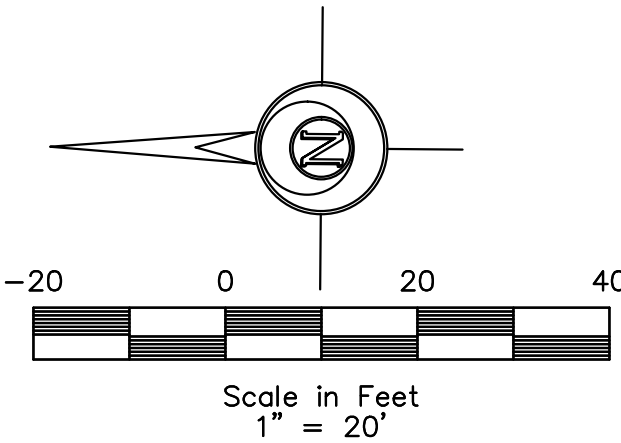
PROTECT OHE

PROTECT MH

PROTECT WATER SERVICE STUB

PROTECT SANITARY SEWER STUB

PROTECT STORM SEWER STUB



LEGEND:

- | | | | | | | | |
|---------------|-----------------------------|---|---------------------------|---|------------------------|----------|-----------------------|
| F.F. | FINISHED FLOOR | ▲ | CALCULATED SECTION CORNER | ⊙ | ELEC. MANHOLE | — CATV — | CABLE TELEVISION |
| +/- | MORE OR LESS | ▲ | FOUND SECTION CORNER | ⊙ | ELEC. VAULT | — FO — | FIBER OPTIC |
| 123.45G | GUTTER ELEVATION | ▲ | PARKING SPACE | ⊙ | GUY ANCHOR | — G — | GAS LINE |
| 123.45TC | TOP OF CURB ELEVATION | ▲ | SIGN | ⊙ | UTILITY PEDESTAL | — OHT — | OVERHEAD ELEC. |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ▲ | STREET LIGHT | ⊙ | CABLE TV JUNCTION BOX | — OHT — | OVERHEAD TEL. |
| FL | FLOWLINE ELEVATION | ▲ | POWER POLE | ⊙ | GAS VALVE | — SAN — | SANITARY SEWER |
| ⊙ | CONTROL POINT | ▲ | LIGHT POLE | ⊙ | GAS METER | — ST — | STORM SEWER |
| ○ | CALCULATED CORNER | ▲ | ELEC. TRANSFORMER | ⊙ | SANITARY SEWER MANHOLE | — UGT — | UNDERGROUND ELEC. |
| ● | FOUND CORNER | ▲ | ELEC. METER | ⊙ | STORM SEWER MANHOLE | — W — | WATER |
| | | ▲ | ELEC. BOX | ⊙ | CLEANOUT | — E XX — | EXISTING UTILITY LINE |
| | | ▲ | | ⊙ | DOWNSPOUT | | |

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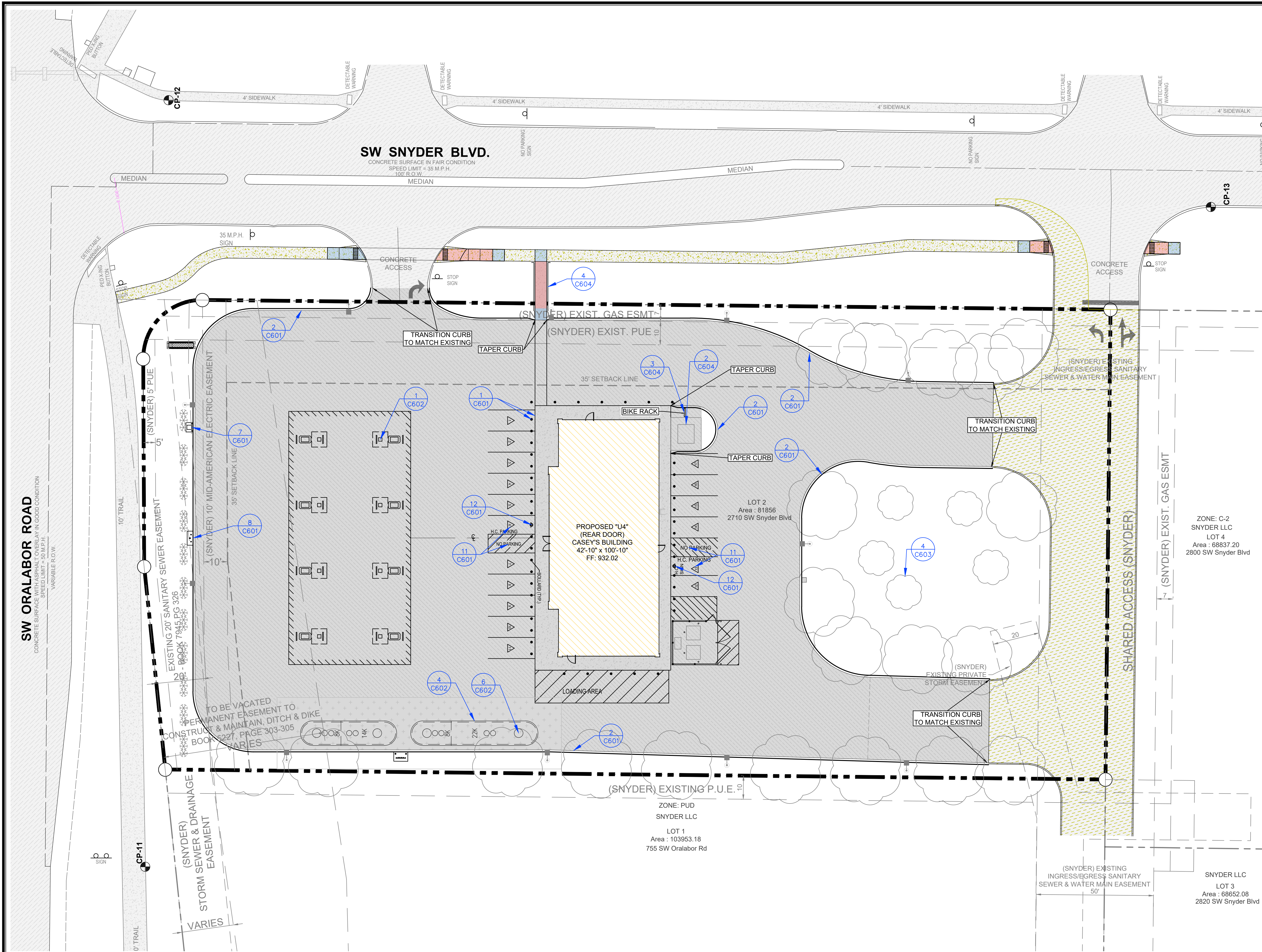
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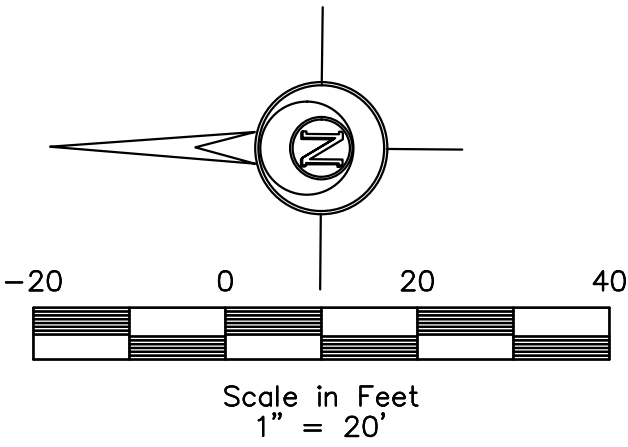
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C-100 - DEMO SHEET



- EXISTING SIDEWALK (BY OTHERS)
- EXISTING SITE PAVEMENT (BY OTHERS)
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING SITE PAVEMENT
- 8" P.C.C.
- 8" REINFORCED P.C.C.
- 6" P.C.C.
- PROPOSED SIDEWALK
- SIDEWALK LANDING
- SIDEWALK RAMP
- PROPOSED BUILDING





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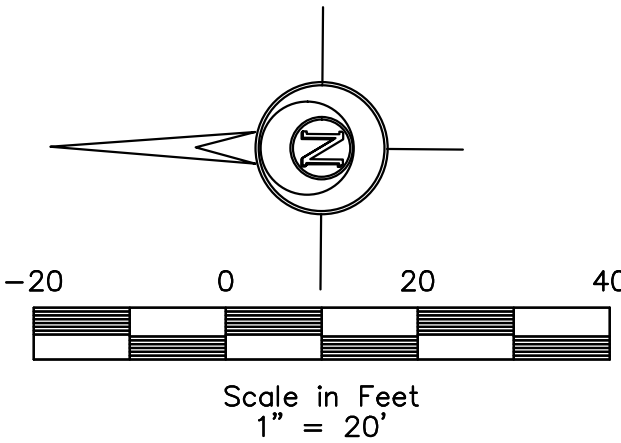
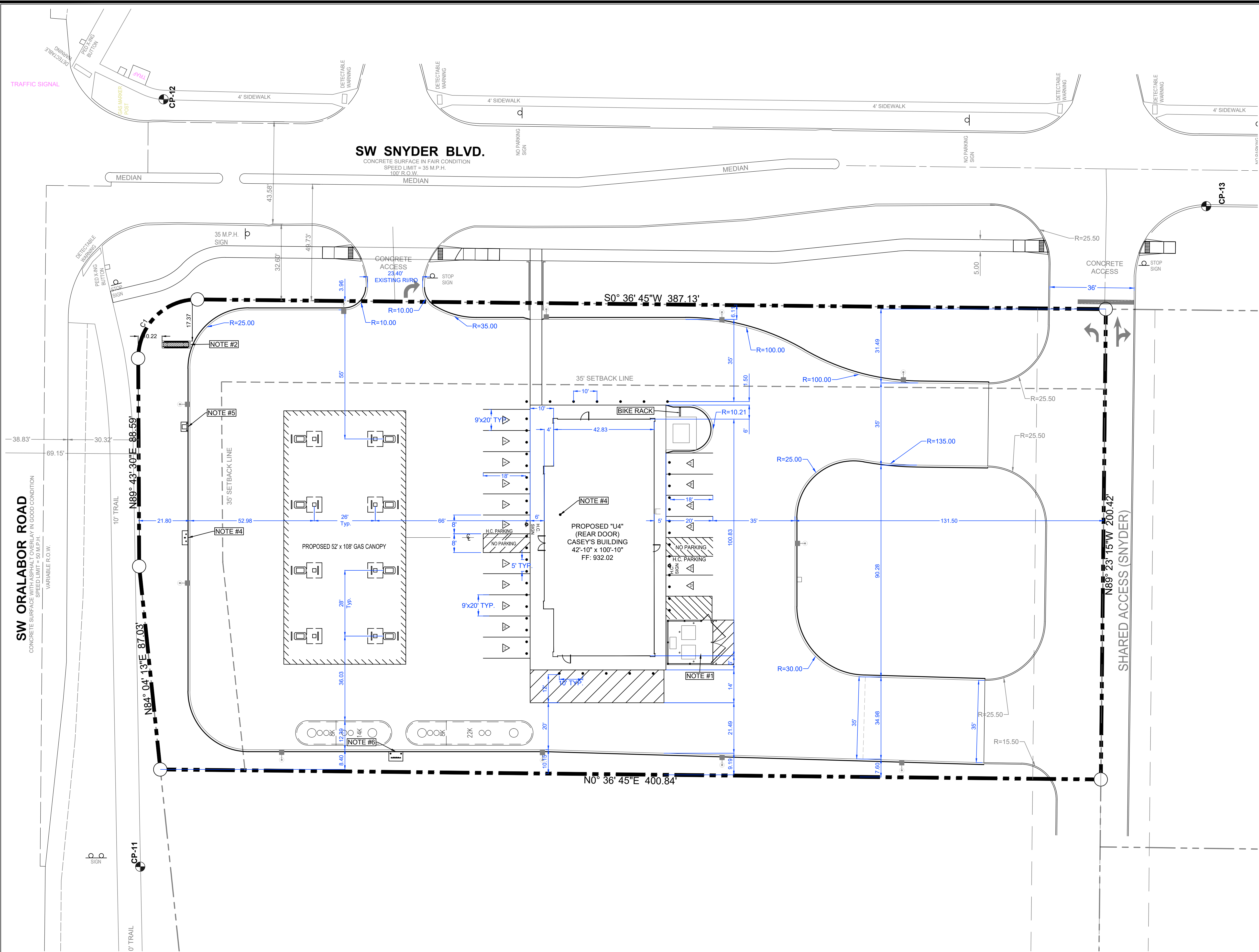
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C-101 - LAYOUT SHEET

- LEGEND:**
 - F.F. FINISHED FLOOR
 - +/- MORE OR LESS
 - 123.45G GUTTER ELEVATION
 - 123.45TC TOP OF CURB ELEVATION
 - 123.45 / 123.45 EXISTING / PROPOSED ELEVATION
 - FL FLOWLINE ELEVATION
 - CONTROL POINT
 - CALCULATED CORNER
 - FOUND CORNER
- ▲ CALCULATED SECTION CORNER
 - △ FOUND SECTION CORNER
 - PARKING SPACE
 - SIGN
 - STREET LIGHT
 - POWER POLE
 - LIGHT POLE
 - AREA LIGHT
 - ELEC. TRANSFORMER
 - ELEC. METER
 - ELEC. BOX
- ELEC. MANHOLE
 - ELEC. VAULT
 - GUY ANCHOR
 - UTILITY PEDESTAL
 - CABLE TV JUNCTION BOX
 - GAS VALVE
 - GAS METER
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - CLEANOUT
 - DOWNSPOUT
- SINGLE INTAKE
 - AREA INTAKE
 - THROAT INTAKE
 - FLARED END SECTION
 - VALVE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WATER TEE
 - PROPOSED UTILITY LINE
 - EXISTING UTILITY LINE
- CATV — CABLE TELEVISION
 - FO — FIBER OPTIC
 - G — GAS LINE
 - OHE — OVERHEAD ELEC.
 - OHT — OVERHEAD TEL.
 - SAN — SANITARY SEWER
 - ST — STORM SEWER
 - UG — UNDERGROUND ELEC.
 - UGT — UNDERGROUND TEL.
 - W — WATER
 - FENCE LINE

General Notes

- NOTE #1:
20'x20' BRICK DUMPSTER ENCLOSURE 6' HEIGHT W/ METAL GATES
2-9' GATES AND 4' SERVICE GATE
- NOTE #2
BRICK MONUMENT PRICE SIGN - REFER TO SIGN PACKET
(MAINTAIN MIN. 10' CLEARANCE FROM ALL OVERHEAD ELECTRIC)
- NOTE #3
THE STOP SIGN AT THE R/O ACCESS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER OF LOT 2 (CURRENTLY CASEY'S)
- NOTE #4
ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE STAFF. A SECONDARY SHUTOFF SHALL BE INSTALLED ON A POST AT THE CURB IF ALL FUEL DISPENSERS **DO NOT** FALL WITHIN A 100 RADIUS.
- NOTE #5
AIR COMPRESSOR BOX, SEE SHEET C-601 SITE DETAILS.
110 VOLT-60HZ-5.5 AMP. #12 WIRE (20 AMP. SINGLE PHASE) WITH GROUND.
- NOTE #6
UNDERGROUND FUEL TANK VENTS, MOUNTED TO STAND ON 4' x 6' CONCRETE PAD.



LEGEND:

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊙	ELEC. MANHOLE	— CATV —	CABLE TELEVISION
+/-	MORE OR LESS	▽	FOUND SECTION CORNER	⊙	ELEC. VAULT	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION	▽	PARKING SPACE	⊙	GUY ANCHOR	— G —	GAS LINE
123.45TC	TOP OF CURB ELEVATION	▽	SIGN	⊙	UTILITY PEDESTAL	— OHE —	OVERHEAD ELEC.
123.45/123.45	EXISTING/PROPOSED ELEVATION	▽	STREET LIGHT	⊙	CABLE TV JUNCTION BOX	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	▽	POWER POLE	⊙	GAS VALVE	— SAN —	SANITARY SEWER
⊙	CONTROL POINT	▽	LIGHT POLE	⊙	GAS METER	— ST —	STORM SEWER
○	CALCULATED CORNER	▽	AREA LIGHT	⊙	SANITARY SEWER MANHOLE	— UGE —	UNDERGROUND ELEC.
●	FOUND CORNER	▽	ELEC. TRANSFORMER	⊙	STORM SEWER MANHOLE	— UGT —	UNDERGROUND TEL.
		▽	ELEC. METER	⊙	CLEANOUT	— W —	WATER
		▽	ELEC. BOX	⊙	DOWNSPOUT	— F —	FENCE LINE

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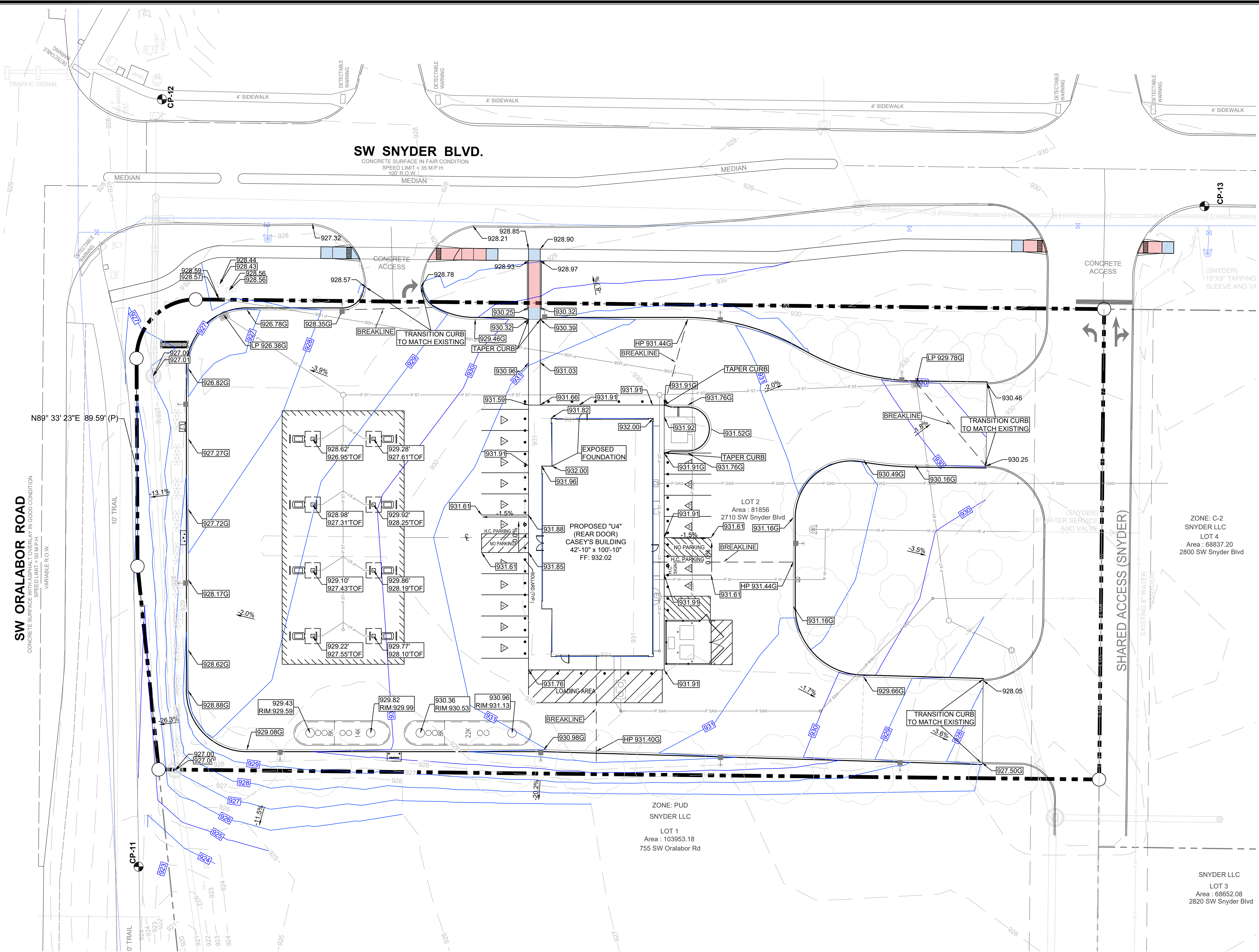
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CASEY'S - ANKENY ORALABOR - #4675
2710 SW SNYDER BLVD
ANKENY, IA

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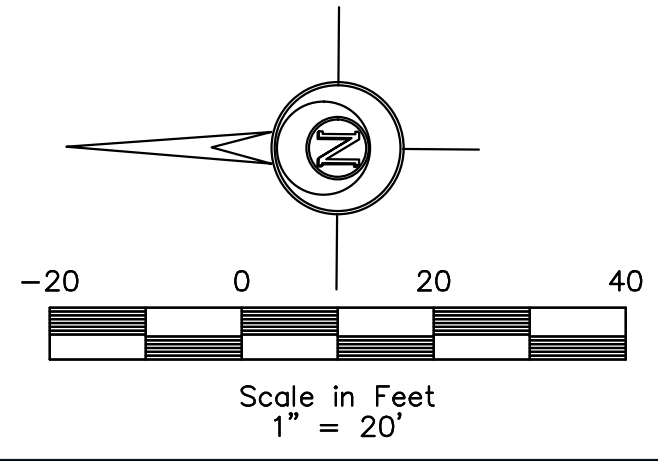
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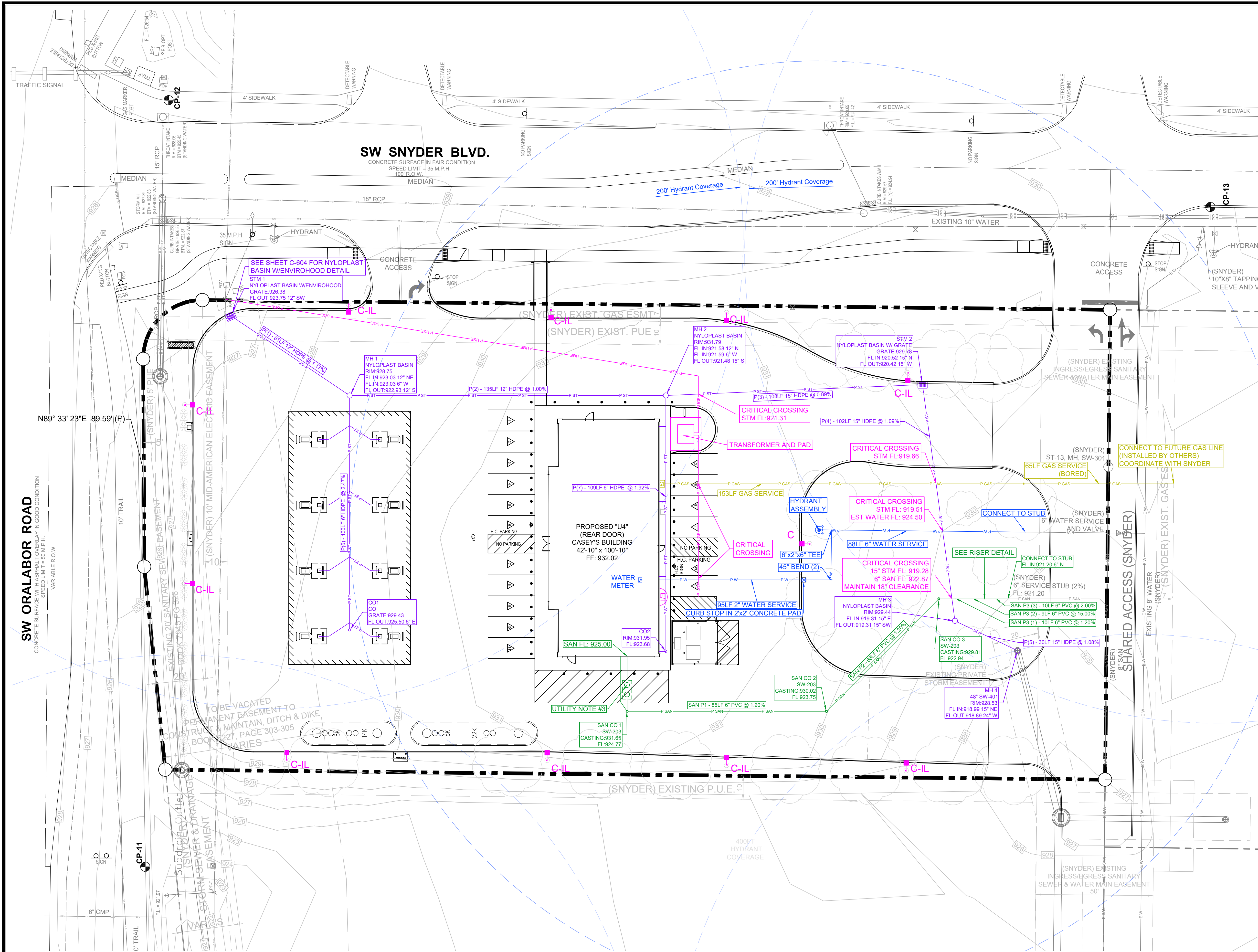
SIDEWALK LANDING

SIDEWALK RAMP

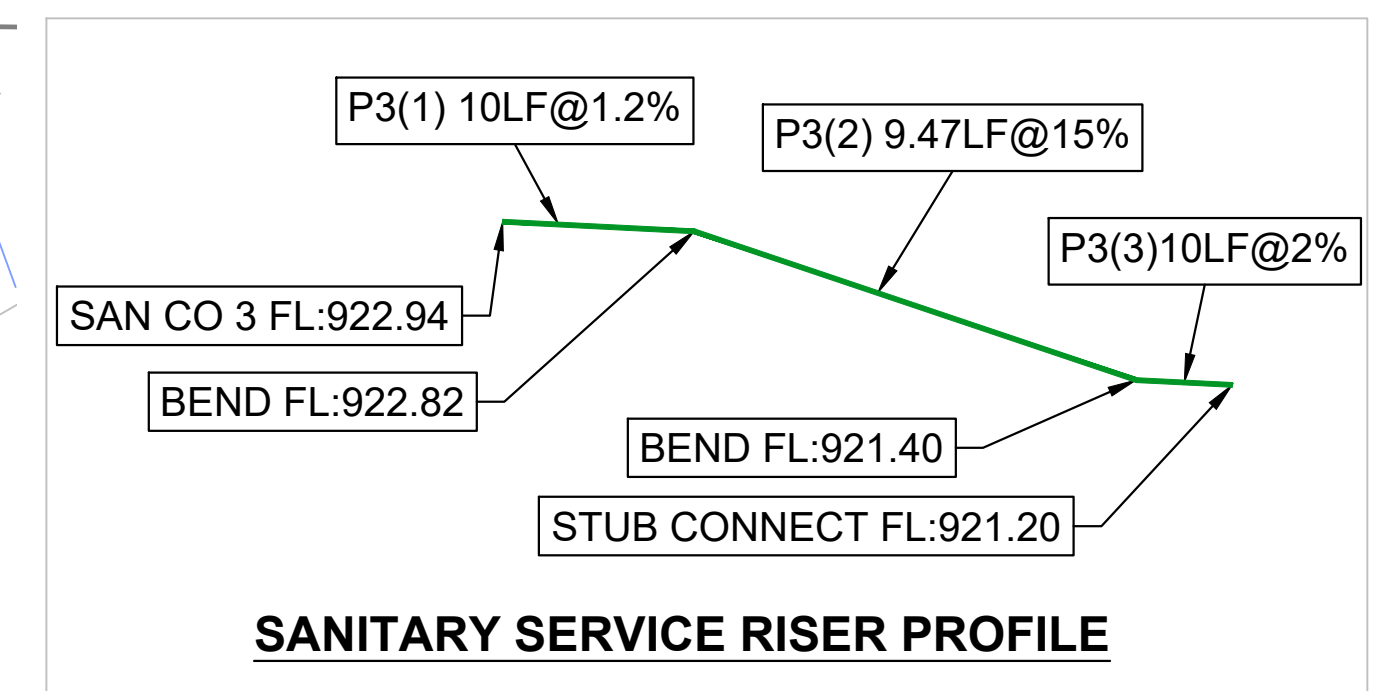
NOTE:
EXISTING SITE CONTOURS ARE SHOWN
PER SNYDER PLANS FOR LAKEVIEW
WOODS PLAT 1 DATED 11/22/2024



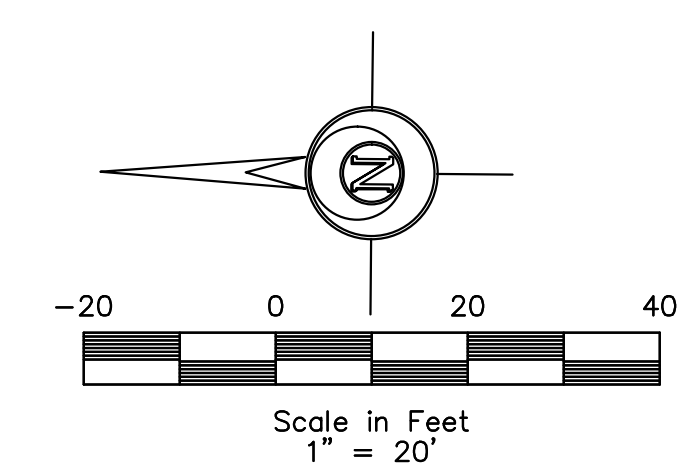
LEGEND:									
F.F.	FINISHED FLOOR		CALCULATED SECTION CORNER		ELEC. MANHOLE		SINGLE INTAKE	— CATV —	CABLE TELEVISION
+/-	MORE OR LESS		FOUND SECTION CORNER		ELEC. VAULT		AREA INTAKE	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION		PARKING SPACE		GUY ANCHOR		THROAT INTAKE	— G —	GAS LINE
123.45TC	TOP OF CURB ELEVATION		SIGN		UTILITY PEDESTAL		FLARED END SECTION	— OHE —	OVERHEAD ELEC.
123.45/ <u>123.45</u>	EXISTING/PROPOSED ELEVATION		STREET LIGHT		CABLE TV JUNCTION BOX		VALVE	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION		POWER POLE		GAS VALVE		FIRE HYDRANT	— SAN —	SANITARY SEWER
○	CONTROL POINT		LIGHT POLE		GAS METER		WATER METER	— ST —	STORM SEWER
●	CALCULATED CORNER		AREA LIGHT		SANITARY SEWER MANHOLE		WATER VALVE	— UGE —	UNDERGROUND ELEC.
	FOUND CORNER		ELEC. TRANSFORMER		STORM SEWER MANHOLE		WATER TEE	— UGT —	UNDERGROUND TEL.
			ELEC. METER		CLEANOUT		— P XX —	— W —	WATER
			ELEC. BOX		DOWNSPOUT		— E XX —		



- UTILITY NOTE #1:** -ELECTRICAL (C-STORE); ELECTRICAL SERVICE ENTRANCE.
-ELECTRIC 3 PHASE, 800 AMP, 480 VOLTS, 4 WIRE
-TELEPHONE 20 PAIR, 8 LINES
- UTILITY NOTE #2:** -GAS (C-STORE); SERVICE ENTRANCE.
-BLACK SCHEDULE 40 SCREWED PIPE (SIZED BY SERVICE PROVIDER)
-CONNECTION LOAD IS 985 MBH. TOTAL CONNECTED LOAD IS 985,000 BTU
985 CU/FT. HR.
- UTILITY NOTE #3:** -SANITARY SEWER (C-STORE); 6" PVC SANITARY SEWER SERVICE CONNECTION
-1,000 GALLON BELOW GRADE GREASE INTERCEPTOR WITH 2 MANHOLES
- UTILITY NOTE #4:** -WATER (C-STORE); 2" HDPE WATER SERVICE CONNECTION
- UTILITY NOTE #5:** -IRRIGATION (C-STORE) IRRIGATION DESIGNED AND PROVIDED BY DEVELOPER
-COORDINATE WITH CITY WATER DEPARTMENT TO INSTALL METER
- UTILITY NOTE #6:** -MAINTAIN A MINIMUM HORIZONTAL DISTANCE OF 10' BETWEEN SANITARY AND WATER SERVICES
- UTILITY NOTE #7:** -TANK BALLAST WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER.
-CONTACT PAUL EBERT 515-323-8133 (PCEBERT@DMGOV.ORG) TO CONFIRM
ADDITIONAL TESTING OR SAMPLING.
-A HYDRANT METER SHALL BE USED DURING FILLING OF THE TANKS.
-UTILIZE EXISTING SAN CO 1 FOR DISPOSAL OF TANK BALLAST WATER.
-A 3" TRASH PUMP (260GPM) SHALL BE USED FOR DISPOSAL OF BALLAST WATER



- LUMINARIE SCHEDULE:**
(SEE LIGHTING PLAN FOR FULL DETAILS)
- LABEL: C**
QTY: 1
TYPE: SLM-LED-18L-SIL-FT-50-70CRI-SINGLE
MOUNT: 15' POLE + 2' BASE
LUMENS: 18904
WATTS: 135
BUG: B3-UO-G3
- LABEL: C-L**
QTY: 10
TYPE: SLM-LED-18L-SIL-FT-50-70CRI-LI-SINGLE
MOUNT: 15' POLE + 2' BASE
LUMENS: 12043
WATTS: 135
BUG: B1-UO-G2



LEGEND:		CALCULATED SECTION CORNER		ELEC. MANHOLE		SINGLE INTAKE		CATV	
F.F.	FINISHED FLOOR	▲	FOUND SECTION CORNER	⊙	ELEC. VAULT	⊙	AREA INTAKE	— CATV —	CABLE TELEVISION
+/-	MORE OR LESS	▽	PARKING SPACE	⊕	GUY ANCHOR	⊕	THROAT INTAKE	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION	□	SIGN	⊗	UTILITY PEDESTAL	⊗	FLARED END SECTION	— G —	GAS LINE
123.45TC	TOP OF CURB ELEVATION	⊗	STREET LIGHT	⊗	CABLE TV JUNCTION BOX	⊗	VALVE	— OHT —	OVERHEAD ELEC.
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊗	POWER POLE	⊗	GAS VALVE	⊗	FIRE HYDRANT	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	⊗	LIGHT POLE	⊗	GAS METER	⊗	WATER METER	— SAN —	SANITARY SEWER
⊙	CONTROL POINT	⊗	AREA LIGHT	⊗	SANITARY SEWER MANHOLE	⊗	WATER VALVE	— ST —	STORM SEWER
○	CALCULATED CORNER	⊗	ELEC. TRANSFORMER	⊗	STORM SEWER MANHOLE	⊗	WATER TEE	— UGT —	UNDERGROUND ELEC.
●	FOUND CORNER	⊗	ELEC. METER	⊗	CLEANOUT	⊗	PROPOSED UTILITY LINE	— W —	UNDERGROUND TEL.
		⊗	ELEC. BOX	⊗	DOWNSPOUT	⊗	EXISTING UTILITY LINE	— W —	WATER
		⊗		⊗		⊗		— F —	FENCE LINE

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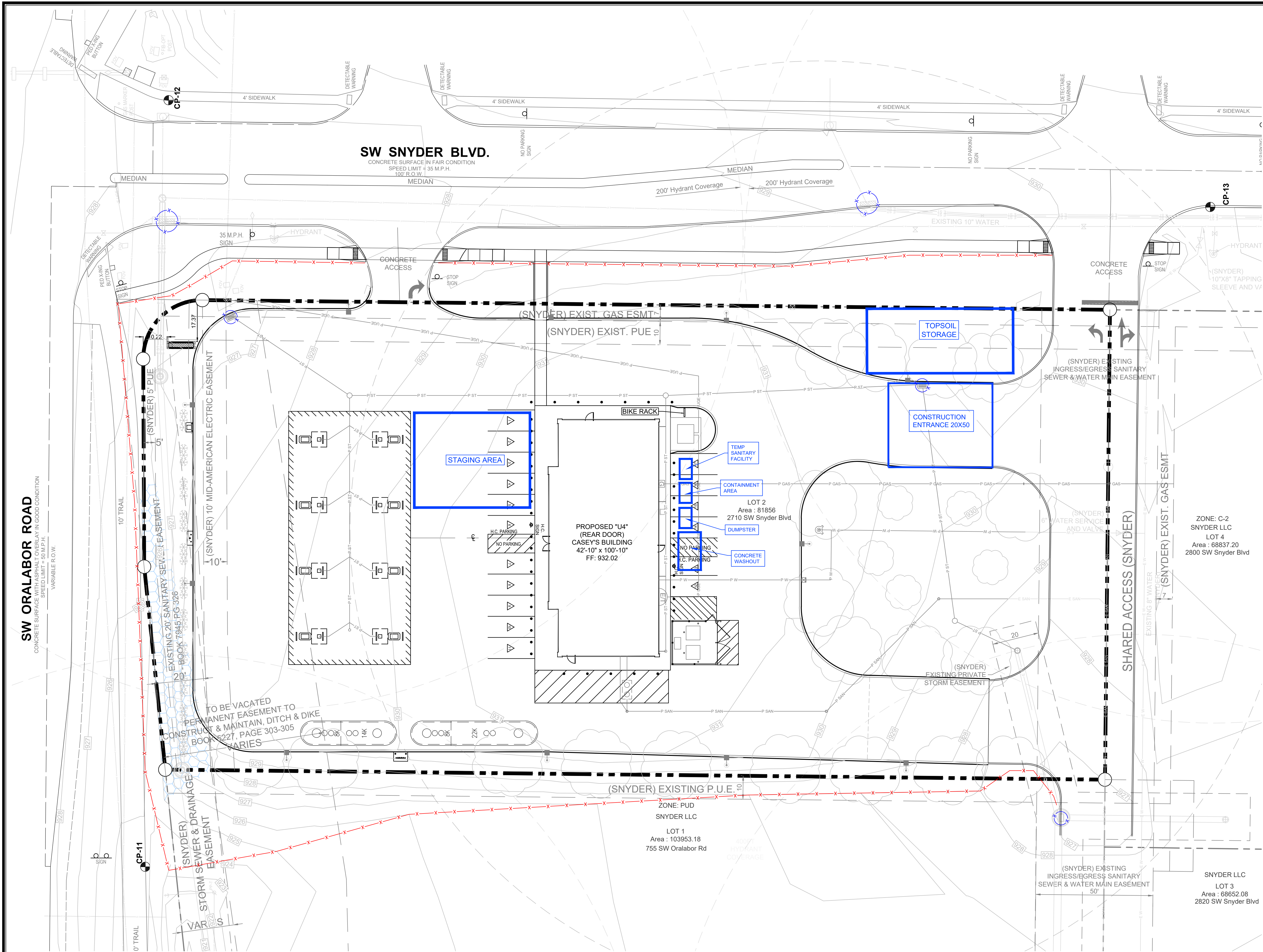
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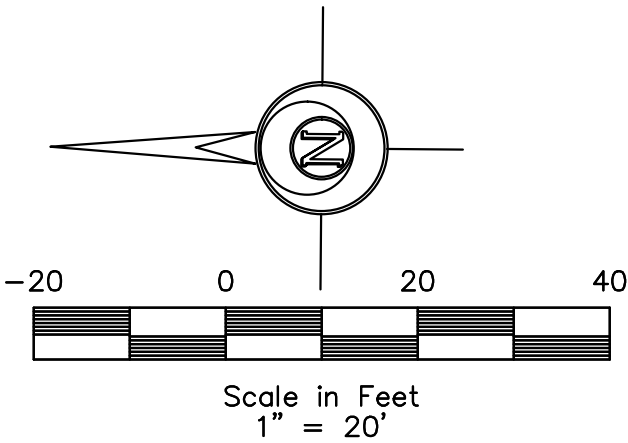
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1. 5.13.2025 24-113

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C-301 - UTILITY SHEET



- RIP RAP
- EROSION CONTROL MATTING
- SILT FENCE
- FILTER SOCK
- EROSION CONTROL BLANKET



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LEGEND:

- | | | | | |
|---|-----------------------------|--------------------------|------------------------------|-------------------------|
| F.F. FINISHED FLOOR | ▲ CALCULATED SECTION CORNER | ⊕ ELEC. MANHOLE | — SINGLE INTAKE | — CATV CABLE TELEVISION |
| +/- MORE OR LESS | ▽ FOUND SECTION CORNER | ⊖ ELEC. VAULT | — AREA INTAKE | — FO FIBER OPTIC |
| 123.45G GUTTER ELEVATION | □ PARKING SPACE | ⊙ GUY ANCHOR | — THROAT INTAKE | — G GAS LINE |
| 123.45TC TOP OF CURB ELEVATION | □ SIGN | ⊙ UTILITY PEDESTAL | — FLARED END SECTION | — OHT OVERHEAD ELEC. |
| 123.45/123.45 EXISTING/PROPOSED ELEVATION | □ STREET LIGHT | ⊙ CABLE TV JUNCTION BOX | — VALVE | — OHT OVERHEAD TEL. |
| FL FLOWLINE ELEVATION | □ POWER POLE | ⊙ GAS VALVE | — FIRE HYDRANT | — SAN SANITARY SEWER |
| ⊙ CONTROL POINT | □ LIGHT POLE | ⊙ GAS METER | — WATER METER | — ST STORM SEWER |
| ○ CALCULATED CORNER | □ AREA LIGHT | ⊙ SANITARY SEWER MANHOLE | — WATER VALVE | — UG UNDERGROUND ELEC. |
| ● FOUND CORNER | □ ELEC. TRANSFORMER | ⊙ STORM SEWER MANHOLE | — WATER TEE | — UGT UNDERGROUND TEL. |
| | □ ELEC. METER | ⊙ CLEANOUT | — P XX PROPOSED UTILITY LINE | — W WATER |
| | □ ELEC. BOX | ⊙ DOWNSPOUT | — E XX EXISTING UTILITY LINE | — FENCE LINE |

CASEYS - ANKENY ORALABOR - #4675

2710 SW SNYDER BLVD

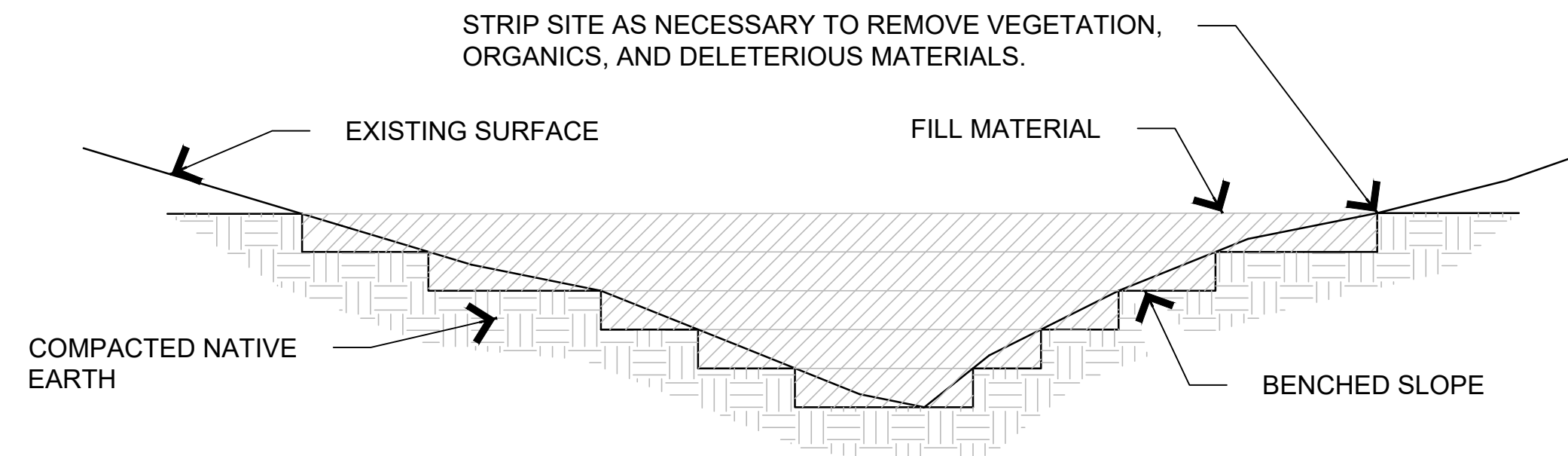
ANKENY, IA

FINAL

REVISIONS: 1. 5.13.2025 24-113

COPYRIGHT DATE: N. DAY SCALE: 1"=20' LATEST REVISION: 5.13.2025 DRAWING NO: 24-113

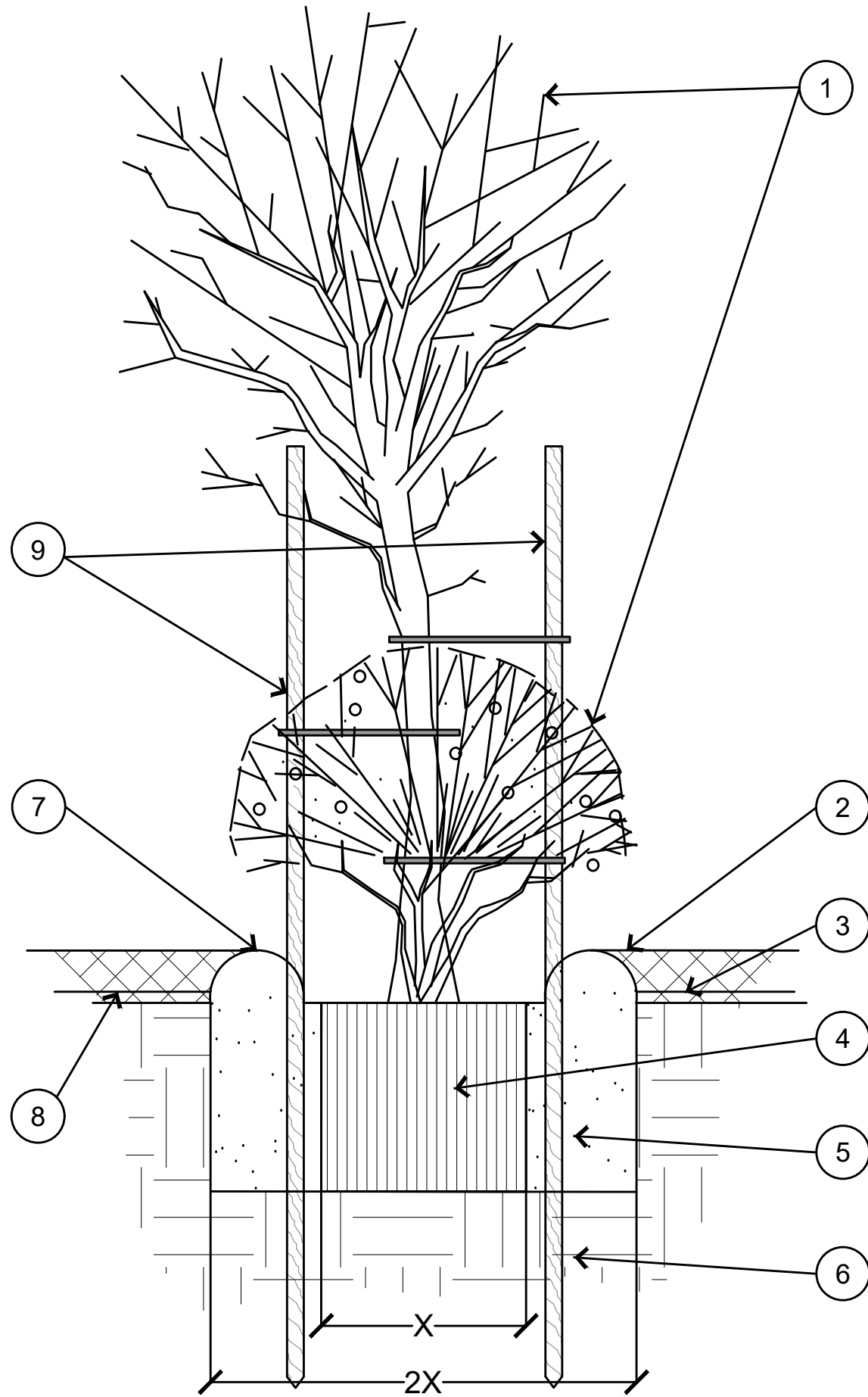
FILE PATH: J:\2024 Projects\24-113 CGS Ankeny - Oralabor & Snyder\Engineering\Sheet Set C-401 - EROSION CONTROL SHEET



- NOTES:
1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS +/- 3' VERTICAL TO +/- 8' HORIZONTAL.
 2. COMPACTION SHALL BE IN 8" LIFTS TO 95% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
 3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
 4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

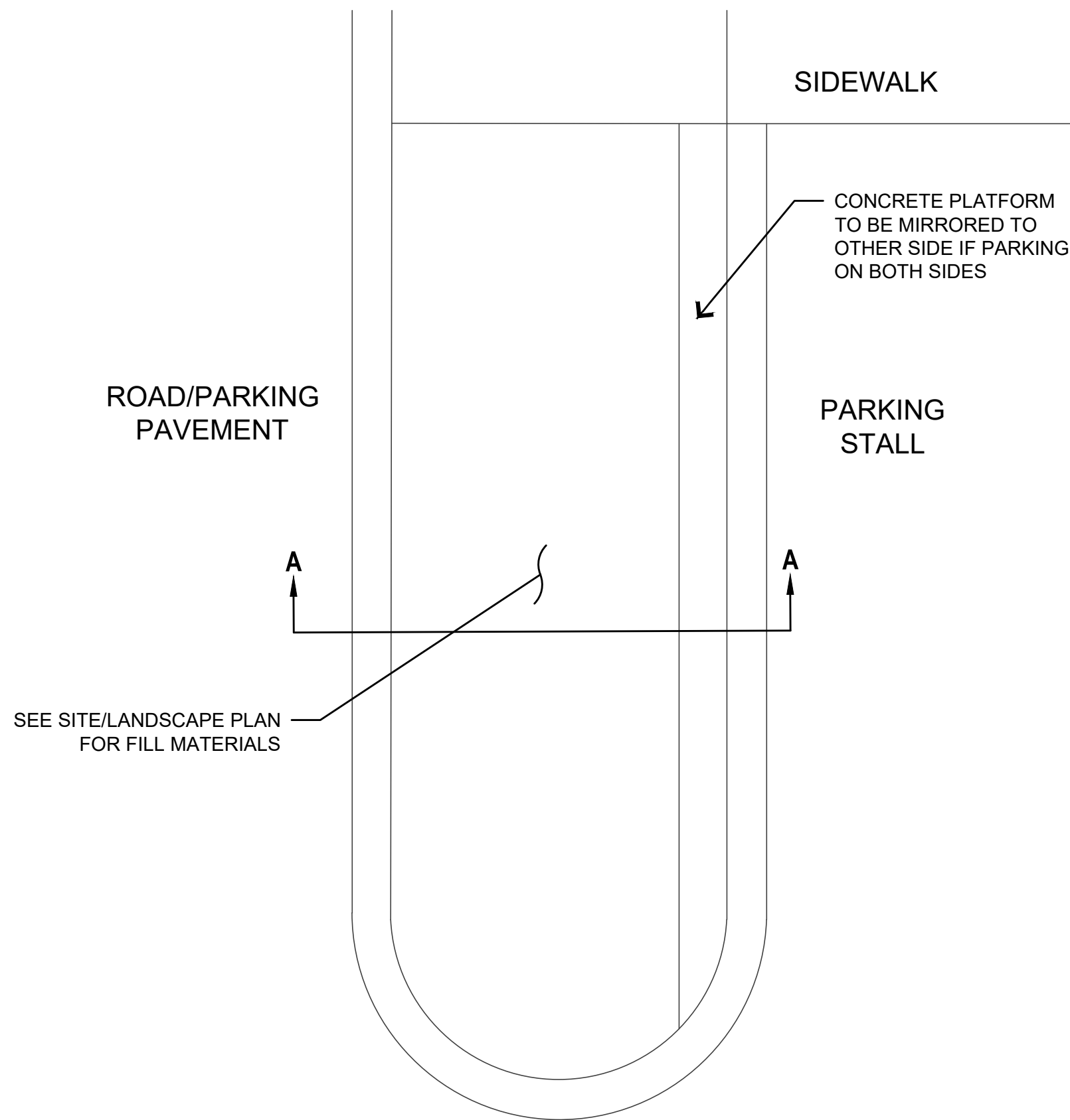
2 TYPICAL FILL SECTION

Not to Scale



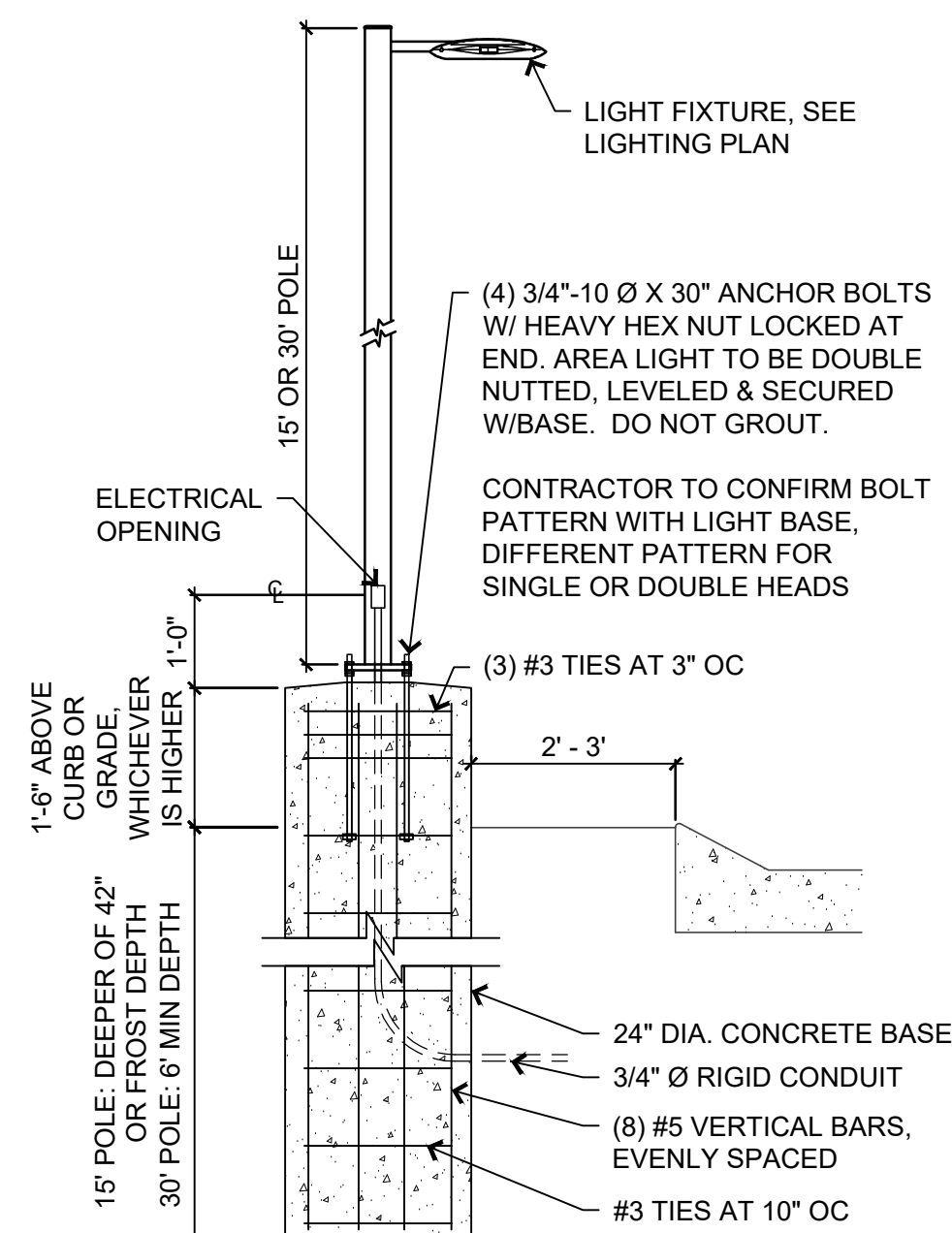
4 PLANT/TREE INSTALLATION

Not to Scale



7 PARKING LANDSCAPE ISLAND DETAIL

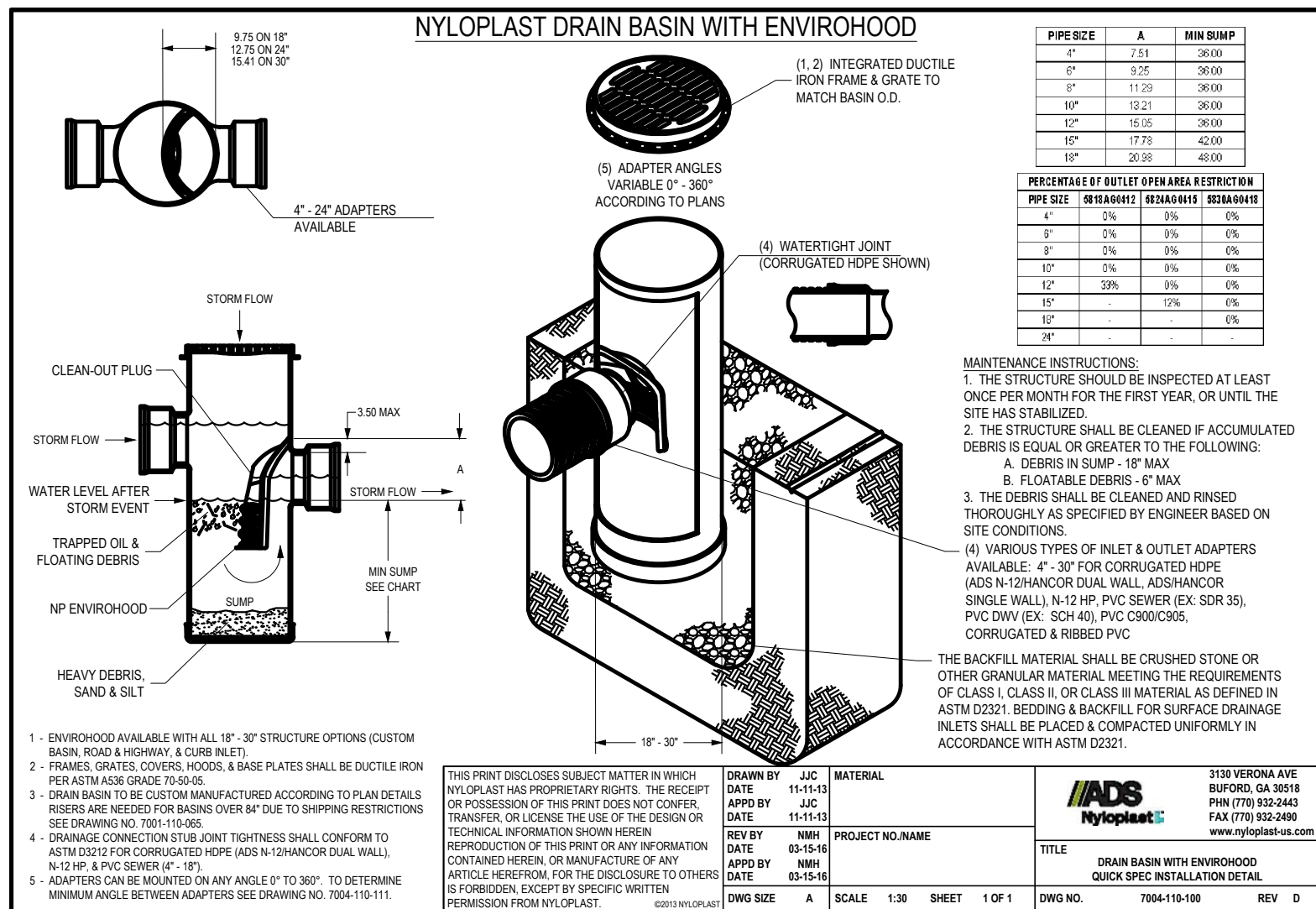
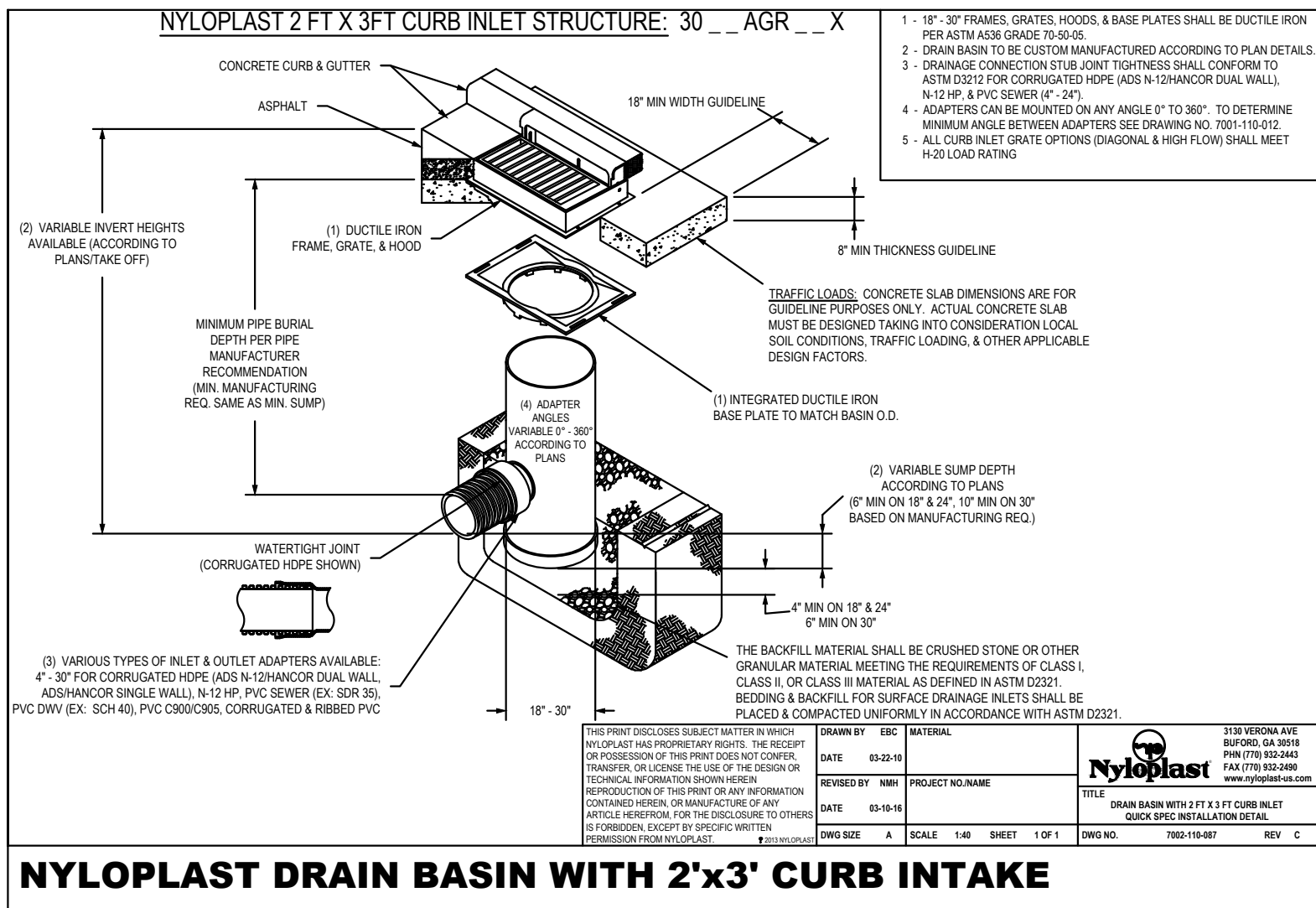
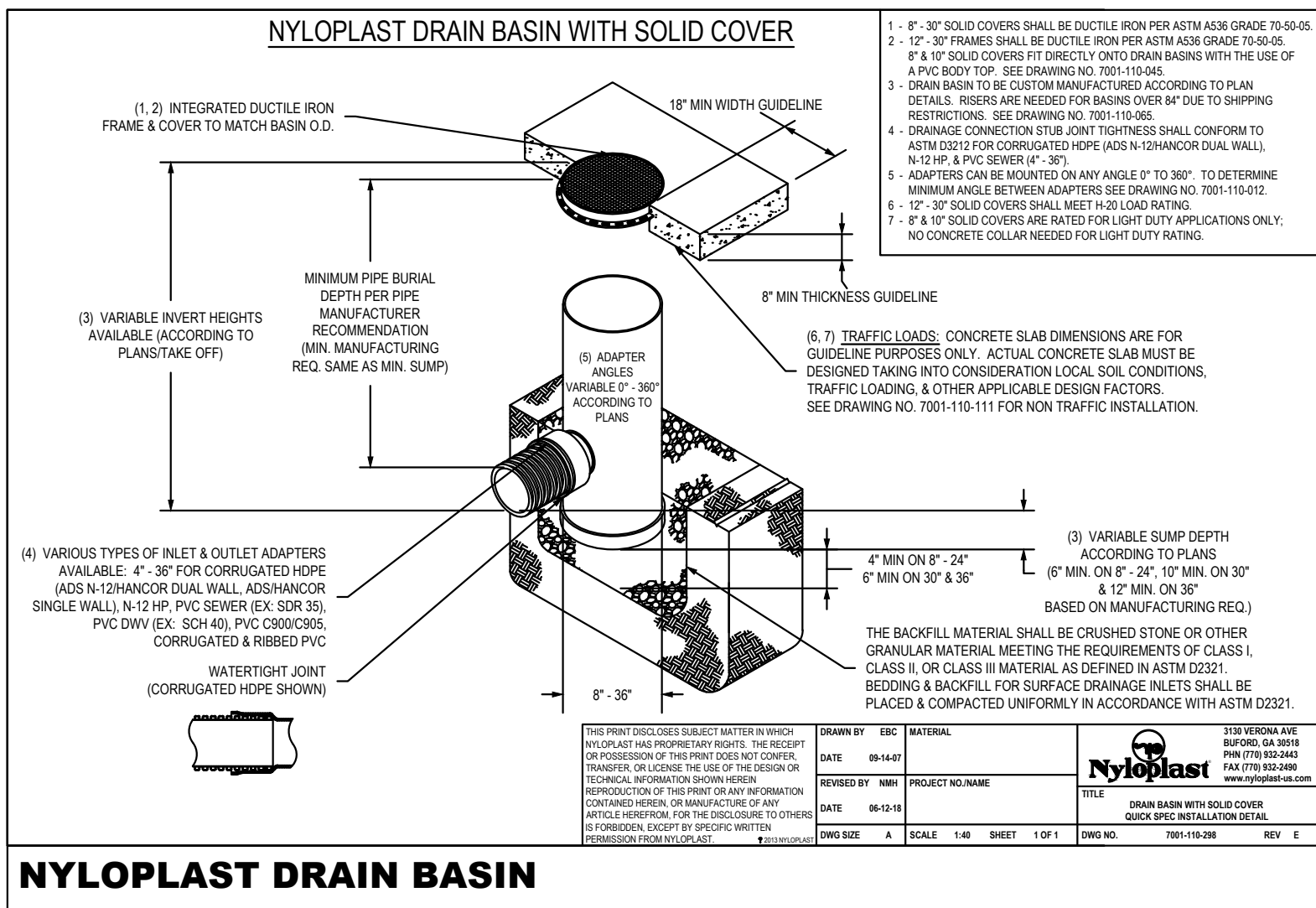
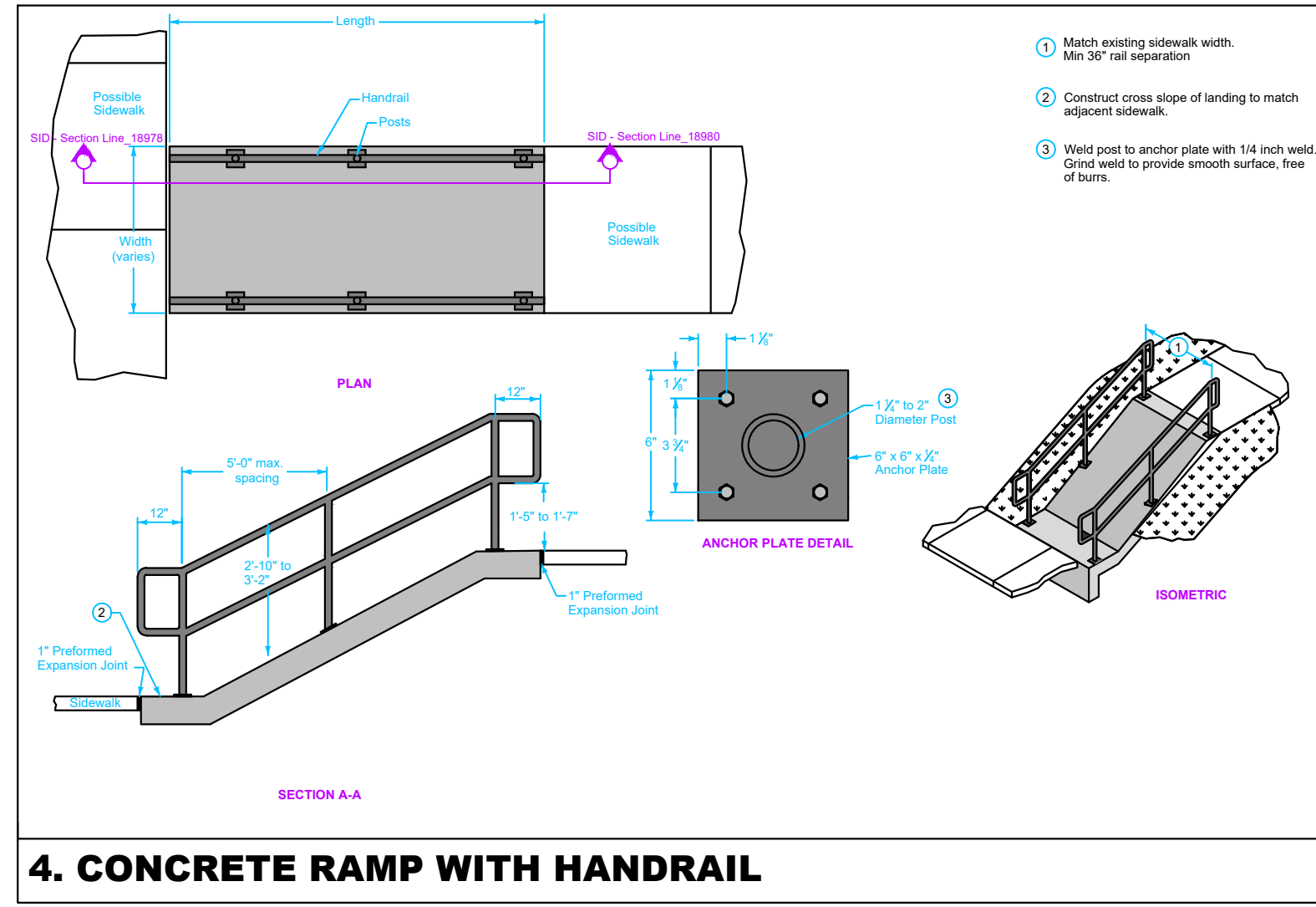
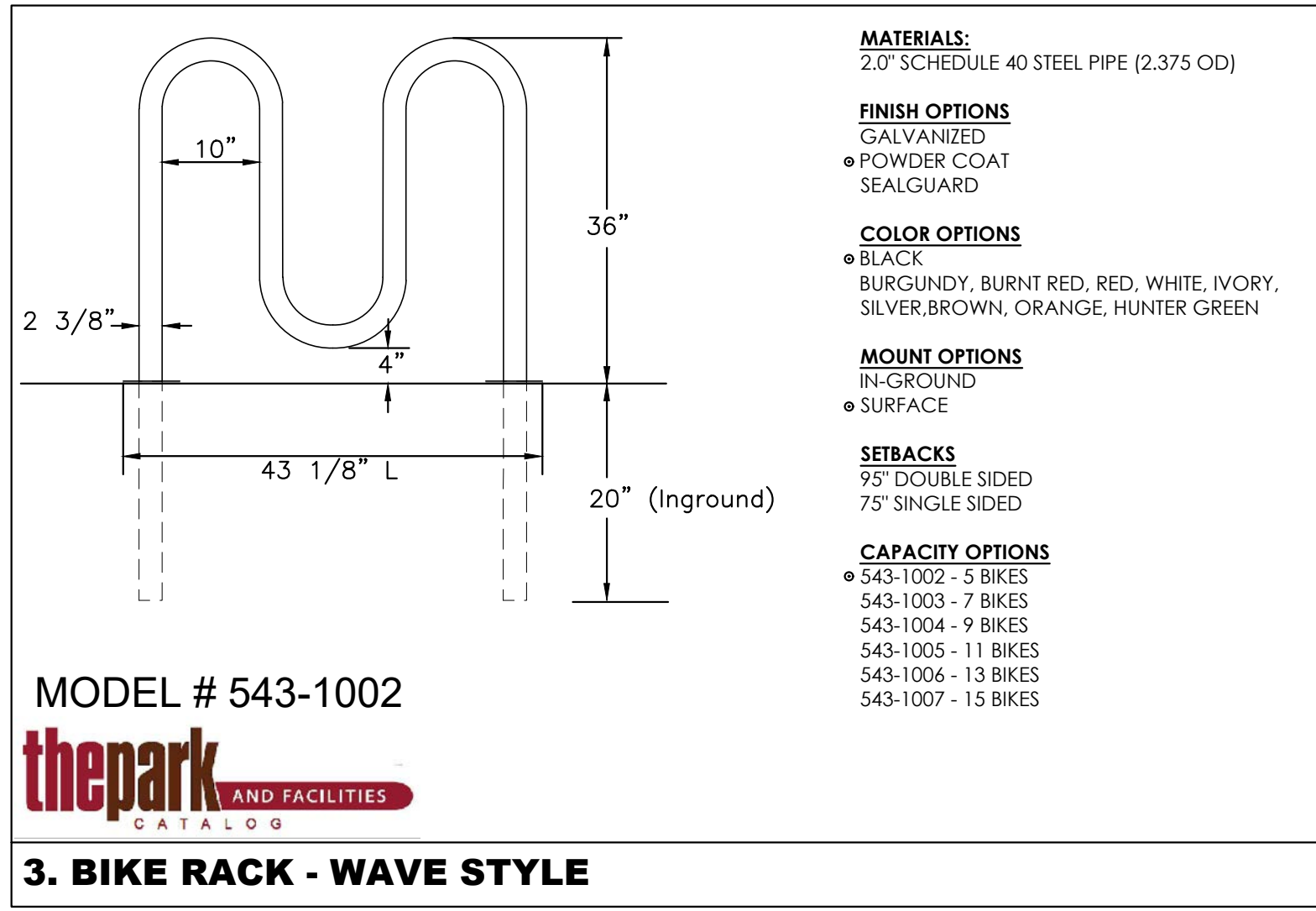
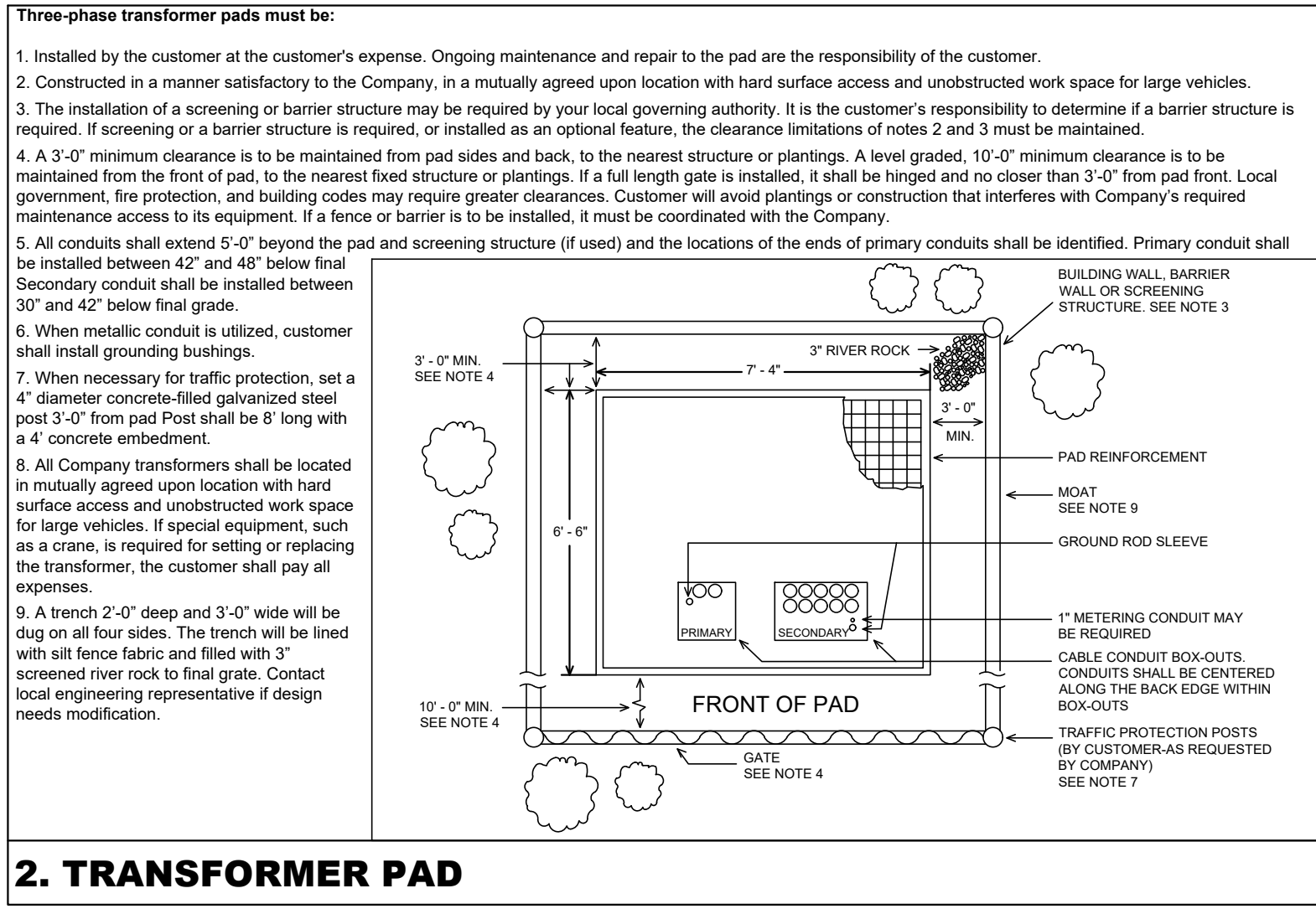
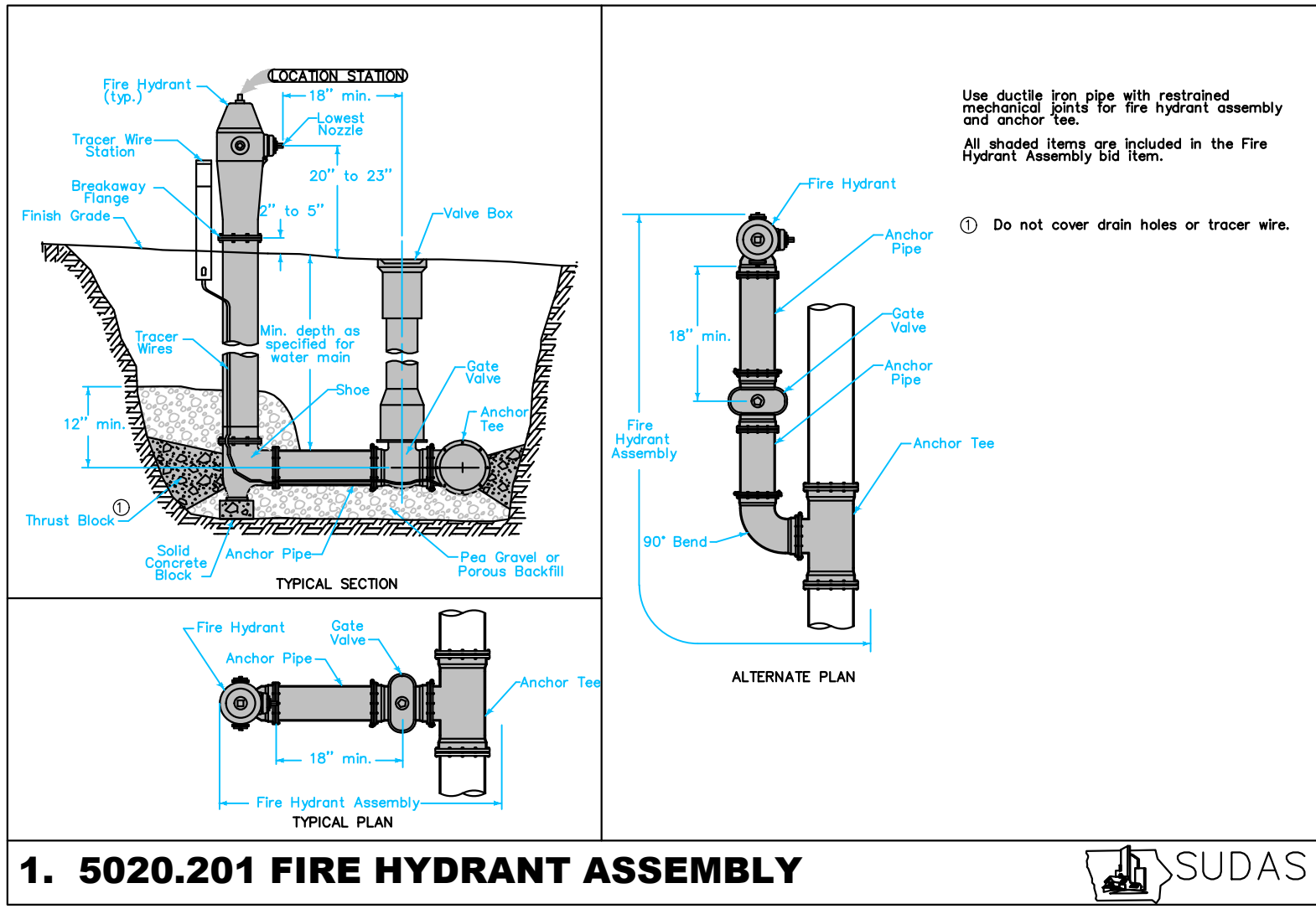
3/8" = 1'-0"



8 AREA LIGHTING

1/2" = 1'-0"

Casey's			
CASEY'S CONSTRUCTION DIVISION			
One Convenience Blvd., Ankeny, IA. 50021 515-965-6100			
PROJECT:	07/22/24	DRAWING INFORMATION:	
2024 Civil Details	REVISIONS:	CIVIL DETAILS	
DRAWING INFORMATION:		C-603	
CONSTRUCTION DIVISION			
DRAWN BY: ARLON GOFORTH III	CHECKED BY:		



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

CASEYS - ANKENY ORALABOR - #4675

2710 SW SNYDER BLVD

ANKENY, IA

REVISIONS

FINAL

COPYRIGHT DATE

2024

CASEYS - ANKENY ORALABOR - #4675

DRAWN BY

N. DAY

SCALE

1"=20'

DATE

5.13.2025

DRAWING NO.

24-113

FILE PATH

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CASEYS - ANKENY ORALABOR - #4675

DRAWN BY

N. DAY

SCALE

1"=20'

DATE

5.13.2025

DRAWING NO.

24-113

FILE PATH

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CASEYS - ANKENY ORALABOR - #4675

DRAWN BY

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1"=20'

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REVISIONS

FINAL

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CASEYS - ANKENY ORALABOR - #4675

DRAWN BY

N. DAY

SCALE

1"=20'

DATE

5.13.2025

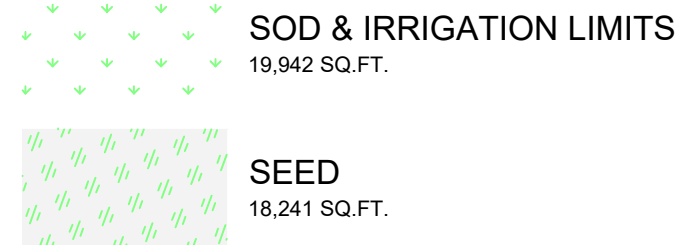
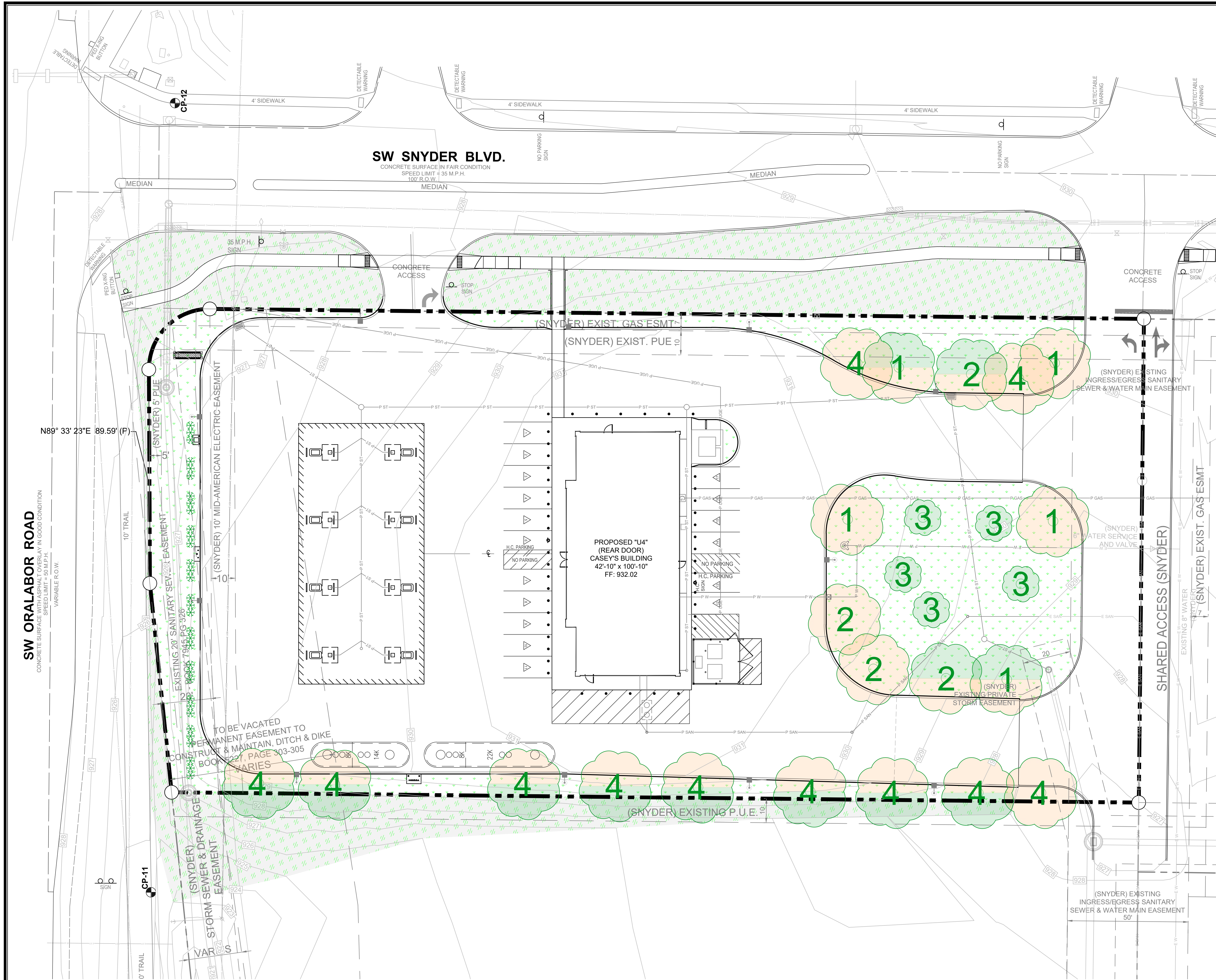
DRAWING NO.

24-113

FILE PATH

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Page 32 of 210



LANDSCAPING REQUIREMENTS:

OPEN SPACE (OS) SITE TREES:
-1 LANDSCAPE UNIT PER 3,000 SQ. FT. REQUIRED OPEN SPACE
1 LANDSCAPE UNIT = 2 OS TREES & 6 SHRUBS OR 3 OS TREES AND 3 SHRUBS
-SITE AREA = 81,856 SQ. FT. | REQUIRED OPEN SPACE = 16,371 SQ. FT.
5.5 LANDSCAPE UNITS REQUIRED
11 OS TREES & 33 SHRUBS REQUIRED OR 16.5 OS TREES & 16.5 SHRUBS

OFF-STREET PARKING (SP) DECIDUOUS SHADE TREES:
-20% OF PAVED AREA TO BE SHADED & 1 SHADE TREE PER 706 SQ. FT. REQUIRED SHADING
49,348 SQ. FT. OF UNSHADED PAVED AREA | REQUIRES 9,870 SQ. FT. OF SHADE | 14 SP TREES REQUIRED

SCREENING:
-HEADLIGHT SCREENING SHALL BE REQUIRED ALONG THE NORTH SIDE OF THE PARKING LOT AT AN EFFECTIVE HEIGHT OF 36"

SEED/SOD NOTES:
-SUDAS TYPE 1 SEED TO BE USED FOR ALL SEEDED AREAS
-70% GERMINATION IS REQUIRED FOR SEEDED AREAS IN THE ROW ADJACENT TO SITE PRIOR TO FULL CO ISSUE

SITE LIMITATIONS:
-PLANTING AREAS ARE LIMITED BASED ON EXISTING EASEMENTS AND UTILITIES FOR THIS SITE. AN EFFORT WAS MADE TO SHOW A NATURAL LANDSCAPE WHILE PROVIDING SUITABLE TREES AND SHRUBS.

PROPOSED TREES:

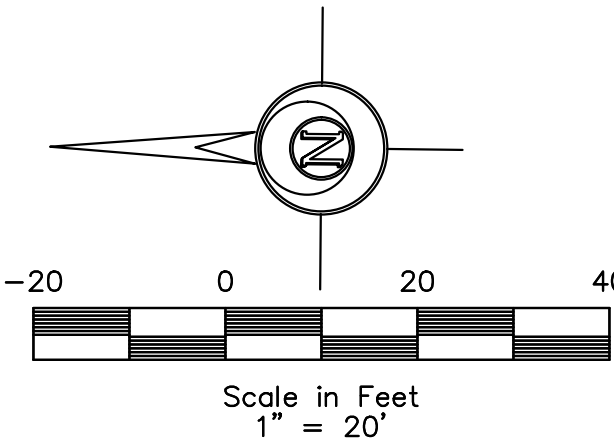
SYMBOL	#SP	#OS	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE/	MATURE SIZE (HEIGHT & SPREAD)
1	4	1	IRONWOOD, PERSIAN (PARROTIA PERSICA)	1.5 CALIPER B&B	20'-40' & 15'-30'
2	3	1	KATSURA TREE (CERCIDIPHYLLUM JAPONICUM)	1.5 CALIPER B&B	40'-60' & 20'-30'
3	0	5	FLOWERING CRABAPPLE (MALUS PRAIRIFIRE)	1.5 CALIPER B&B	20" & 15'
4	7	4	GINGKO ('AUTUMN GOLD') (GINGKO BILOBA)	1.5 CALIPER B&B	40'-55' & 25'-30'

TOTALS: 14 11

PROPOSED SHRUBS:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
5	33	WINTER GEM BOXWOOD (BUXUS MICROPHYLLA 'JAPONICA')	3 GALLON	4'-6" & 4'-6"

TOTALS: 33



LEGEND:

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊙	ELEC. MANHOLE	⊞	SINGLE INTAKE	— CATV —	CABLE TELEVISION
+/-	MORE OR LESS	▽	FOUND SECTION CORNER	⊙	ELEC. VAULT	⊞	FO	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION	▽	PARKING SPACE	⊙	GUY ANCHOR	⊞	G	— G —	GAS LINE
123.45TC	TOP OF CURB ELEVATION	▽	SIGN	⊙	UTILITY PEDESTAL	⊞	OHE	— OHE —	OVERHEAD ELEC.
123.45/123.45	EXISTING/PROPOSED ELEVATION	▽	STREET LIGHT	⊙	CABLE TV JUNCTION BOX	⊞	OHT	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	▽	POWER POLE	⊙	GAS VALVE	⊞	SAN	— SAN —	SANITARY SEWER
⊙	CONTROL POINT	▽	LIGHT POLE	⊙	GAS METER	⊞	ST	— ST —	STORM SEWER
○	CALCULATED CORNER	▽	AREA LIGHT	⊙	SANITARY SEWER MANHOLE	⊞	UGT	— UGT —	UNDERGROUND ELEC.
●	FOUND CORNER	▽	ELEC. TRANSFORMER	⊙	STORM SEWER MANHOLE	⊞	W	— W —	UNDERGROUND TEL.
		▽	ELEC. METER	⊙	CLEANOUT	⊞			
		▽	ELEC. BOX	⊙	DOWNSPOUT	⊞			

**ELDS DESIGN SERVICES**

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CASEYS - ANKENY ORALABOR - #4675
2710 SW SNYDER BLVD
ANKENY, IA

FINAL

COPYRIGHT DATE:	DRAWN BY:	SCALE:	DATE:	DRAWING NO.:
5.13.2025	N. DAY	1"=20'	5.13.2025	24-113

FILE PATH:	TITLE:
J:\2024 Projects\24-113 CGS Ankeny - Oralabor & Snyder\Engineering\Sheet Set	C-701 - LANDSCAPING SHEET

General Notes

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:

AL-101: FOR BUILDING LOCATION ON SITE

AL-601: FOR INFORMATION RELATING TO SIGNAGE

A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT

A-121: ROOF PLAN/ROOF TOP EQUIPMENT

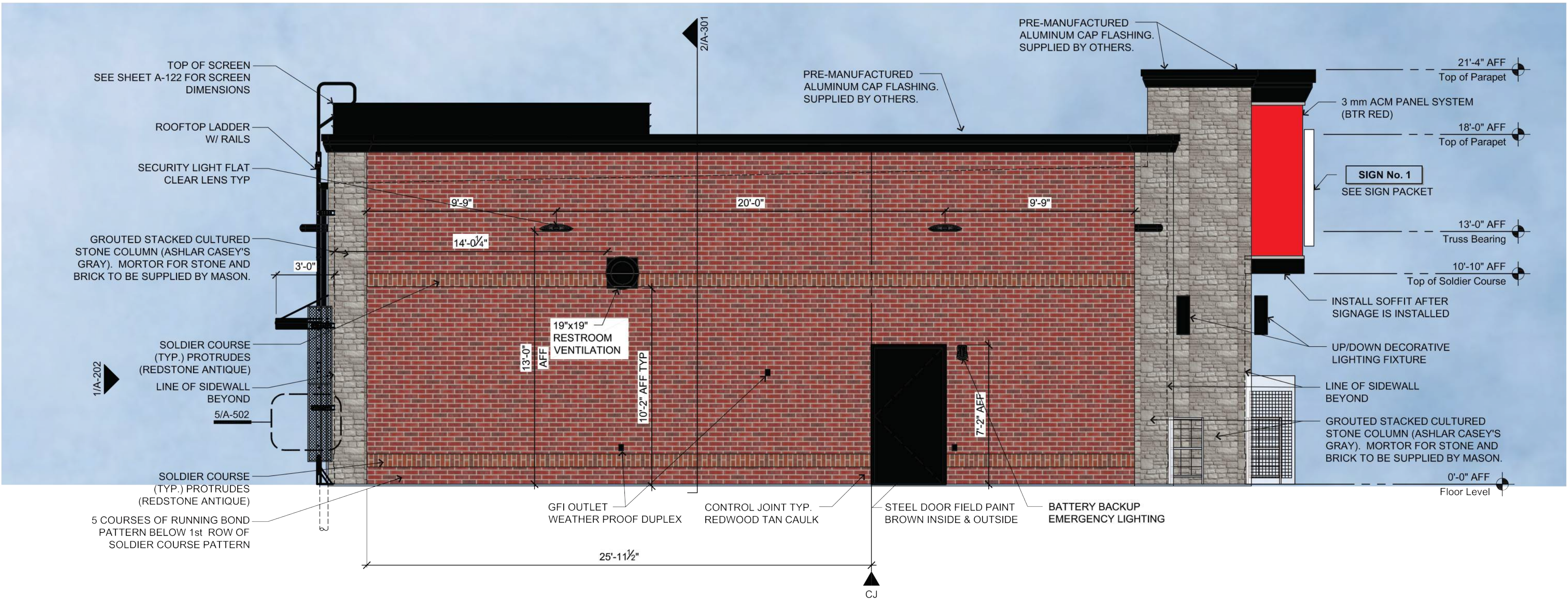
A-601: DOOR & WINDOW SCHEDULES AND NOTES

S-101: FOOTINGS AND FOUNDATIONS

S-102: ROOF TRUSSES

3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS

4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



2

East Elevation - Left Side of Building

1/4"=1'-0"

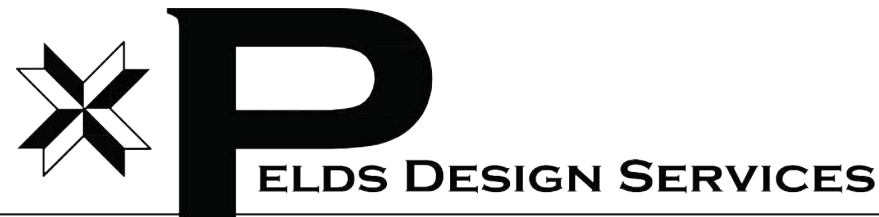


1

North Elevation - Front of Building

1/4"=1'-0"

	FRONT		LEFT		RIGHT		REAR	
	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL
TOTAL	2030.61		901.79		901.79		1581.79	
BRICK	981.32	48.33%	647.26	71.78%	647.26	71.78%	1439.18	90.98%
STONE	203.63	10.03%	152.99	16.97%	152.99	16.97%	44.13	2.79%
ACM	419.54	20.66%	20.46	2.27%	20.46	2.27%	0	0.00%
GLASS/DOOR	232.07	11.43%	27.47	3.05%	27.47	3.05%	20.87	1.32%
METAL TRIM	194.05	9.56%	53.61	5.94%	53.61	5.94%	77.61	4.91%



Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:

Ankeny, IA #4675

SWC ORALABOR & SNYDER

PUBLISHED:

05/29/24

12/18/24

CHECKED BY:

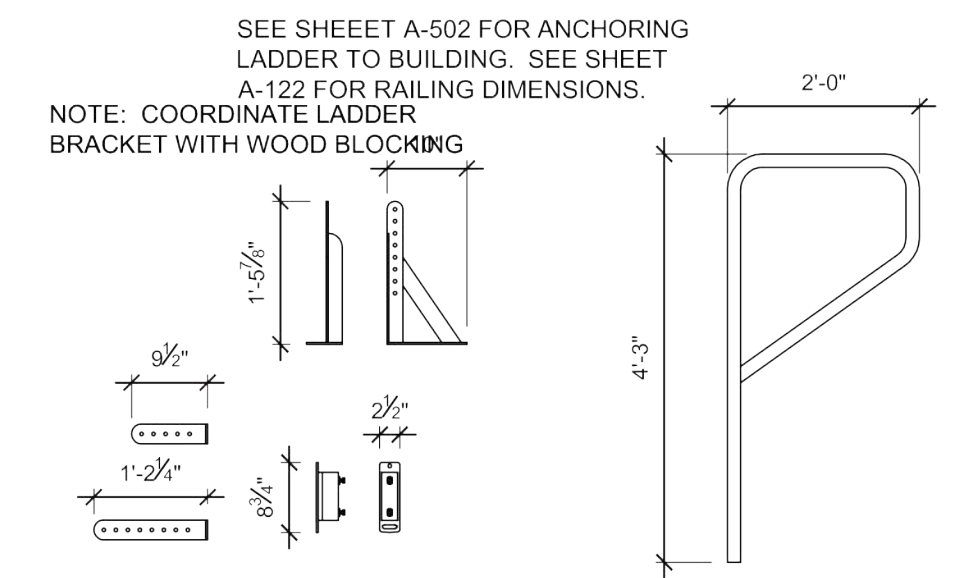
Arion Goforth III

DRAWING INFORMATION:

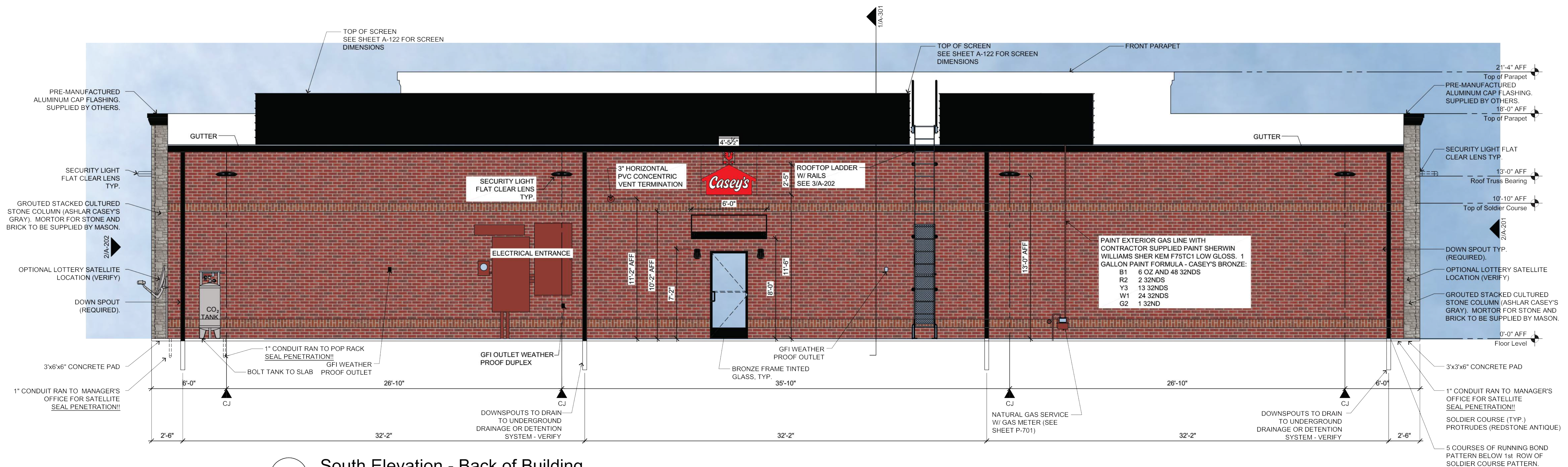
EXTERIOR ELEVATIONS

A-201

1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
 - AL-101: FOR BUILDING LOCATION ON SITE
 - AL-601: FOR INFORMATION RELATING TO SIGNAGE
 - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 - A-601: DOOR & WINDOW SCHEDULES AND NOTES
 - S-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES
3. **WORKING POINT:** THE WORKING POINT (**WP**) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



1/4"=1'-0"



$1/4'' = 1'-0''$

1/2"=1'-0"

	FRONT		LEFT		RIGHT		REAR	
	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL	AREA	% OF TOTAL
TOTAL	2030.61		901.79		901.79		1581.79	
BRICK	981.32	48.33%	647.26	71.78%	647.26	71.78%	1439.18	90.98%
STONE	203.63	10.03%	152.99	16.97%	152.99	16.97%	44.13	2.79%
ACM	419.54	20.66%	20.46	2.27%	20.46	2.27%	0	0.00%
GLASS/DOOR	232.07	11.43%	27.47	3.05%	27.47	3.05%	20.87	1.32%
METAL TRIM	194.05	9.56%	53.61	5.94%	53.61	5.94%	77.61	4.91%

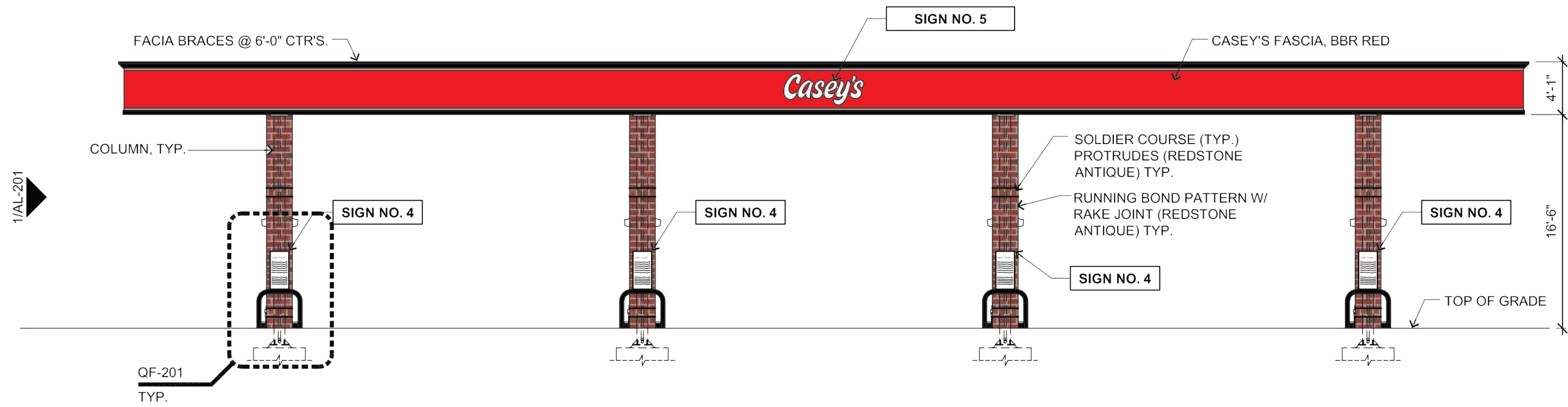
  P ELDS DESIGN SERVICES Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 P.O. Box 4526 Des Moines, Iowa 50305 515-266-2259 PELTS JOB NO. 24-113	
  Casey's	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100	
PROJECT: Ankeny, IA #4675 SWC ORALABOR & SNYDER 	DATED: 05/29/24 CONTRACT NO. 0000000000 12/18/24 PROJECT NO. 02/06/25
PROTOTYPE AND VERSION: 2024 - U4 - R.D. - V.01 DRAWN BY: Arlon Goloforth III	DRAWING INFORMATION: EXTERIOR ELEVATIONS
CHECKED BY: 	A-202

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

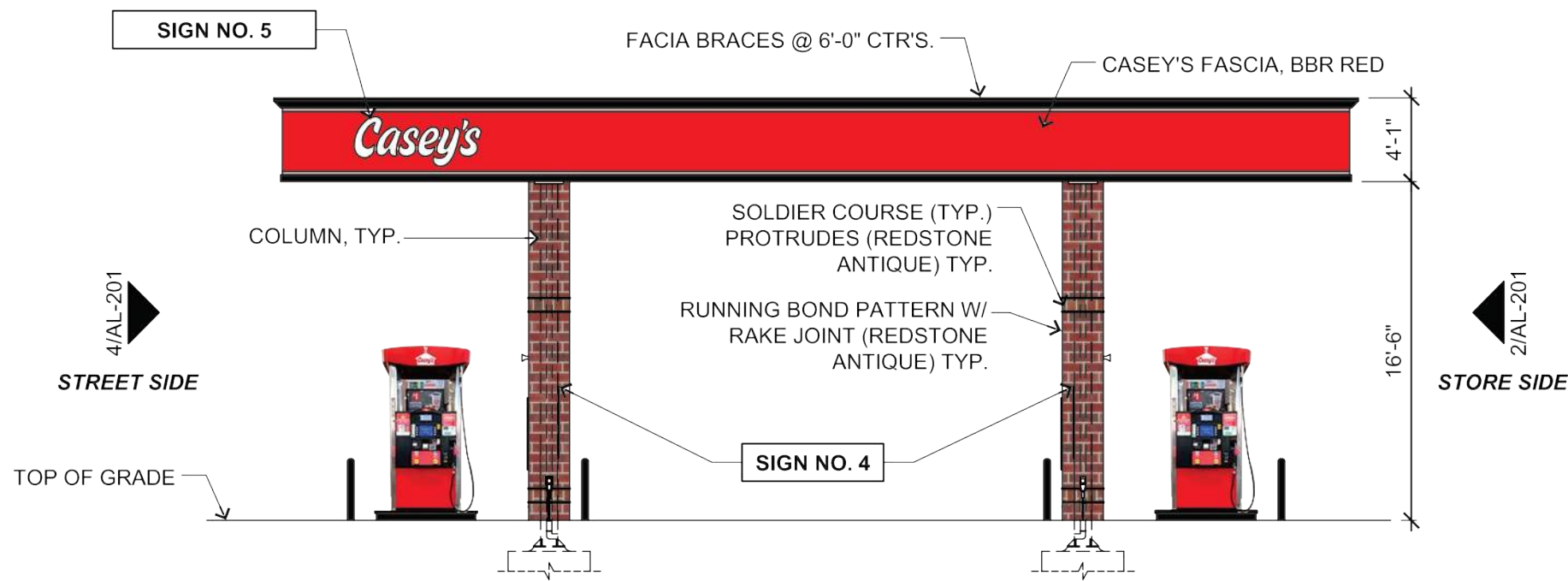
Canopy										
Sign #	Sign	Type	Location	Illumination	Dimensions					
					Bottom	Top	Width	Height	Area Ft²	Quantity
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
								Total	120.95	

General Notes

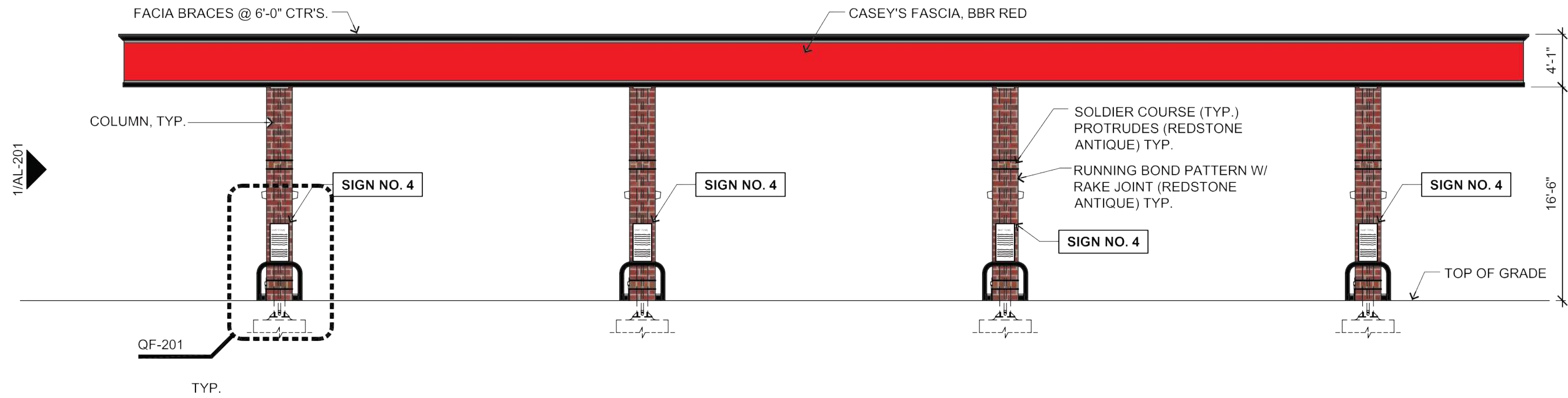
- RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
G-001 FOR GENERAL PROJECT NOTES
AL-101 FOR GENERAL SITE PLAN
Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
- GASOLINE ISLAND CANOPY:** REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
- EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



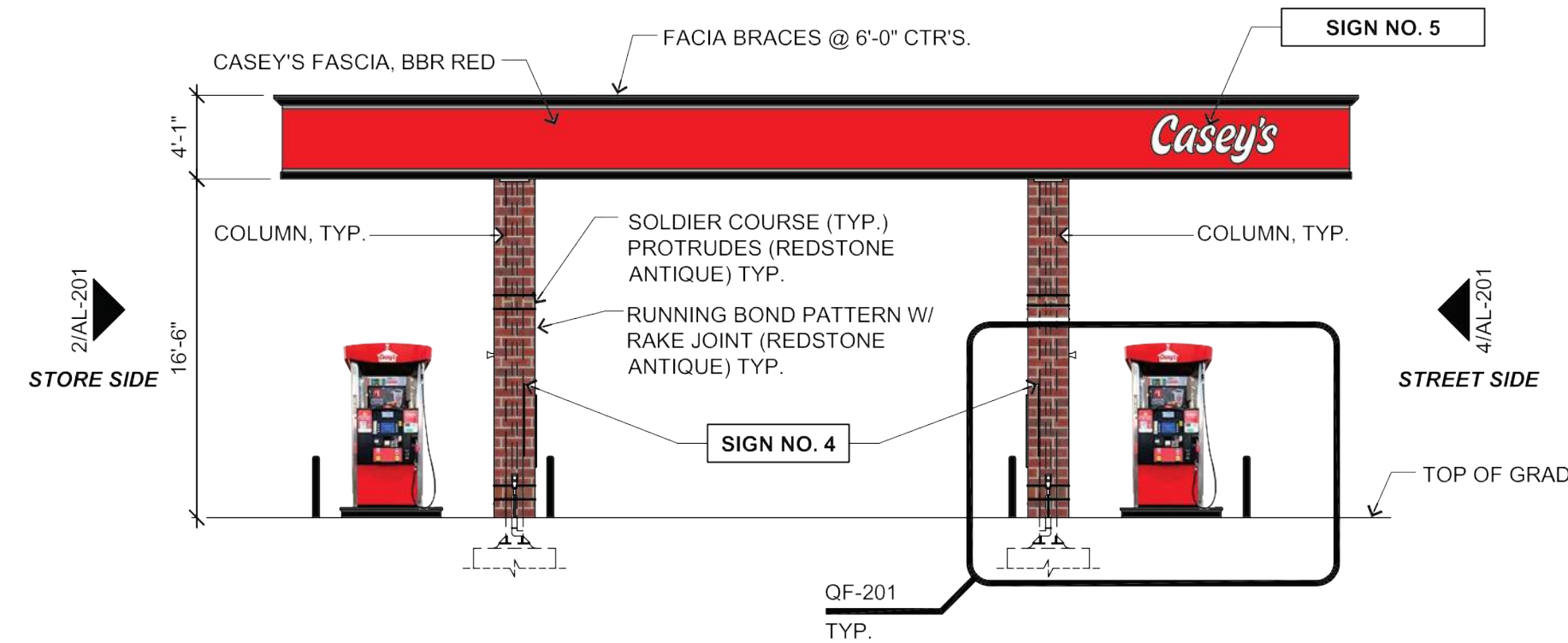
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



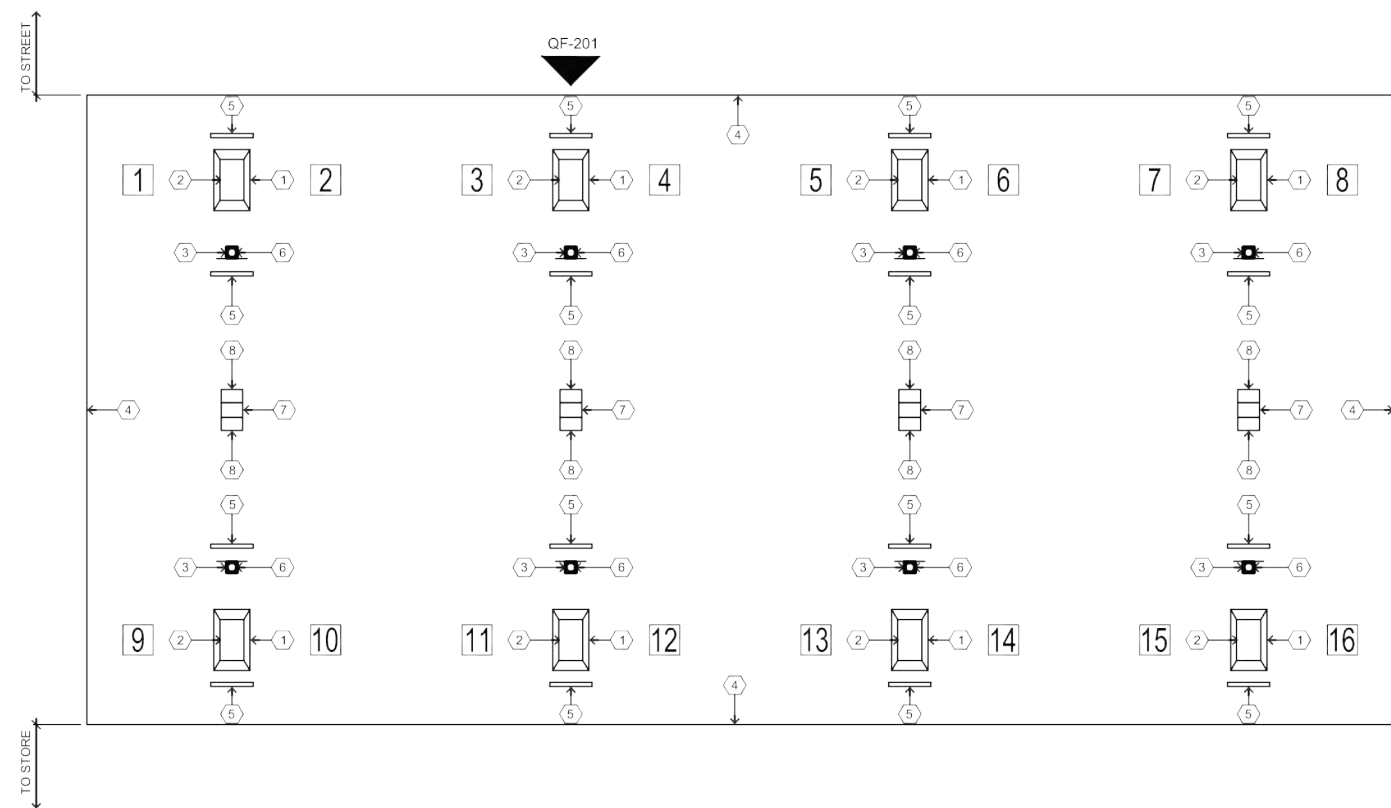
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



Keyed Canopy Layout Plan Notes

- FUEL ISLANDS**
- FUEL DISPENSERS:** SUPPLIED BY OWNER
- CANOPY COLUMN:** SUPPLIED BY CANOPY MFG.
- EDGE OF CANOPY:** ABOVE
- STEEL GUARD PIPE:** SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
- INTERNAL DOWNSPOUTS:** ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
- TRASH CAN**
- WASH BUCKETS:** PLACED ON EACH END OF TRASH CAN
- PUMP LABELS:** MOUNTED ON CANOPY COLUMNS

5 Canopy Layout Plan
Not To Scale



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PELDS JOB NO. 24-113



CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., Ankeny, IA. 50021 515-965-6100

PROJECT: Ankeny, IA #4675
SWC ORALABOR & SNYDER

PUBLISHED: 08/20/24
DESIGNED: 12/18/24
CHECKED: 02/06/25

DRAWING INFORMATION
CONSTRUCTION DIVISION
DRAWN BY: B. RAHN
CHECKED BY:

GASOLINE ISLAND CANOPY ELEVATIONS
AL-201

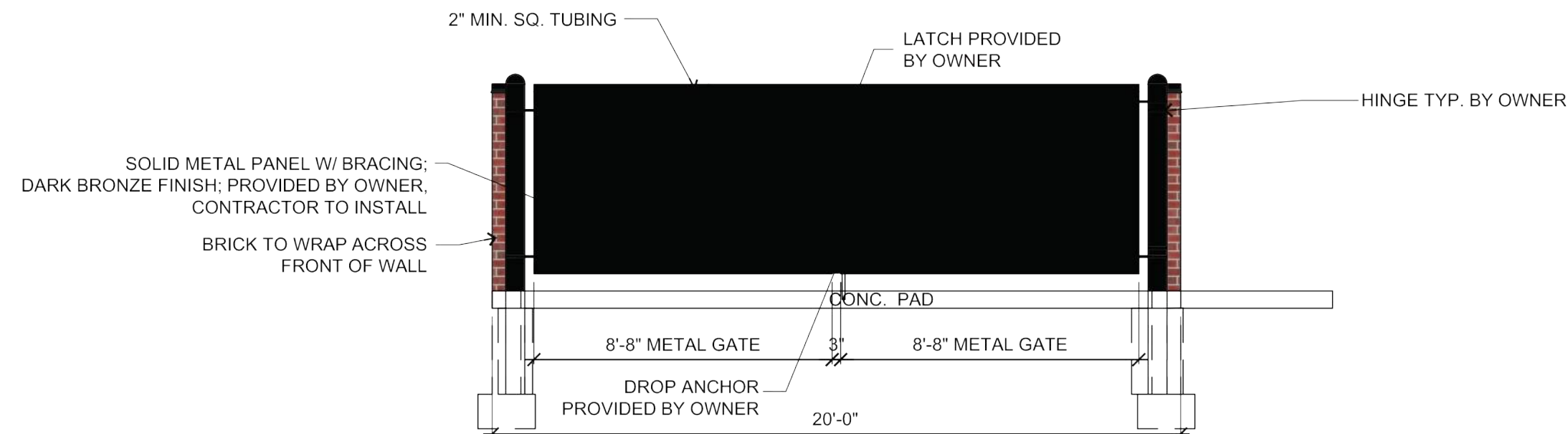
General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

G-001 FOR GENERAL PROJECT NOTES
AL101 FOR GENERAL SITE PLAN

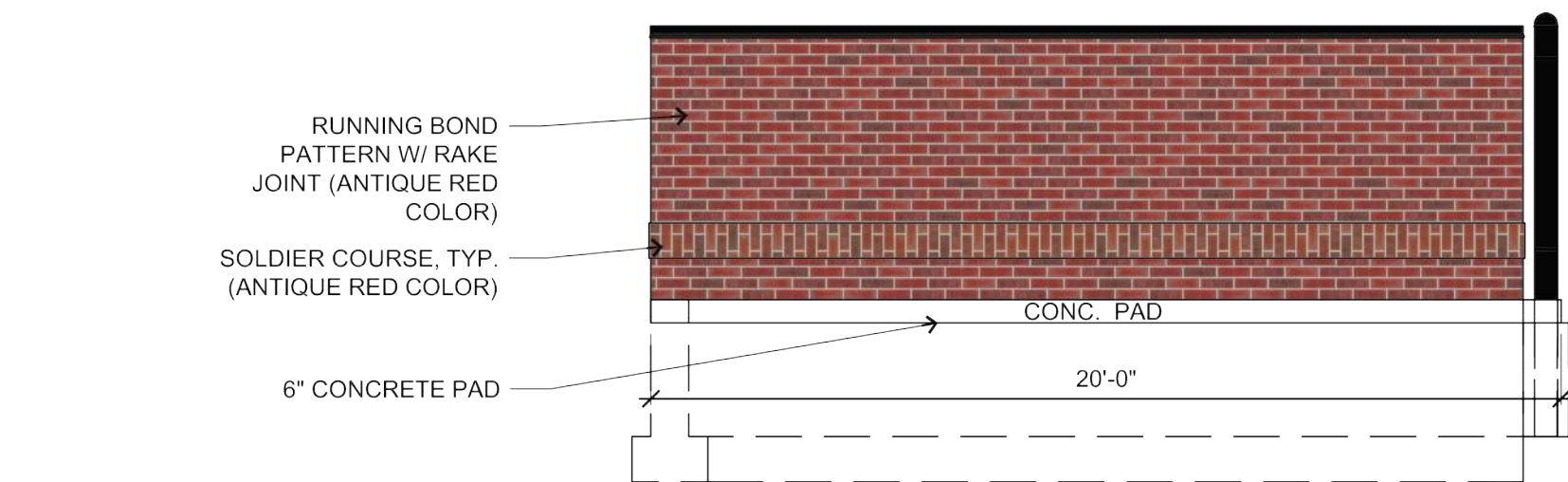
Construction Notes

- 1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
- 2) VERIFY SCREENING WITH LOCAL AUTHORITY.
- 3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.
- 4) DUMPSTER ENCLOSURE WALLS WILL BE 4" BLOCK PURCHASED BY CONTRACTOR



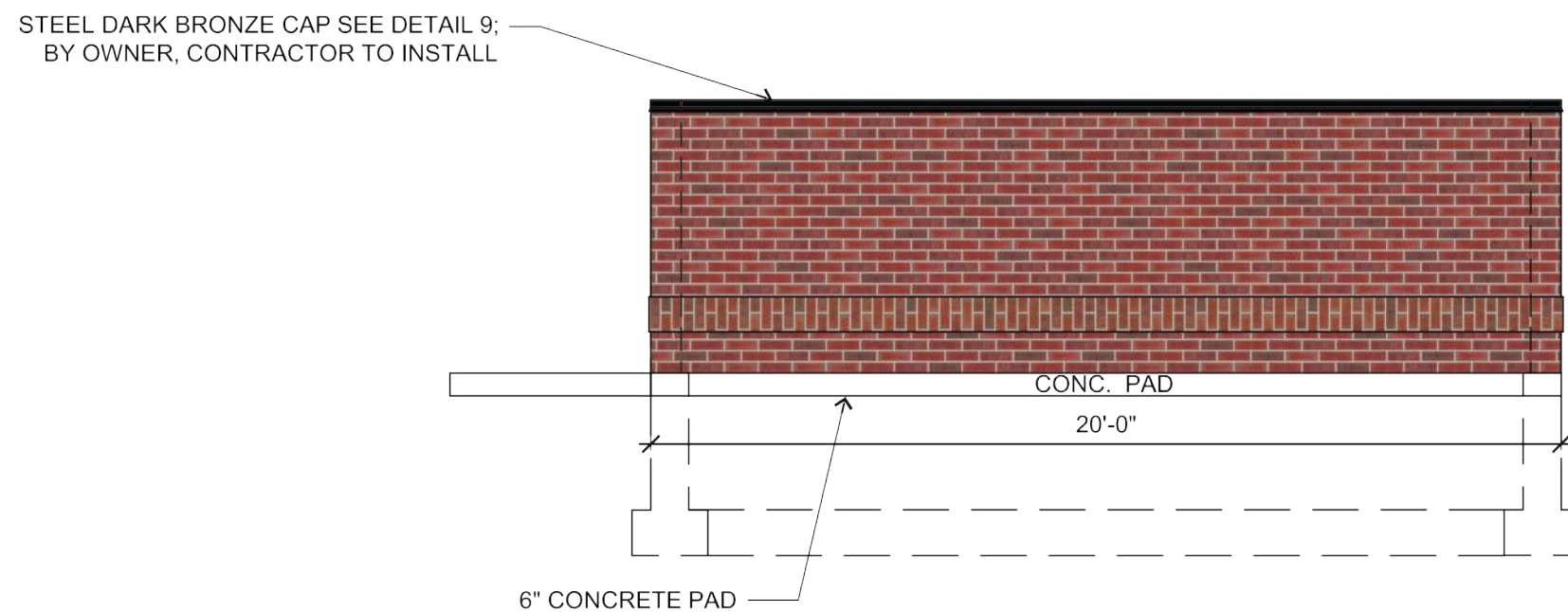
5 Dumpster Enclosure - Elevation

1/4" = 1'-0"



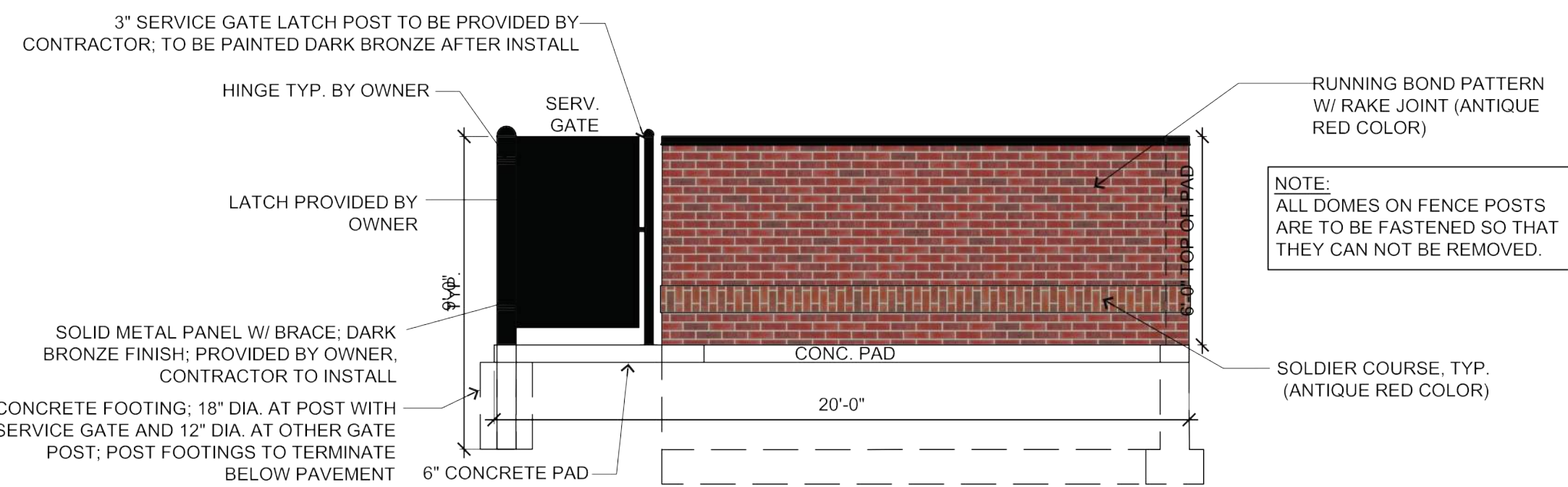
4 Dumpster Enclosure - Elevation

1/4" = 1'-0"



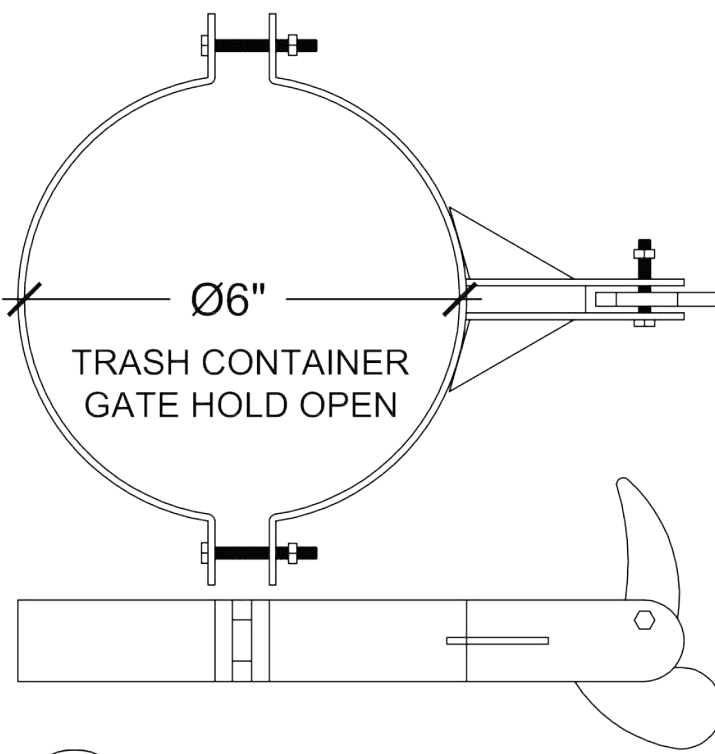
3 Dumpster Enclosure - Elevation

1/4" = 1'-0"



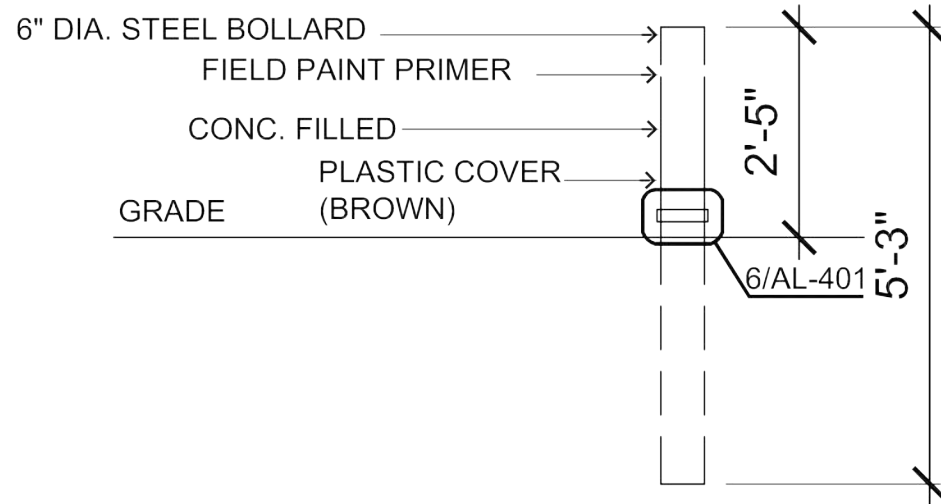
2 Dumpster Enclosure - Elevation

1/4" = 1'-0"



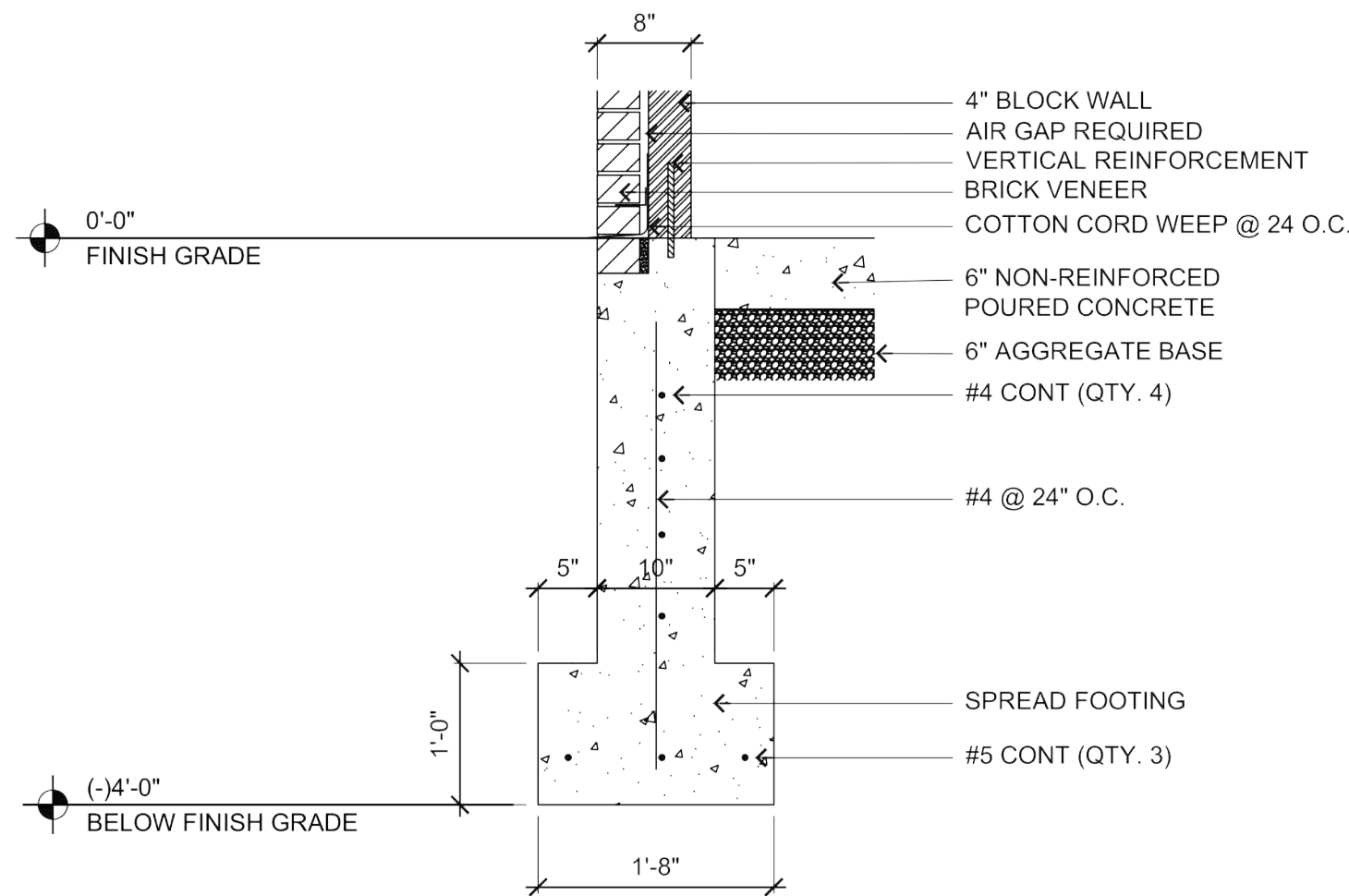
6 Gate Open Holder

No Scale



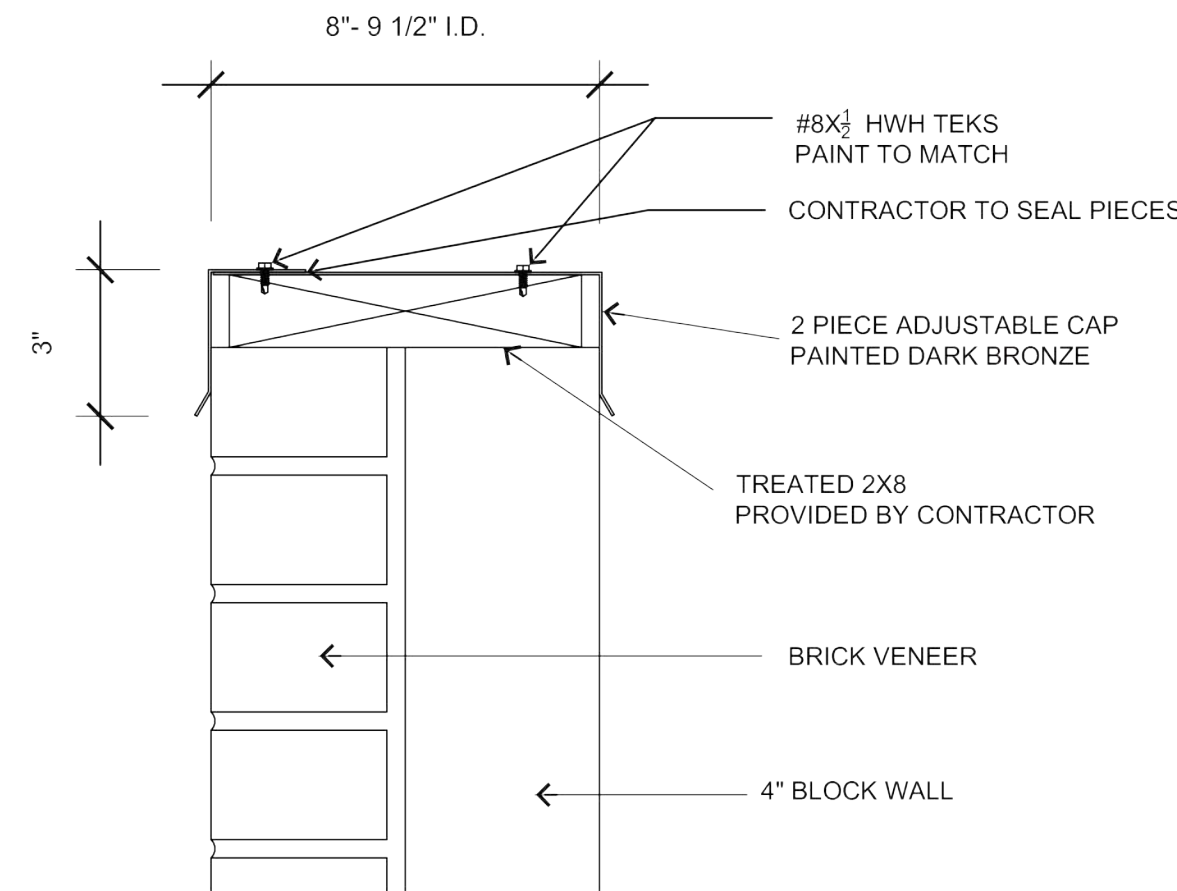
7 Bollard Detail

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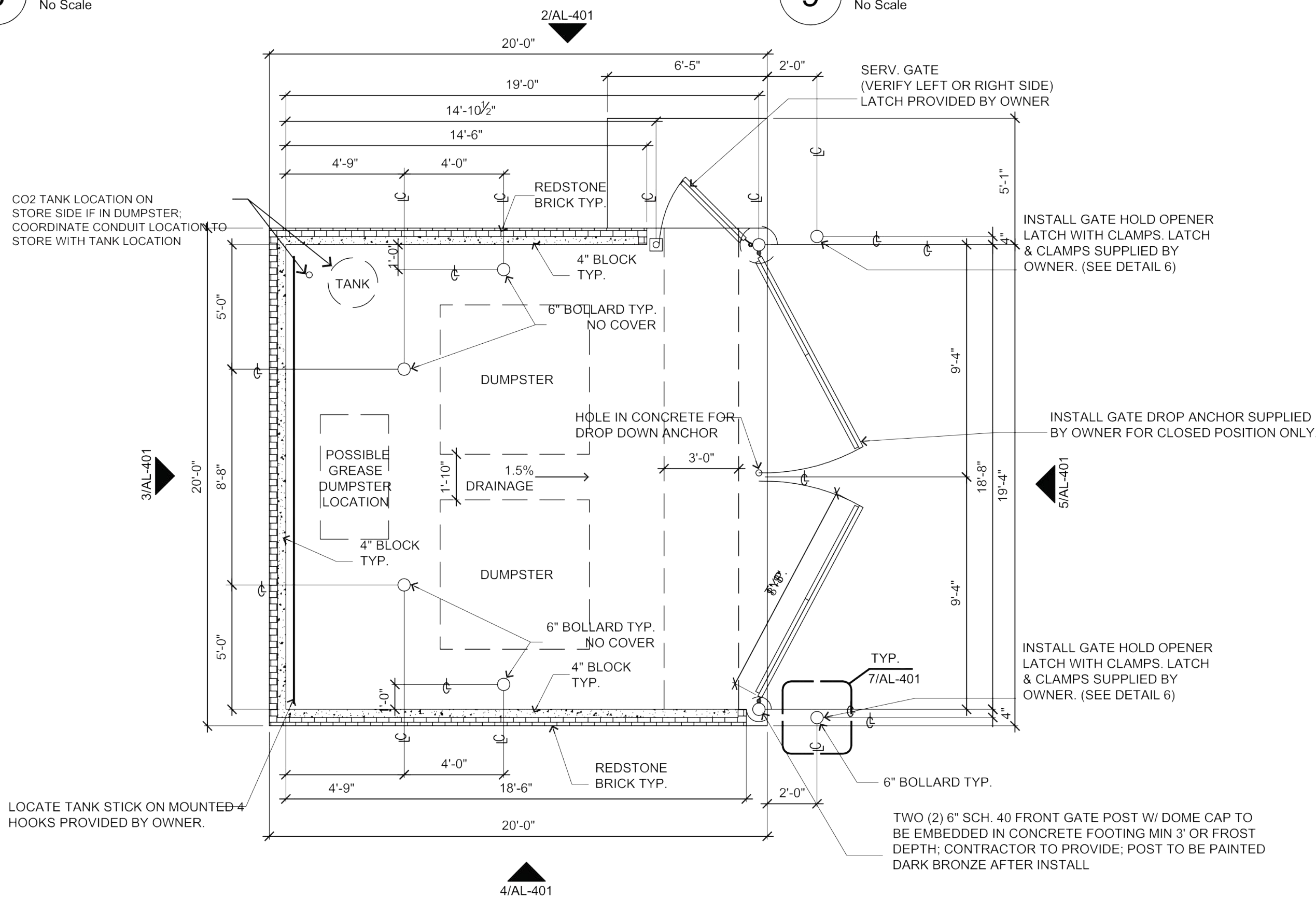
8 Spread Footing Detail

No Scale



9 Adjustable Dumpster Wall Cap

No Scale



1 Dumpster Plan

1/4" = 1'-0"

Architecture Engineering Surveying			
2323 Dixon Street, Des Moines, Iowa 50316 P.O. Box 4626 Des Moines, Iowa 50305 P: 515-265-8196 F: 515-266-2259 PELDS JOB NO. 24-113			
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., Ankeny, IA. 50021 515-965-6100			
PROJECT: Ankeny, IA #4675 SWC ORALABOR & SNYDER	PUBLISHED: 08/20/24 DESIGNED AND CHECKED: 12/18/24 REVIEWED: 02/06/25	DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: B. RAHN	DUMPSTER ENCLOSURE AL-401



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

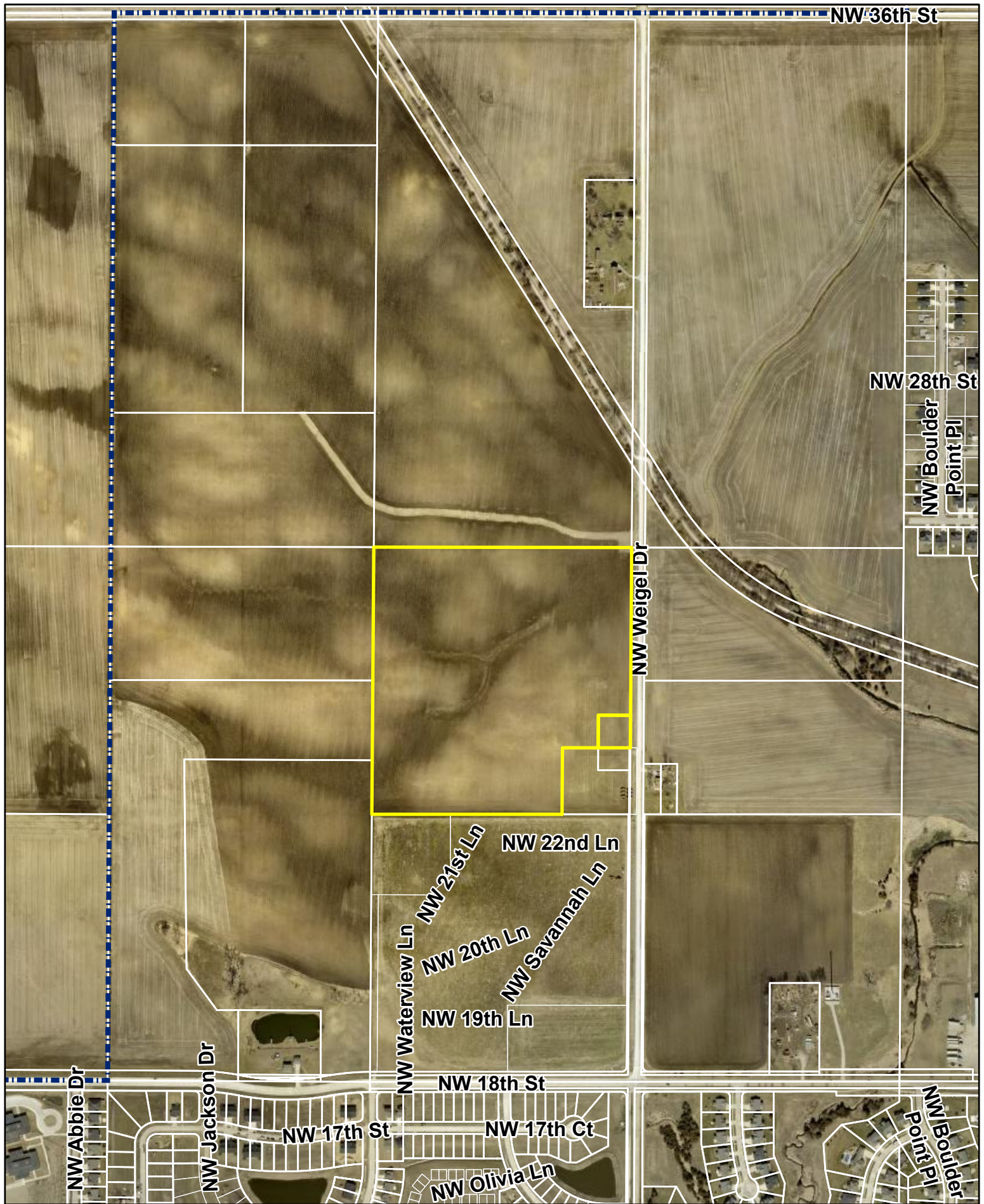
FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

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

ATTACHMENTS

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



1 inch = 605 feet

Date: 5/1/2025

North Grove PUD Rezoning Aerial Map

Agenda Item: North Grove PUD Rezoning – Public Hearing
Report Date: May 15, 2025
Prepared By: Ryan Kirschman, AICP-C
Planner I



DNF & TJL Investments and ATI Group, is requesting a rezoning on a portion of property located west of NW Weigel Drive, north of NW 18th Street, and south of NW 36th Street. The subject parcels are approximately 37.17 acres.

DNF & TJL Investments and ATI Group, is requesting to rezone the subject parcels to PUD, Planned Unit Development. The property is currently zoned R-1, One-Family Residence District. Property to the north and west of the subject property is also zoned R-1, One-Family Residence District. Property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre. Property to the east is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre and PUD, Trestle Ridge Phase 3 property. Per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Medium Density Residential on the east side of the subject property and Low Density Residential on the west side of the property. The Zoning Compatibility Matrix identifies PUD as Partially Compatible for both Medium Density Residential and Low Density Residential. Property to the north, south, and east is identified as Medium Density Residential, property to the west is identified as Low Density Residential. The Future Land Use Plan considers Low Density Residential to be 1 to 5 units per acre and Medium Density Residential to be 5 to 12 units per acre which aligns with R-1, One-Family Residence District and R-2, One-Family and Two-Family Residence District. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. The PUD would allow 55-foot wide lots and 7,000 sq. ft. minimum lot area. Whereas R-1 regulations would require a minimum of 85 feet for lot width and 10,200 sq. ft. lot area and R-2 would require a lot width of 70 feet and minimum lot area of 8,500 sq. ft. for one family homes or, a lot width of 40 feet and lot area of 5,250 sq. ft. for single-family bi-attached lots.

The PUD Master Plan outlines the general plan for development with tentative lot lines, public streets, utilities, parkland area, and storm water detention area; however, final designs will be determined and approved with final platting. The PUD manual discusses bulk regulations, architectural character, landscape screening to be provided along NW Weigel Drive, stormwater management, and utility services. Building elevations are provided to represent one and two-story houses to be constructed with varying building materials, colors, and roof pitches.

Notification for the rezoning was mailed to all properties within 250' of the subject area, legal notice was posted in the Des Moines Register, and public notification signage was posted on the property.

A complete staff report will be presented at the next Planning and Zoning Commission meeting on June 3, 2025.



4/4/2025

Honorable Mayor, City Council, and Plan & Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

RE: North Grove PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of DNF & TJL Investments and ATI Group, we are pleased to submit a rezoning request for approximately 37 acres in the City of Ankeny west of NW Weigel Drive and respectfully request your approval of said rezoning request.

This proposal is to rezone the property from R-1 to North Grove PUD. The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and represents strategic and thoughtful residential growth for the City of Ankeny. Additionally, we believe the proposed PUD zoning offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide a variety of housing types and price points that meet current market demands and presents opportunities for a wide range of potential residents
- Provide adequate information for the City, general public, and neighbors who may be living near or interacting with the development to understand the big picture
- Provide adequate information for future Developers, homebuilder partners, homebuyers, and other stakeholders to set expectations of current and future development

This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

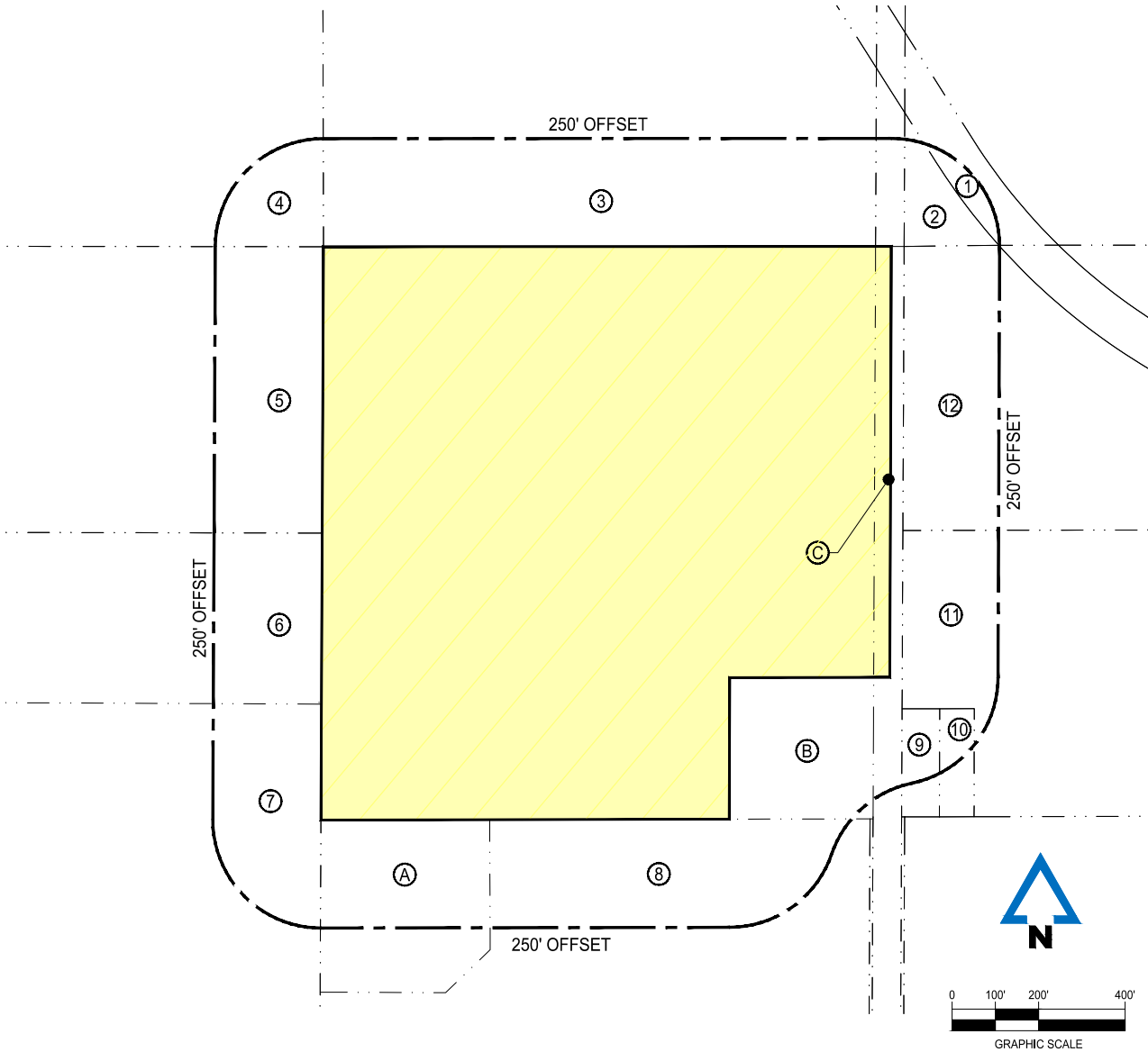
Sincerely,

McClure Engineering Company

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

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group



REZONING AREA DESCRIPTION

THE NORTHWEST ¼ OF THE SOUTHWEST ¼, LESS ONE (1) ACRE ROAD, OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCEL 2022-1202 AND PARCEL 2022-1203 OF PLAT OF SURVEY RECORDED IN BOOK 19359, PAGE 446

AREA DESCRIPTION NOTES:

- 1) AREA IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 2) THIS DESCRIPTION IS BASED ON A TITLE OPINION PRODUCED BY THE DEVELOPERS' ATTORNEY AND PROVIDED BY THE DEVELOPER.
- 3) SEE THE NOTE LISTED IN THE RETRACEMENT SURVEY AT BK 17036 PG 47. SAID NOTE STATES THE FOLLOWING:
THE LEGAL DESCRIPTION OF THE PROPERTY HAS THE TERM LESS ROAD. A DISCUSSION WITH THE POLK COUNTY AUDITORS OFFICE INFORMED ME [MIKE LEE] THE TERM LESS ROAD IS COMMON FOR EASEMENTS OF ROADWAYS. NO DOCUMENT OF TRANSFER WAS LOCATED FOR THE ROAD AT THIS TIME AND IT IS CONSIDERED AN EASEMENT.
- 4) PURSUANT TO NOTE 3 ABOVE, THIS NORTH GROVE PUD ASSUMES THE PROPERTY LINE FOR THIS PARCEL EXTENDS TO THE SECTION LINE AND THUS INCLUDES THE EXISTING 33' ROADWAY EASEMENT. SAID EASEMENT AREA, INCLUDING ROW EXPANSION, IS INCLUDED IN THE MAPPING AND CALCULATIONS WITHIN THIS PUD.

REZONING EXHIBIT
FOR
NORTH GROVE PUD
ANKENY, IOWA

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

APPLICANT

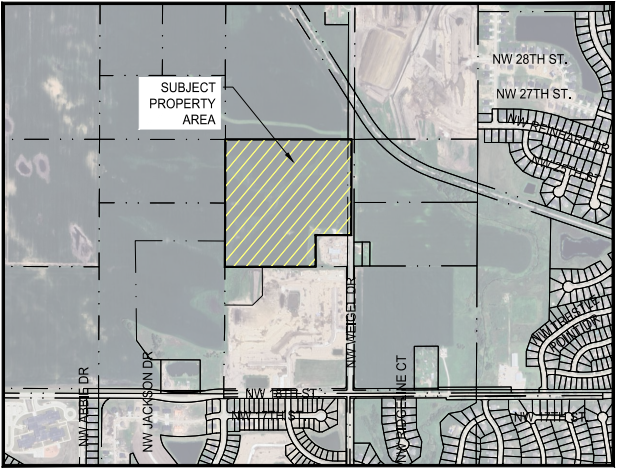
ATI GROUP
1615 SW MAIN STREET, STE #207
ANKENY, IA 50023
ATTN: CASEY SCHAFBUCH
(319) 560-5428

ZONING

EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)
PROPOSED - NORTH GROVE PUD (37.17 ACRES)

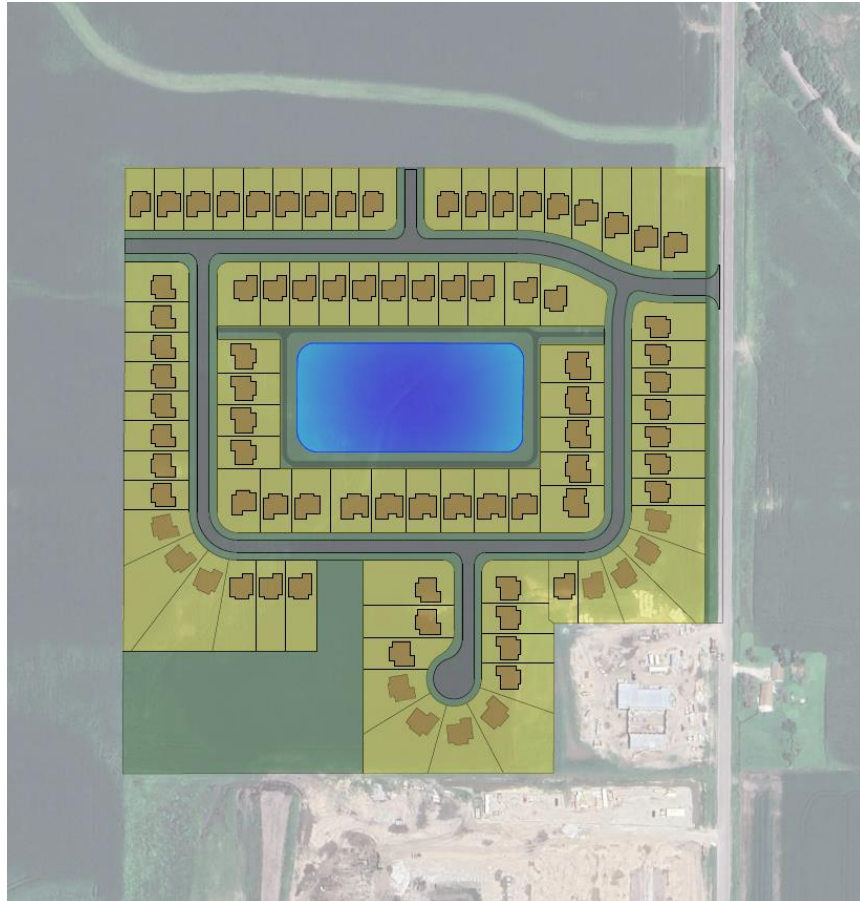
ENGINEER / DESIGNER

McCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IA 50325
ATTN: JAKE BECKER, PE
(515) 964-1229



NORTH GROVE

PLANNED UNIT DEVELOPMENT
CITY OF ANKENY



PREPARED BY:



PREPARED ON:
4/4/2025

REVISIONS:
4/25/2025
5/6/2025

Table of Contents

P&Z and Council Request Letter..... 3

SECTION 1 - PURPOSE 4

SECTION 2 - LEGAL DESCRIPTION 4

SECTION 3 - MASTER PLAN ADOPTION..... 4

SECTION 4 - REQUIRED PLANS 5

SECTION 5 - GENERAL CONDITIONS 6

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY 6

SECTION 7 - PEDESTRIAN TRAILS 7

SECTION 8 - OPEN SPACE..... 7

SECTION 9 - PARKLAND DEDICATION 7

SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE 8

SECTION 11 - STORM WATER MANAGEMENT 8

SECTION 12 - LAND USE DESIGN CRITERIA 9

SECTION 13 - GENERAL LANDSCAPE STANDARDS..... 9

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS 10

SECTION 15 - SIGNAGE..... 10

SECTION 16 - DEFINITION..... 10

SECTION 17 - VIOLATIONS AND PENALTIES 10

SECTION 18 - OTHER REMEDIES..... 10

SECTION 19 - REPEALER..... 10

SECTION 20 - SEVERABILITY CLAUSE 10

SECTION 21 - EFFECTIVE DATE..... 10

APPENDICIES 10

 Appendix A – Rezoning Map Exhibit..... 10

 Appendix B – North Grove Master Plan (Pages MP-01 thru MP-05)..... 10

 Appendix C – Architectural Character 10



4/4/2025

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RE: North Grove PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of DNF & TJL Investments and ATI Group, we are pleased to submit a rezoning request for approximately 37 acres in the City of Ankeny west of NW Weigel Drive and respectfully request your approval of said rezoning request.

This proposal is to rezone the property from R-1 to North Grove PUD. The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and represents strategic and thoughtful residential growth for the City of Ankeny. Additionally, we believe the proposed PUD zoning offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide a variety of housing types and price points that meet current market demands and presents opportunities for a wide range of potential residents
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- Provide adequate information for future Developers, homebuilder partners, homebuyers, and other stakeholders to set expectations of current and future development

This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Jake Becker, PE
Senior Project Engineer

Cc: ATI Group

NORTH GROVE PUD

SECTION 1 - PURPOSE The primary and technical purpose of this PUD document is to provide the framework and basis to change the official zoning of the parcel of ground as described in Section 2 herein from R-1 to PUD.

Additionally, the following purposes are also considered vital to the intents this PUD document:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide sufficient and expanded details so that a Preliminary Plat is not necessary for future development proceedings
- Provide adequate information for approving entities (City Council, P&Z, City Staff, etc.) to feel comfortable approving this PUD and future development proceedings
- Provide adequate information for stakeholders, future Developers, homebuilder partners, and homebuyers to set expectations of current and future development
- Provide adequate information for the general public and neighbors who may be living near or interacting with the development to understand the big picture

SECTION 2 - LEGAL DESCRIPTION The Official Zoning Map of the City of Ankeny, Iowa, is proposed to be amended from R-1 to PUD, for the property legally described as follows:

THE NORTHWEST ¼ OF THE SOUTHWEST ¼, LESS ONE (1) ACRE ROAD, OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCEL 2022-1202 AND PARCEL 2022-1203 OF PLAT OF SURVEY RECORDED IN BOOK 19359, PAGE 446

Legal Description Notes:

1. Area is subject to any and all easements and restrictions of record.
2. This description is based on a Title Opinion produced by the Developers' attorney and provided by the Developer.
3. See note listed in the Retracement Survey at BK 17036 PG 47. Said note states the following:
THE LEGAL DESCRIPTION OF THE PROPERTY HAS THE TERM LESS ROAD. A DISCUSSION WITH THE POLK COUNTY AUDITORS OFFICE INFORMED ME [MIKE LEE] THE TERM LESS ROAD IS COMMON FOR EASEMENTS OF ROADWAYS. NO DOCUMENT OF TRANSFER WAS LOCATED FOR THE ROAD AT THIS TIME AND IT IS CONSIDERED AN EASEMENT.
4. Pursuant to Note 3 above, this North Grove PUD assumes the property line for this parcel extends to the section line and thus includes the existing 33' roadway easement. Said easement area, including ROW expansion, is included in the mapping and calculations within this PUD.

SECTION 3 - MASTER PLAN ADOPTION Attached hereto and made a part of this rezoning approval, for concept description and delineation is the North Grove Master Plan listed as Appendix B. The Master Plan is adopted to establish the rules, regulations, and development guidelines for the land use and performance standards pursuant to Section 192.15 of the Municipal Code of the City of Ankeny, Iowa, for the development of the North Grove PUD. The Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide.

Individual parcels within the PUD may be developed independent of other parcels or tracts, provided the minimum requirements are met, unless modified herein, and the development of the parcel allows for the proper development of other parcels or tracts within the PUD.

It is recognized that shifts or modifications to the Master Plan layout and reasonable adjustments

NORTH GROVE PUD

to the PUD Land Use Parcel boundaries may be made in order to establish workable street patterns, storm water management systems or facilities, elevations, grades, and/or usable building sites. Any modifications to the Master Plan considered by the Zoning Administrator to be major or significant and any amendments to the PUD text shall be made pursuant to Subsection 192.15 of the Municipal Code of the City of Ankeny, Iowa.

SECTION 4 - REQUIRED PLANS The following plans shall be required as a part of the processing of any development application for any property within the North Grove PUD.

1. Preliminary Plat: For the entirety of this property, the PUD Master Plan provides sufficient detail that a Preliminary Plat is not necessary and may be excluded from the development review process for land uses Parcels listed in the Master Plan.
2. Construction Drawings or Site Plans: Standard City of Ankeny processes and procedures shall be utilized for preparing, reviewing, and approving drawings to facilitate construction of public or private infrastructure. These are generally referred to Construction Drawings for public subdivision work and Site Plans for private site work. Said Drawings or Plans shall generally conform to the Master Plan and shall demonstrate that properly sized and located public sanitary sewers, storm sewers, water mains, and streets will be constructed adjacent to or across the respective property in order to fully serve other areas within the PUD.
3. Platting: Prior to, or in conjunction with development of any portion of the PUD, said area shall be platted in accordance with the City of Ankeny subdivision regulations to delineate within a plat the parcel to be developed except as noted in this ordinance.
 - a. Final Plats: A Final Plat shall be the mechanism to create a buildable lot on property within this PUD. Final Plats shall conform to City standards including content, review, and approval.
 - b. Plats-of-Surveys: In order to facilitate the sale or transfer of ownership of property within the PUD, a Plat-of-Survey may be created in accordance with State Law and submitted to the City of Ankeny for its review and approval following a finding of general compliance within the intent of the PUD. It is understood that the transfer of title of any property in the PUD is an interim measure to facilitate development of the PUD and will ultimately culminate in the Final Platting of the respective property. Parcels created by Plat-of-Survey shall not be buildable and no building permit shall be issued until the parcel is platted as part of a Subdivision Plat is approved and the final plat is recorded. No public or private infrastructure improvements are required to be installed or surety posted for any parcels created by Plat-of-Survey.
 - c. Outlots: As part of a Subdivision Plat, Outlot(s) may be created to facilitate the sale or transfer of ownership. Outlots shall not be buildable and no building permit shall be issued until such time that a Subdivision Plat is approved and the final plat is recorded that replats said Outlot(s) into one or more regular Subdivision Lots. No public or private infrastructure improvements are required to be installed or surety posted for any temporary Outlots created for the purpose of ownership transfer. Public or private infrastructure may be required and proposed within permanent Outlots created by the Subdivision Plat (eg, stormwater infrastructure in stormwater Outlots).
 - d. Acquisition Plats: Public street rights-of-way may be established by Acquisition Plat following the review and approval by the City.

NORTH GROVE PUD

- e. Postage Stamp Lots: Individual lots created within a common lot or outlot that is owned and controlled by an Owner's Association or condominium regime, commonly referred to as a *Postage Stamp Lot*, are not proposed as part of this PUD and Master Plan and shall not be permitted.

SECTION 5 - GENERAL CONDITIONS

The following general site development criteria are applicable to the North Grove PUD:

1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Ankeny, Iowa, the requirements of the Municipal Code shall be enforced.
2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Ankeny Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Ankeny, pertaining thereto, unless otherwise stated within this Ordinance or approved by City Council. To allow for creative residential community design, alternate public ROW sections may be considered to allow for flexibility in unit design and layout.
3. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation. No building shall be erected within 25-feet of any major drainage (as determined by the storm water management plan), storm water detention basin or pond, unless approved by the City.
4. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in effect at the time of development unless otherwise addressed in an approved Development Agreement.

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY

Appendix B shows a conceptual roadway circulation system including the classification of each road. The minimum standards of each road classification are as follows:

Residential "Collector" Street:

- 70' Right of Way
- 31' wide paving
- Widened to 37' wide and 3-lanes at intersection with NW Weigel Drive
- Parking on south side of street
- 5' sidewalk on both sides

Residential "Local" Street:

- 60' Right of Way
- 27' wide paving
- Parking on south and west sides of streets
- 5' sidewalk on both sides

At a minimum, the Developer of each area shall design the street circulation system and shall extend designated roadways across its plat to adjacent areas. Public street right-of-way shall be dedicated to the City at the time of platting consistent with the above standards or as approved by City Council.

NORTH GROVE PUD

A Traffic Impact Study has not been triggered nor procured as of the date of this writing for North Grove.

NW Weigel Drive was recently improved via a City-led HMA Resurfacing project in 2024. As of this writing, no other public improvements beyond the Pedestrian Trail (discussed in Section 7) are required or proposed along NW Weigel Drive with the North Grove project. This statement is reflective of physical, developer-led improvements to the road, and this statement does not preclude the City’s right to future assessments, petitions, waivers, or other road reconstruction funding mechanisms the City may choose to enlist.

SECTION 7 - PEDESTRIAN TRAILS The Pedestrian Trail along NW Weigel Drive shall be installed within the public right-of-way by the Developer with each phase that plats buildable lots along NW Weigel Drive.

Where trails are proposed outside of ROW (rear yards or around ponds), trails shall be contained within either easement or Outlots. If within Outlots, the restrictive covenants shall describe ownership and maintenance provisions of the trail.

SECTION 8 - OPEN SPACE

- 1. Various types of open spaces are proposed in the Master Plan including City park, pedestrian trails, and storm water detention.
- 2. Parcel B is to be dedicated to the City for parkland and shall be maintained by the City upon dedication.
- 3. All other common open space intended for public use (i.e., pedestrian trails or stormwater detention) shall be contained within an Outlot or easement. Outlots shall be owned and maintained by the HOA.

SECTION 9 - PARKLAND DEDICATION

- 1. All development within this PUD shall comply with the City’s parkland dedication requirements that are effective as of the date of this PUD adoption, except as modified herein. Provisions provided as part of this Section are intended to fully satisfy the parkland dedication requirements for the entire North Grove development.
- 2. The parkland dedication area required per City Code for North Grove is 2.3 acres as of the time of this writing based on the proposed land uses and concept plans.

PARKLAND DEDICATION REQUIRED	
AREA DESCRIPTION	AREA (ACRES)
PARCEL A	32.6
LESS ROW (HATCHED WITHIN PARCEL A)	5.6
LESS STORMWATER OUTLOT (HATCHED WITHIN PARCEL A)	4.3
PARKLAND AREA CALCULATION	22.7
PARKLAND AREA REQUIRED (10%)	2.3 ACRES
ACCESS WIDTH REQUIRED (40' PER AC REQUIRED, PER PUD)	92 FT

PARKLAND DEDICATION PROVIDED	
PARCEL B (PARKLAND AREA PROVIDED)	3.7 ACRES
ACCESS WIDTH PROPOSED	100 FT

3. The Master Plan (Appendix B) identifies Parcel B as a conceptual parkland location that is to be dedicated to the City of Ankeny as part of the final platting procedures in that area.
4. Parcel B is 3.7 acres, which is 1.4 acres more than required per City Code. In exchange for the additional parkland area, the following Code variances and layout elements are proposed as part of this PUD:
 - a. The Frontage Requirement (40' per acre) shall be applied to the *required* acres, not the *proposed* acres. Therefore, the Frontage Requirement in this PUD is $2.3 \times 40' = 92'$.
 - b. Storm sewer infrastructure (intakes, pipes, and swales) shall be allowed to be proposed and placed within the parkland area. Said infrastructure shall generally be located near edges in order to maintain as much functional open space as practical.
5. Should future PUD modifications occur that would result in an increase in required parkland dedication, the difference in parkland dedication shall be satisfied with an agreed-upon arrangement in the PUD modifications including additional land, payment-in-lieu, or both.

SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE Each Developer shall extend sanitary and storm sewers across its plat at sufficient capacity and appropriate elevations and locations to serve the respective service areas. The Developer of all areas within the PUD shall submit to the City for its review and approval, as part of the Subdivision Plat and any Site Plan review and approval process, a sanitary sewer service and storm water drainage plan which satisfies the City's development standards and regulations. Sanitary sewer plan and profile pages in Construction Drawings and/or Site Plans and a site-specific Storm Water Management Plan would generally suffice for the purposes of this Section's requirements.

Sufficient service is defined herein as sanitary sewer and storm water drainage facilities (pipes, structures, drainageways, detention ponds, and similar facilities) adequately sized and designed, including location and depth/elevation, to accommodate the expected flows generated within the service area. Furthermore, the design shall provide for the extension of the facilities across or through the respective Subdivision Plat and/or Site Plan so that all areas within the service area including those located 'upstream' from the Plat and/or Site Plan shall be adequately served.

As previously stated, the Master Plan in Appendix B contains certain pages that are more detailed than necessary in traditional PUD documents. One of the reasons for this is to provide a baseline for utility extensions as it relates to the overall development. The General Layout and Grading pages within Appendix B effectively serve as a Preliminary Plat. As such, Developers shall generally adhere to utility plans depicted in Appendix B in regard to utility extensions to adjacent sites. Since more detail is provided in a traditional PUD Master Plan, special consideration should be made to reasonable modifications and deviations of Construction Drawings, Site Plans, and/or Final Plats from this Master Plan in regard to specific configuration, lot sizing, utility layout, and other provisions.

SECTION 11 - STORM WATER MANAGEMENT A Master Storm Water Management Plan (titled "North Grove Master Storm Water Management Plan") is prepared and approved coincident with this PUD. This Master SWMP provides calculations and discussions in regard to storm water detention requirements for the entirety of the site. As a part of the review and approval for each Subdivision Plat or Site Plan, a storm water management plan for the area within the Subdivision Plat and/or Site Plan shall be submitted to the City for its approval. Subsequent, plat/site-specific SWMPs will serve the purpose of establishing compliance with the Master SWMP and to provide specific storm water details (i.e., intake and pipe capacity calculations). All storm water management plans shall generally comply with the Master SWMP or provide calculations justifying changes.

SECTION 12 - LAND USE DESIGN CRITERIA The following land use design criteria shall apply to the respective Land Use parcels designated on the North Grove Master Plan. The intent of this section is to establish bulk regulation criteria for each Land Use parcel similar to traditional City of Ankeny zoning criteria. Criteria specifically listed herein shall be the governing standards, however a similar City of Ankeny zoning classification is also listed in an effort to direct users to supplemental data for criteria not explicitly listed herein.

1. **Land Use Parcel A:** The intent of this parcel is to develop into detached single-family units while allowing for a mix of smaller, specialty-style single-family detached product. The closest similar City of Ankeny zoning classification is R-3 with restrictions. Land Use Parcel sizes and gross densities are planned as shown below:

Parcel	Size	Maximum Units	Maximum Gross Density	Proposed Units	Proposed Gross Density
A	32.6 Acres	130 Units	4.0 DU per Ac.	84 Units	2.3 DU per Ac.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-1, R-2, and R-3 districts. Setbacks are modified in accordance with the following table for each land use.
- b. Bulk Regulations: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-1, R-2, and R-3 districts, except as modified herein.

Use	Lot Area	Lot Width	Story Height Limit	Front Setback	Side Setback	Sum of Side Setbacks	Rear Setback
Single Family	7,000 sf	55 ft	2	30 ft	7.5 ft	15 ft	30 ft

2. **Land Use Parcel B:** The intent of this parcel is to provide a conceptual location and scope for open space that is to be dedicated to the City of Ankeny as part of the final platting procedures in the respective areas to satisfy parkland dedication requirements.
3. **Land Use Parcel C:** The intent of this parcel is to be reserved for NW Weigel Drive right-of-way dedication.

SECTION 13 - GENERAL LANDSCAPE STANDARDS

1. All areas not covered by building or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs, and/or trees in accordance with open space and landscaping requirements set forth the City Zoning Ordinance.
2. It is anticipated that the Restrictive Covenants will provide specific requirements on individual lots in regard to landscaping requirements. Such requirements would be implemented in an effort to create a canopy of overstory trees decades after development is completed. Specific requirements and species would be specified in the Restrictive Covenants.
3. At a minimum, the Restrictive Covenants shall require at least one (1) front-yard street tree per lot. Said street tree shall be planted at the time of home construction.
4. 25' Buffer Easements are proposed along NW Weigel Drive. These easements will be allowed to overlap PUEs and Gas Easements. No fences or sheds are allowed within the Buffer Easements. Tree/buffer requirements per Ankeny City code are to be within the Buffer Easements.

NORTH GROVE PUD

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS

1. All structures shall comply with the City's architectural standards set forth in the City Zoning Ordinance.
2. All structures shall comply with the Restrictive Covenants as prepared with each respective phase of development.
3. Exhibit C includes general examples of the expectations of architectural character of the structures within North Grove.
4. Side-by-side usage of the exact same frontage elevation for a single-family home shall be avoided where practical.

SECTION 15 - SIGNAGE All signage shall be in compliance with the City Zoning Code regulations. Signage plans shall be prepared and reviewed with Construction Drawings for each respective plat(s)/phase(s) of development.

SECTION 16 - DEFINITION The term "Developer" for the purpose of the Ordinance, shall mean any person, individual, firm, partnership, association, corporation, estate, trust, entity, or agent or same acting or proposing to subdivide land, improve or develop land including grading or installation of utilities, or plat a Land Use Area Parcel (or fractional part therein) within the PUD by improving or grading the parcel, installing utilities, or for the construction of a building or buildings or amenities.

SECTION 17 - VIOLATIONS AND PENALTIES Any person who violates the provision of this Ordinance upon conviction shall be punished as set forth in the Municipal Code of the City of Ankeny, Iowa.

SECTION 18 - OTHER REMEDIES In addition to the provisions set out in Violation and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

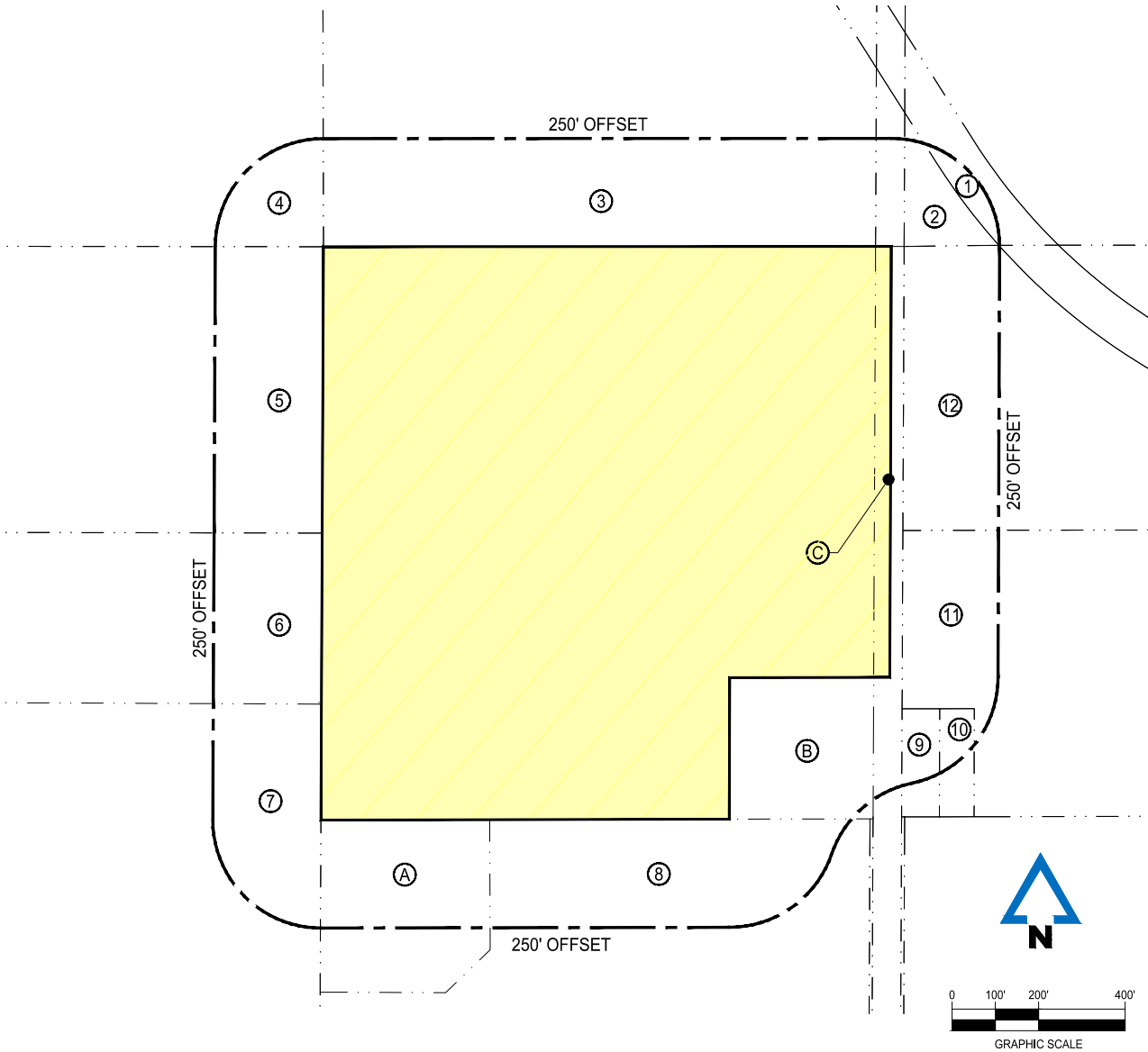
SECTION 19 - REPEALER All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 20 - SEVERABILITY CLAUSE In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 21 - EFFECTIVE DATE This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

APPENDICIES:

- Appendix A – Rezoning Map Exhibit
- Appendix B – North Grove Master Plan (Pages MP-01 thru MP-05)
- Appendix C – Architectural Character



REZONING AREA DESCRIPTION

THE NORTHWEST ¼ OF THE SOUTHWEST ¼, LESS ONE (1) ACRE ROAD, OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCEL 2022-1202 AND PARCEL 2022-1203 OF PLAT OF SURVEY RECORDED IN BOOK 19359, PAGE 446

AREA DESCRIPTION NOTES:

- 1) AREA IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 2) THIS DESCRIPTION IS BASED ON A TITLE OPINION PRODUCED BY THE DEVELOPERS' ATTORNEY AND PROVIDED BY THE DEVELOPER.
- 3) SEE THE NOTE LISTED IN THE RETRACEMENT SURVEY AT BK 17036 PG 47. SAID NOTE STATES THE FOLLOWING:
THE LEGAL DESCRIPTION OF THE PROPERTY HAS THE TERM LESS ROAD. A DISCUSSION WITH THE POLK COUNTY AUDITORS OFFICE INFORMED ME [MIKE LEE] THE TERM LESS ROAD IS COMMON FOR EASEMENTS OF ROADWAYS. NO DOCUMENT OF TRANSFER WAS LOCATED FOR THE ROAD AT THIS TIME AND IT IS CONSIDERED AN EASEMENT.
- 4) PURSUANT TO NOTE 3 ABOVE, THIS NORTH GROVE PUD ASSUMES THE PROPERTY LINE FOR THIS PARCEL EXTENDS TO THE SECTION LINE AND THUS INCLUDES THE EXISTING 33' ROADWAY EASEMENT. SAID EASEMENT AREA, INCLUDING ROW EXPANSION, IS INCLUDED IN THE MAPPING AND CALCULATIONS WITHIN THIS PUD.

REZONING EXHIBIT
FOR
NORTH GROVE PUD
ANKENY, IOWA

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

APPLICANT

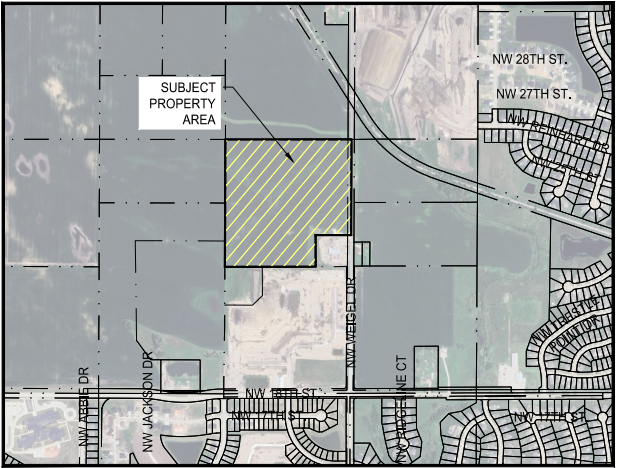
ATI GROUP
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ANKENY, IA 50023
ATTN: CASEY SCHAFBUCH
(319) 560-5428

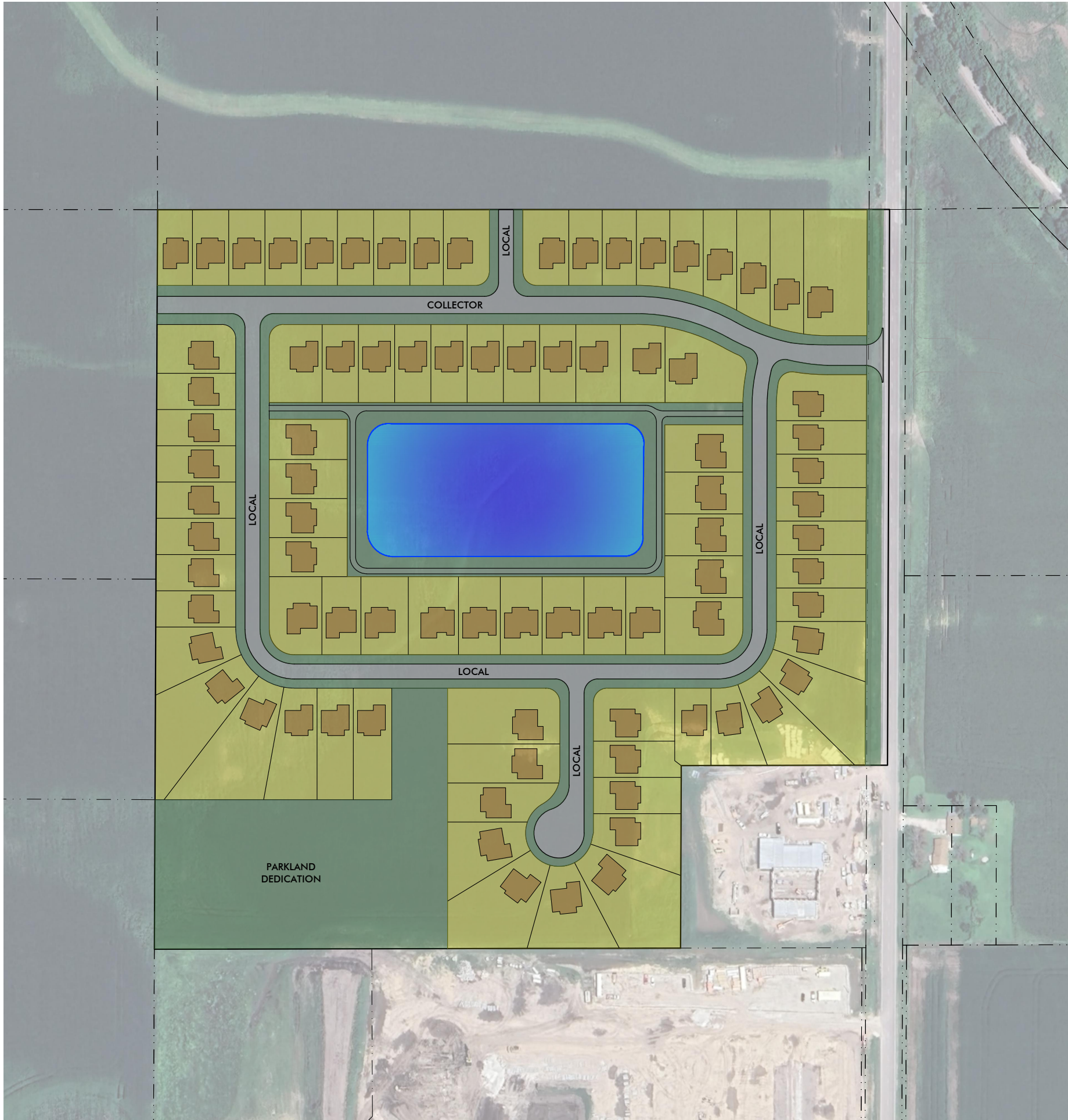
ENGINEER / DESIGNER

McCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IA 50325
ATTN: JAKE BECKER, PE
(515) 964-1229

ZONING

EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)
PROPOSED - NORTH GROVE PUD (37.17 ACRES)





NORTH GROVE PUD MASTER PLAN

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

ENGINEER / DESIGNER

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ZONING

EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT
PROPOSED - NORTH GROVE PUD

NOTES

- 1. THE INTENT OF THIS MASTER PLAN IS TO PROVIDE SUFFICIENT DETAIL SUCH THAT A TRADITIONAL PRELIMINARY PLAT IS NOT REQUIRED TO DEVELOP PORTIONS OF THIS PROPERTY THAT GENERALLY CONFORM TO THIS MASTER PLAN.
- 2. THE GRAPHICAL RENDERING PROVIDED ON THIS SHEET IS CONCEPTUAL IN NATURE AND INTENDED TO DEMONSTRATE THE GENERAL CHARACTER OF THE DEVELOPMENT. FINAL LAYOUT, CONFIGURATION, AND PRODUCT TYPE MAY REASONABLY DEVIATE FROM THIS PLAN.
- 3. THE CITY PARK DEDICATION AND LAYOUT IS BASED ON THE LAND USES PROPOSED HEREIN AND CITY CODE EFFECTIVE AS OF THE DATE OF THIS PUD DOCUMENT UNLESS AMENDED BY THIS PUD.
- 4. THIS DEVELOPMENT WILL REQUIRE CERTAIN ROW DEDICATIONS AS PRESENTED IN THIS PLAN. SAID DEDICATIONS WILL OCCUR WITH RESPECTIVE FINAL PLAT(S) ADJACENT TO THE DEDICATION AREA(S).
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Sheet List Table	
Sheet Number	Sheet Title
RZ-01	APPENDIX A - REZONING MAP
MP-01	APPENDIX B - MASTER PLAN
MP-02	APPENDIX B - LAND USE MAP
MP-03	APPENDIX B - EXISTING CONDITIONS
MP-04	APPENDIX B - GENERAL LAYOUT
MP-05	APPENDIX B - GRADING PLAN



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IOWA CERTIFICATE OF AUTHORITY NO. 26887




GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024008831

ENGINEER
J. BECKER

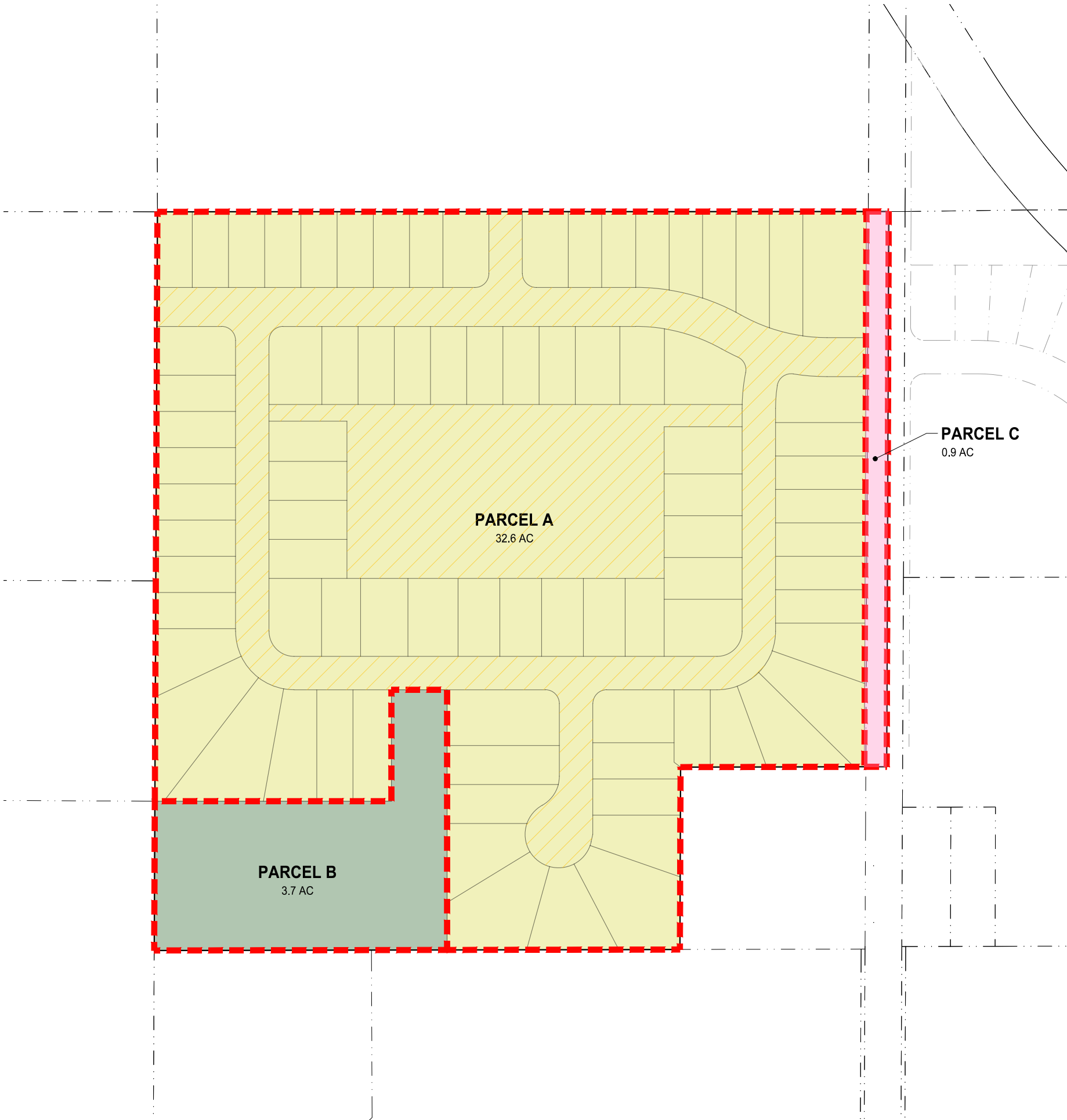
DRAWN BY
B. FLAHERTY

CHECKED BY
###

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - MASTER PLAN

DRAWING NO.
MP-01



NORTH GROVE PUD LAND USE PLAN

NOTES

- 1. ANTICIPATED ROW ACQUISITION FOR NW WEIGEL DRIVE IS INCLUDED AS PARCEL C.
- 2. PARKLAND AREA IS INCLUDED AS PARCEL B. FINAL DEDICATED AREA WILL BE DETERMINED DURING FINAL PLATTING OF RESPECTIVE AREAS. THE INTENT OF THIS MAP IS TO PROVIDE A REQUIREMENT FRAMEWORK FOR PARKLAND DEDICATION AND/OR PAYMENT.
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BULK REGULATIONS

SEE PUD TEXT FOR BULK REGULATION TABLES AND DISCUSSION

DENSITY CALCULATIONS:

PARCEL	SIZE	MAXIMUM UNITS	MAXIMUM GROSS DENSITY	PROPOSED UNITS	PROPOSED GROSS DENSITY
	(ACRES)	(UNITS)	(DU / ACRE)	(UNITS)	(DU / ACRE)
A	32.6	130	4.0	84	2.6
B	3.7	0	0.0	0	0.0
C	0.9	0	0.0	0	0.0
PUD TOTAL	37.2	130	3.5	84	2.3

LAND USE COMPARISON:

LAND USE TYPE	2040 COMPREHENSIVE LAND USE PLAN		PROPOSED MASTER PLAN	
	(ACRES)	(%)	(ACRES)	(%)
LDR*	16	43%	22.7	61%
MDR	21	57%	0.0	0%
HDR	0	0%	0.0	0%
COMMERCIAL / MIXED	0	0%	0.0	0%
ROW DEDICATION*	0	0%	6.5	17%
OPEN SPACE*	0	0%	8.0	22%

*AREAS FOR LDR, ROW, AND OPEN SPACE IN THIS TABLE REFLECT AREAS LISTED BELOW IN THE PARKLAND DEDICATION CALCULATIONS TABLE (TO REFLECT PROPOSED OPEN SPACE AND ROW AREAS), NOT THE LISTED PUD PARCEL AREAS

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PARKLAND DEDICATION REQUIRED	
AREA DESCRIPTION	AREA (ACRES)
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LESS ROW (HATCHED WITHIN PARCEL A)	5.6
LESS STORMWATER OUTLOT (HATCHED WITHIN PARCEL A)	4.3
PARKLAND AREA CALCULATION	22.7
PARKLAND AREA REQUIRED (10%)	2.3 ACRES
ACCESS WIDTH REQUIRED (40' PER AC REQUIRED, PER PUD)	92 FT

PARKLAND DEDICATION PROVIDED	
PARCEL B (PARKLAND AREA PROVIDED)	3.7 ACRES
ACCESS WIDTH PROPOSED	100 FT



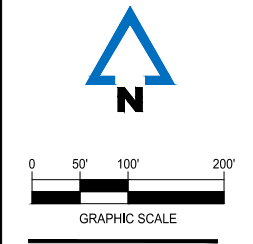
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IOWA CERTIFICATE OF AUTHORITY NO. 26887



ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024008831

ENGINEER DRAWN BY CHECKED BY
J. BECKER B. FLAHERTY ###

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - LAND USE MAP

DRAWING NO.
MP-02





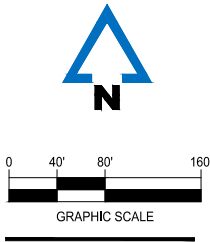
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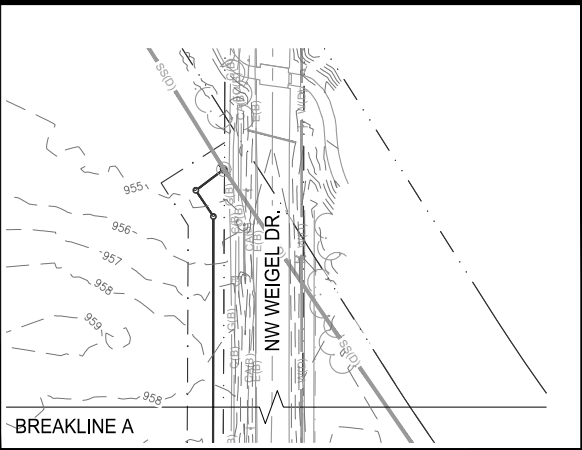
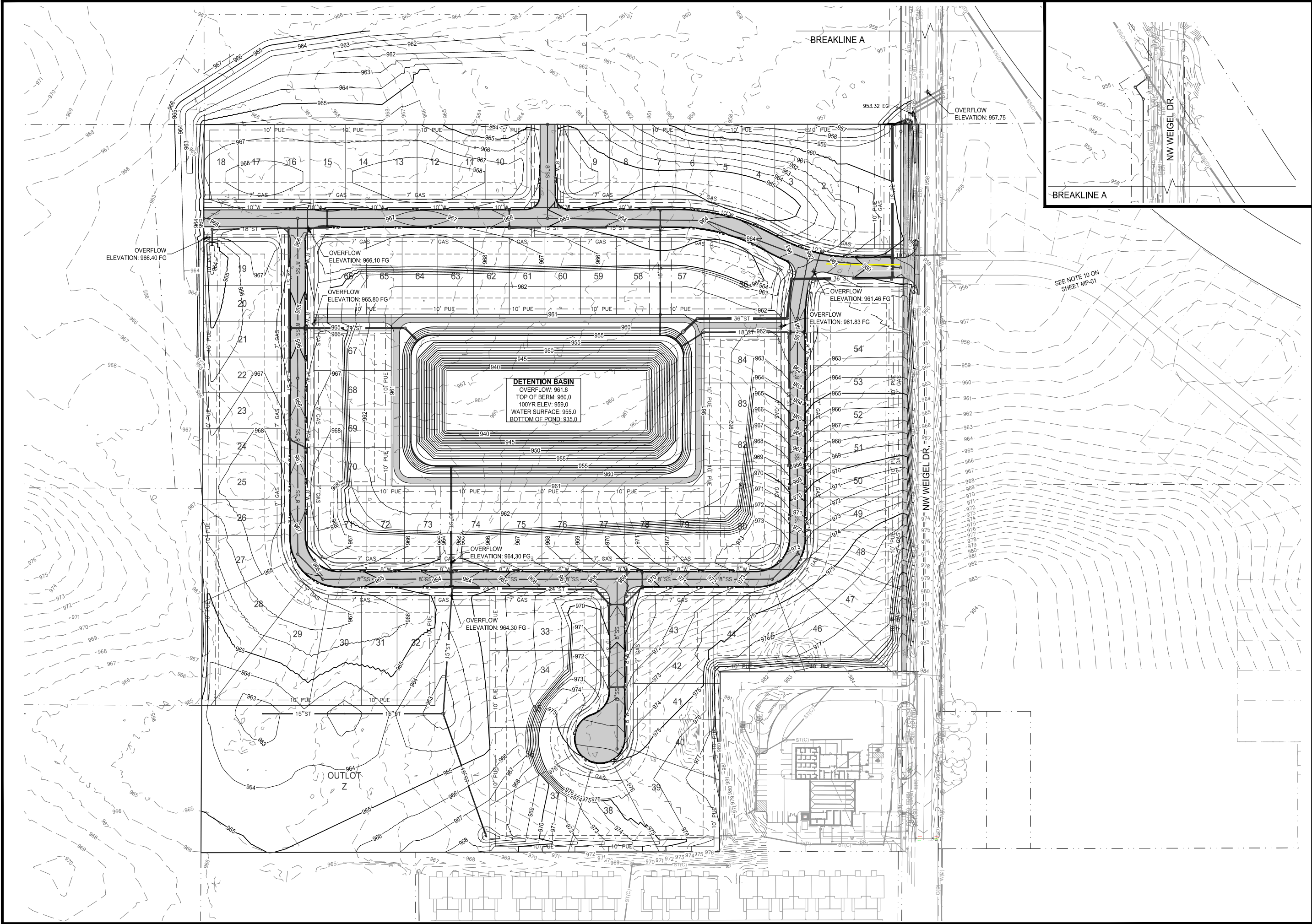
PROJECT NUMBER
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ENGINEER	DRAWN BY	CHECKED BY
J. BECKER	B. FLAHERTY	###

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - EXISTING CONDITIONS

DRAWING NO.
MP-03





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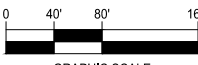
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IOWA CERTIFICATE OF AUTHORITY NO. 26887



N



0 40' 80' 160'

GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024008831

ENGINEER
J. BECKER

DRAWN BY
B. FLAHERTY

CHECKED BY
####

**NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA**

APPENDIX B - GRADING PLAN

DRAWING NO.
MP-05

SINGLE FAMILY PRODUCT EXAMPLES



Figure 1



Figure 2



Figure 3



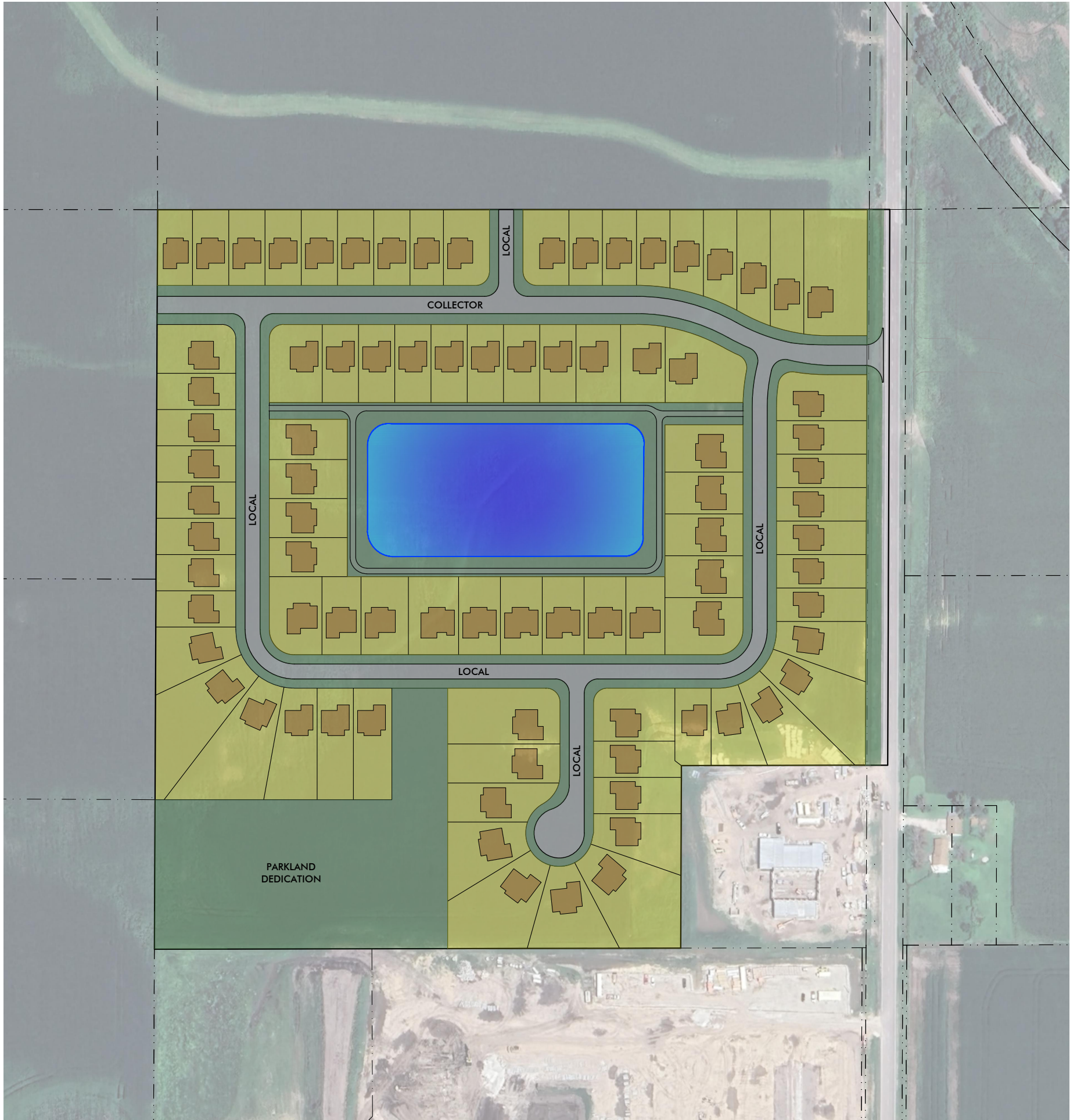
Figure 4



Figure 5



Figure 6



NORTH GROVE PUD MASTER PLAN

OWNER / DEVELOPER

DNF & TJL INVESTMENTS LLC
1360 NW 121ST ST
CLIVE, IA 50325-8165

ENGINEER / DESIGNER

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1360 NW 121ST STREET
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APPLICANT

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ANKENY, IA 50023
ATTN: CASEY SCHAFBUCH
(319) 560-5428

ZONING

EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT
PROPOSED - NORTH GROVE PUD

NOTES

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IOWA CERTIFICATE OF AUTHORITY NO. 26887




GRAPHIC SCALE

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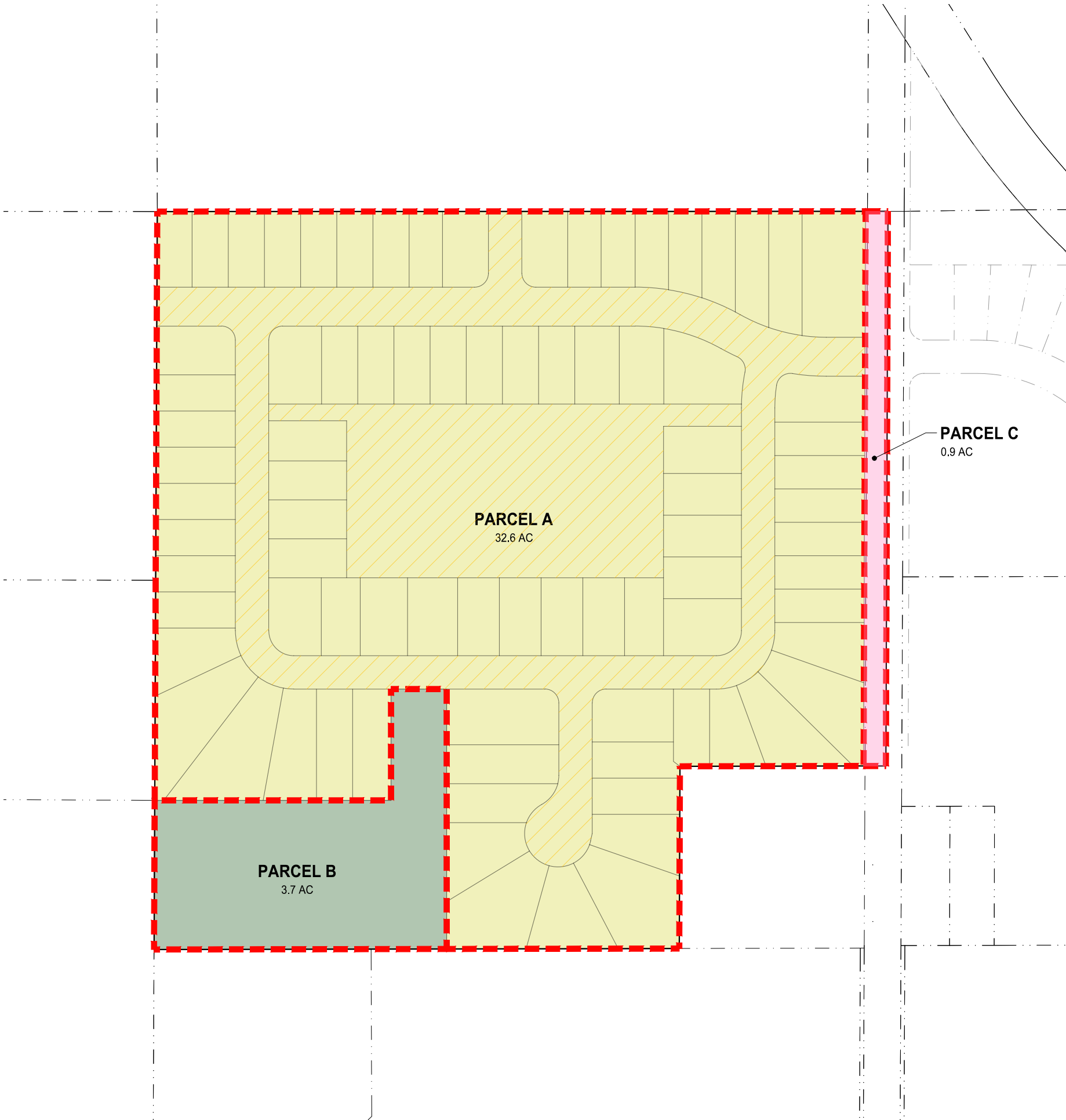
PROJECT NUMBER
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ENGINEER DRAWN BY CHECKED BY
J. BECKER B. FLAHERTY ###

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - MASTER PLAN

DRAWING NO.
MP-01



NORTH GROVE PUD LAND USE PLAN

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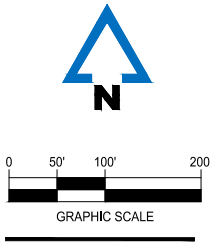
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IOWA CERTIFICATE OF AUTHORITY NO. 26887



ISSUANCE DATE
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ENGINEER DRAWN BY CHECKED BY
J. BECKER B. FLAHERTY ###

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

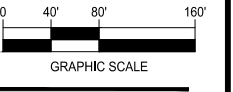
APPENDIX B - LAND USE MAP

DRAWING NO.
MP-02



Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO

IOWA CERTIFICATE OF
AUTHORITY NO. 26887

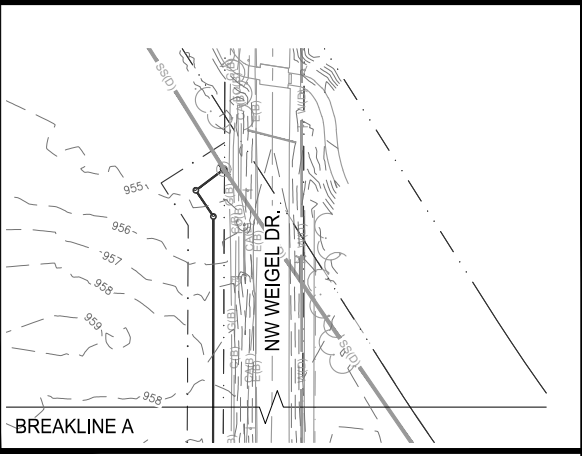
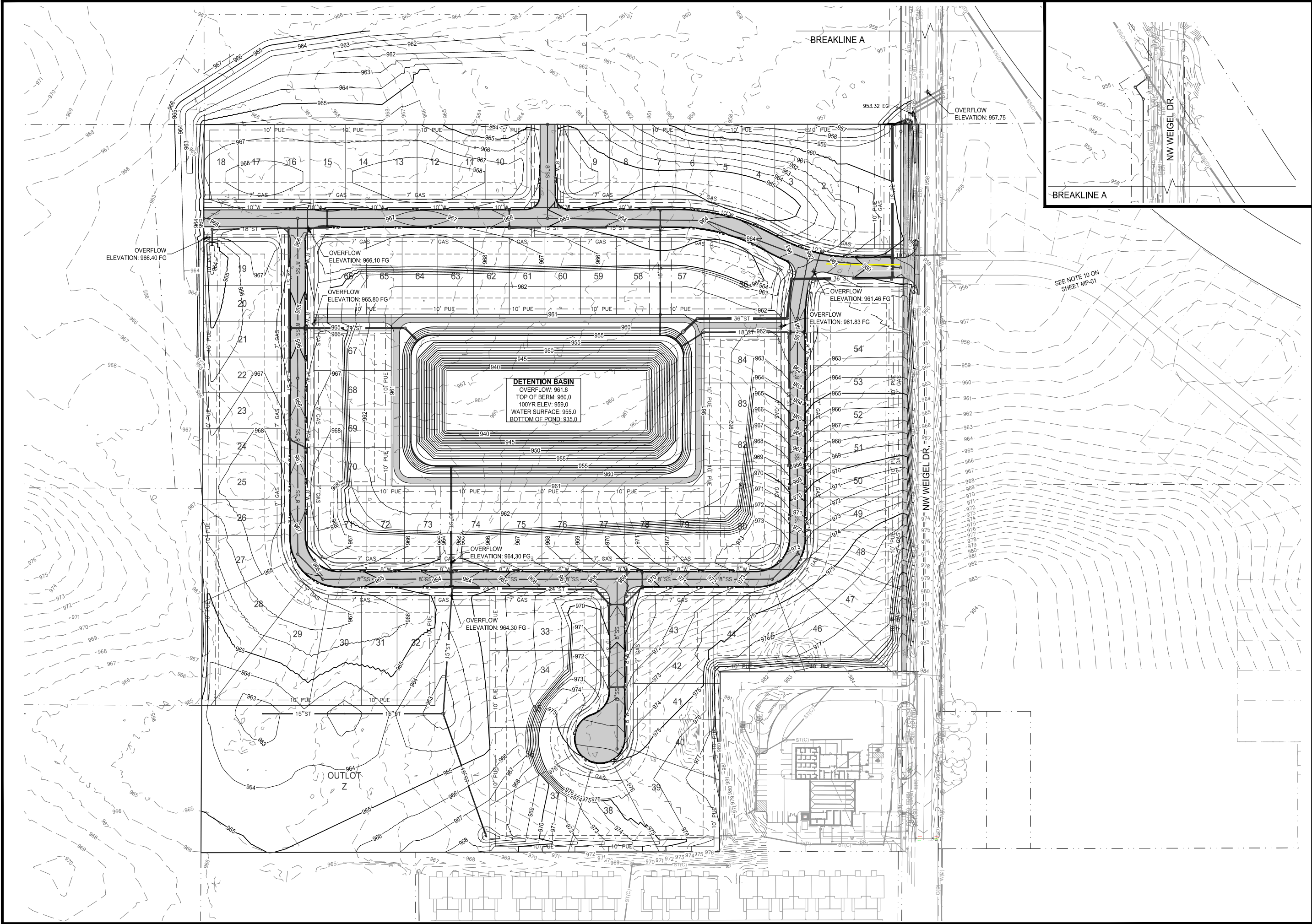


PROJECT NUMBER
2024006831

NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA

APPENDIX B - EXISTING CON

P:\2020\0631104-DRAWINGSCIVIL\PIUD\2024\0631_Existing Conditions DWG





McCLURE™

1360 NW 121st Street
Clive, Iowa 50325
P 515-964-1229
F 515-964-2370

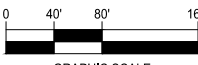
Ankeny, IA | Carroll, IA
Cedar Rapids, IA | Clive, IA
Coralville, IA | Council Bluffs, IA
Fort Dodge, IA | Sioux City, IA
Columbia, MO | Macon, MO
North Kansas City, MO
Lenexa, KS
Portsmouth, NH | Boston, MA

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.

IOWA CERTIFICATE OF AUTHORITY NO. 26887



N



0 40' 80' 160'

GRAPHIC SCALE

ISSUANCE DATE
5/6/2025

PROJECT NUMBER
2024008831

ENGINEER
J. BECKER

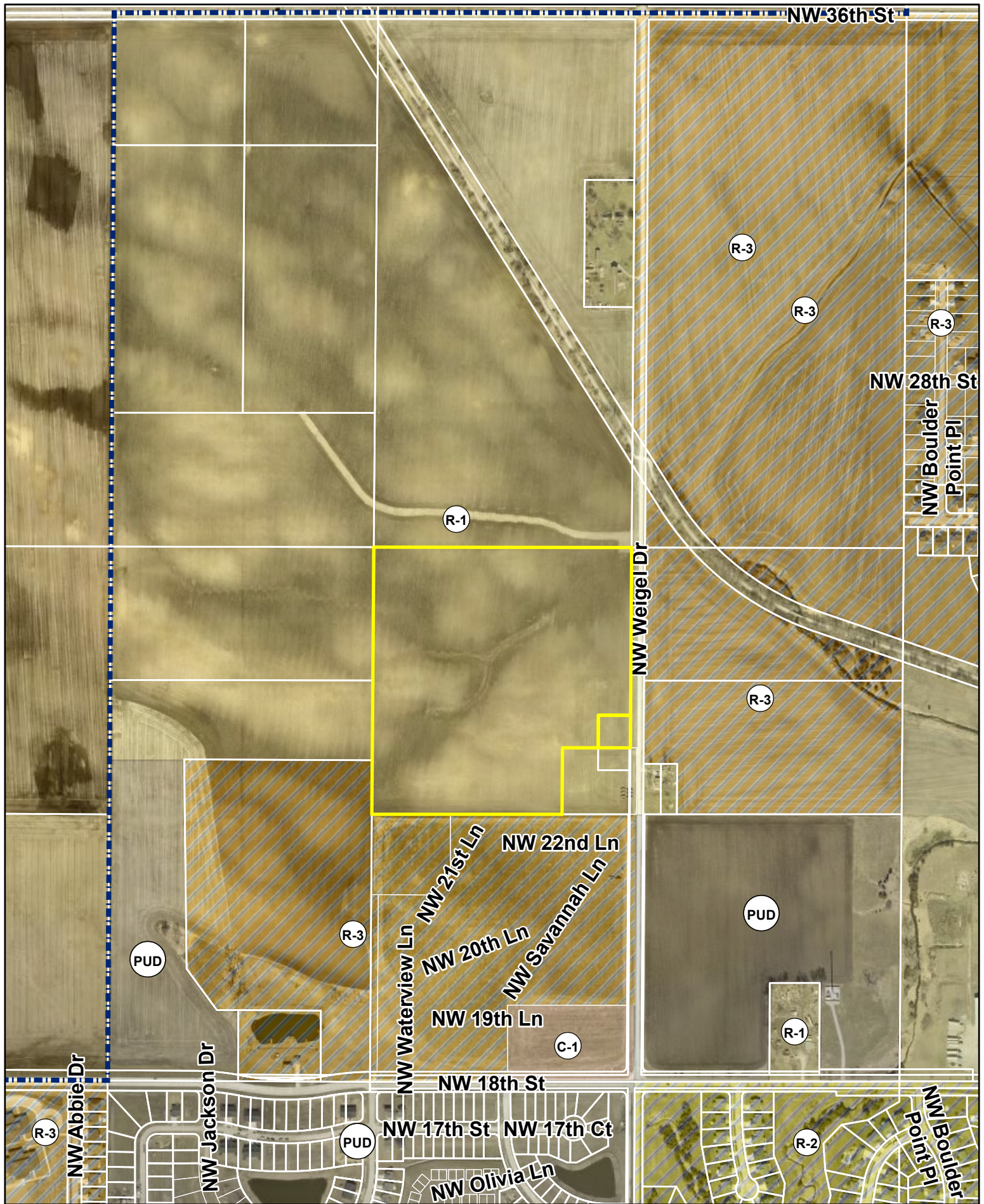
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B. FLAHERTY

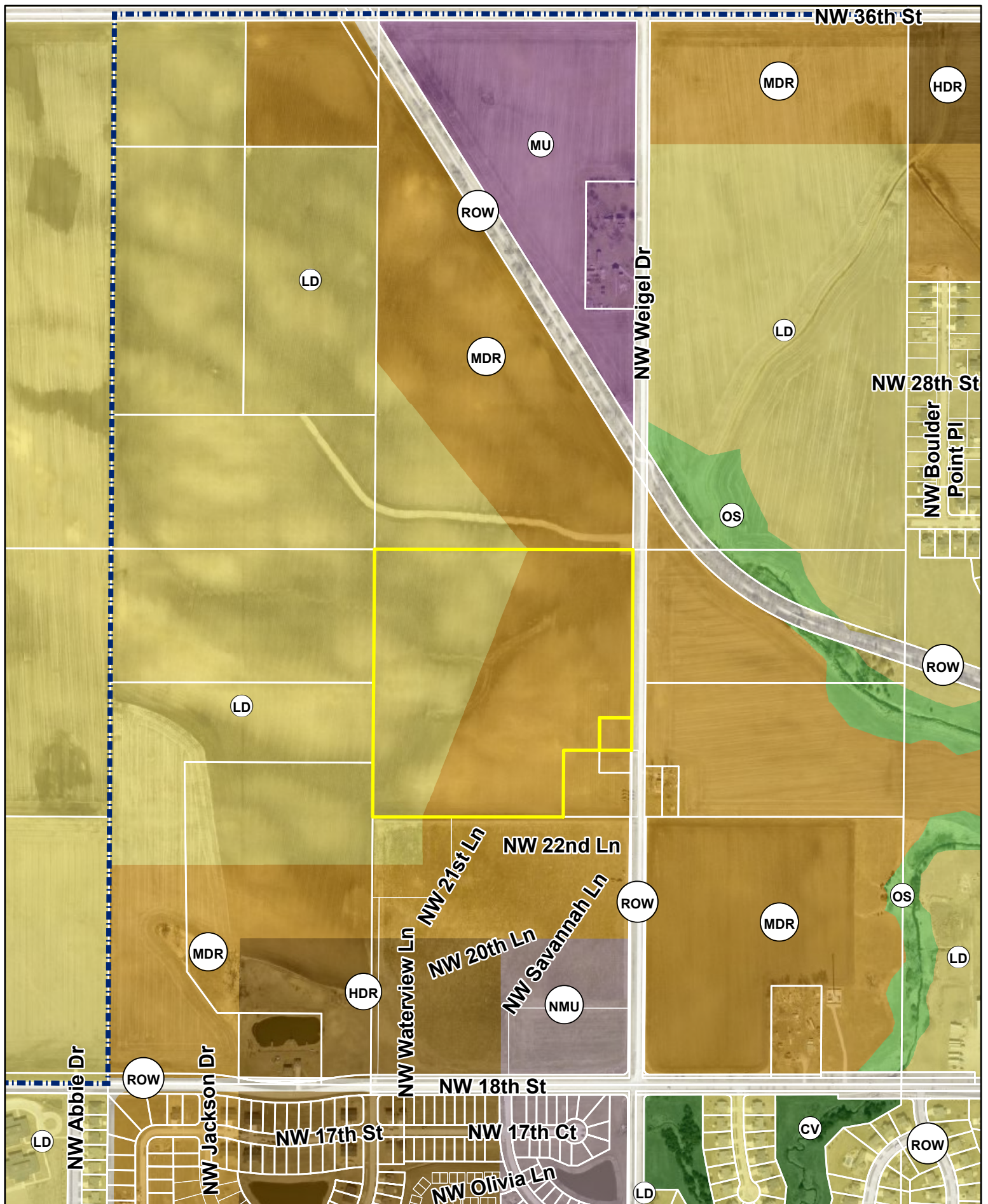
CHECKED BY
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**NORTH GROVE
PUD / PRELIMINARY PLAT
ANKENY, IOWA**

APPENDIX B - GRADING PLAN

DRAWING NO.
MP-05





1 inch = 605 feet

Date: 5/1/2025

North Grove PUD Rezoning Future Land Use Plan Map





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

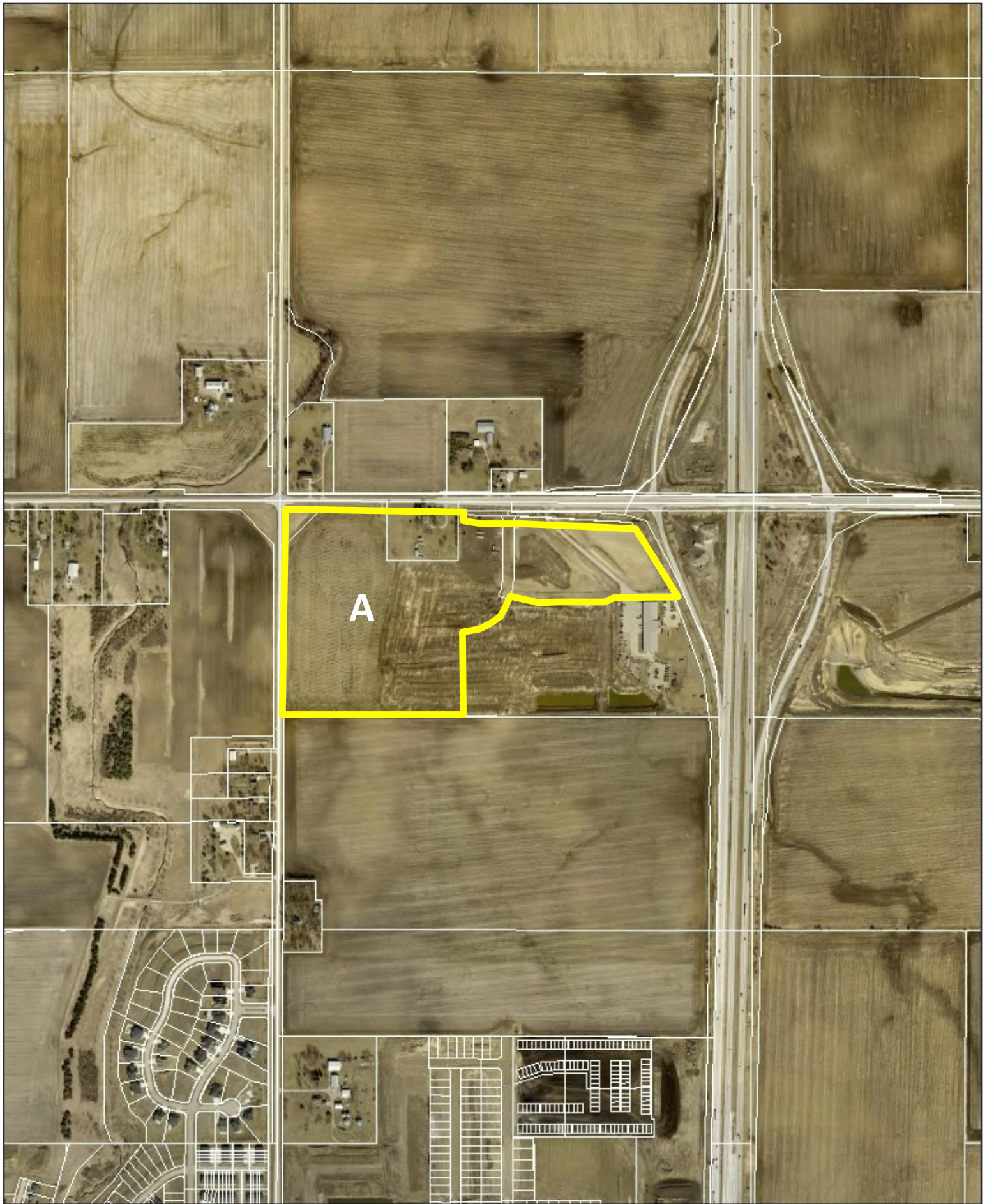
FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

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

ATTACHMENTS

1. Aerial - Area A
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit - Area A
5. Area A - Future Land Use Map
6. Area A - Zoning Map
7. Combined A & B Aerial
8. Combined A & B Future Land Use
9. Combined A & B Zoning



Agenda Item: Rueters Property Rezoning (Area A and Area B)– Public Hearing
Report Date: May 14, 2025
Prepared By: Laura Hutzell *EJC*
Associate Planner

Discussion:

The applicants, Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings. The first rezoning, known as Area A from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second, known as Area B from R-1, One-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezonings consists of two parcels, totaling approximately 72.01 acres in size. Specifically, Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres. The subject rezonings are generally located south of NE 72nd St/NE 126th Ave, east of NE Delaware Avenue and west of Interstate 35. This area was annexed in 2022 as a part of the Hope Kimberley annexation.

Area A of the proposed rezoning includes 47.94 acres from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District and proposes 19 lots for future C-2 development.

The property that makes up Area A is currently zoned R-1, One-Family Residence District. Property to the north is also zoned R-1. Property to the east is interstate right-of-way, property to the west is zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was recently rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District.

Area B of the proposed rezoning includes approximately 24.07 acres from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, required bulk regulations as well as screening requirements and elevated materials requirements.

The property that makes up Area B is currently zoned R-1, One Family Residence District. Property to the north is part of the Area A rezoning, which is currently zoned R-1, but proposed C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District. Property to the east is Interstate right-of-way. It is important to note that uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. Such screening shall consist of a “type C” screen.

Both Rezoning Area A and Rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the C-2 zoning category is compatible with the Community Commercial land use and the PUD zoning category is partially compatible. Specifically, the Community Commercial land use is described in the City's Comprehensive plan as being designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to five miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. Sites are generally greater than 20 acres. Since the proposed rezonings align with the Future Land Use Map, a land use plan amendment is not required.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area for both rezoning A and B.

Notifications of the public hearings were sent to the surrounding property owners within 250' of the subject rezonings on May 7, 2025; and a legal notice of the proposed rezoning and amendments was published on May 9, 2025. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the signage before May 13th, which exceeds the required seven days of notification for the proposed rezonings before the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on June 3, 2025.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

May 13, 2025

Plan and Zoning Commission
Attn: Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rueter Property
Rezoning,

Dear Plan and Zoning Commission Members:

On behalf of Rueter Co, we are pleased to submit herewith the documents for the Rezoning for the proposed development of 72.01 acres of property south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The property is proposed to have 47.94 Acres of C-2 and 24.07 Acres of PUD. The site is proposing 22 lots for development. 19 lots for C-2 zoning and 3 lots for PUD zoning. The future public roadway is shown for planning purposes.

Please accept this submittal for consideration at the regular upcoming Plan and Zoning Commission meeting.

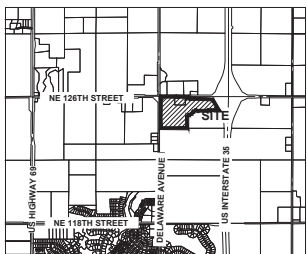
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

cc: Todd Rueter, Rueter Co (via email)

NOT TO SCALE



ANKENY, IOWA

ALEX RUETER, TERRI NATION, PAIGE
BENLAALA, TODD RUTER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODD@RUETERCO.COM
PH: (515) 369-2571

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH. (515) 369-4400

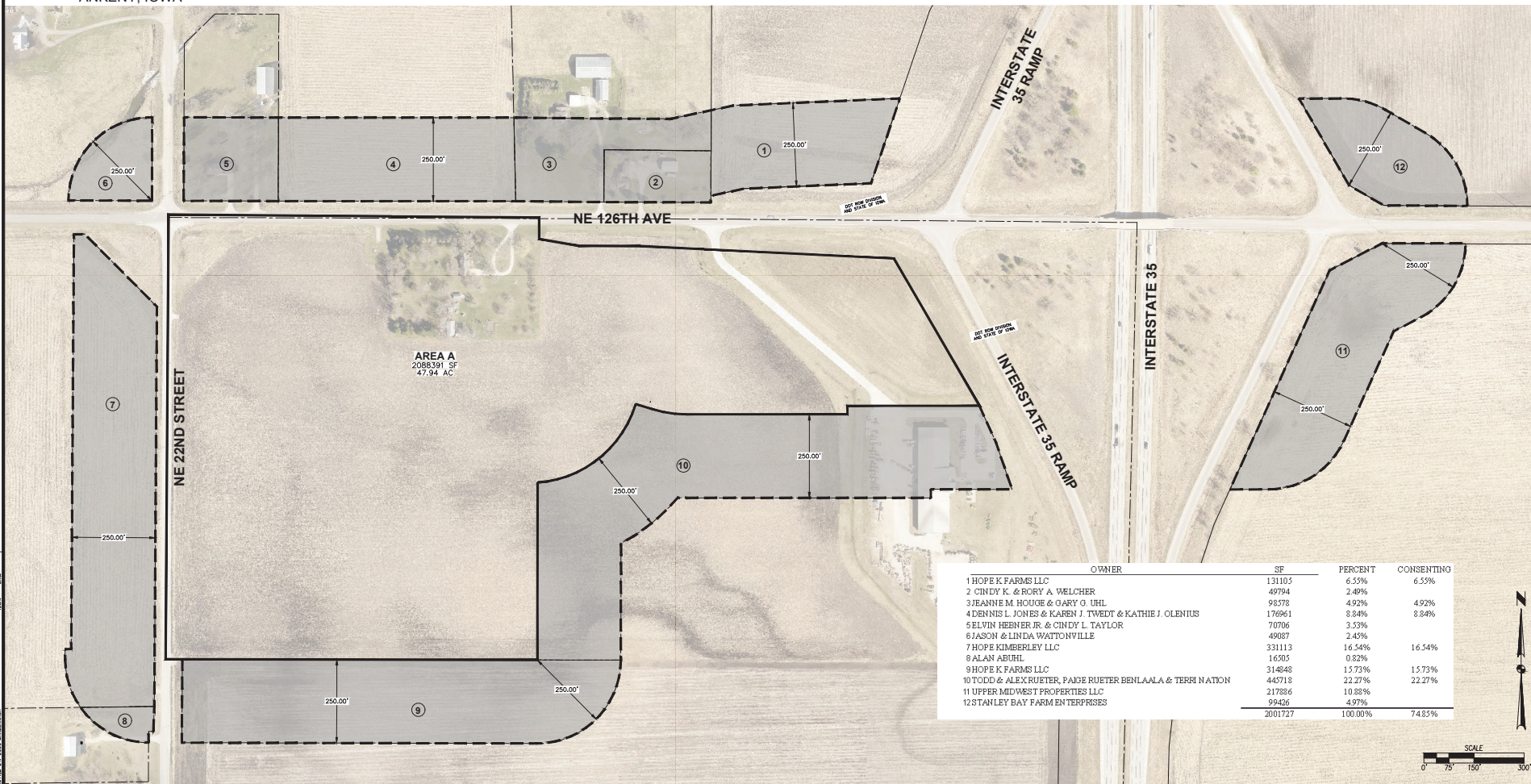
EXISTING: R-1
PROPOSED: C-2 GENERAL RETAIL, HIGHWAY
ORIENTED, AND BUSINESS
COMMERCIAL DISTRICT

A PART OF PARCEL "2022-1193" AND A PART OF PARCEL "2022-1194" AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST 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:

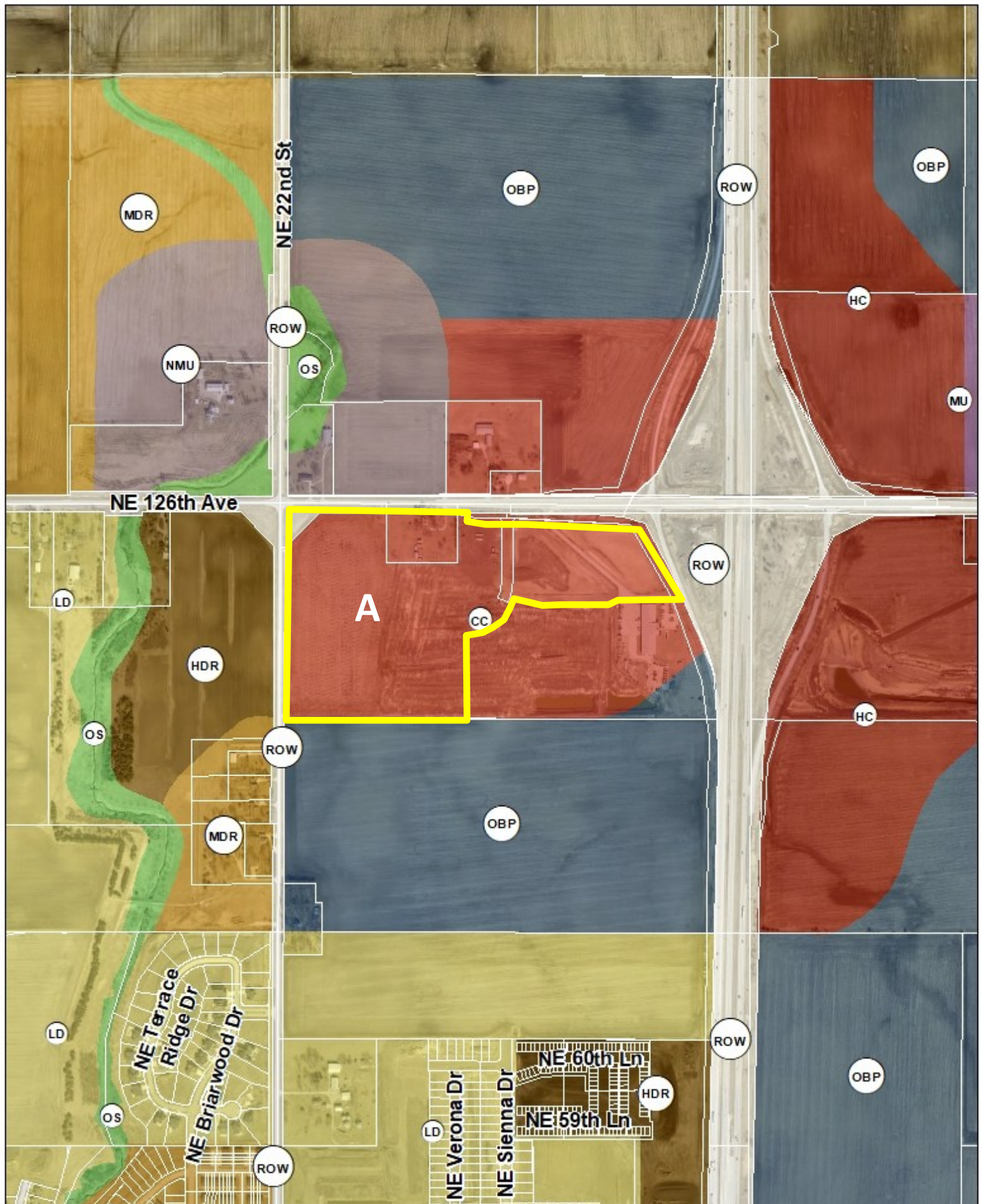
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2022-1193; THENCE NORTH 00°22'49" EAST ALONG THE WEST LINE OF SAID PARCEL 2022-1193; A DISTANCE OF 1330.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2022-1193; THENCE SOUTH 89°31'58" EAST ALONG THE NORTH LINE OF SAID PARCEL 2022-1193 AND THE NORTH LINE OF SAID SECTION 31; A DISTANCE OF 1109.42 FEET; THENCE SOUTH 89°42'48" EAST ALONG THE NORTH LINE OF SAID SECTION 31; A DISTANCE OF 1109.42 FEET; THENCE SOUTH 89°08'54" EAST ALONG SAID NORTHERLY LINE, 119.91 FEET; THENCE SOUTH 89°42'31" EAST ALONG SAID NORTHERLY LINE, 185.82 FEET; THENCE SOUTH 87°11'16" EAST ALONG SAID NORTHERLY LINE AND THE NORTH LINE OF SAID PARCEL 2022-1194; A DISTANCE OF 759.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2022-1194; THENCE SOUTH 30°06'03" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 2022-1194; A DISTANCE OF 1109.42 FEET; THENCE SOUTH 89°08'51" EAST, 395.22 FEET; THENCE SOUTH 25°05'25" WEST, 125.00 FEET; THENCE NORTH 90°00'00" WEST, 481.05 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE WEST WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS NORTH 81°32'00" WEST, 103.06 FEET; THENCE NORTH 73°04'04" WEST, 53.18 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD BEARS SOUTH 51°16'52" WEST, 375.78 FEET; THENCE NORTH 00°00'00" WEST, 530.63 FEET TO THE SOUTH LINE OF SAID SECTION 31; THENCE NORTH 00°00'00" WEST, 1112.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.94 ACRES, (2,088.91 SQUARE FEET).

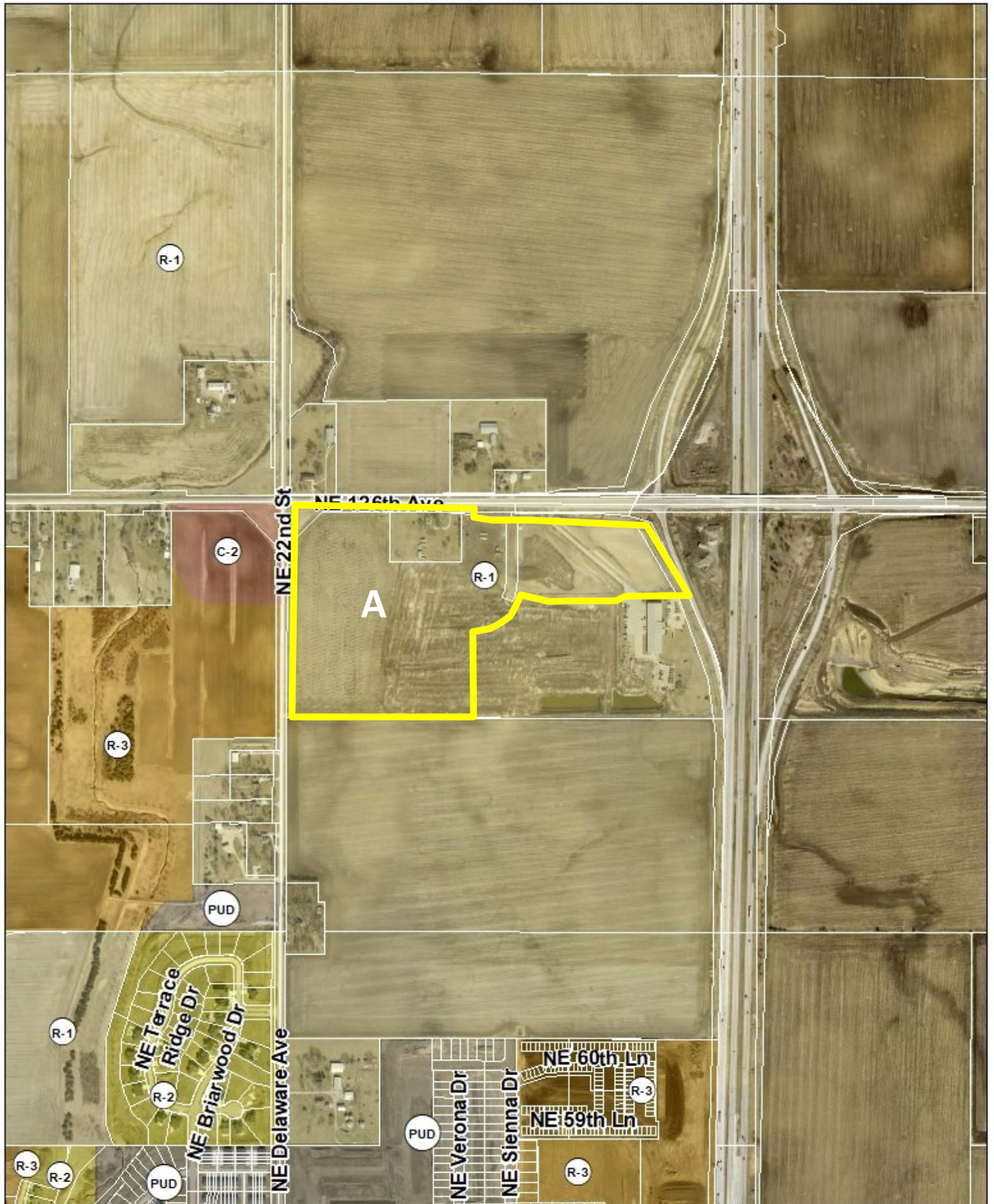
C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND
BUSINESS COMMERCIAL DISTRICT

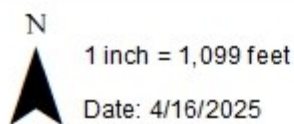
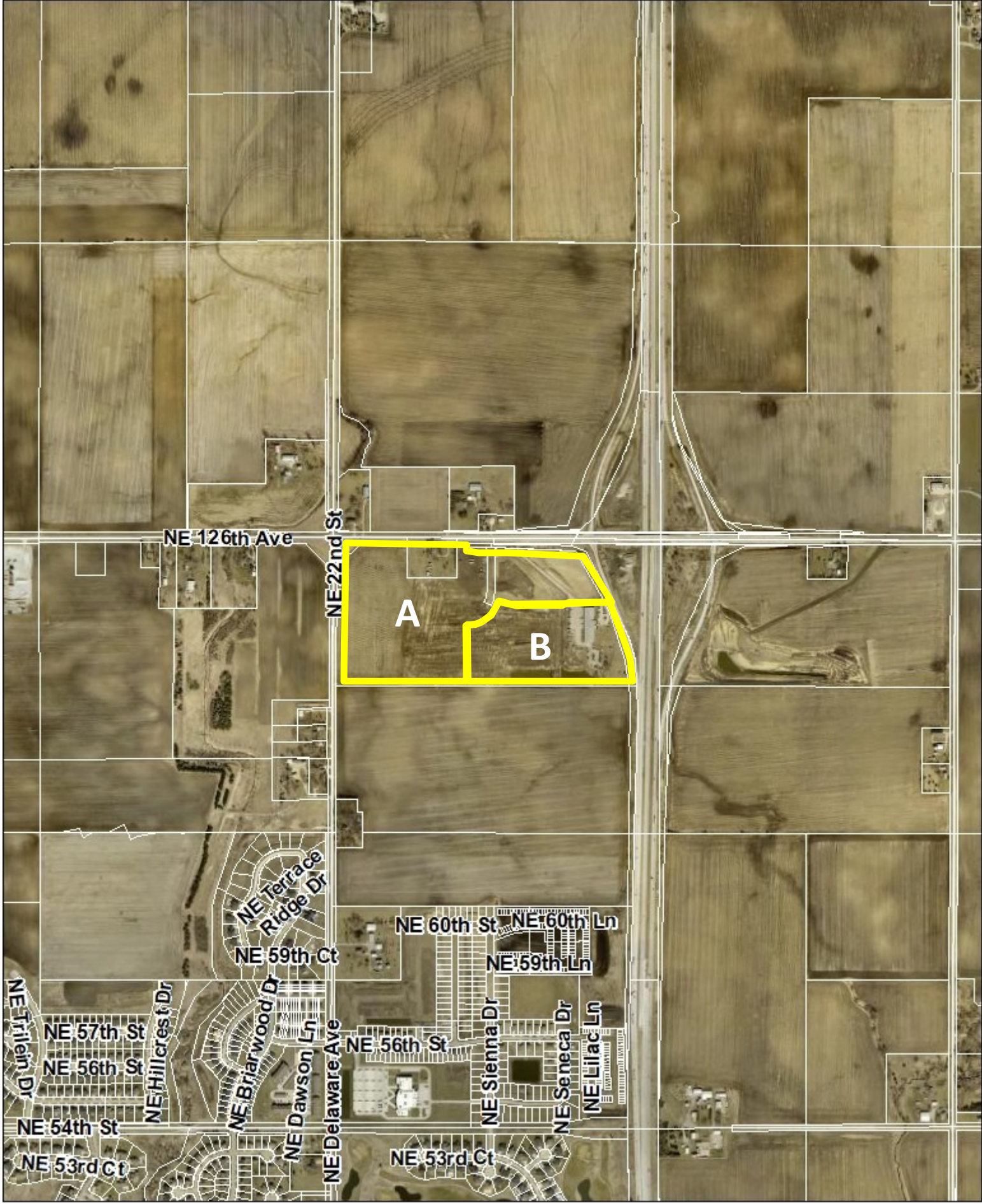
FRONT YARD:	35 FEET
SIDE YARD:	0 FEET; 25 FEET WHEN ADJOINING AN 'R' DISTRICT
REAR YARD:	40 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET



	OWNER	SF	PERCENT	CONSENTING
1	HOPE K FARMS LLC	131105	6.55%	6.55%
2	CINDY K. & RORY A. WELCHER	49794	2.49%	
3	JEANNE M. HOUGE & GARY G. UHL	9878	4.92%	4.92%
4	DENNIS L. JONES & KAREN J. TWEET & KATHIE J. OLENIS	176961	8.84%	8.84%
5	SELVIN HEBNER JR. & CINDY L. TAYLOR	70706	3.53%	
6	JASON & LINDA WATTONVILLE	49087	2.45%	
7	HOPE KIMBERLEY LLC	331113	16.54%	16.54%
8	ALAN ABUHL	16505	0.82%	
9	HOPE K FARMS LLC	314848	15.73%	15.73%
10	TODD & ALEX RUETER, PAIGE RUETER BENLAALA & TERRI NATION	445718	22.27%	22.27%
11	UPPER MIDWAY PROPERTIES LLC	291826	10.83%	
12	STANLEY BAY FARM ENTERPRISES	99426	4.97%	
		201127	100.00%	74.51%

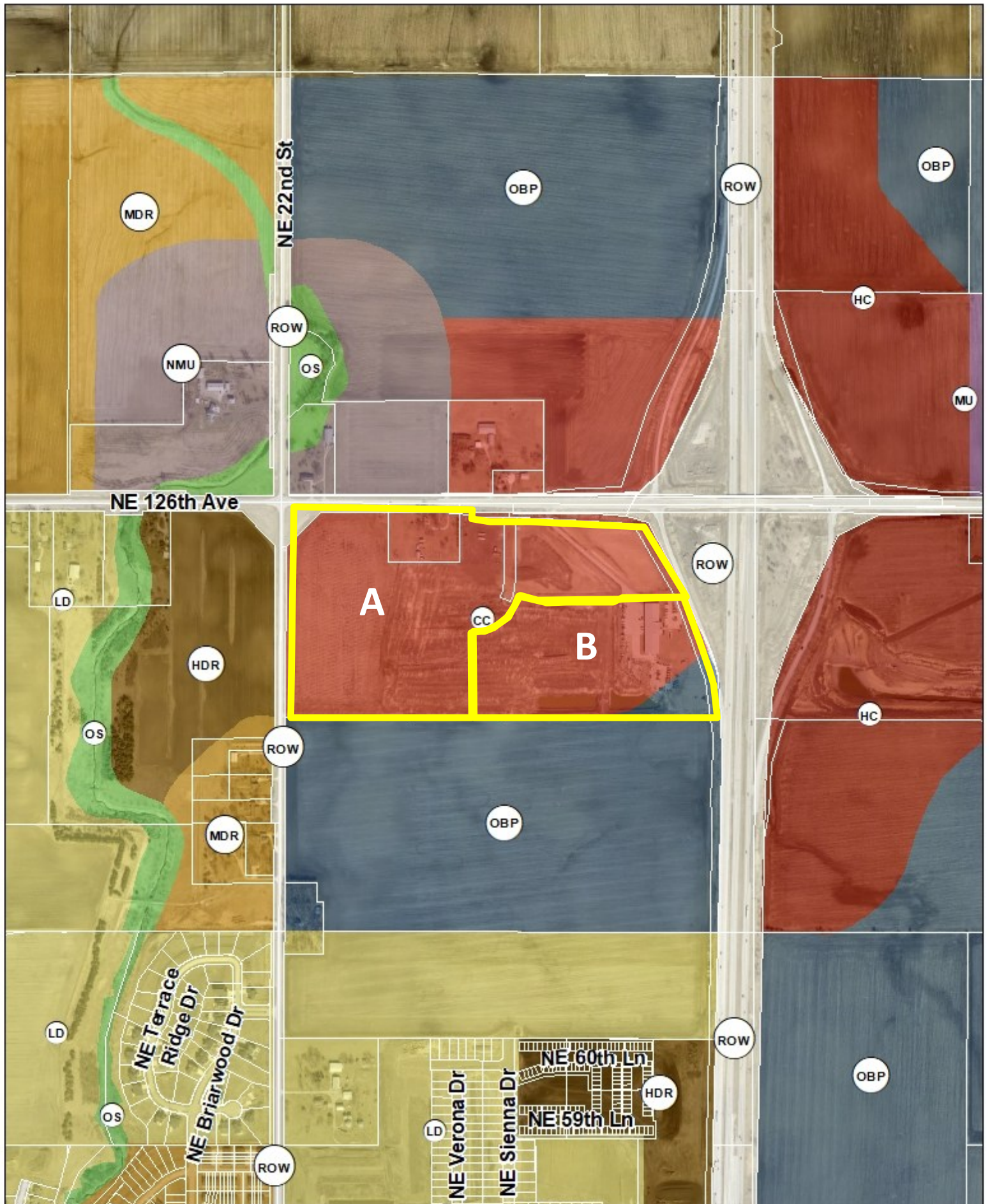




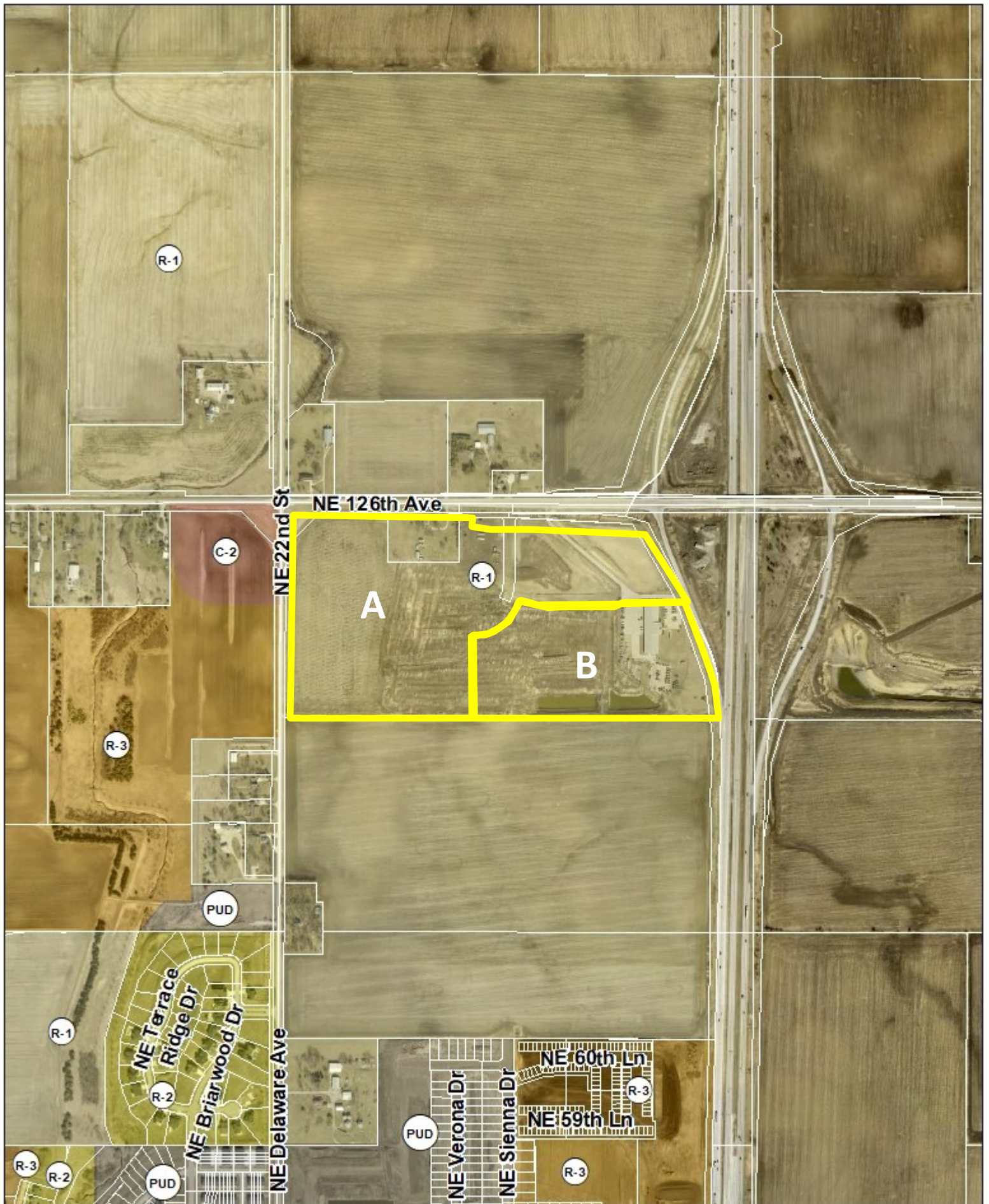


**Rueters Property Rezoing
R-1 to C-2 and R-1 to PUD
Aerial Map**





**Rueters Property Rezoing
R-1 to C-2 and R-1 to PUD
Future Land Use Map**





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

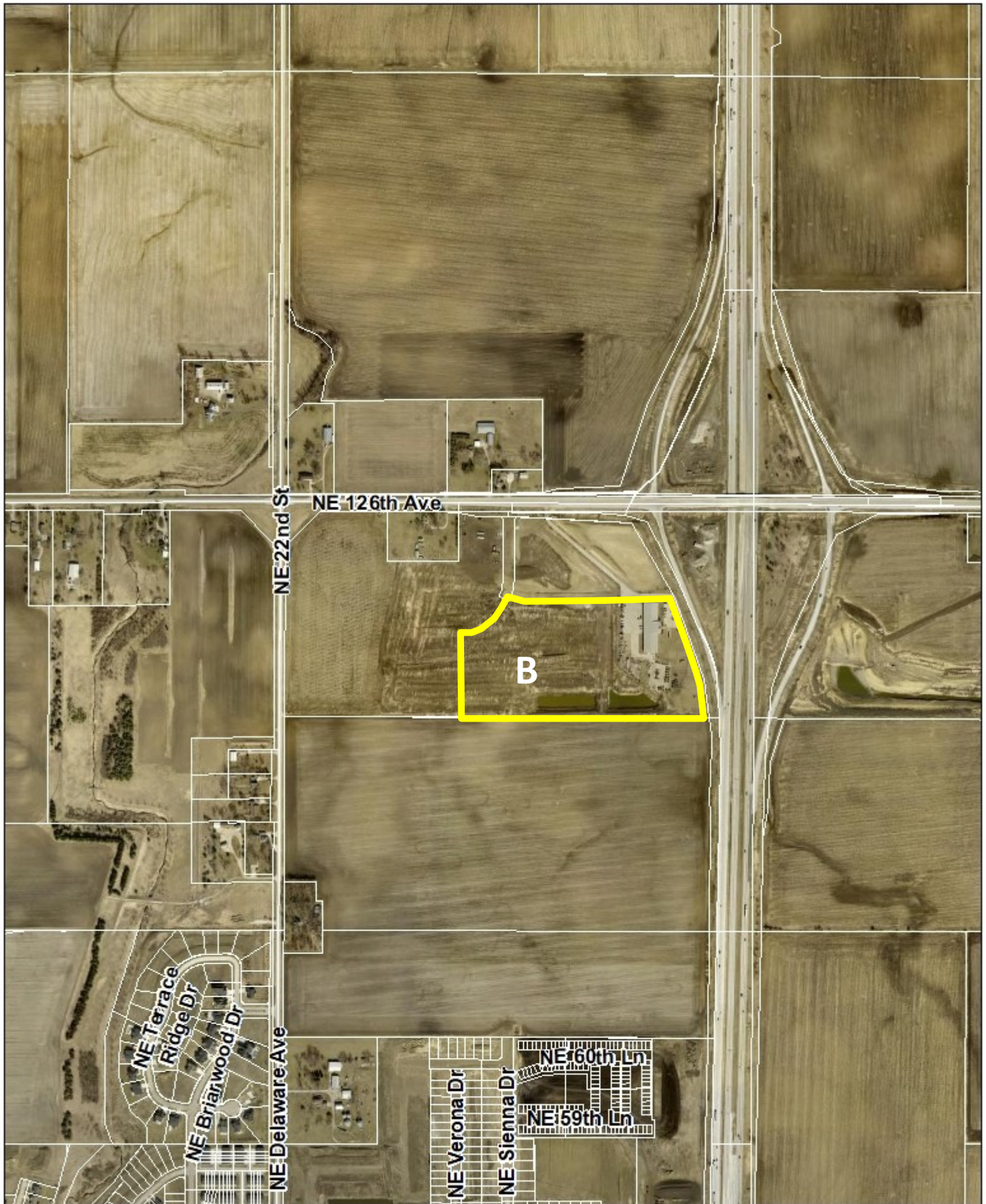
FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

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

ATTACHMENTS

1. Aerial - Area B
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit - Area B
5. PUD Book
6. Area B - Future Land Use Map
7. Area B - Zoning Map
8. Combined A & B Aerial
9. Combined A & B Future Land Use
10. Combined A & B Zoning



1 inch = 757 feet

Date: 4/16/2025

**Rueters Property Rezoing
R-1 to PUD
Aerial Map**

Agenda Item: Rueters Property Rezoning (Area A and Area B)– Public Hearing
Report Date: May 14, 2025
Prepared By: Laura Hutzell *EJC*
Associate Planner

Discussion:

The applicants, Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings. The first rezoning, known as Area A from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second, known as Area B from R-1, One-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezonings consists of two parcels, totaling approximately 72.01 acres in size. Specifically, Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres. The subject rezonings are generally located south of NE 72nd St/NE 126th Ave, east of NE Delaware Avenue and west of Interstate 35. This area was annexed in 2022 as a part of the Hope Kimberley annexation.

Area A of the proposed rezoning includes 47.94 acres from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District and proposes 19 lots for future C-2 development.

The property that makes up Area A is currently zoned R-1, One-Family Residence District. Property to the north is also zoned R-1. Property to the east is interstate right-of-way, property to the west is zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was recently rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District.

Area B of the proposed rezoning includes approximately 24.07 acres from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, required bulk regulations as well as screening requirements and elevated materials requirements.

The property that makes up Area B is currently zoned R-1, One Family Residence District. Property to the north is part of the Area A rezoning, which is currently zoned R-1, but proposed C-2, General Retail, Highway Oriented and Central Business Commercial District. Property to the south was rezoned in July of 2024, from R-1, One-Family Residence District to PUD and R-3, Multiple Family Residential District. Property to the east is Interstate right-of-way. It is important to note that uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. Such screening shall consist of a “type C” screen.

Both Rezoning Area A and Rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of this area as being Community Commercial. According to Figure 12.5 in the City's Comprehensive Plan, the C-2 zoning category is compatible with the Community Commercial land use and the PUD zoning category is partially compatible. Specifically, the Community Commercial land use is described in the City's Comprehensive plan as being designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to five miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. Sites are generally greater than 20 acres. Since the proposed rezonings align with the Future Land Use Map, a land use plan amendment is not required.

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Notifications of the public hearings were sent to the surrounding property owners within 250' of the subject rezonings on May 7, 2025; and a legal notice of the proposed rezoning and amendments was published on May 9, 2025. The Zoning Ordinance also requires that the applicant post public notification signage. The applicant posted the signage before May 13th, which exceeds the required seven days of notification for the proposed rezonings before the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on June 3, 2025.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

May 13, 2025

Plan and Zoning Commission
Attn: Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rueter Property
Rezoning,

Dear Plan and Zoning Commission Members:

On behalf of Rueter Co, we are pleased to submit herewith the documents for the Rezoning for the proposed development of 72.01 acres of property south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The property is proposed to have 47.94 Acres of C-2 and 24.07 Acres of PUD. The site is proposing 22 lots for development. 19 lots for C-2 zoning and 3 lots for PUD zoning. The future public roadway is shown for planning purposes.

Please accept this submittal for consideration at the regular upcoming Plan and Zoning Commission meeting.

Sincerely,

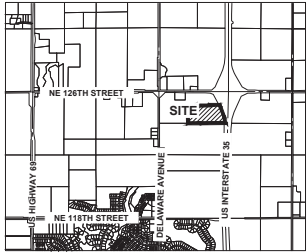
CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

cc: Todd Rueter, Rueter Co (via email)

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

ALEX RUETER, TERRI NATION, PAIGE BENLAALA, TODD RUETER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODDRUETER@GMAIL.COM
PH: (515) 369-2571

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

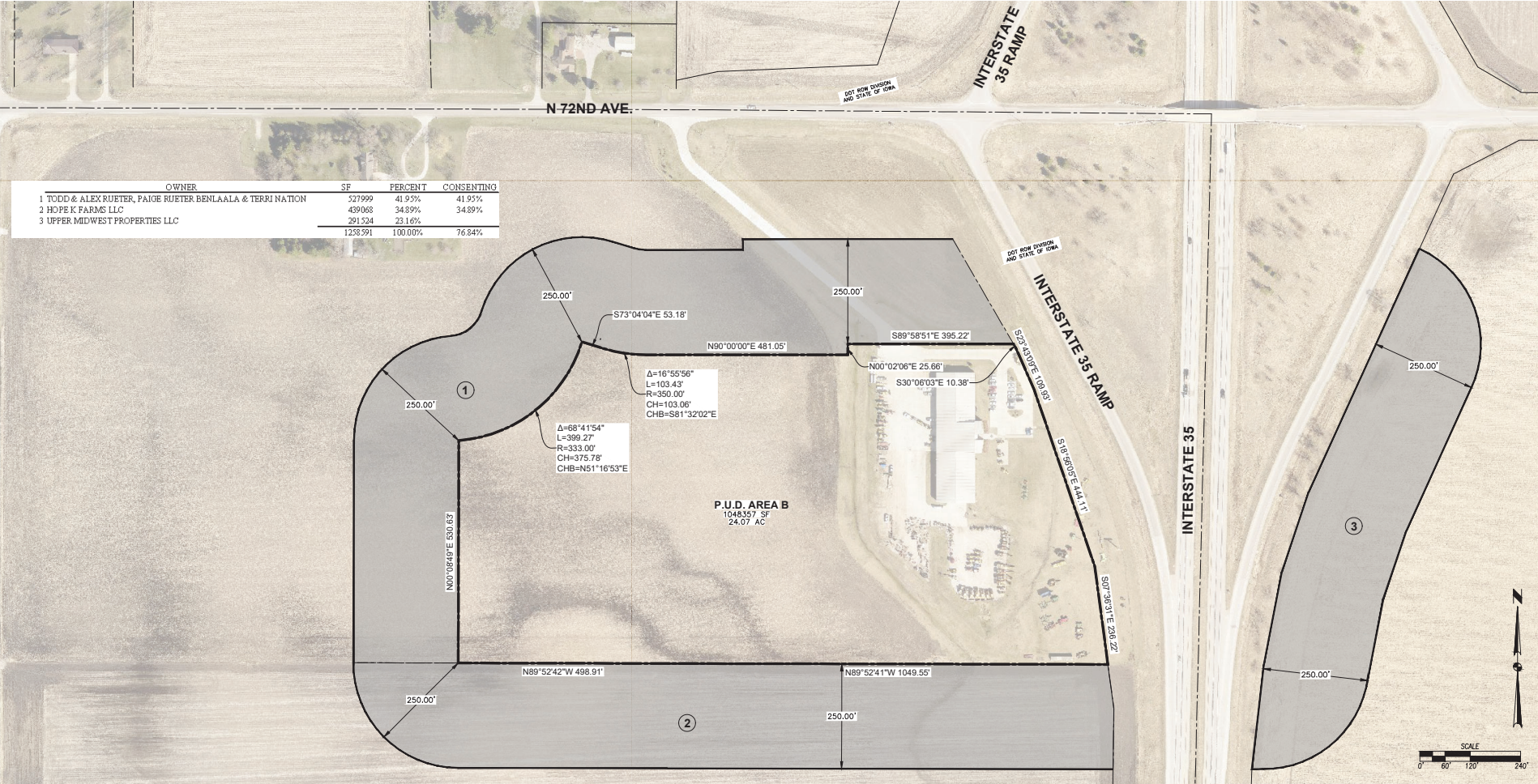
ZONING

EXISTING: R-1

PROPOSED: RUETER PROPERTY PUD

P.U.D. REZONING DESCRIPTION

A PART OF PARCEL '2022-1193' AND A PART OF PARCEL '2022-1194' AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 665 IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL '2022-1194'; THENCE NORTH 89°52'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL '2022-1194' AND THE SOUTH LINE OF SAID PARCEL '2022-1193', A DISTANCE OF 1548.46 FEET; THENCE NORTH 00°08'49" EAST, 530.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD BEARS NORTH 51°16'53" EAST, 375.78 FEET; THENCE SOUTH 73°04'04" EAST, 53.18 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS SOUTH 81°32'02" EAST, 103.06 FEET; THENCE NORTH 90°00'00" EAST, 481.05 FEET; THENCE NORTH 00°02'06" EAST, 25.66 FEET; THENCE SOUTH 89°58'51" EAST, 395.22 FEET TO THE EASTERLY LINE OF SAID PARCEL '2022-1194'; THENCE SOUTH 30°06'03" EAST ALONG SAID EASTERLY LINE, 10.38 FEET; THENCE SOUTH 23°43'09" EAST ALONG SAID EASTERLY LINE, 109.93 FEET; THENCE SOUTH 18°56'05" EAST ALONG SAID EASTERLY LINE, 444.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.07 ACRES (1,048,357 SQUARE FEET).



OWNER	SF	PERCENT	CONSENTING
1 TODD & ALEX RUETER, PAIGE RUETER BENLAALA & TERRI NATION	527999	41.95%	41.95%
2 HOPE K FARMS LLC	439068	34.59%	34.59%
3 UPPER MIDWEST PROPERTIES LLC	291534	23.16%	
	1258391	100.00%	76.84%

DATE: 04/24/2021

REVISIONS:

CITY COMMENTS: 03/14/2021

CONSISTING OWNERSHIP ADDED: 01/20/2021

PREPARED:

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

ENGINEER: JIN

PM: DAM

RUETER PROPERTY P.U.D.
AREA B P.U.D. REZONING EXHIBIT

1 / 1

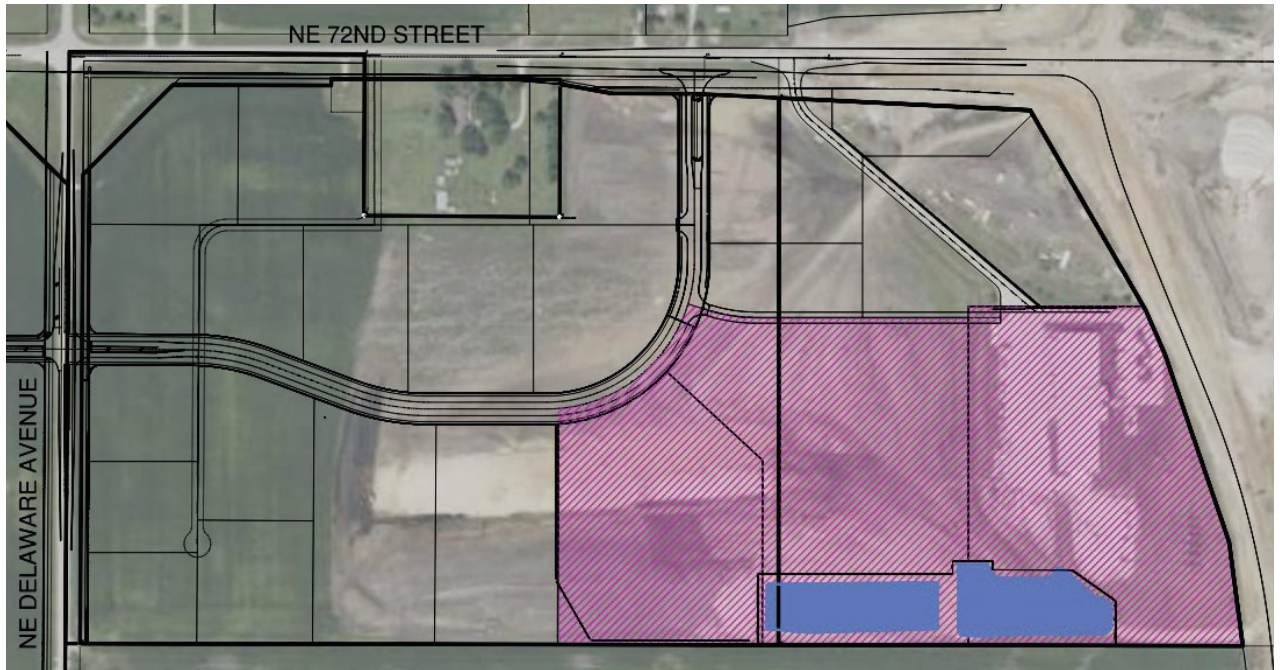
2204.256

ANKENY, IOWA

RUETER PROPERTY

PLANNED UNIT DEVELOPMENT

CITY OF ANKENY



Applicant:

RUETER'S

Prepared by:



MAY 1, 2025

RUETER PROPERTY
Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN
Overview Narrative
PUD Conceptual Plan
Bulk Regulations

2 REZONING REQUEST
Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE
Supporting Evidence Statement

4 ARCHITECTURAL REQUIREMENTS
Architectural Building materials

THE PLAN

Rueter Property - Ankeny

OVERVIEW NARRATIVE

The Rueter property consists of 24.07 acres offering a variety of Commercial and Light Industrial uses. The property is generally located west of interstate 35, south of NE 72nd Street and east of NE Delaware Avenue. The property is currently zoned R-1: One Family Residence District.

The property is being proposed as a Planned Unit Development with an underlying C-2 zoning that would allow a mix of commercial uses.

Architecture will be maintained to blend into the other commercial developments. Architecture Standards can be found further into this document.

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

As detailed throughout the information provided, the Rueter Property PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing some uses allowed with the M-1 zoning. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development and an increased tax base.

P.U.D. CONCEPTUAL PLAN

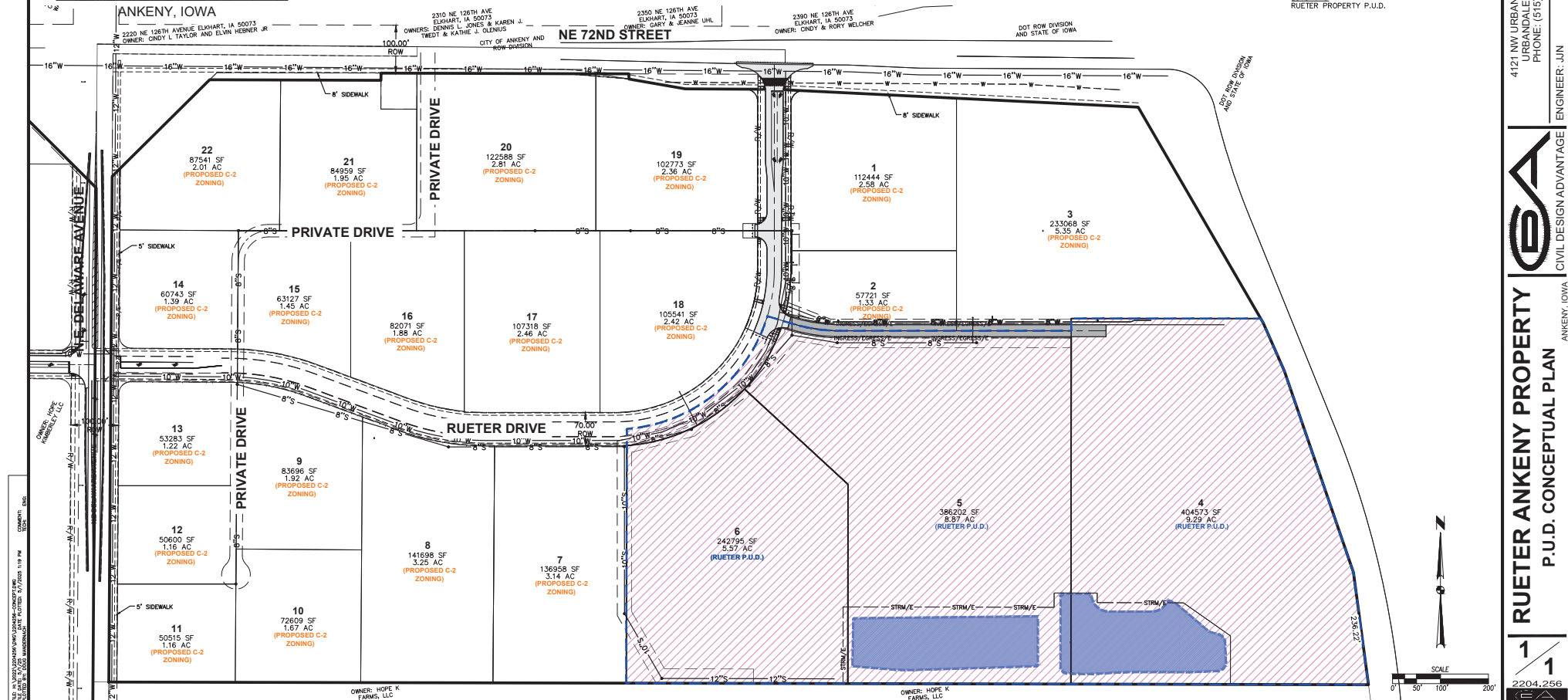
A map of the project area showing the intersection of NE 120th Street and NE 140th Street. Highway 69 runs vertically on the left, and Delaware Avenue runs vertically on the right. US Interstate 35 runs horizontally at the bottom. A shaded rectangular area labeled 'SITE' is located between NE 120th Street and NE 140th Street, east of Highway 69 and west of Delaware Avenue.

A PART OF PARCEL 2022--1193* AND A PART OF PARCEL 2022--1194* AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655 IN THE CITY OF OKLAHOMA, AND ALUNCE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2022--1194*; THENCE NORTH 89°52'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2022--1194* AND THE SOUTH LINE OF SAID PARCEL 2022--1193*; A DISTANCE OF 154.48 FEET; THENCE NORTH 00°08'49" EAST; 53.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 319.01 FEET, CHORD BEARS NORTH 15°39'27" EAST, 39.27 FEET AND WHOSE CHORD BEARS NORTH 51°16'53" EAST, 37.78 FEET; THENCE SOUTH 73°04'04" EAST, 53.18 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, CHORD ARC LENGTH IS 10.38 FEET, CHORD BEARS NORTH 25°43'09" EAST, 10.38 FEET; THENCE NORTH 00°00'00" EAST, 481.05 FEET; THENCE NORTH 00°02'06" EAST, 25.66 FEET; THENCE SOUTH 89°58'51" EAST, 395.22 FEET TO THE EASTERLY LINE OF SAID PARCEL 2022--1194*; THENCE SOUTH 30°06'03" EAST ALONG SAID EASTERLY LINE, 10.38 FEET; THENCE SOUTH 25°43'09" EAST ALONG SAID EASTERLY LINE, 10.38 FEET; THENCE SOUTH 00°00'00" EAST, 44.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.07 ACRES (1,048,357 SQUARE FEET).

ALEX RUETER, TERRI NATION,
PAIGE BENLAALA, TODD RUTER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODD@RUETERCO.COM
PH: (515) 369-2571

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

PROPOSED: LOTS 4-6
RUETER PROPERTY P.U.D.



Rueter Property – Ankeny Planned Unit Development

BULK REGULATIONS

P.U.D.

- Use Restrictions. Permissible uses shall include the following:
 - C-2 permissible uses
 - Lumberyards and building materials sales yards.
 - Warehousing and storage, retail or wholesale (indoor and outdoor)
 - Contractor's equipment storage yard
 - Contractor rental of equipment commonly used by contractors
 - Machine and Fabrication shop
 - Advanced Manufacturing and Fabrication
 - Modular assembly of products
 - Professional Office
 - Training, Education and Innovation Centers
- Minimum Lot Width – No minimum
- Minimum Lot Area – No minimum
- Minimum Setback Requirements:
 - Front Yard: 50 feet.
 - Side Yard: None required, except when adjacent to any Residential district or street right-of-way line, in which case – 50 feet.
 - Rear Yard: 40 feet. When adjacent to any Residential district 150 feet.
- Maximum Height: 60 feet.
- Maximum Number of Stories: 4 stories
- Screening of Outdoor Storage areas.
- Uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. Such screening shall consist of Type 'C' Screening per the City of Ankeny Code of Ordinances Section 194.02. Screening shall be deemed sufficient if it prevents visibility of such storage area by persons traveling on public rights-of-way or standing at grade level on the side or rear lot lines of such property. Such screening may be accomplished by any one of the following methods:
 - Wall or Fence. Such fence shall not be less than six feet in height and shall be constructed in such a manner as to effectively accomplish the requirements of this section.
 - Landscaped Strip. Such strip shall be designed and landscaped by a qualified architect, engineer, or landscape architect; predominant planting shall be evergreen type trees, shrubs and plants to assure year-round effectiveness. Density and height of plantings shall be adequate to serve as a screen.

REZONING REQUEST

Rezoning Application Form

Property Location (street address and/or boundary description):

West of I-35, south of NE 126th Ave., east of NE 22nd Street

Gross acreage of rezoning: _____
Current property zoning: R-1 (One Family Residence District)
Proposed property zoning: Rueter Property P.U.D.
Conditions: _____

Is property within Ankeny's corporate limits ☒ yes ☐ no

Applicant/Contact Person:
Full Name: Doug Mandernach Company: Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive
City, State, Zip: Urbandale, IA 50322
Office Phone: (515) 369-4400 Cell Phone: (515) 250-5947
E-mail: DougM@cda-eng.com

Property Owner:
Full Name: Todd Rueter Company: RuterCo
Address: 2425 NE 126th Ave.
City, State, Zip: Elkhart, IA 50073
Office Phone: (515) 369-2571 Cell Phone: _____
E-mail: Todd@RueterCo.com

Attorney
Full Name: _____ Firm Name: _____
Address: _____
City, State, Zip: _____
Office Phone: _____ Cell Phone: _____
E-mail: _____

Land Surveyor/Engineer: Mike Brooner Civil Design Advantage, LLC
Address: 4121 NW Urbandale Drive
City, State, Zip: Urbandale, IA 50322
Office Phone: (515) 369-4400 Cell Phone: (515) 208-1317
E-mail: MikeB@cda-eng.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: _____ Date: _____
(Applicant/Contact Person)
Note: No other signature may be substituted for the Property Owner's Signature
and:  _____ Date: 4-25-25
(Property Owner)

Original signatures are required

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

Attached

request that said real estate be rezoned from its present classification of R-1 to P.U.D. for the purpose of allowing the following use(s):

Commercial and Industrial uses

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to P.U.D.

Parcel owner(s) signatures

Todd Rueter, Manager, RPACT Holdings LLC

(owner name)

(Signature)

Alex Rueter

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K Farms LLC

Address: 4500 Westown Parkway STE 227 West Des Moines, IA 50266

Signature: [Signature]

Date: 03/11/2020

Printed Name: Reen Kargachoff

Title: Owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

Attached

request that said real estate be rezoned from its present classification of R-1 to P.U.D. for the
purpose of allowing the following use(s):
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boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this
petition for the purpose of having the above described real estate rezoned from R-1 to P.U.D..

Parcel owner(s) signatures

Paige Rueter Benlaala

(owner name)


(Signature)

Terri Nation

(owner name)


(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K. Farms LLC

Address: 4500 Westown Parkway Ste 227, West Des Moines, IA 50266

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

RUETER ANKENY REZONING DESCRIPTIONS
CDA PROJECT NUMBER 2304.238
PREPARED 11/12/2024

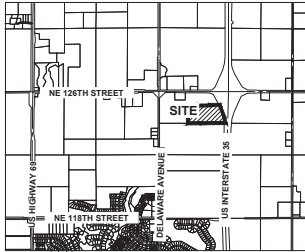
P.U.D. DESCRIPTION

A PART OF PARCEL "2022-1193" AND A PART OF PARCEL "2022-1194" AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655 IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE NORTH 89°52'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2022-1194" AND THE SOUTH LINE OF SAID PARCEL "2022-1193", A DISTANCE OF 1548.46 FEET; THENCE NORTH 00°08'49" EAST, 530.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD BEARS NORTH 51°16'53" EAST, 375.78 FEET; THENCE SOUTH 73°04'04" EAST, 53.18 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS SOUTH 81°32'02" EAST, 103.06 FEET; THENCE NORTH 90°00'00" EAST, 481.05 FEET; THENCE NORTH 00°02'06" EAST, 25.66 FEET; THENCE SOUTH 89°58'51" EAST, 395.22 FEET TO THE EASTERLY LINE OF SAID PARCEL "2022-1194"; THENCE SOUTH 30°06'03" EAST ALONG SAID EASTERLY LINE, 10.38 FEET; THENCE SOUTH 23°43'09" EAST ALONG SAID EASTERLY LINE, 109.93 FEET; THENCE SOUTH 18°56'05" EAST ALONG SAID EASTERLY LINE, 444.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.07 ACRES (1,048,357 SQUARE FEET).

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

ALEX RUETER, TERRI NATION, PAIGE BENLAALA, TODD RUETER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODDRUETER@GMAIL.COM
PH: (515) 369-2571

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

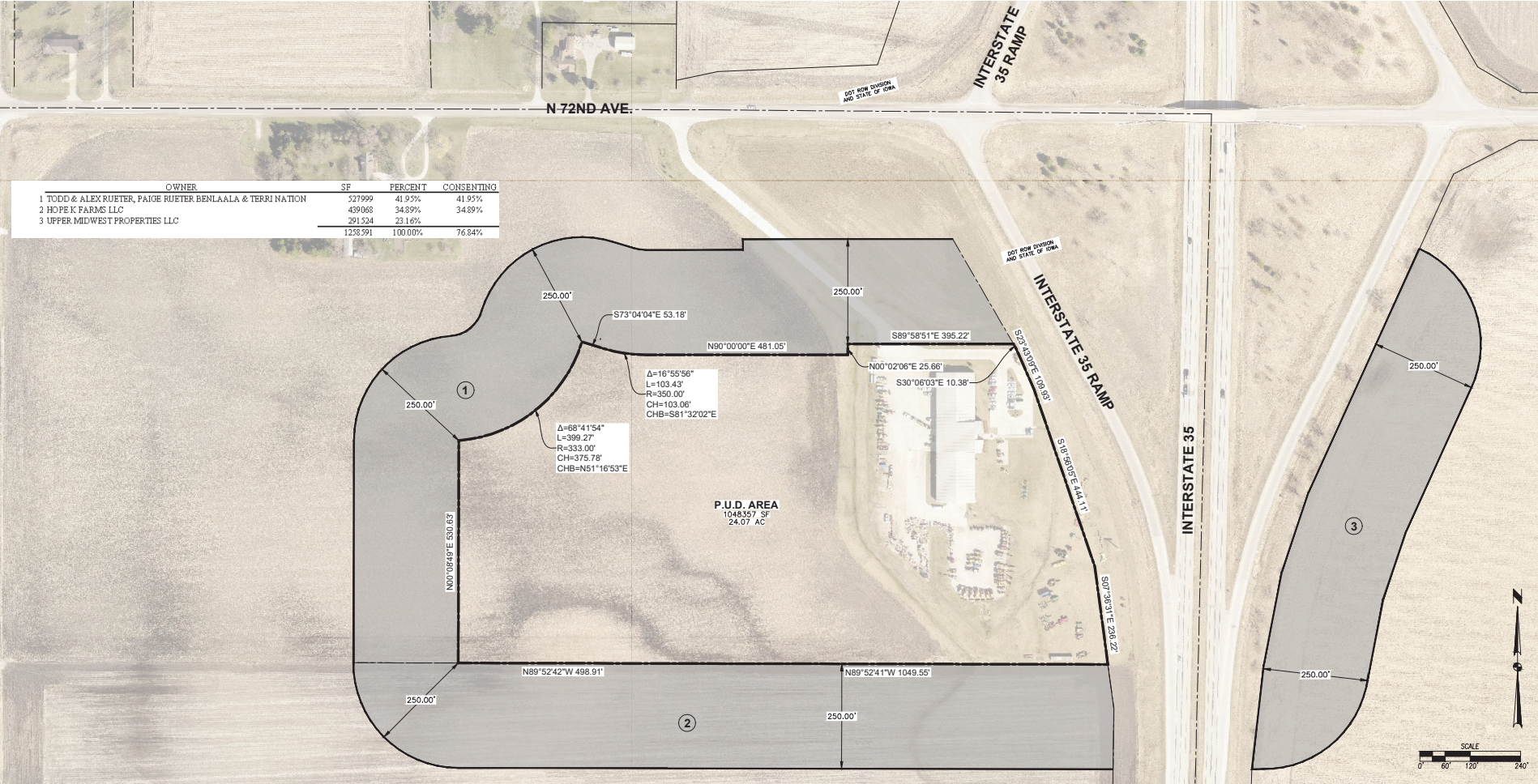
ZONING

EXISTING: R-1

PROPOSED: RUETER PROPERTY PUD

P.U.D. REZONING DESCRIPTION

A PART OF PARCEL '2022-1193' AND A PART OF PARCEL '2022-1194' AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 665 IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL '2022-1194'; THENCE NORTH 89°52'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL '2022-1194' AND THE SOUTH LINE OF SAID PARCEL '2022-1193', A DISTANCE OF 1548.46 FEET; THENCE NORTH 00°08'49" EAST, 530.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 399.27 FEET AND WHOSE CHORD BEARS NORTH 51°16'53" EAST, 375.78 FEET; THENCE SOUTH 73°04'04" EAST, 53.18 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS SOUTH 81°32'02" EAST, 103.06 FEET; THENCE NORTH 90°00'00" EAST, 481.05 FEET; THENCE NORTH 00°02'06" EAST, 25.66 FEET; THENCE SOUTH 89°58'51" EAST, 395.22 FEET TO THE EASTERLY LINE OF SAID PARCEL '2022-1194'; THENCE SOUTH 30°06'03" EAST ALONG SAID EASTERLY LINE, 10.38 FEET; THENCE SOUTH 23°43'09" EAST ALONG SAID EASTERLY LINE, 109.93 FEET; THENCE SOUTH 18°56'05" EAST ALONG SAID EASTERLY LINE, 444.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.07 ACRES (1,048,357 SQUARE FEET).



DATE

04/24/2021

REVISIONS

01/06/2021

CITY COMMENTS

CONSENTING OWNERSHIP ADDED

PREPARED

01/06/2021

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

ENGINEER: JIN

PM: DAM

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

RUETER PROPERTY P.U.D.

AREA B P.U.D. REZONING EXHIBIT

1

1

2204.256

Page 99 of 210

SUPPORTING EVIDENCE

Rueter Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to Rueter Property will be from future NE 72nd Street and NE Delaware Avenue which require 100' of ROW. The proposed public within the property will require 70' of public ROW. The roadway alignment will connect perpendicular to each of the existing roadways. A private drive will connect to east and west and provide internal circulation. A traffic study has been completed by Bolten and Menk for this property and surrounding properties. The study recommends several roadway improvements as development increases. The improvements will be implemented with future construction plans.

PEDESTRIAN CIRCULATION

5' wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities. Pedestrian ramps will be provided at all roadway intersections. A 5' sidewalk will be constructed along NE Delaware Avenue. An 8' sidewalk will be installed along the south side of NE 72nd Street.

UTILITIES

Sanitary sewer service will be provided by connecting into a proposed 12" trunk sewer at the south property line. The sanitary sewer will be extended through the Rueter Property to provide service to each lot. All sanitary sewer mains will be public and will be designed at acceptable design slopes.

Water main will be connected to an existing 12" main along the west side of NE Delaware Avenue approximately 1,000 feet south of the south property line. The 12" water main will cross to the east side of Delaware Avenue and be extended to NE 72nd Street. A 16" Watermain will be installed along the south side of NE 72nd Street across the street frontage. A 10" watermain will follow the alignment of the proposed roadway through the Rueter Property. All watermain will be public.

Storm sewer will be provided within public right-of-ways and sized per city code, ultimately discharging into the detention basins provided along the south property line.

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

STORM WATER MANAGEMENT

The Rueter property generally drains from north to south discharging water to the southeast. A small portion of the property drains to the northwest. Detention for the portion that drains to the northwest will be provided with future development. All detention facilities shall be privately owned and maintained.

ARCHITECTURAL REQUIREMENTS

Rueter Property – Ankeny

ARCHITECTURAL

The buildings will be required to have a mix of quality durable materials within the PUD area. Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites. Buildings will be required to meet the design standards set forth in Chapter 192.02 B. of the Ankeny Municipal Code.

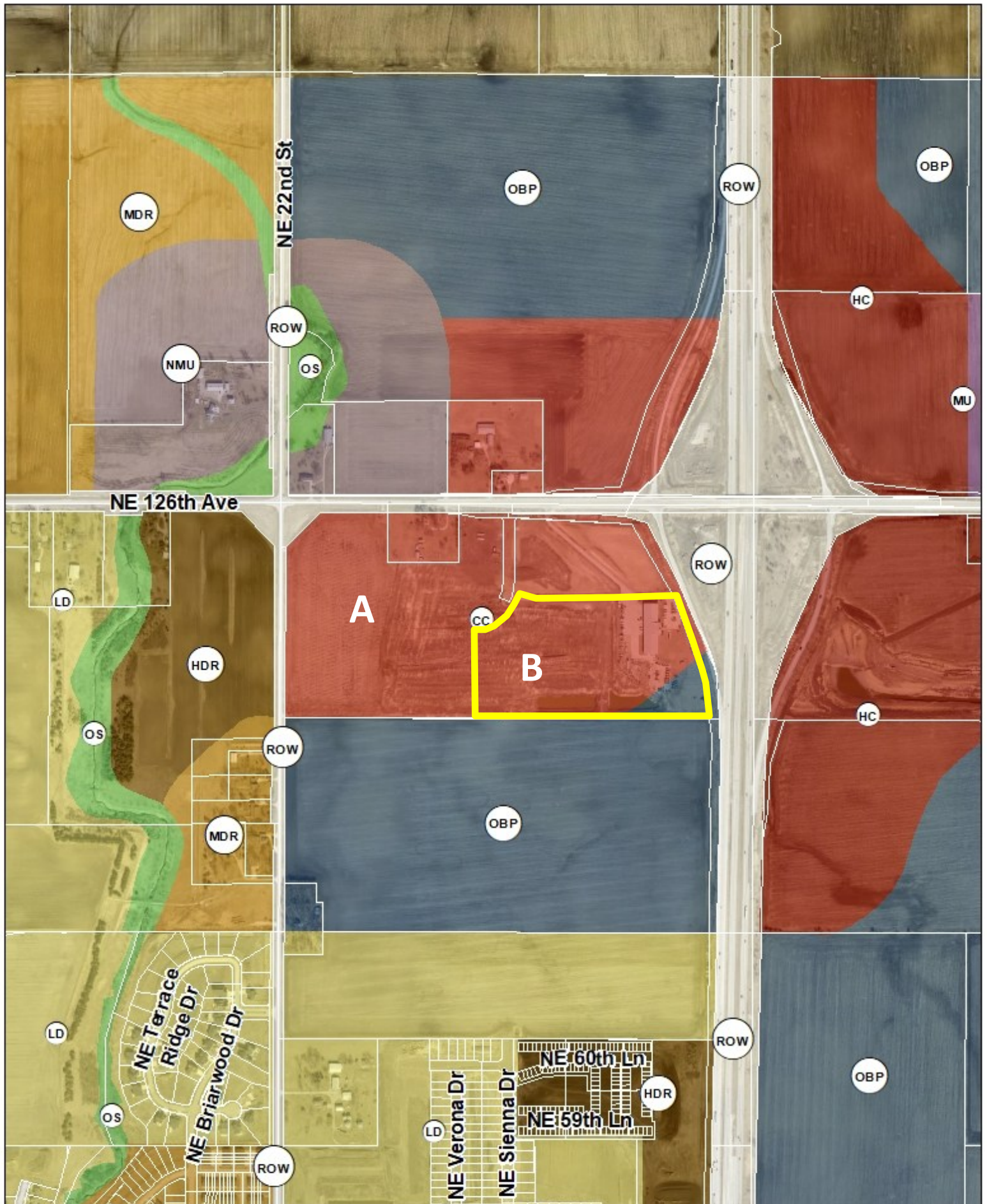
Primary material requirements:

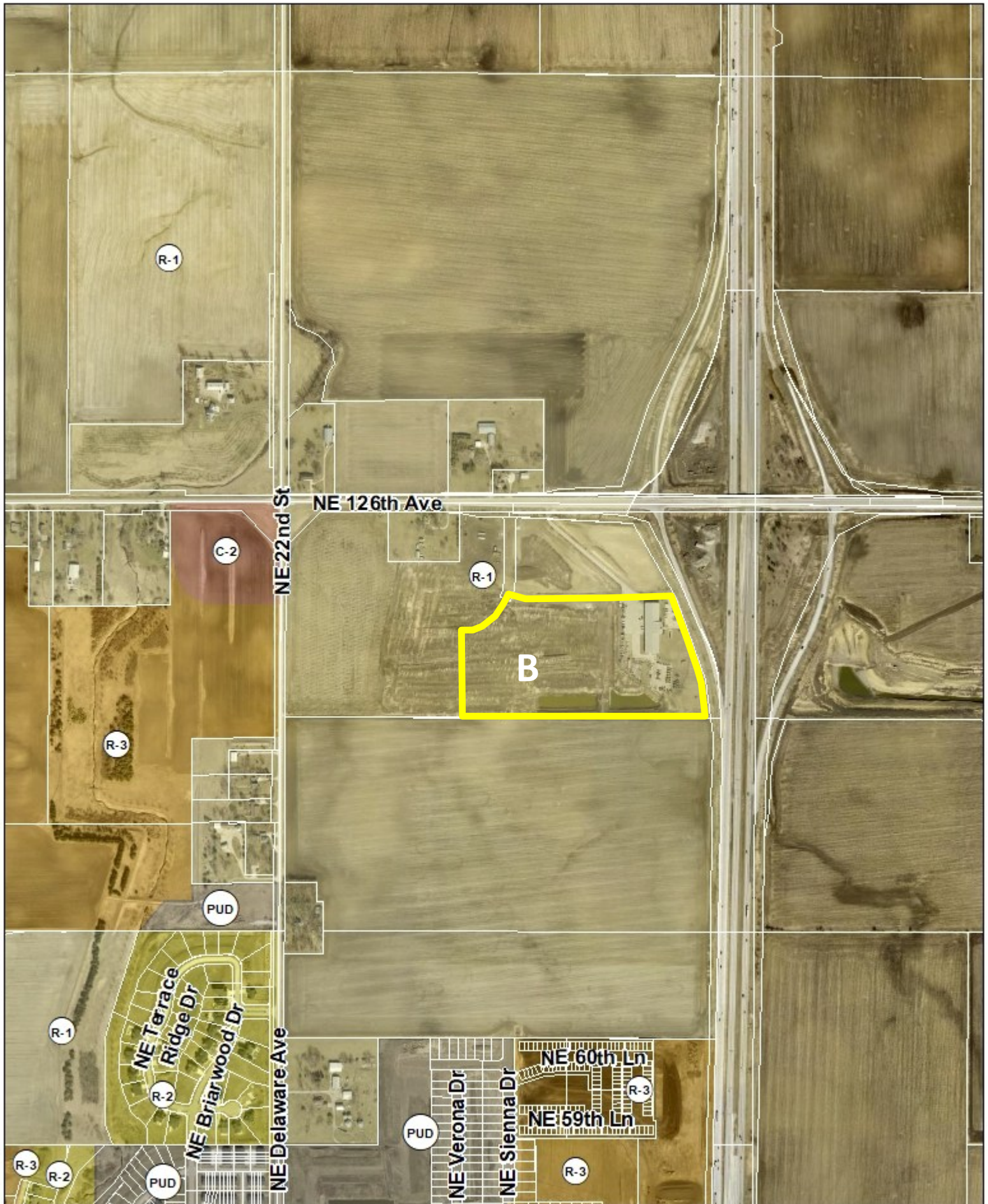
- A. Public Facing: 60% primary material
- B. Other Facades: 40% primary material.

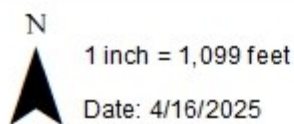
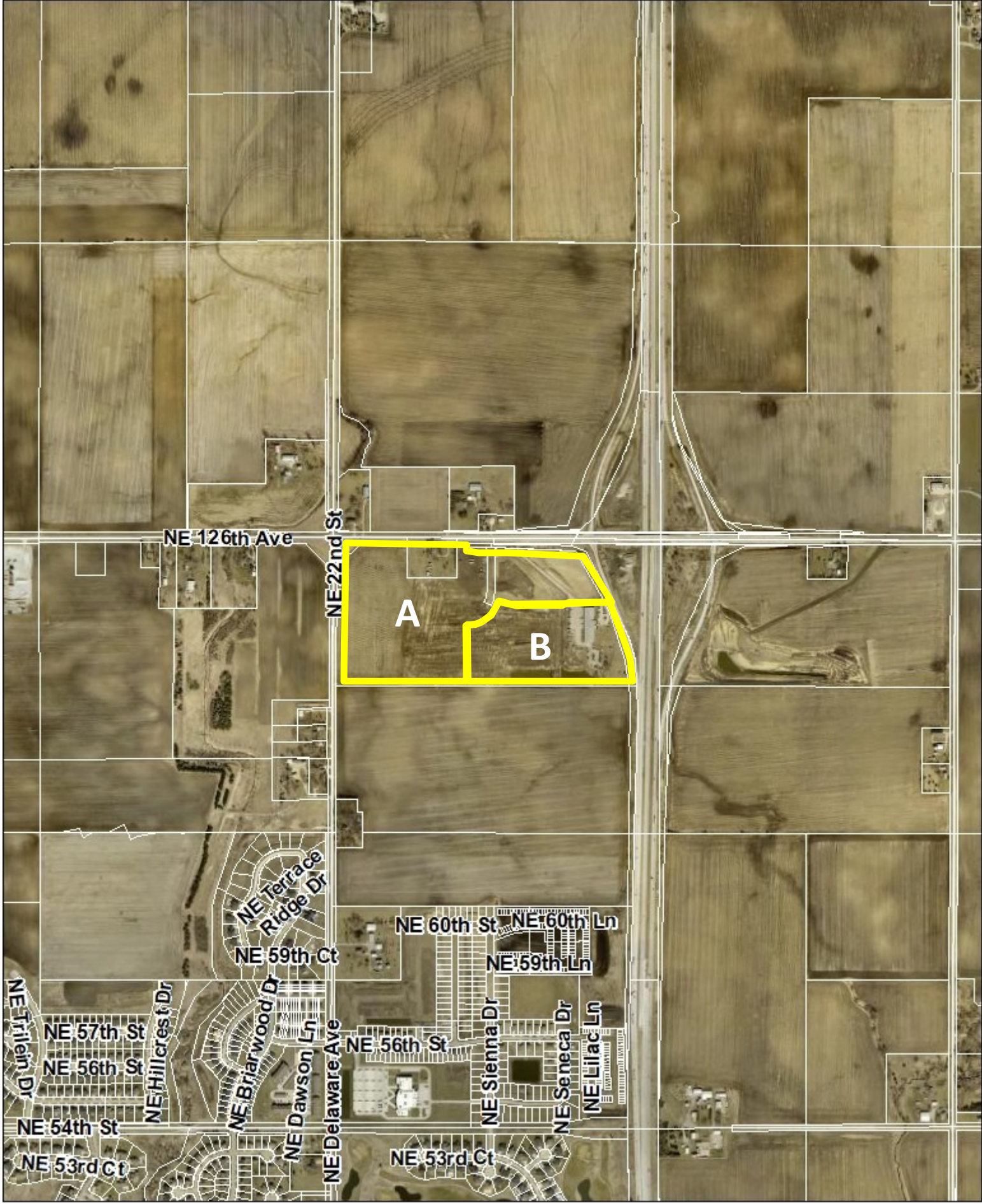
Exterior Building Examples:





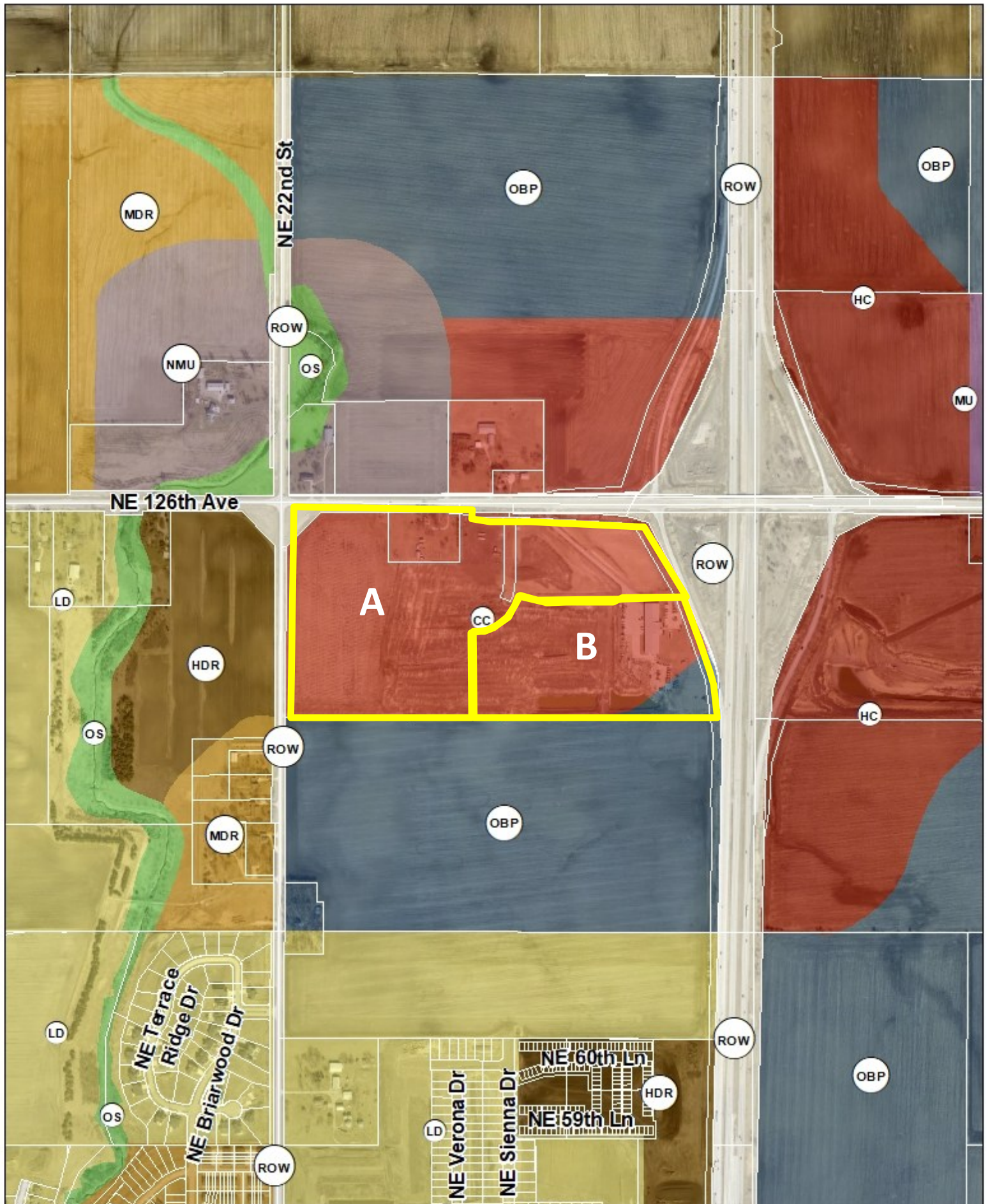






**Rueters Property Rezoing
R-1 to C-2 and R-1 to PUD
Aerial Map**





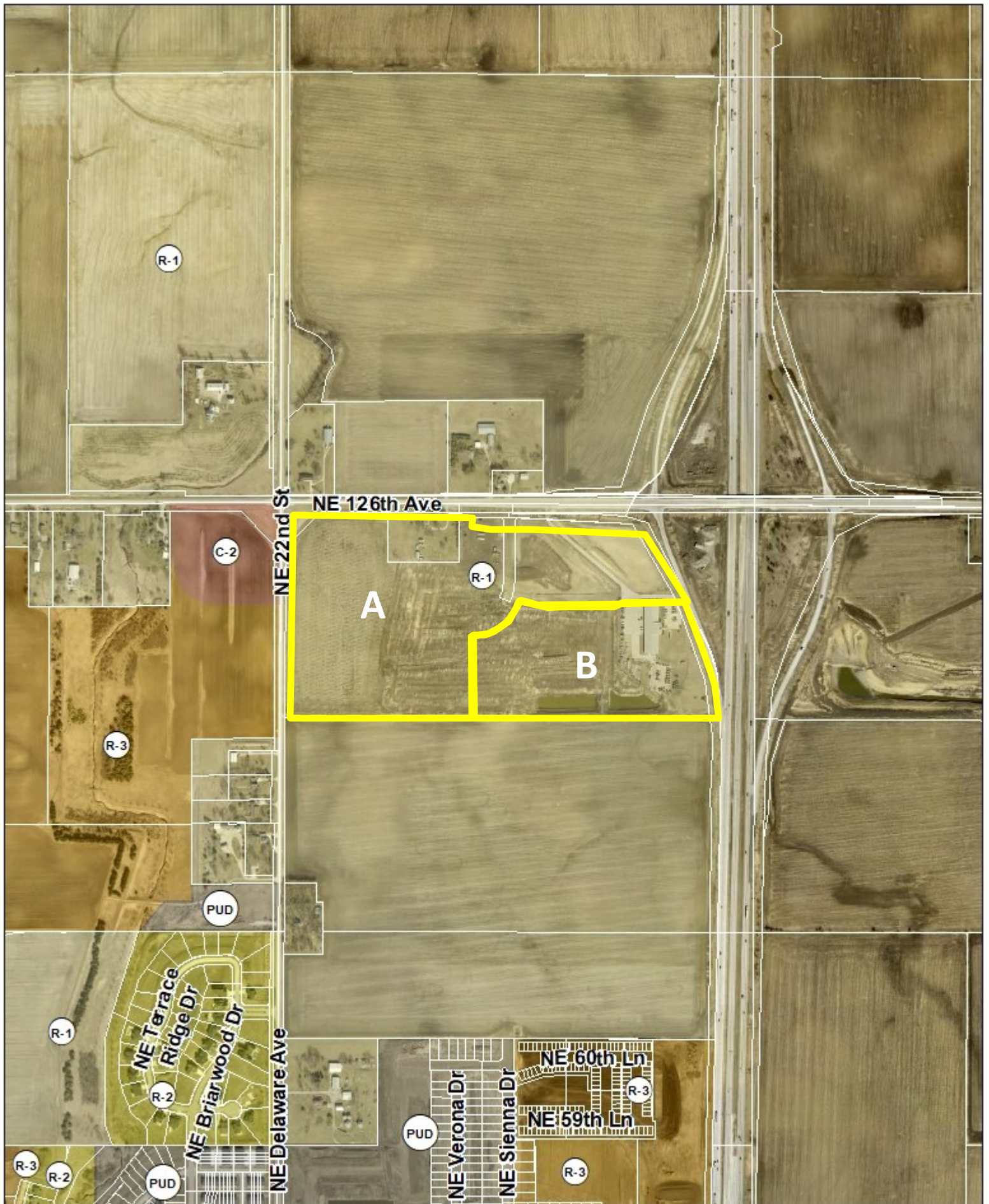
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1 inch = 757 feet

Date: 4/16/2025

**Rueters Property Rezoing
R-1 to C-2 and R-1 to PUD
Future Land Use Map**





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

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

ATTACHMENTS

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



Agenda Item: Public Hearing: Hope Industrial Park – Amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map & Rezoning*
Report Date: May 15, 2025
Prepared By: Bryan Morrissey *ETC*
 Associate Planner

Discussion - Land Use Plan Amendment

Hope K. Farms, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consist of approximately 117.50 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection.

The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, currently classifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. The applicant is proposing to amend the subject area of the Future Land Use Map to the Light Industrial land use. The proposed amendment is associated with and will run in conjunction with the Hope Industrial Park Rezoning, which is proposing that approximately 117.50 acres (+/-) of land be rezoned to M-1, Light Industrial District (Area 'A').

The Future Land Use map indicates that the surrounding areas neighboring the subject site are suitable for Community Commercial, Neighborhood Mixed Use, and Open Space uses. The following paragraphs describe the intent of the existing and proposed categories from The Ankeny Plan 2040 Comprehensive Plan:

Existing: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Existing: Community Commercial

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Existing: Neighborhood Mixed Use

This land use category is designed to provide flexibility in uses and building design in an area that can accommodate either mixed-use or single-use buildings and developments. Allowable uses include multi-family residential, office, and retail as well as convenience stores, fast-foot restaurants, and other uses with vehicle drive-up and drive-thru services. Buildings may be three stories in height with shared off-street surface or

structured parking. The area is meant to provide a buffer or transition between commercial and residential developments. Possible uses include coffee shops, fast-food restaurants, or small-offices.

Proposed: Light Industrial

This land use category is designed to accommodate most types of light industrial uses as well as warehouse and distribution facilities. Appropriate light industrial activity includes fabrication, manufacturing, assembly, or processing of materials that are in refined form and do not require transformation that creates smoke, gas, odor, dust, vibrations, soot, or other noxious elements. Lot sizes will vary based on specific use, but will typically require larger lots with a minimum of 10,000 sq. ft. Sites should be located on arterial and/or collector streets.

Discussion – Rezoning

The applicant, Hope K. Farms, LLC is requesting to rezone property from R-1, One-Family Residence District, to M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District.

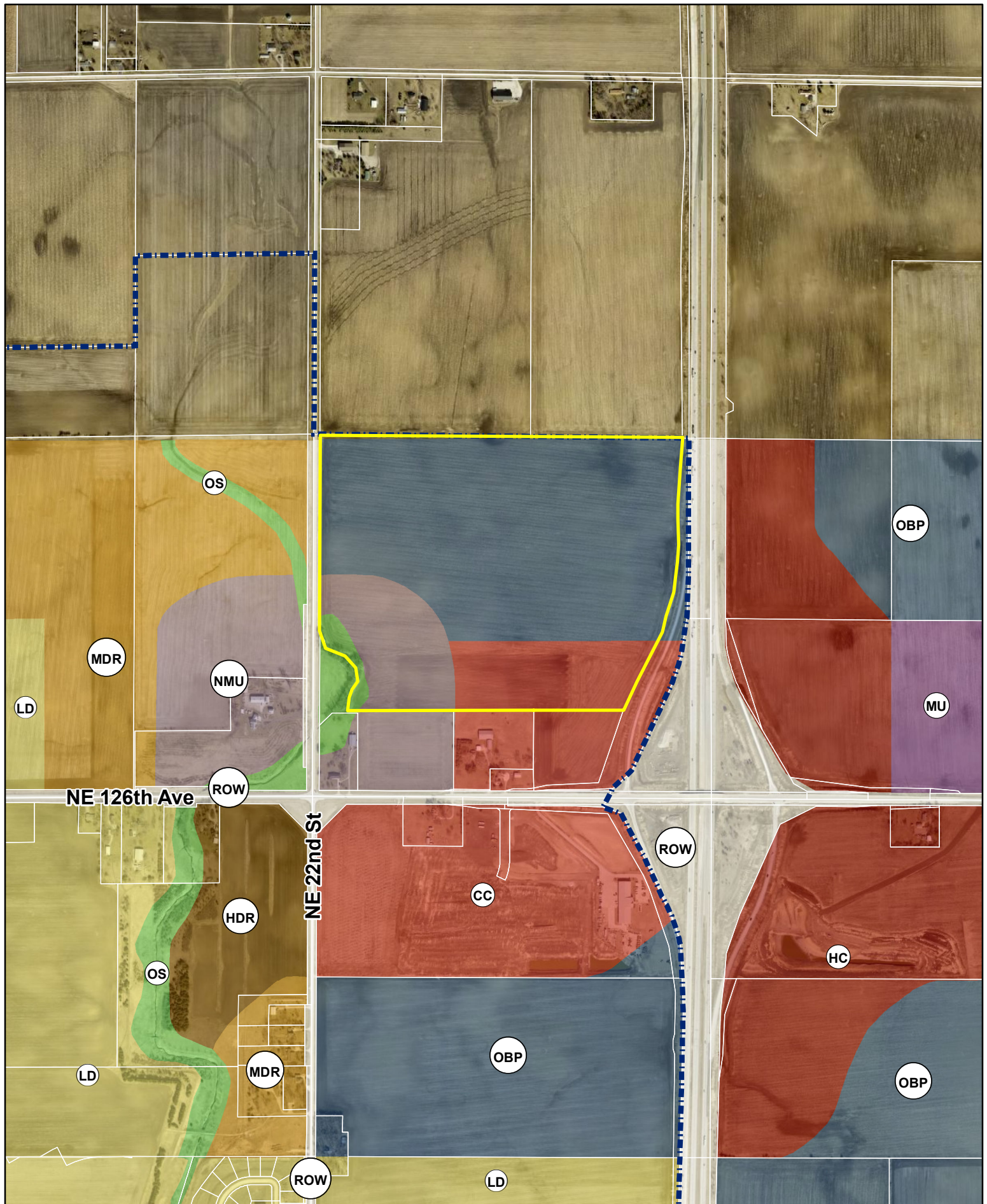
The area subject to the proposed rezoning consists of approximately 124.74 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection. The property is currently zoned R-1, One-Family Residence District, which was the zoning district assigned to the property when it was annexed into Ankeny in 2022. The subject property is surrounded by properties to the south and west that are also zoned R-1, One-Family Residence District, while the properties to the north and east are not within Ankeny’s Corporate Limits.

As previously mentioned, the applicant is proposing that the subject property be rezoned and that the rezoning consist of two separate zoning areas/classifications; M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The two separate zoning classifications are depicted on the applicant’s rezoning exhibit as *Area ‘A’* and *Area ‘B’*. *Area ‘A’* is approximately 117.50 acres (+/-) and is situated to the north of the properties that front NE 72nd Street, while *Area ‘B’* is approximately 7.24 acres (+/-) and fronts NE 72nd Street. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10 Future Land Use Map* currently identifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. As mentioned in the previous discussion, Hope K. Farms is requesting an amendment to the Future Land Use Map to change approximately 117.50 acres (+/-) of land within the subject property to Light Industrial. The proposed amendment will line up with *Area ‘A’* (M-1, Light Industrial District) on the proposed rezoning should it be approved.

The applicant has submitted the required petitions for the land subject to the rezoning, however; the applicant only submitted rezoning petitions consisting of 49.79% of the land area within 250’ of the rezoning request, which is short of the minimum 60% requirement. With that being said, the City Council does have the ability to initiate a rezoning request should the applicant not meet the minimum petition requirements. On April 21, the City Council took action and initiated the rezoning request, which officially started the rezoning process.

Notification of the public hearings were mailed to the surrounding property owners for both the land use plan amendment and rezoning on May 7, 2025; and a legal notice was published in the Des Moines Register for both public hearings on May 9, 2025. The City of Ankeny’s Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning and land use plan amendment, as well as the time and place of the public hearing. The applicant posted on-site signage on Wednesday, May 7 2025, providing the required seven days of notification for the public hearing.

Staff will present a complete staff report that addresses any questions or comments made during the public hearing along with a recommendation on both proposals at the next Plan and Zoning Commission meeting on June 3, 2025.





CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

April 4, 2025

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Industrial Park

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 124.74 acres located to the northeast of NE 126th Ave and NE 22nd Street in Ankeny, Iowa. The existing zoning of the property is R-1 One-Family Residential District, and we are requesting to rezone the entire property to M-1 Light Industrial District.

The proposed rezoning request has obtained 49.79% consenting signatures from adjacent property owners within 250' which is less than 60% minimum so will require Council initiation. The property owners have made several attempts to contact neighboring property owners by phone and through mail. An example of a certified letter is attached showing attempts have been made to acquire the 60% minimum consenting signatures from neighboring property owners within 250'. A significant portion of the non-consenting neighbors are located on the east side of I-35 and are up to 1,500' away from the subject property due to the large interstate right-of-way associated with Exit 96. Removing those properties from the calculation would put us just under 70% consenting.

We are also submitting a request to modify the city's comprehensive plan. When the comprehensive plan was created for this large tract of property that overall contains 124.74 acres, the property was assigned an office/business park and community commercial land uses. Office/business park is no longer what the market is looking for as businesses are still transitioned to working from home. As the property is now annexed into the city of Ankeny and is under one ownership, the market would back a light industrial use due to adjacent interstate access.

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.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.



June 19, 2023

RE: Rezoning Petition – Hope K. Farms, LLC Property
NE Section approx. 124 Acres of NE 126th Avenue & NE Delaware
Avenue Ankeny, Iowa

To Whom It May Concern:

Planning has begun on approximately 124 acres located northeast of NE 126th Avenue and NE Delaware Avenue. An exhibit is attached illustrating the location of the subject property and a preliminary layout of the subdivision. Hope K. Farms, LLC is working to rezone approximately 124 acres to a to a light industrial development. The site would consist of multiple out lots for light industrial mixed-use buildings and warehouses. This corner within the city of Ankeny's comprehensive plan shows the future land use as Office/Business Park, Community Commercial, Mixed use. The developer is proposing to change to M-1 Light Industrial that would include all the appropriate landscape buffers and would be ideally suited to the proximity to I-35.

We respectfully request your support of our zoning application by signing the attached petition to rezone the northeast section of the property to M-1 Light Industrial. Hope K. Farms, LLC intends to begin the development and construction of this overall subdivision starting on the east side closest to I-35 in the fall of 2024. We feel this development will be an economic benefit to Ankeny by generating a higher tax base with less strain on city resources than R-1 zoning. We would appreciate your support with this request, we believe this development project will complement the surrounding uses and will provide essential services that would be needed for properties located close to the Interstate 35 interchange.

To show your support in starting this rezoning process, please sign the attached petition and return in the self-addressed stamped envelope to:

Regards,

Tim Day, Director of Real
Estate & Development
Hope K. Farms, LLC
4500 Westown Pkwy,
Suite 277
West Des Moines IA
50266

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address: on Map

request that said real estate be rezoned from its present classification of R-1 to M-1 for the
purpose of allowing the following use(s):
Light Industrial Business Park

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the
boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this
petition for the purpose of having the above described real estate rezoned from R-1 to M-1.

Parcel owner(s) signatures

Hope K. Farms, LLC

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: MARTIN, RICHARD R, and MARTIN, STACEY

Address: 2485 NW 70TH AVE ANKENY, IA 50023-9330

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

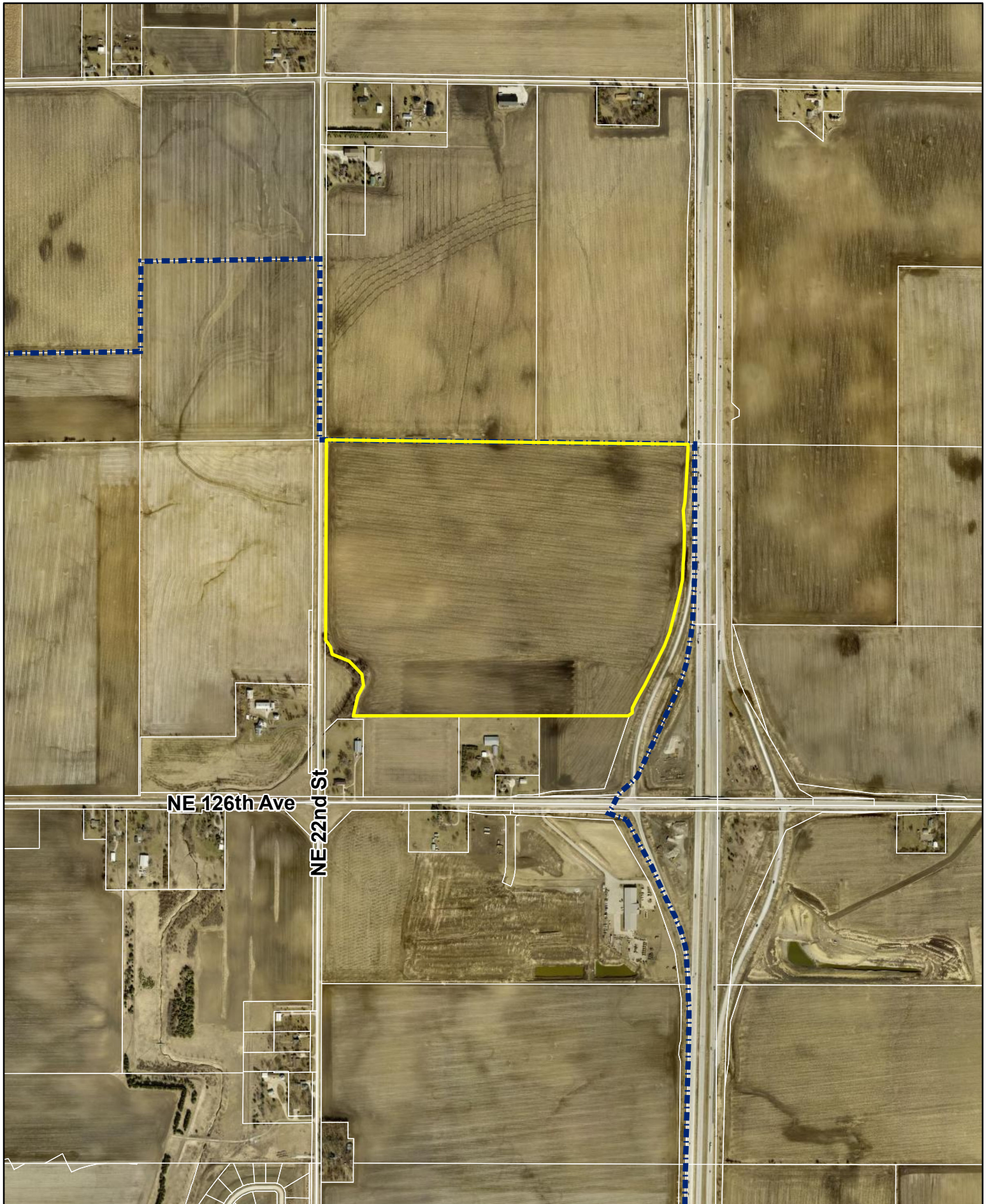
FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

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

ATTACHMENTS

1. Aerial Map - Area 'A'
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map
7. Combined Aerial Map



N

1 inch = 900 feet

Date: 5/12/2025

Hope Industrial Park - Rezoning Area 'A'

Agenda Item: Public Hearing: Hope Industrial Park – Amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map & Rezoning*
Report Date: May 15, 2025
Prepared By: Bryan Morrissey *ETC*
 Associate Planner

Discussion - Land Use Plan Amendment

Hope K. Farms, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consist of approximately 117.50 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection.

The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, currently classifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. The applicant is proposing to amend the subject area of the Future Land Use Map to the Light Industrial land use. The proposed amendment is associated with and will run in conjunction with the Hope Industrial Park Rezoning, which is proposing that approximately 117.50 acres (+/-) of land be rezoned to M-1, Light Industrial District (Area 'A').

The Future Land Use map indicates that the surrounding areas neighboring the subject site are suitable for Community Commercial, Neighborhood Mixed Use, and Open Space uses. The following paragraphs describe the intent of the existing and proposed categories from The Ankeny Plan 2040 Comprehensive Plan:

Existing: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Existing: Community Commercial

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Existing: Neighborhood Mixed Use

This land use category is designed to provide flexibility in uses and building design in an area that can accommodate either mixed-use or single-use buildings and developments. Allowable uses include multi-family residential, office, and retail as well as convenience stores, fast-foot restaurants, and other uses with vehicle drive-up and drive-thru services. Buildings may be three stories in height with shared off-street surface or

structured parking. The area is meant to provide a buffer or transition between commercial and residential developments. Possible uses include coffee shops, fast-food restaurants, or small-offices.

Proposed: Light Industrial

This land use category is designed to accommodate most types of light industrial uses as well as warehouse and distribution facilities. Appropriate light industrial activity includes fabrication, manufacturing, assembly, or processing of materials that are in refined form and do not require transformation that creates smoke, gas, odor, dust, vibrations, soot, or other noxious elements. Lot sizes will vary based on specific use, but will typically require larger lots with a minimum of 10,000 sq. ft. Sites should be located on arterial and/or collector streets.

Discussion – Rezoning

The applicant, Hope K. Farms, LLC is requesting to rezone property from R-1, One-Family Residence District, to M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District.

The area subject to the proposed rezoning consists of approximately 124.74 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection. The property is currently zoned R-1, One-Family Residence District, which was the zoning district assigned to the property when it was annexed into Ankeny in 2022. The subject property is surrounded by properties to the south and west that are also zoned R-1, One-Family Residence District, while the properties to the north and east are not within Ankeny’s Corporate Limits.

As previously mentioned, the applicant is proposing that the subject property be rezoned and that the rezoning consist of two separate zoning areas/classifications; M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The two separate zoning classifications are depicted on the applicant’s rezoning exhibit as *Area ‘A’* and *Area ‘B’*. *Area ‘A’* is approximately 117.50 acres (+/-) and is situated to the north of the properties that front NE 72nd Street, while *Area ‘B’* is approximately 7.24 acres (+/-) and fronts NE 72nd Street. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10 Future Land Use Map* currently identifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. As mentioned in the previous discussion, Hope K. Farms is requesting an amendment to the Future Land Use Map to change approximately 117.50 acres (+/-) of land within the subject property to Light Industrial. The proposed amendment will line up with *Area ‘A’* (M-1, Light Industrial District) on the proposed rezoning should it be approved.

The applicant has submitted the required petitions for the land subject to the rezoning, however; the applicant only submitted rezoning petitions consisting of 49.79% of the land area within 250’ of the rezoning request, which is short of the minimum 60% requirement. With that being said, the City Council does have the ability to initiate a rezoning request should the applicant not meet the minimum petition requirements. On April 21, the City Council took action and initiated the rezoning request, which officially started the rezoning process.

Notification of the public hearings were mailed to the surrounding property owners for both the land use plan amendment and rezoning on May 7, 2025; and a legal notice was published in the Des Moines Register for both public hearings on May 9, 2025. The City of Ankeny’s Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning and land use plan amendment, as well as the time and place of the public hearing. The applicant posted on-site signage on Wednesday, May 7 2025, providing the required seven days of notification for the public hearing.

Staff will present a complete staff report that addresses any questions or comments made during the public hearing along with a recommendation on both proposals at the next Plan and Zoning Commission meeting on June 3, 2025.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

April 4, 2025

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Industrial Park

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 124.74 acres located to the northeast of NE 126th Ave and NE 22nd Street in Ankeny, Iowa. The existing zoning of the property is R-1 One-Family Residential District, and we are requesting to rezone the entire property to M-1 Light Industrial District.

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CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.



June 19, 2023

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To show your support in starting this rezoning process, please sign the attached petition and return in the self-addressed stamped envelope to:

Regards,

Tim Day, Director of Real
Estate & Development
Hope K. Farms, LLC
4500 Westown Pkwy,
Suite 277
West Des Moines IA
50266

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address: on Map

request that said real estate be rezoned from its present classification of R-1 to M-1 for the
purpose of allowing the following use(s):
Light Industrial Business Park

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the
boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this
petition for the purpose of having the above described real estate rezoned from R-1 to M-1.

Parcel owner(s) signatures

Hope K. Farms, LLC

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: MARTIN, RICHARD R, and MARTIN, STACEY

Address: 2485 NW 70TH AVE ANKENY, IA 50023-9330

Signature: _____ Date: _____

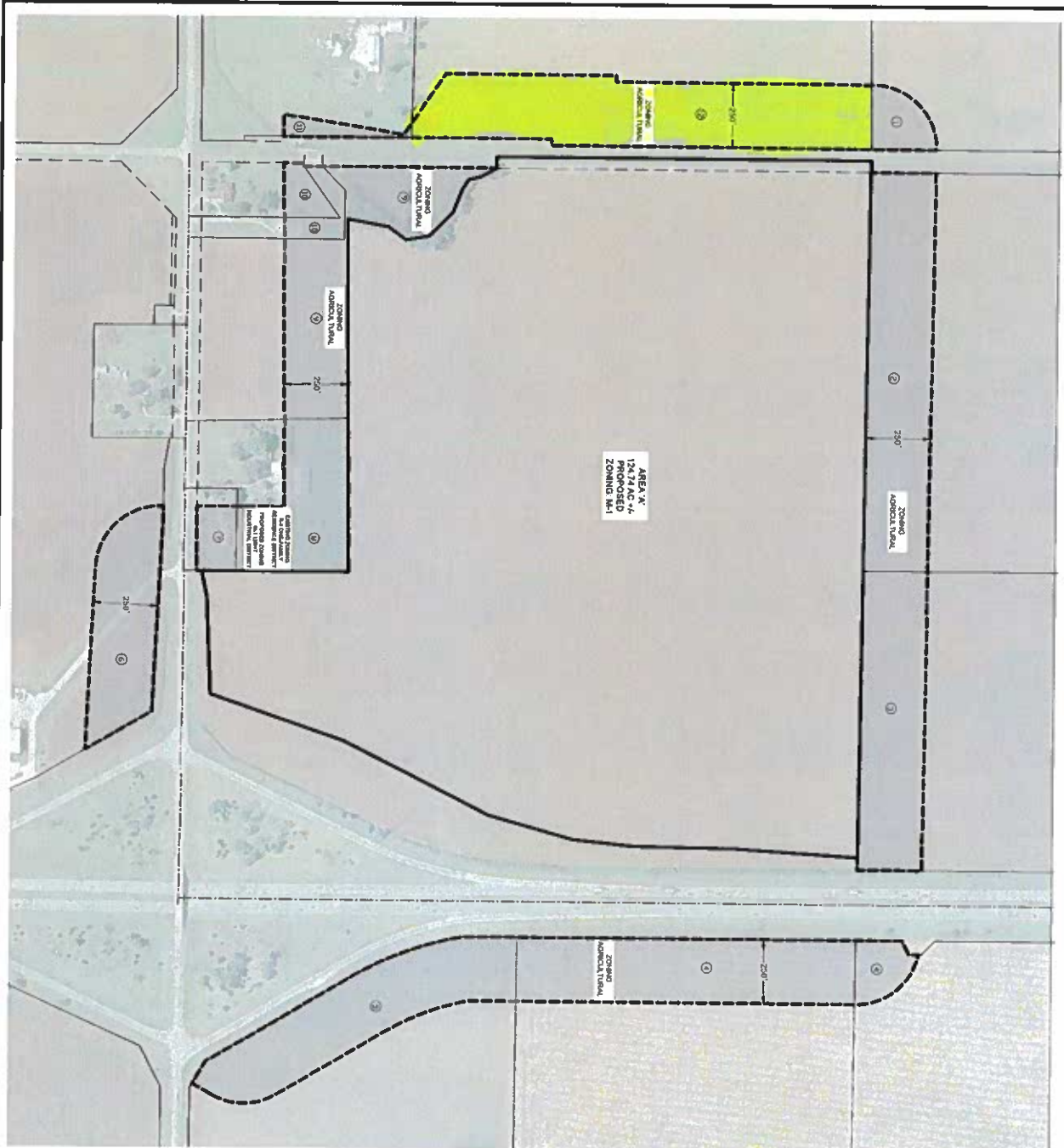
Printed Name: _____ Title: _____

Property Owner: _____

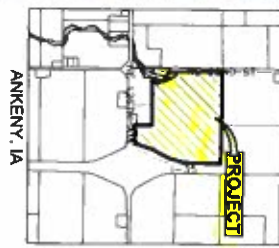
Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____



VICINITY MAP



ANKENY, IA

OWNER / APPLICANT

JOHN L. FARRIS, LLC
 4200 WESTBURY PARKWAY, SUITE 227
 ANKENY, IOWA 50220
 PHONE: (515) 369-4400
 FAX: (515) 369-4401

ZONING

EXISTING: R-1 ONE FAMILY RESIDENCE DISTRICT
 PROPOSED: M-1 LIGHT INDUSTRIAL DISTRICT

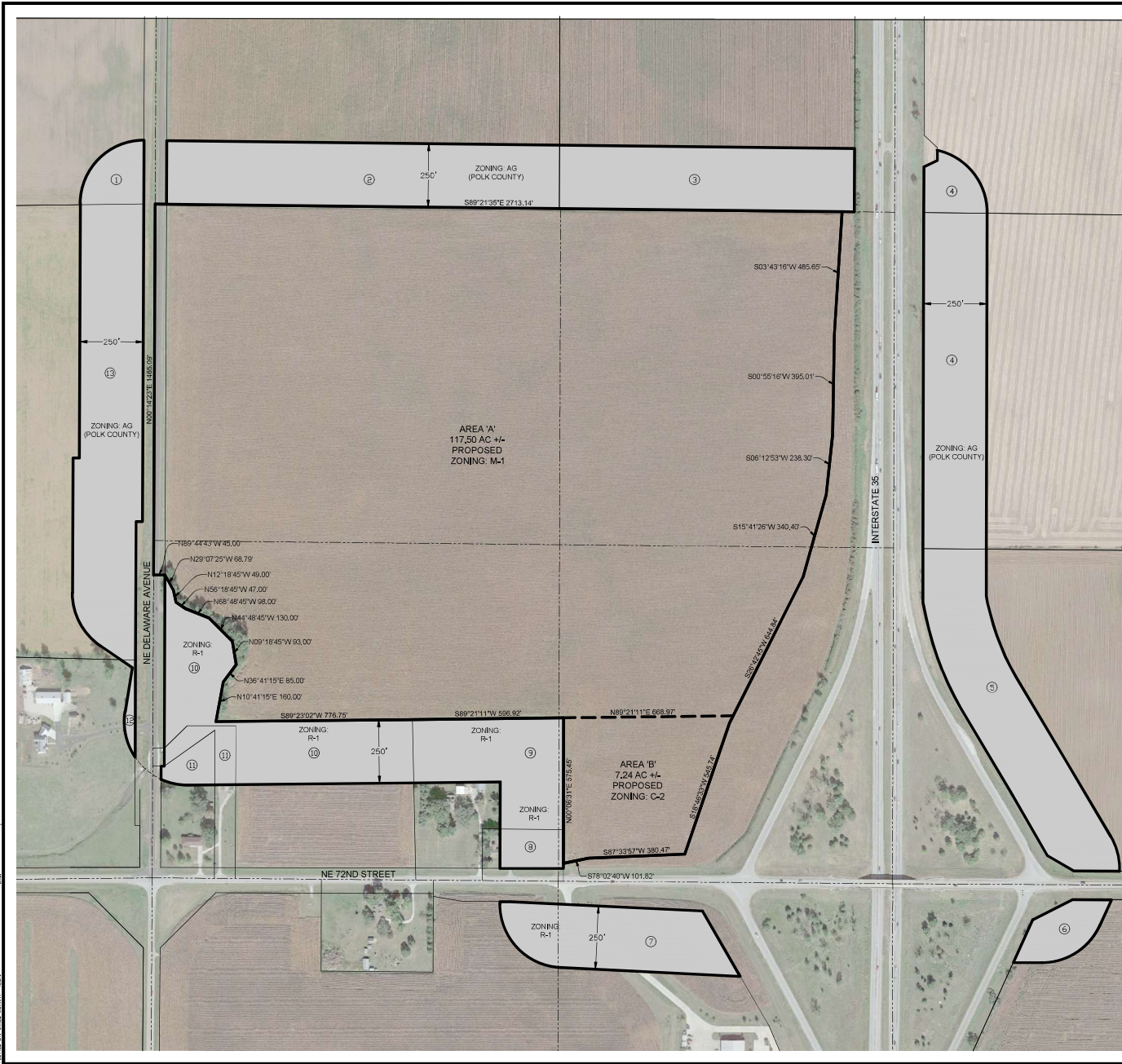
ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	COMMENTS
1. BR. LANDSCAPE TRUST, BRUNN & KELLY LANDSCAPE	11.1 AC	1.85%	
2. ADRIAN INVESTMENTS LLC	8.90 AC	14.61%	
3. JBL JENSEN	8.09 AC	14.02%	
4. FARMER, MAY & KIM ENGINEERING	7.35 AC	11.93%	
5. JENSEN INVESTMENTS LLC	7.35 AC	11.93%	
6. REYNOLDS TRUST, PACE INVEST, BRUNN & KELLY LANDSCAPE	4.48 AC	7.27%	
7. CARY & CORY WELCHER	4.48 AC	7.27%	
8. CARY & CORY WELCHER	4.48 AC	7.27%	
9. CARY & CORY WELCHER	4.48 AC	7.27%	
10. CORY TRUST & LYN HEDDER	4.48 AC	7.27%	
11. JACOB & LYNN HEDDER	4.48 AC	7.27%	
12. JACOB & LYNN HEDDER	4.48 AC	7.27%	
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83. JACOB & LYNN HEDDER	4.48 AC	7.27%	
84. JACOB & LYNN HEDDER	4.48 AC	7.27%	
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98. JACOB & LYNN HEDDER	4.48 AC	7.27%	
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100. JACOB & LYNN HEDDER	4.48 AC	7.27%	

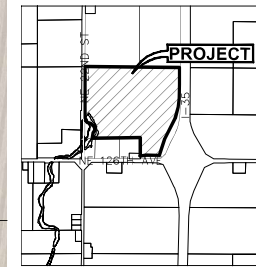
REZONING DESCRIPTION



FILED IN 2022-02-28 AM 10:02:34 AM REC'D ZONING
PLAT 117,50 AC +/- PROPOSED ZONING M-1
117,50 AC +/- PROPOSED ZONING M-1
117,50 AC +/- PROPOSED ZONING M-1



VICINITY MAP



ANKENY, IA

ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENTING
1. BK LINNEMEYER TRUST, BRIAN & KELLI LINNEMEYER	1.14 AC.	1.80%	X
2. AGRIFINANCE INVESTORS LLC	8.90 AC.	14.04%	X
3. HILDRETH FARMS, LLC	6.69 AC.	10.55%	X
4. JOEL L JOHNSON TRUST	8.68 AC.	13.70%	X
5. STANLEY BAY FARM ENTERPRISE INC	8.03 AC.	12.66%	X
6. UPPER MIDWEST PROPERTIES LLC	1.36 AC.	2.14%	X
7. ALEX RUETER, KAREN WALL, KIM RUETER, KIM RUETER REVOCABLE TRUST, PAIGE RUETER BENJALALA, TERRI NATION & TODD RUETER	4.74 AC.	7.49%	X
8. RORY & CINDY WELCHER	0.89 AC.	1.41%	X
9. GARY UHL & JEANNE HOUJEC	4.44 AC.	7.09%	X
10. DENNIS JONES, KAREN TWEDT & KATHIE OLENIUS	6.66 AC.	10.51%	X
11. CINDY TAYLOR & ELVIN HEBNER JR	1.43 AC.	2.26%	X
12. JASON & LINDA WA WATSONVILLE	0.26 AC.	0.41%	X
13. RICHARD & STACEY MARTIN	10.11 AC.	15.95%	X
	63.38 AC.	100%	49.79%

AREA 'A' REZONING DESCRIPTION

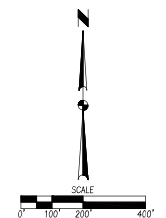
A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AREA 'B' REZONING DESCRIPTION

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OWNER / APPLICANT

HOPE K. FARMS, LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PH: (515) 381-3325
EMAIL: ARASH.RAZIZADEH@EPCMG.COM

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: M-1: LIGHT INDUSTRIAL DISTRICT
C-2: GENERAL RETAIL, HIGHWAY ORIENTATED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT

CA

DATE

REVISIONS

2ND SUBMITTAL

1ST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 368-4400

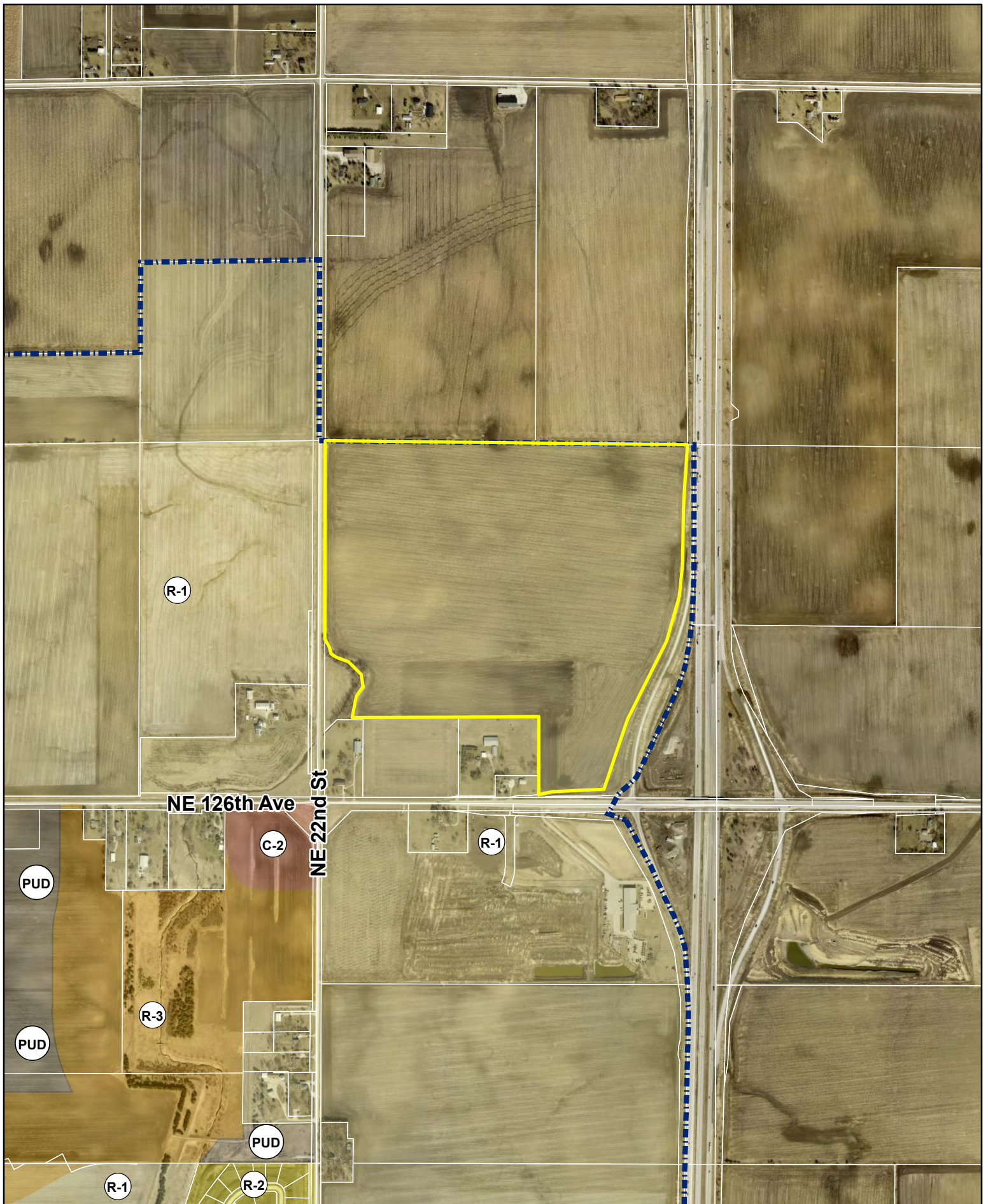
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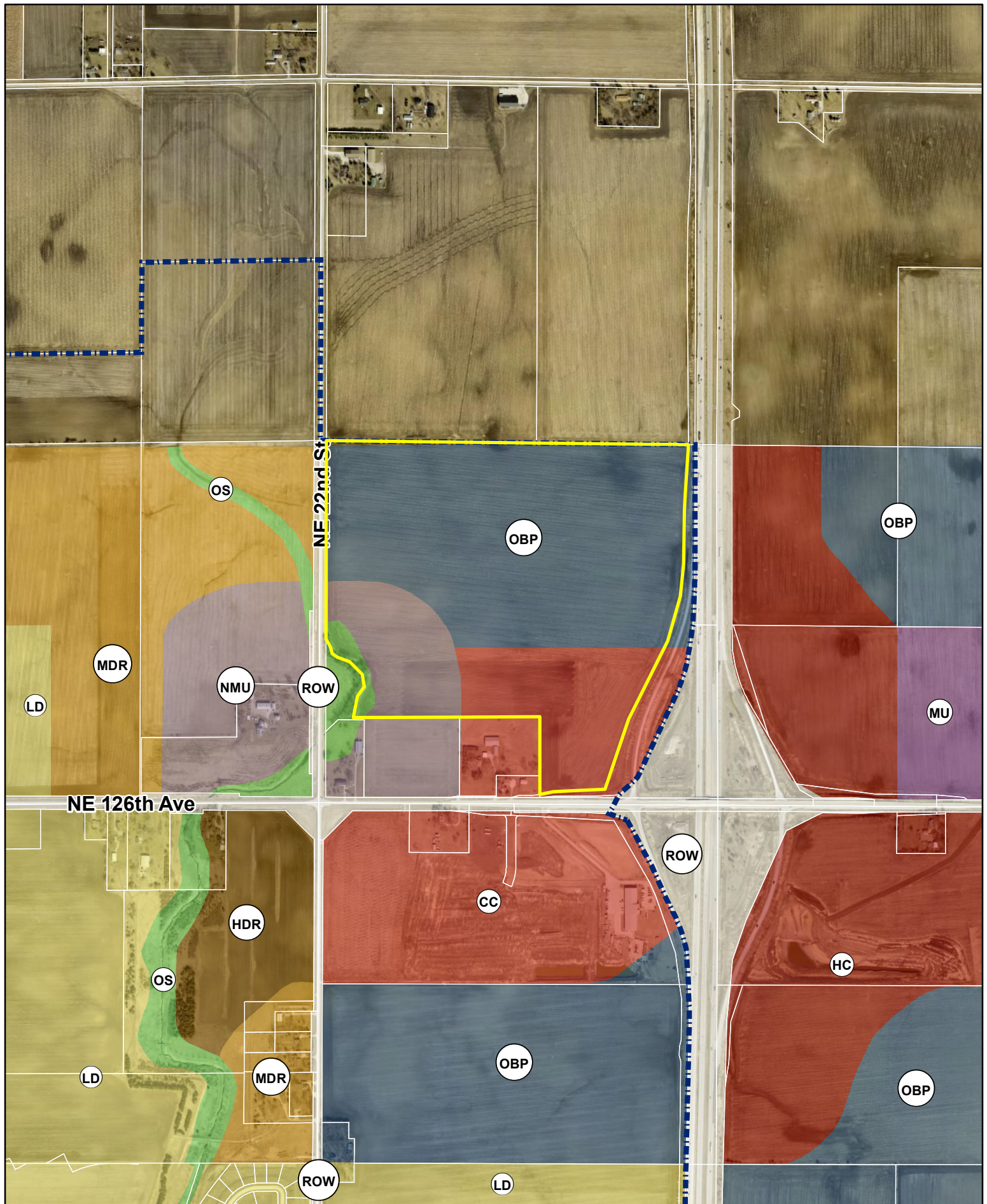
ENGINEER: JMM

ANKENY, IOWA

HOPE INDUSTRIAL PARK
REZONING EXHIBIT

2212.836





N



1 inch = 900 feet

Date: 5/12/2025

Hope Industrial Park - Future Land Use





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
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 a MOTION to close the public hearing, and receive and file documents.

ATTACHMENTS

1. Aerial Map Area 'B'
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map
7. Combined Aerial Map



1 inch = 900 feet
Date: 5/12/2025

Hope Industrial Park - Rezoning Area 'B'

Agenda Item: Public Hearing: Hope Industrial Park – Amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map & Rezoning*
Report Date: May 15, 2025
Prepared By: Bryan Morrissey *ETC*
 Associate Planner

Discussion - Land Use Plan Amendment

Hope K. Farms, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consist of approximately 117.50 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection.

The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, currently classifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. The applicant is proposing to amend the subject area of the Future Land Use Map to the Light Industrial land use. The proposed amendment is associated with and will run in conjunction with the Hope Industrial Park Rezoning, which is proposing that approximately 117.50 acres (+/-) of land be rezoned to M-1, Light Industrial District (Area 'A').

The Future Land Use map indicates that the surrounding areas neighboring the subject site are suitable for Community Commercial, Neighborhood Mixed Use, and Open Space uses. The following paragraphs describe the intent of the existing and proposed categories from The Ankeny Plan 2040 Comprehensive Plan:

Existing: Office/Business Park

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Existing: Community Commercial

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Existing: Neighborhood Mixed Use

This land use category is designed to provide flexibility in uses and building design in an area that can accommodate either mixed-use or single-use buildings and developments. Allowable uses include multi-family residential, office, and retail as well as convenience stores, fast-foot restaurants, and other uses with vehicle drive-up and drive-thru services. Buildings may be three stories in height with shared off-street surface or

structured parking. The area is meant to provide a buffer or transition between commercial and residential developments. Possible uses include coffee shops, fast-food restaurants, or small-offices.

Proposed: Light Industrial

This land use category is designed to accommodate most types of light industrial uses as well as warehouse and distribution facilities. Appropriate light industrial activity includes fabrication, manufacturing, assembly, or processing of materials that are in refined form and do not require transformation that creates smoke, gas, odor, dust, vibrations, soot, or other noxious elements. Lot sizes will vary based on specific use, but will typically require larger lots with a minimum of 10,000 sq. ft. Sites should be located on arterial and/or collector streets.

Discussion – Rezoning

The applicant, Hope K. Farms, LLC is requesting to rezone property from R-1, One-Family Residence District, to M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District.

The area subject to the proposed rezoning consists of approximately 124.74 acres (+/-) of land located northeast of the NE Delaware Avenue and NE 72nd Street intersection. The property is currently zoned R-1, One-Family Residence District, which was the zoning district assigned to the property when it was annexed into Ankeny in 2022. The subject property is surrounded by properties to the south and west that are also zoned R-1, One-Family Residence District, while the properties to the north and east are not within Ankeny’s Corporate Limits.

As previously mentioned, the applicant is proposing that the subject property be rezoned and that the rezoning consist of two separate zoning areas/classifications; M-1, Light Industrial District and C-2, General Retail, Highway Oriented, and Central Business Commercial District. The two separate zoning classifications are depicted on the applicant’s rezoning exhibit as *Area ‘A’* and *Area ‘B’*. *Area ‘A’* is approximately 117.50 acres (+/-) and is situated to the north of the properties that front NE 72nd Street, while *Area ‘B’* is approximately 7.24 acres (+/-) and fronts NE 72nd Street. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10 Future Land Use Map* currently identifies the subject area as being suitable for Office/Business Park, Community Commercial, and Neighborhood Mixed Use land uses. As mentioned in the previous discussion, Hope K. Farms is requesting an amendment to the Future Land Use Map to change approximately 117.50 acres (+/-) of land within the subject property to Light Industrial. The proposed amendment will line up with *Area ‘A’* (M-1, Light Industrial District) on the proposed rezoning should it be approved.

The applicant has submitted the required petitions for the land subject to the rezoning, however; the applicant only submitted rezoning petitions consisting of 49.79% of the land area within 250’ of the rezoning request, which is short of the minimum 60% requirement. With that being said, the City Council does have the ability to initiate a rezoning request should the applicant not meet the minimum petition requirements. On April 21, the City Council took action and initiated the rezoning request, which officially started the rezoning process.

Notification of the public hearings were mailed to the surrounding property owners for both the land use plan amendment and rezoning on May 7, 2025; and a legal notice was published in the Des Moines Register for both public hearings on May 9, 2025. The City of Ankeny’s Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning and land use plan amendment, as well as the time and place of the public hearing. The applicant posted on-site signage on Wednesday, May 7 2025, providing the required seven days of notification for the public hearing.

Staff will present a complete staff report that addresses any questions or comments made during the public hearing along with a recommendation on both proposals at the next Plan and Zoning Commission meeting on June 3, 2025.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

April 4, 2025

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning & Land Use Plan Amendments – Hope Industrial Park

Honorable Mayor and City Council and Planning & Zoning Commission;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 124.74 acres located to the northeast of NE 126th Ave and NE 22nd Street in Ankeny, Iowa. The existing zoning of the property is R-1 One-Family Residential District, and we are requesting to rezone the entire property to M-1 Light Industrial District.

The proposed rezoning request has obtained 49.79% consenting signatures from adjacent property owners within 250' which is less than 60% minimum so will require Council initiation. The property owners have made several attempts to contact neighboring property owners by phone and through mail. An example of a certified letter is attached showing attempts have been made to acquire the 60% minimum consenting signatures from neighboring property owners within 250'. A significant portion of the non-consenting neighbors are located on the east side of I-35 and are up to 1,500' away from the subject property due to the large interstate right-of-way associated with Exit 96. Removing those properties from the calculation would put us just under 70% consenting.

We are also submitting a request to modify the city's comprehensive plan. When the comprehensive plan was created for this large tract of property that overall contains 124.74 acres, the property was assigned an office/business park and community commercial land uses. Office/business park is no longer what the market is looking for as businesses are still transitioned to working from home. As the property is now annexed into the city of Ankeny and is under one ownership, the market would back a light industrial use due to adjacent interstate access.

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.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.



June 19, 2023

RE: Rezoning Petition – Hope K. Farms, LLC Property
NE Section approx. 124 Acres of NE 126th Avenue & NE Delaware
Avenue Ankeny, Iowa

To Whom It May Concern:

Planning has begun on approximately 124 acres located northeast of NE 126th Avenue and NE Delaware Avenue. An exhibit is attached illustrating the location of the subject property and a preliminary layout of the subdivision. Hope K. Farms, LLC is working to rezone approximately 124 acres to a to a light industrial development. The site would consist of multiple out lots for light industrial mixed-use buildings and warehouses. This corner within the city of Ankeny's comprehensive plan shows the future land use as Office/Business Park, Community Commercial, Mixed use. The developer is proposing to change to M-1 Light Industrial that would include all the appropriate landscape buffers and would be ideally suited to the proximity to I-35.

We respectfully request your support of our zoning application by signing the attached petition to rezone the northeast section of the property to M-1 Light Industrial. Hope K. Farms, LLC intends to begin the development and construction of this overall subdivision starting on the east side closest to I-35 in the fall of 2024. We feel this development will be an economic benefit to Ankeny by generating a higher tax base with less strain on city resources than R-1 zoning. We would appreciate your support with this request, we believe this development project will complement the surrounding uses and will provide essential services that would be needed for properties located close to the Interstate 35 interchange.

To show your support in starting this rezoning process, please sign the attached petition and return in the self-addressed stamped envelope to:

Regards,

Tim Day, Director of Real
Estate & Development
Hope K. Farms, LLC
4500 Westown Pkwy,
Suite 277
West Des Moines IA
50266

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address: on Map

request that said real estate be rezoned from its present classification of R-1 to M-1 for the
purpose of allowing the following use(s):
Light Industrial Business Park

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the
boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this
petition for the purpose of having the above described real estate rezoned from R-1 to M-1.

Parcel owner(s) signatures

Hope K. Farms, LLC

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: MARTIN, RICHARD R, and MARTIN, STACEY

Address: 2485 NW 70TH AVE ANKENY, IA 50023-9330

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

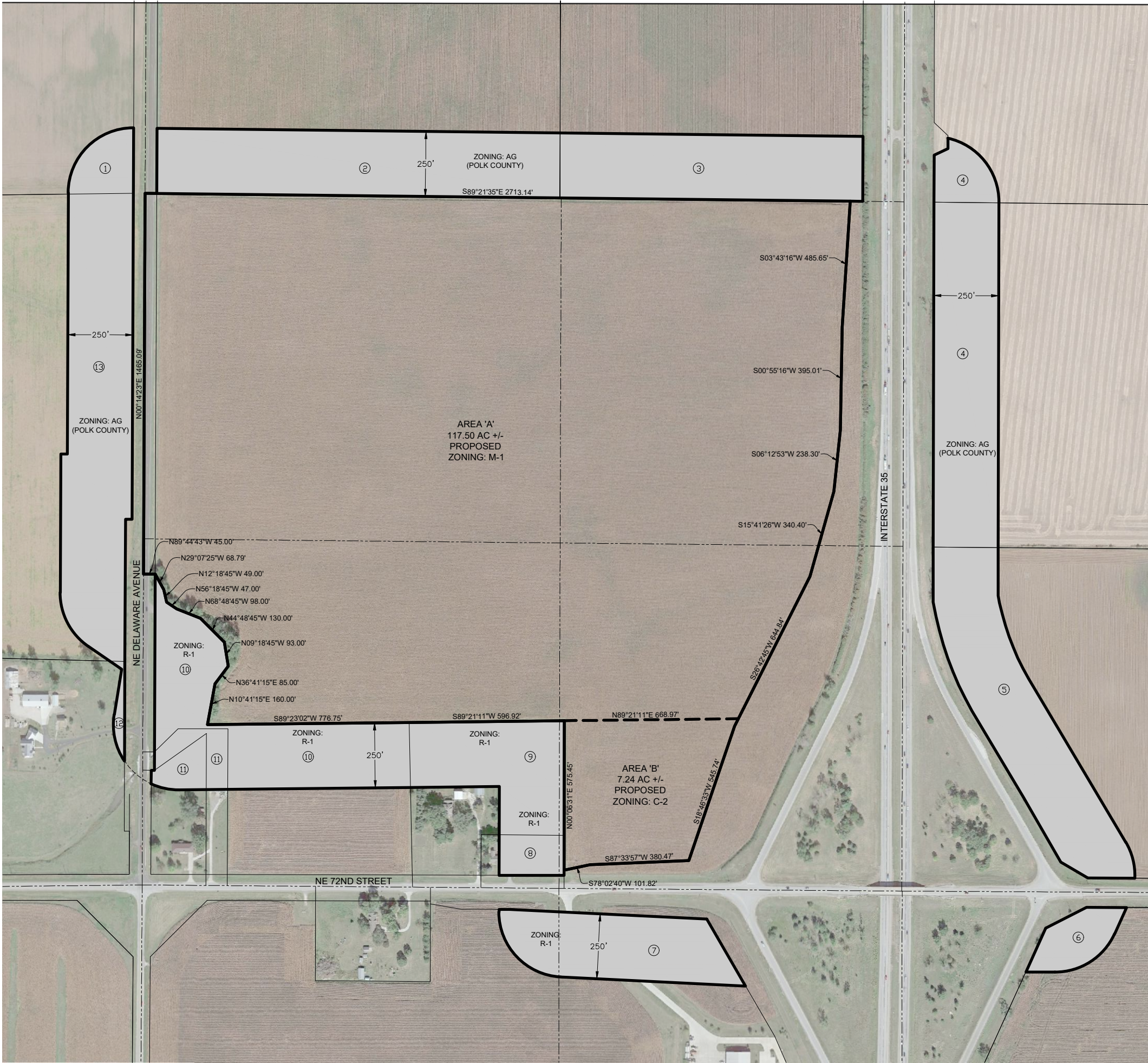
Address: _____

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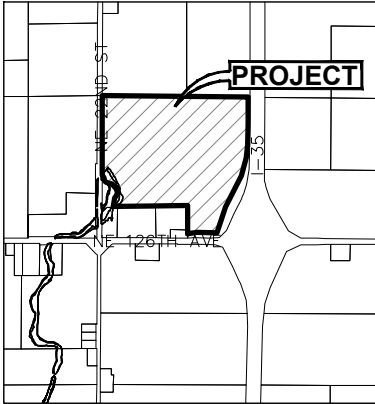
Date: _____

Printed Name: _____

Title: _____



VICINITY MAP



ANKENY, IA

ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENTING
1. BK LINNEMEYER TRUST, BRIAN & KELLI LINNEMEYER	1.14 AC.	1.80%	X
2. AGRIFINANCE INVESTORS LLC	8.90 AC.	14.04%	X
3. HILDRETH FARMS LLC	6.69 AC.	10.55%	
4. JOEL L JOHNSON TRUST	8.68 AC.	13.70%	
5. STANLEY BAY FARM ENTRPRISE INC	8.03 AC.	12.66%	
6. UPPER MIDWEST PROPERTIES LLC	1.36 AC.	2.14%	
7. ALEX RUETER, KAREN WALL, KIM RUETER, KIM RUETER REVOCABLE TRUST, PAIGE RUETER BENLAALA, TERRI NATION & TODD RUETER	4.74 AC.	7.49%	X
8. RORY & CINDY WELCHER	0.89 AC.	1.41%	
9. GARY UHL & JEANNE HOUGE	4.49 AC.	7.09%	
10. DENNIS JONES, KAREN TWEDT & KATHIE OLENIUS	6.66 AC.	10.51%	X
11. CINDY TAYLOR & ELVIN HEBNER JR	1.43 AC.	2.26%	
12. JASON & LINDA WATTONVILLE	0.26 AC.	0.41%	
13. RICHARD & STACEY MARTIN	10.11 AC.	15.95%	X
	63.38 AC.	100%	49.79%

AREA 'A' REZONING DESCRIPTION

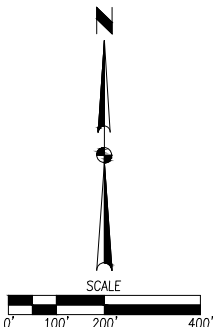
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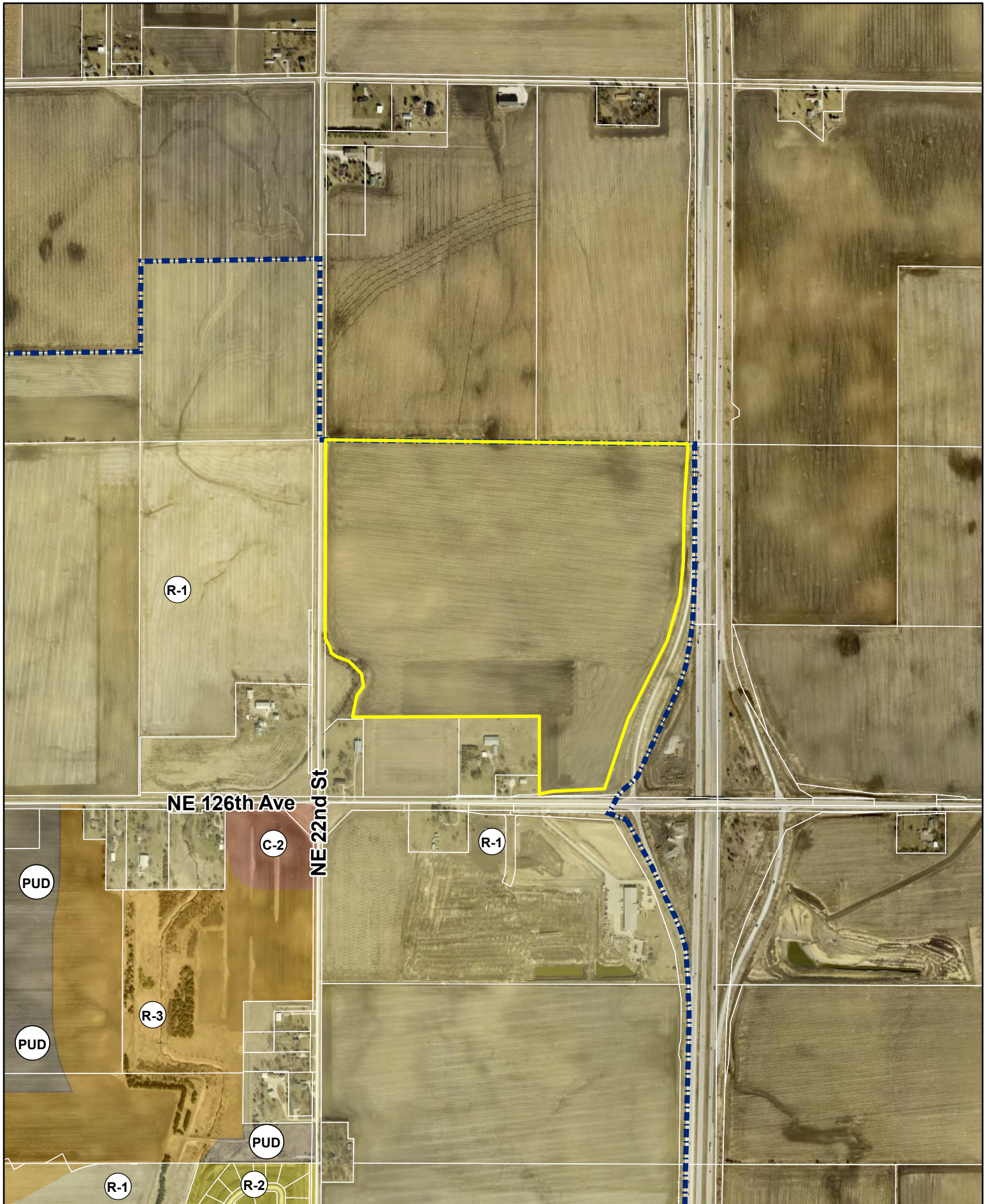
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HOPE K. FARMS, LLC
CONTACT: ARASH RAZIZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PH: (515) 381-3925
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

ZONING

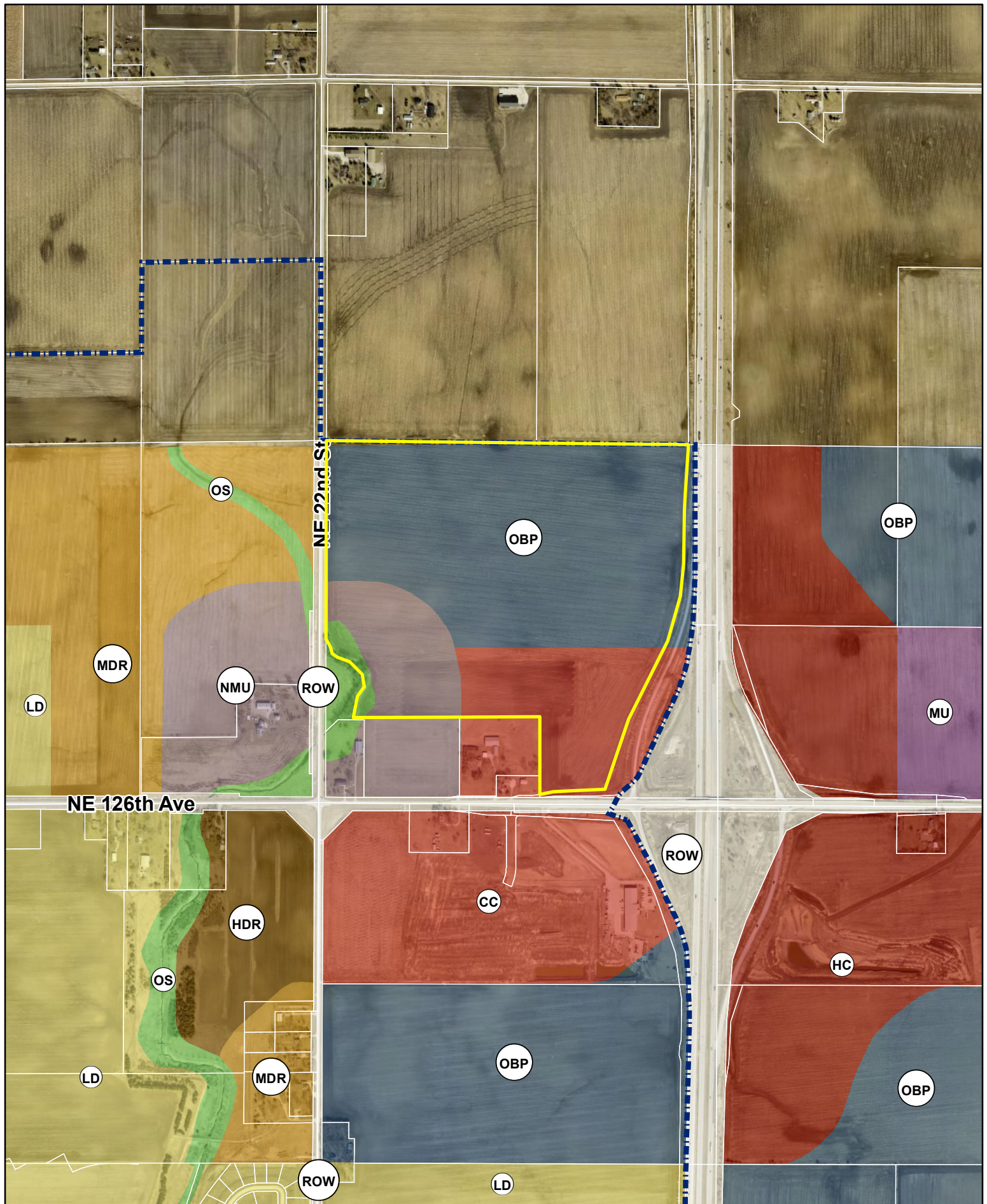
EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

PROPOSED: M-1: LIGHT INDUSTRIAL DISTRICT
C-2: GENERAL RETAIL, HIGHWAY ORIENTATED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT



1 inch = 900 feet
Date: 5/12/2025

Hope Industrial Park - Current Zoning



N



1 inch = 900 feet

Date: 5/12/2025

Hope Industrial Park - Future Land Use





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

ITEM NAME

South Ankeny Boulevard Revitalization Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Enhance Quality of Life

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 the South Ankeny Boulevard Revitalization Plan.

ATTACHMENTS

1. South Ankeny Blvd Revitalization Plan (Draft 5-13-2025)

The background image shows a single-story commercial building with a brick facade and large windows. A parking lot with yellow-painted spaces is in the foreground. Several cars are parked, including a white SUV and a dark SUV. The scene is set against a clear blue sky with some trees in the distance. A semi-transparent blue overlay covers the entire image, and a dark blue vertical bar is on the left side.

South Ankeny Boulevard Revitalization Plan

Draft 5-13-2025

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Table of Contents

Executive Summary4

Chapter 1: Conditions of the Corridor 6

Chapter 2: Public Input34

Chapter 3: Plan Recommendations40

Executive Summary

Project Overview

The City of Ankeny hired a consultant team led by Confluence, Inc. and supported by FHU to complete a Revitalization Plan for the S. Ankeny Boulevard Corridor. The S. Ankeny Boulevard Corridor is located between Oralabor Road and 1st Street in the southern end of Ankeny. This corridor is a primarily auto oriented retail corridor with many smaller, older standalone retail buildings or strip retail centers.

Project Purpose

The purpose of this corridor plan is to provide options and strategies to improve and maximize its positive impact on the S. Ankeny Boulevard neighborhood and the greater community. The City of Ankeny has a long history of proactively planning for its future growth and development. This plan reflects the City's commitment to ensuring all areas of the community continue to thrive.

Planning Process

The planning process was divided into three main sections:

- Existing Conditions Analysis
- Public Input
- Plan Recommendations

These three sections make up the chapter breakdown of this revitalization plan.

Project Schedule

The S. Ankeny Boulevard Revitalization Plan started in August 2024 and a draft plan was presented to the public via a Public Open House in late March 2025. The final plan went through the adoption process in May through June 2025.

How to Use the Plan

The City of Ankeny should reference this plan when planning for improvements to the S. Ankeny Boulevard area as well as during the review of any potential new or redevelopment or re-zoning in the area. The City should begin to integrate the action items included in Chapter 3 into departmental planning and funding.

Next Steps

In Chapter 3: Plan Recommendations, several strategic opportunities are described to help revitalize the corridor. Each strategic opportunity is supported with a text description, graphic examples, and at least one action item to help implement the change. These opportunities should be integrated into planning and funding initiatives for the City in the coming years.

Many of the recommendations relate back to land use and development. The City of Ankeny should incorporate the recommendations of this corridor revitalization plan into the recommendations and guidance of the City's adopted Comprehensive Plan. The City may wish to further consider certain consistency rezonings to either help catalyze and support development and redevelopment of key properties or preserve specific parcels from being developed with land uses that are inconsistent with the goals of this redevelopment plan.



Why the S. Ankeny Boulevard?

This is a revitalization plan for the future of the S. Ankeny Boulevard Corridor.

- The corridor is an important north-south arterial for the community.
- Many consider the corridor a gateway into Ankeny from the south for the motoring public.
- While the corridor has many strengths, there are opportunities to strengthen and improve the long term health of this historic corridor.



Chapter 1.

Conditions of the Corridor



Chapter 1:

Conditions of the Corridor

Conditions of the Corridor Overview

A thorough inventory of the existing conditions of the corridor was completed to better understand the health of the corridor.



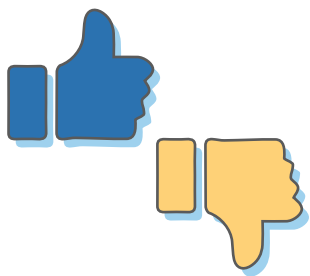
Existing Land Use + Zoning

Parcel data was analyzed to determine the existing land uses present in the corridor today. A review of the current zoning districts as well as the currently planned Future Land Use from the 2040 Comprehensive Plan, which was completed in 2018, was analyzed also.



Economic Health of the Corridor

A wide variety of data sources were used to evaluate the economic health of the corridor. This includes a high level understanding of the employment found in the corridor today as well as an understanding of the amount of visits the corridor typically receives. Lastly, rent rates and vacancy data for commercial properties were reviewed.



Strengths + Weaknesses of the Corridor

Finally, the existing conditions were summarized into a strength, weaknesses, opportunities, and threats (SWOT) analysis.

Chapter 1:

Conditions of the Corridor

What defines the S. Ankeny Boulevard Corridor today?

Key Features of the Corridor

The S. Ankeny Boulevard Corridor includes approximately 582 parcels along S. Ankeny Boulevard between 1st Street and Oralabor Road. There are approximately eight (8) undeveloped properties/parcels. Most of the street frontage directly along S. Ankeny Boulevard is commercial and/or light industrial. Outside of the main corridor, there are approximately 400 single-family homes with an average assessed value in 2023 of \$233,339. There are also some apartment buildings in the corridor near Magazine Road. There are several notable nearby neighbors to the corridor, including the Des Moines Area Community College (DMACC), Ankeny High School, The District at Prairie Trail, and Uptown Ankeny. Another key defining feature is the High Trestle Trail, which bisects the corridor near Magazine Road. Lastly, the corridor is conveniently located just over a mile from an Interstate 35 interchange, which provides easy access to the rest of the metropolitan area.



- ✓ **S. Ankeny Boulevard is an older retail corridor with industrial/warehousing on the southern portion of the corridor.**
- ✓ **The mix of uses found in the corridor is typical of the 1950s-1960s auto-oriented development pattern.**
- ✓ **The corridor is bisected by the High Trestle Trail. The area south of the trail is more light industrial in nature, and north of the trail includes more residential land uses.**
- ✓ **There is a mix of newer and older retail and light industrial buildings.**

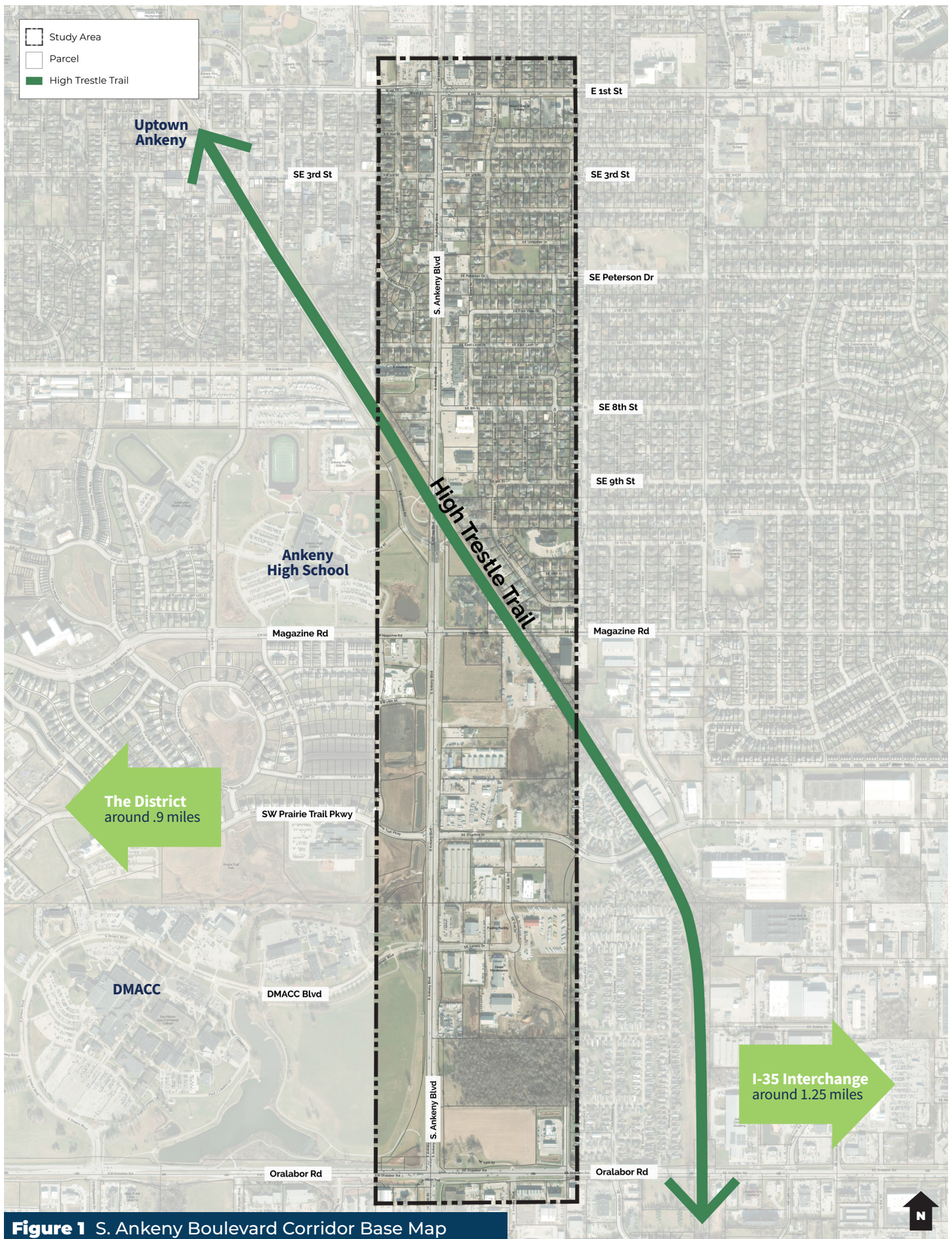


Figure 1 S. Ankeny Boulevard Corridor Base Map

Chapter 1:

Conditions of the Corridor

Existing Land Use

Figure 2 shows the existing land use map for the corridor. Parcel data and aerial imagery were reviewed to determine which category best represents the current use of the land. Residential land is typically categorized by the density or type of housing present. For example, single-family detached homes are mainly low-density, and apartments are mainly high-density. Land owned by public entities, such as a city or county, are typically identified as public uses. Semi-public uses, such as schools or churches, are also often categorized as public/semi-public. Undeveloped areas are shown on this map in light green. Commercial uses are typically shown in shades of red.

Most of the developed parcels facing S. Ankeny Boulevard are commercial properties. The northern half of the corridor contains a mix of commercial and residential uses at a range of density levels. Near the High Trestle Trail and Magazine Road there are some older multi-family properties. The southern half of the corridor has a mix of commercial properties as well as undeveloped land. There are several public/semi-public parcels scattered throughout the property including land owned by DMACC, the Ankeny Community School District, the City of Ankeny and some churches.

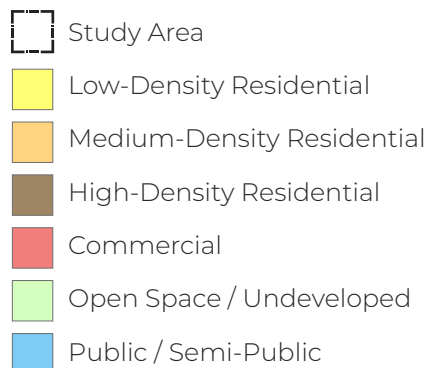
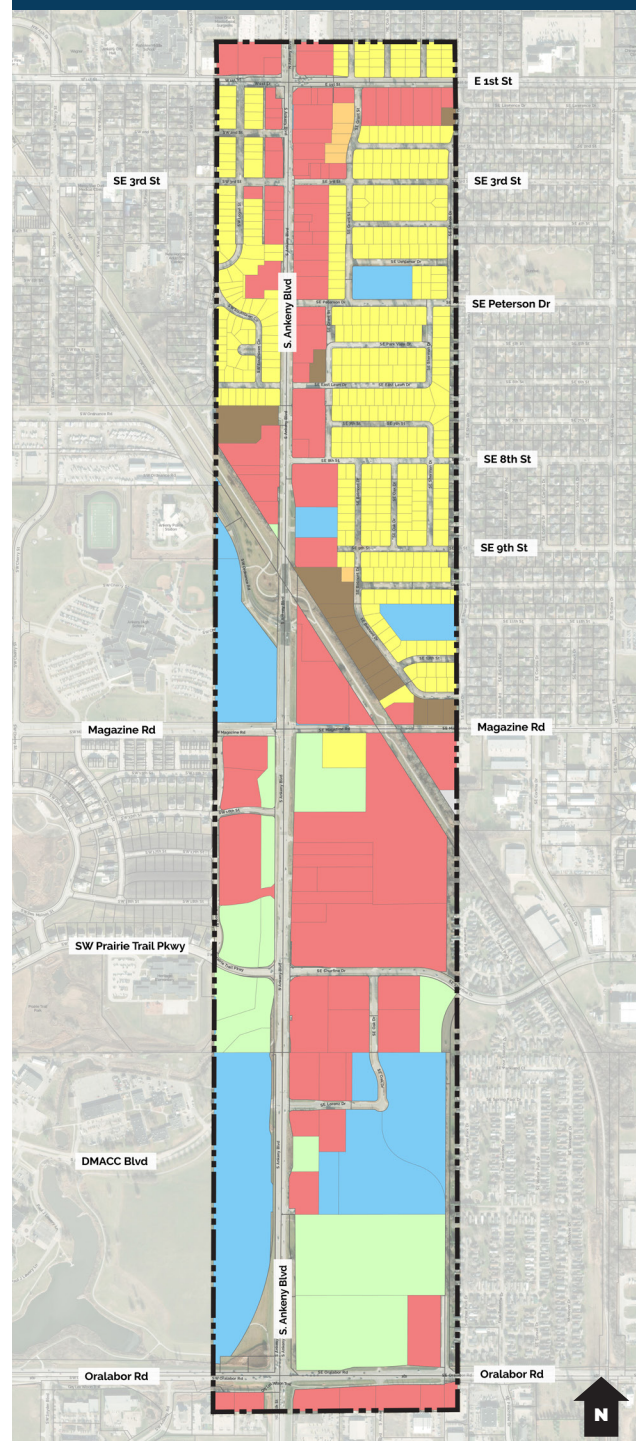


Figure 2 Existing Land Uses



2018 Future Land Use Plan

As part of the City of Ankeny's currently adopted comprehensive plan, The Ankeny Plan 2040, a Future Land Use Plan was identified for the entire city limits and planning boundary of Ankeny. The future land uses shown in **Figure 3** represent what the highest and best uses for the corridor were believed to be during the 2018 planning process. However, it is not uncommon for the Future Land Use Map to change over time based on changing market or demographic conditions.

The current Future Land Use Plan envisions the corridor remaining mainly neighborhood or community commercial with a few areas of light industrial and mixed-use. The residential areas are all shown remaining as is with one new area proposed at the southwest corner of Magazine Road and S. Ankeny Boulevard.

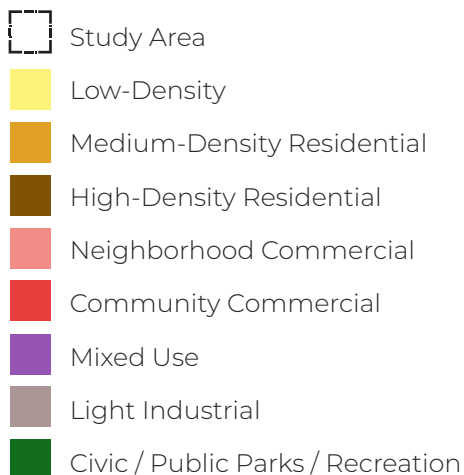
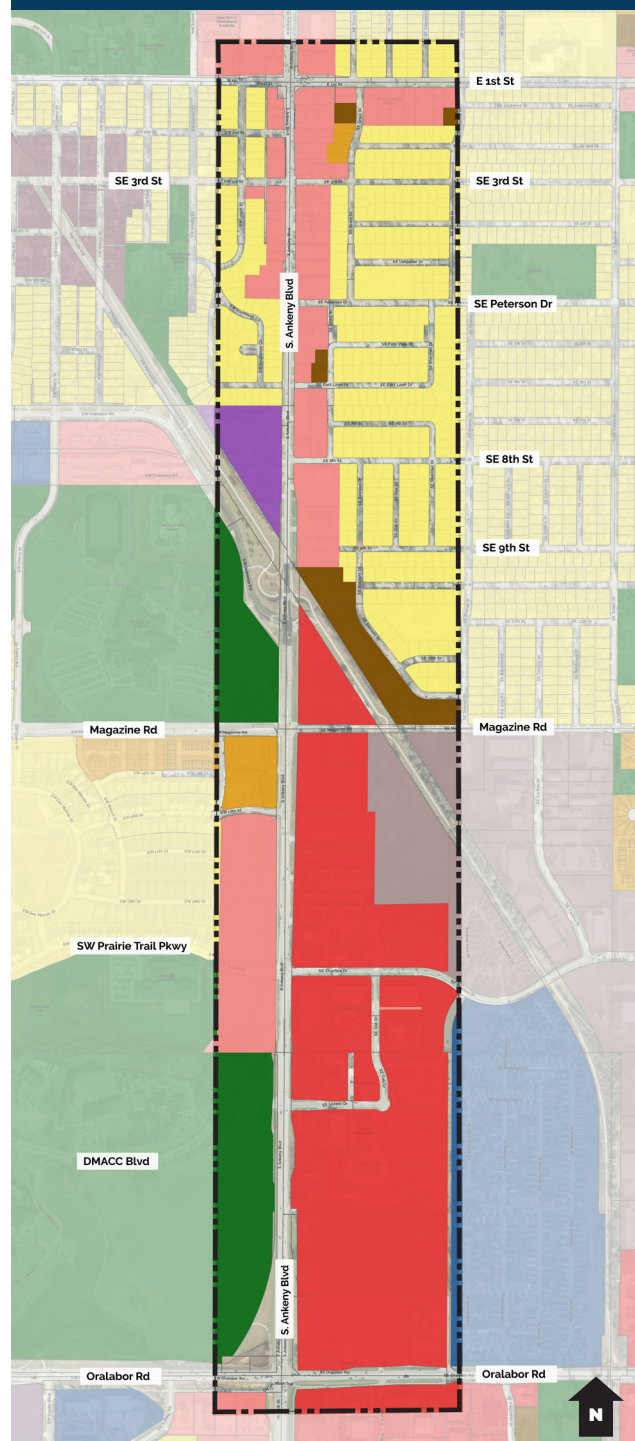


Figure 3 Existing Future Land Use Plan



Chapter 1:

Conditions of the Corridor

Zoning Districts

Figure 4 shows the current zoning districts for the S. Ankeny Boulevard Corridor as well as the adjoining area. Zoning districts detail where certain uses can go and establish building setbacks and other design standards.

Most of the parcels located directly along S. Ankeny Boulevard are zoned C-2 for General Retail, Highway-Oriented, and Central Business Commercial. The gray colors near DMACC are a mix of M-1 Light Industrial and U-1 Conservation and Public Utility.

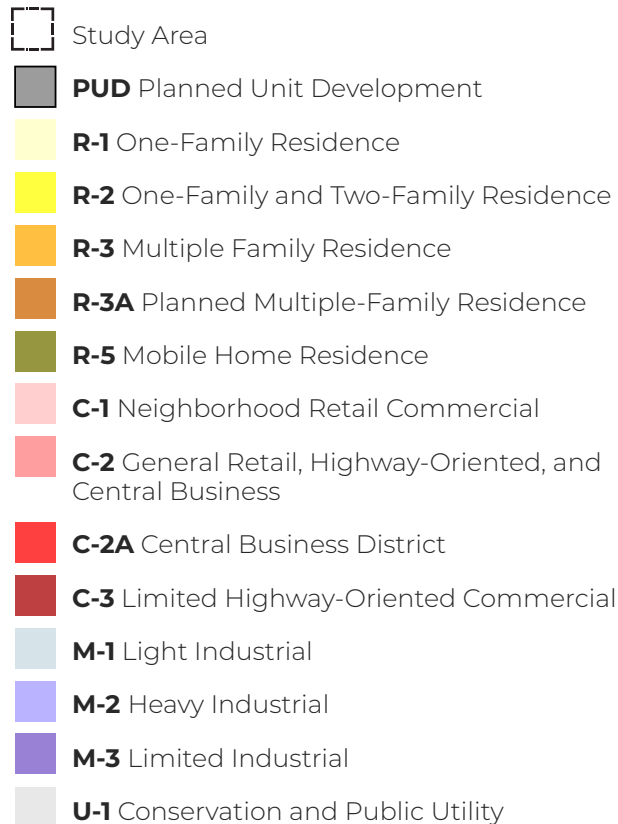
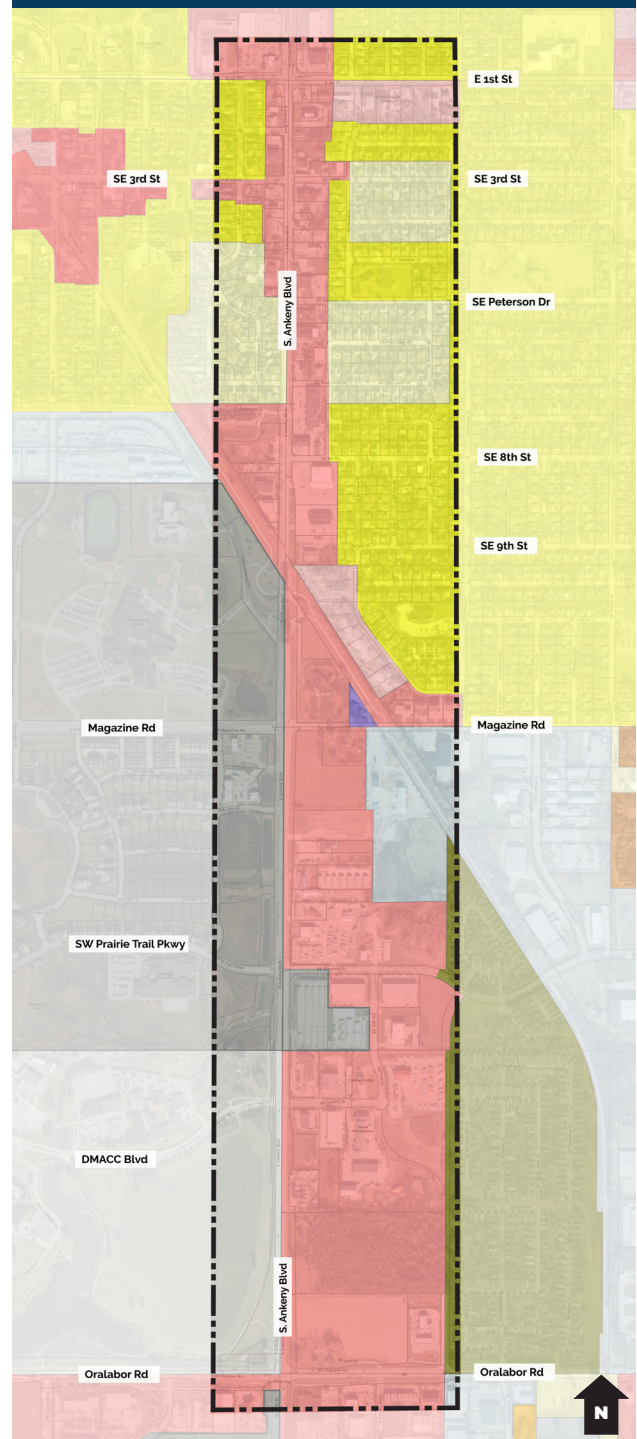


Figure 4 Existing Zoning Districts



What are the transportation conditions of the corridor?

Road Network Existing Conditions

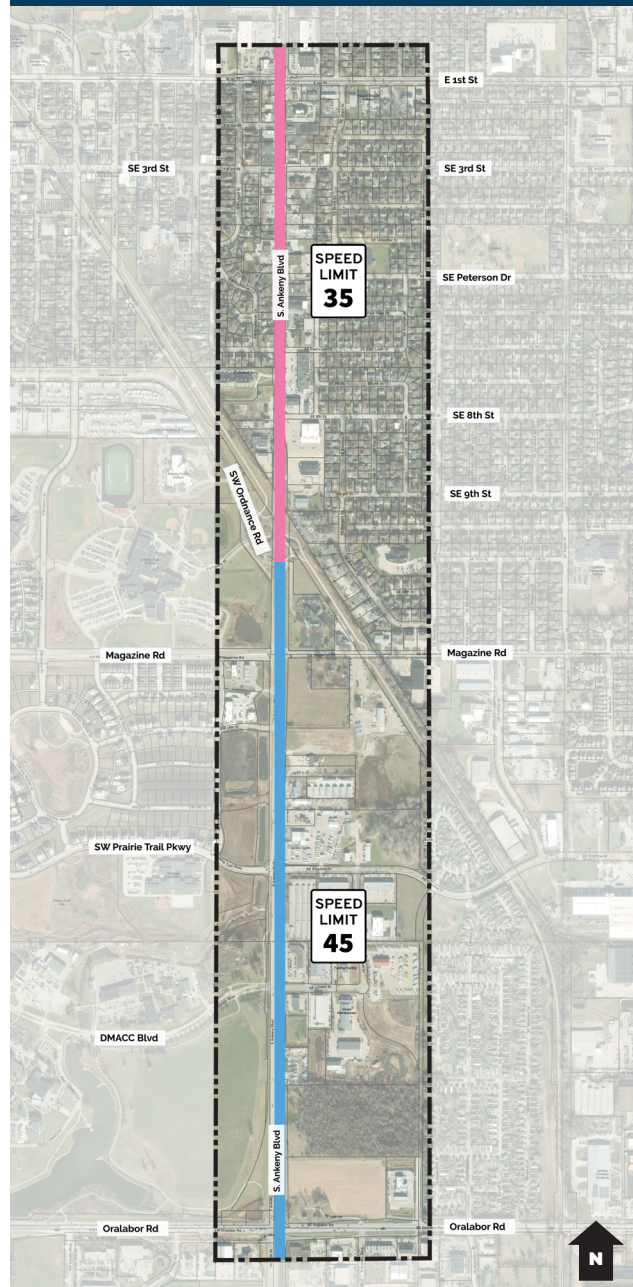
S. Ankeny Boulevard, also known as U.S. Highway 69, is classified as an Urban Principal Arterial according to the Federal Highway Administration (FHWA) guidelines and serves as a major north-south corridor through the City of Ankeny.

Figure 5 shows the approximate location of undivided and divided 4 lane roadway in the corridor and lists speed limits. Within the study area, S. Ankeny Boulevard has a four-lane cross section that is largely head-to-head; however, a raised median is provided south of Prairie Trail Parkway / Shurfine Drive and painted or raised medians are present adjacent to the intersections of Ordinance Road and Magazine Road to accommodate turn lanes. The speed limit along the corridor is posted at 45 miles per hour (mph) north of Oralabor Road, which transitions to 35 mph north of Ordinance Road.

A full summary of detailed transportation and traffic analysis is provided in the separate **Transportation + Traffic Analysis Report**.

-  Study Area
-  4 Lanes Undivided
-  4 Lanes Divided

Figure 5 Road Type + Speed Limits



Chapter 1:

Conditions of the Corridor

Multi-Modal Facilities Existing Conditions

In general, sidewalk connectivity decreases moving south along the corridor. Sidewalks are provided along the east and west sides of S. Ankeny Boulevard between 1st St and Magazine Road. South of Magazine Road, sidewalks are only provided on the west side of the corridor up to DMACC Boulevard / Lorenz Drive. No sidewalk or shared-use path is provided along the corridor between this intersection and Oralabor Road.

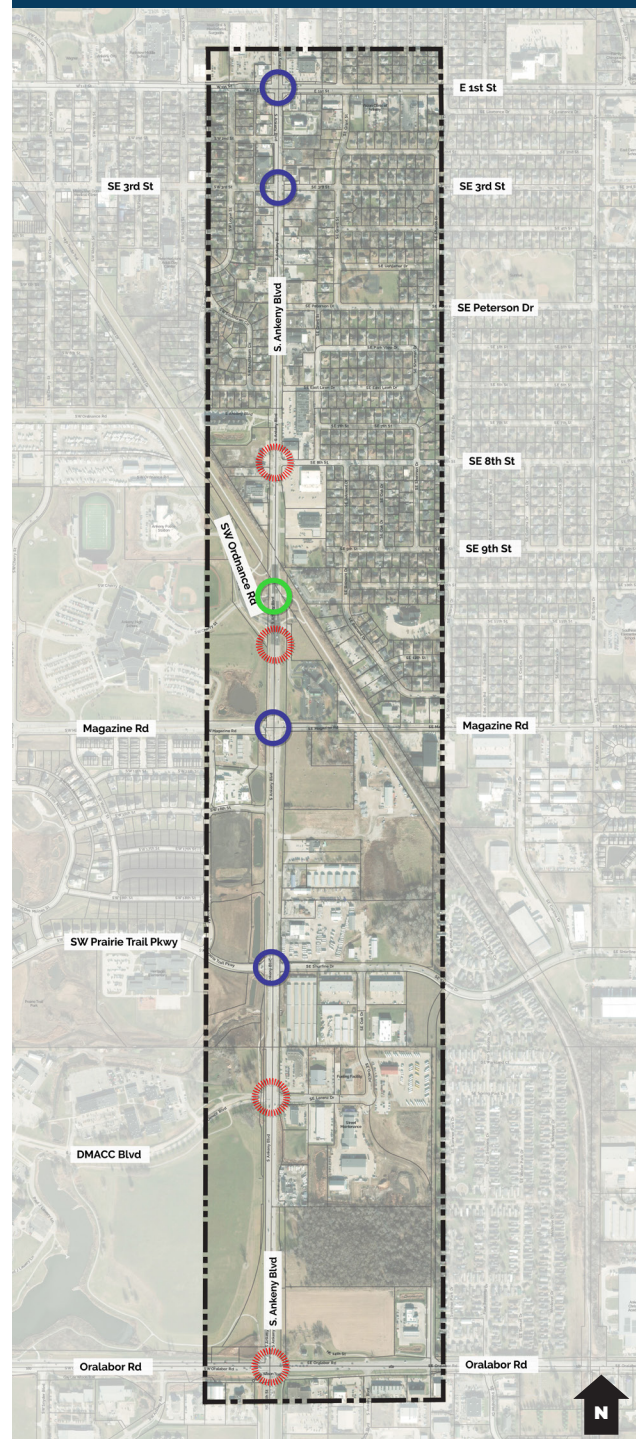
The sidewalk facilities north of Magazine Road are older and narrower, most of which are only 4 feet wide while the pedestrian facilities between Magazine Road and DMACC Boulevard / Lorenz Drive are 8 feet wide and in better condition.

The High Trestle Trail, a 25-mile-long regional trail, crosses S. Ankeny Boulevard just north of Ordinance Road via an undercrossing. The DMACC Trail also connects into the sidewalk facilities along S. Ankeny Boulevard at the intersection of DMACC Boulevard/ Lorenz Drive. The Oralabor Gateway Trail runs along the south side of Oralabor Road, connecting into the DMACC trail via the crosswalk on the west leg of the intersection of Oralabor Road with S Ankeny Boulevard.

There are 8 existing signalized crossings in the corridor. Pedestrian push buttons (PB) and signal heads are provided for all pedestrian crossing movements at the signalized intersections, however, not all pedestrian crossings are provided at some intersections. **Figure 6** shows the location of signalized intersection crossings and highlights the areas with more major pedestrian limitations.

-  Study Area
-  Full Pedestrian Crossing
-  Pedestrian Signalized Intersection
-  Signalized Intersection with Pedestrian Limitations

Figure 6 Signalized Crossings



Existing Level of Service, Daily Traffic, and High Crash Intersections

Annual average daily traffic (AADT) for the corridor was gathered from the Iowa DOT and combined with roadway design elements in the corridor to determine the overall level of service (LOS) for different segments of the corridor. The S. Ankeny Boulevard Corridor mostly has a LOS score of C meaning it is acceptable, but there is definite room for improvement. The small stretches of S. Ankeny Boulevard that extend north of 1st Street or south of Oralabor Road both have a B LOS rating. **Figure 7** shows the different LOS areas as well as average annual daily traffic (AADT) estimates for different stretches of the corridor.

Crash data from Iowa DOT was also analyzed for the corridor and each intersection was evaluated based on the number of observed crashes versus predicted crashes to determine a potential for crash reduction (PCR) score.

Figure 7 highlights with red circles the intersections that had high potential for crash reduction scores.

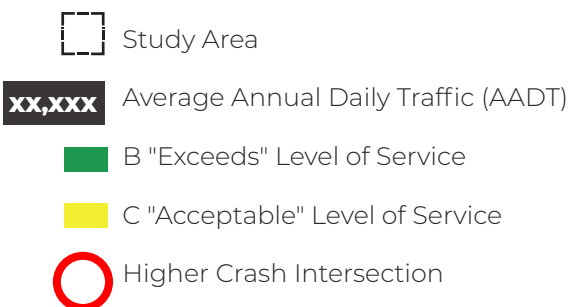


Figure 7 Road LOS + High Crash Intersections



Chapter 1:

Conditions of the Corridor

Who generally uses the S. Ankeny Boulevard Corridor?

To answer this question, Placer.ai data was gathered for the corridor. Placer.ai is an advanced location analytics platform that provides detailed data about physical locations, the people and businesses that interact with them, and the market they inhabit. The tool uses mobile location data to provide market intelligence and aggregates the data to ensure privacy and avoid sharing any individual level-data.

In the last 12 months...



Total Number of Visits in 2024:

2.6 million

Between 2021-2024, the total number of visits lasting over 10 minutes has been between 2.6 and 2.7 million visits per year.



Total Number of Visitors in 2024:

551.8k

Approximately 58.7k visitors are "loyal", meaning they visited the corridor at least 10 times in 2024. The overall average number of visits per visitor is 4.78 visits / year.



Average Time Spent in 2024:

88 minutes

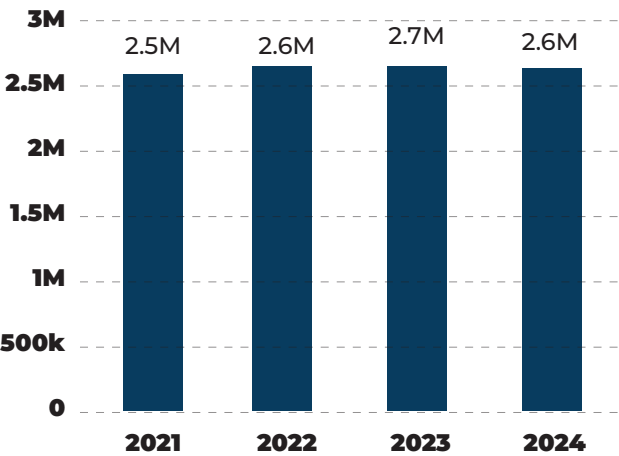
However, most visitors spend between 15 to 29 minutes in the corridor when they visit.



Table 1 Visit Summary Statistics

Summary Visit Statistics	Total
Visits	2.6 million
Visitors	551.8k
Visit Frequency	4.81
Average Dwell Time	88minutes

Figure 8 Annual Total Visits Summary



Hourly Visits

Figure 9 below shows how the number of visits to the S. Ankeny Boulevard Corridor vary by the time of day. The data revealed two main peaks: between 11:00 AM - 1:00 PM and between 5:00 PM and 7:00 PM.

Daily Visits

Figure 10 below shows how the number of visits to the S. Ankeny Boulevard Corridor vary by day of the week. Overall, there is fairly even distribution of visits between each day of the week with slight increases between Friday and Saturday.

Figure 9 What time of day do people visit the corridor?

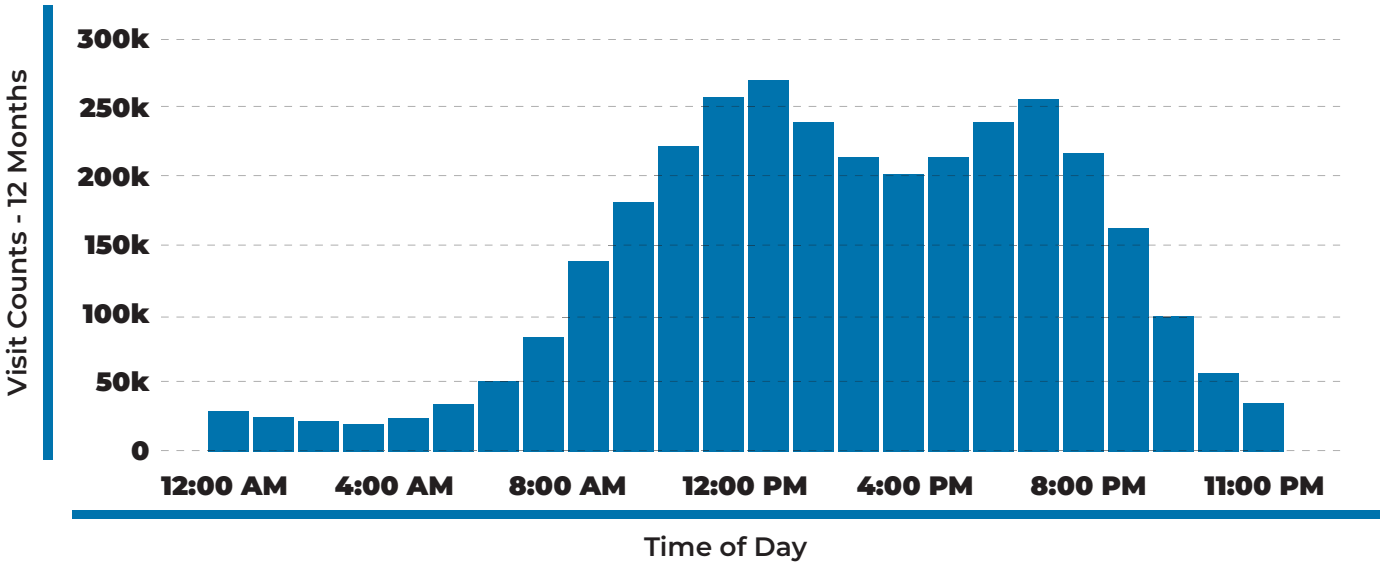
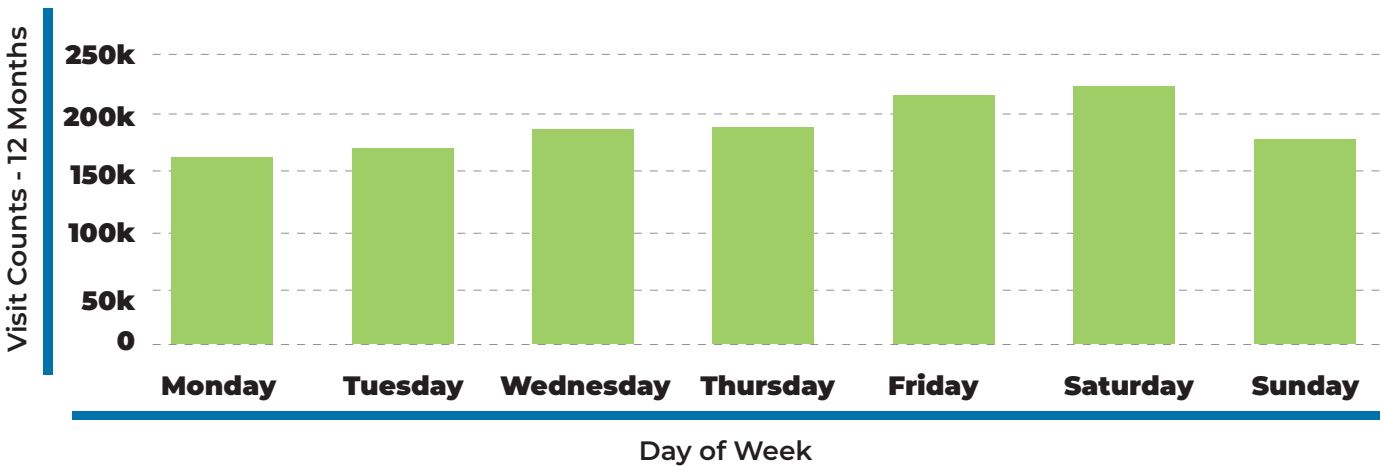


Figure 10 What day of the week do people visit the corridor?



Chapter 1:

Conditions of the Corridor

Visit Duration

Figure 11 below shows how long trips to the corridor in the past 12 months have lasted. There are two main clusters of visit duration time frames: between 15 and 29 minutes and visiting last 150 minutes or more. The average length of stay was 80 minutes, and the median stay was 43 minutes.

Seasonal Variation

Figure 12 below shows how visits to the corridor varies across the year 2024, which revealed some seasonal and monthly variations. Visits to the corridor reach their lowest at various points in November through January, and highest in at points in March and May 2023.

Figure 11 How long do people spend visiting the corridor?

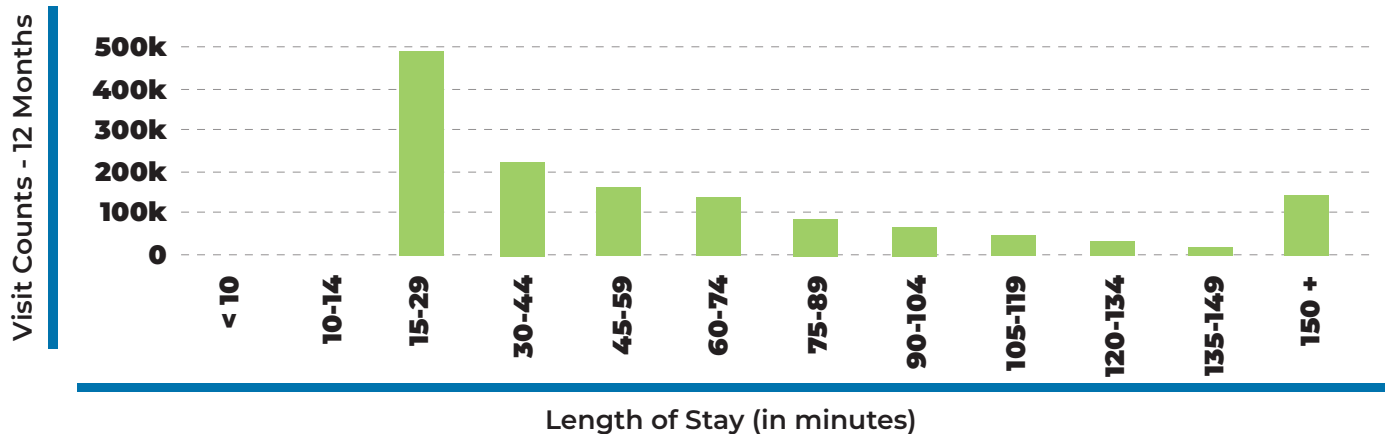
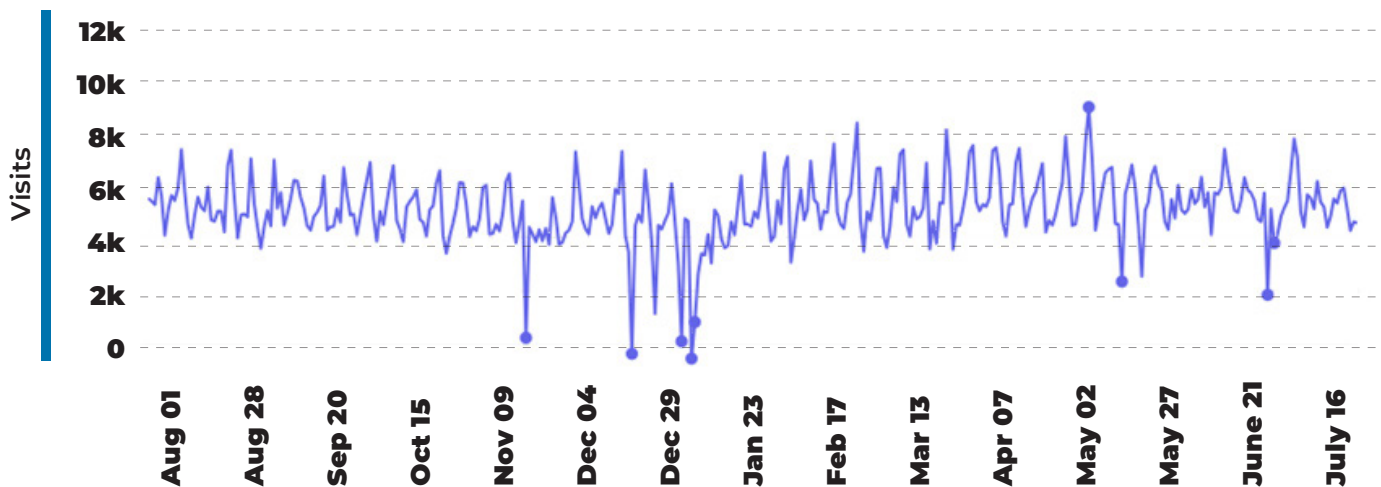


Figure 12 What time of year do people most visit the corridor?



Visitor Journey

Figure 13 below shows the locations most people were prior to visiting the corridor (mainly home and some work) and after visiting the corridor (home, work, or more shopping).

Major Corridor Draws

Table 2 below highlights that there are several locations within the S. Ankeny Boulevard Corridor that attract a high number of monthly users. This includes the Ankeny Center shopping center (home to Benchwarmers, Budget Car Rental, etc.) and the Kum & Go on Magazine Road & S. Ankeny Boulevard.

Figure 13 Where do people come from or go after visiting the corridor?

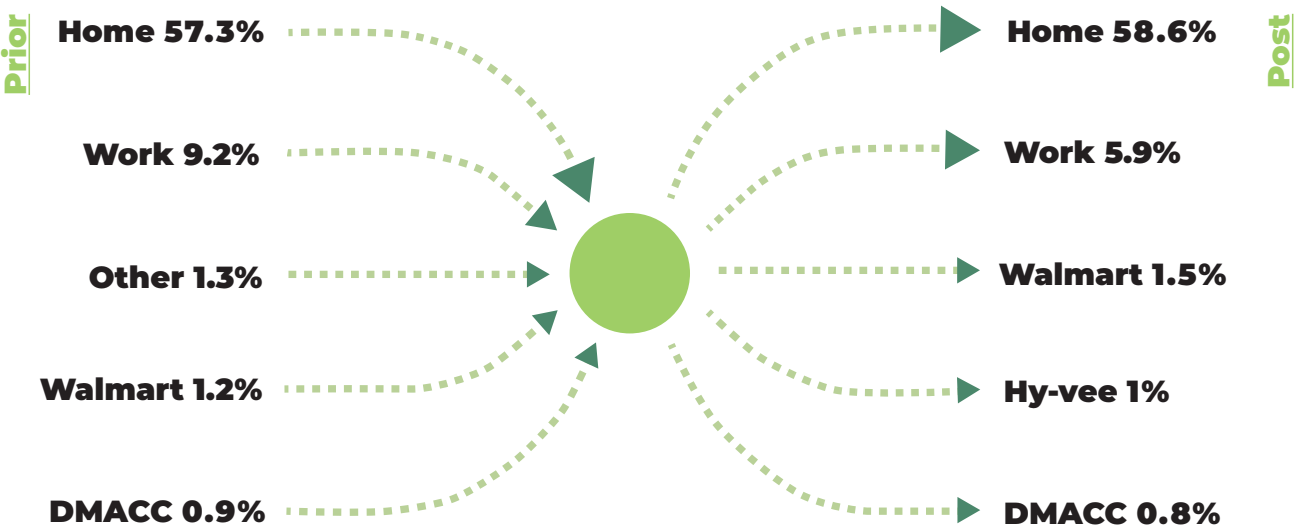


Table 2 What are the biggest draws in the corridor?

Major Corridor Draws	Monthly Visits
Kum & Go	37.2k
Dairy Queen	22.8k
Ankeny Center	40.6k
McDonalds	31.3k
Veridian Bank	19.1k

Chapter 1:

Conditions of the Corridor

Visit Frequency

Figure 14 below shows how many times per year people visit the corridor. The three largest categories are once, between 10 and 14 times, and 30+ times. This suggests a mix of casual and loyal visitors to the area.

Loyal vs. Casual Visitors

Figure 15 below shows the breakdown between casual versus loyal visitors to the corridor. Loyal customers are those that frequent the corridor at least once per month (or 12 times per year). Overall, more visitors are considered casual users of the corridor, however, there are a high number of loyal visitors (nearly 500k).

Figure 14 How many times do people visit the corridor in a year?

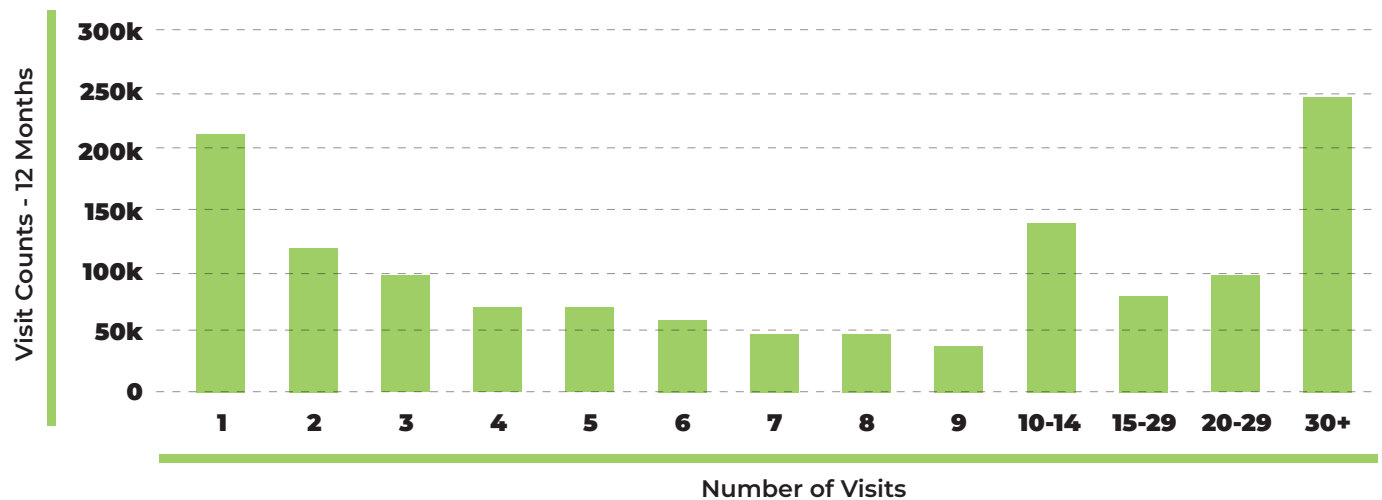
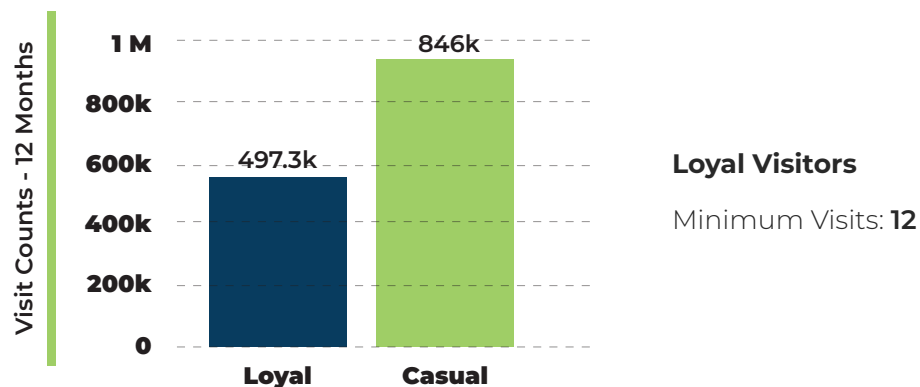


Figure 15 How many visitors per year are considered loyal or casual?

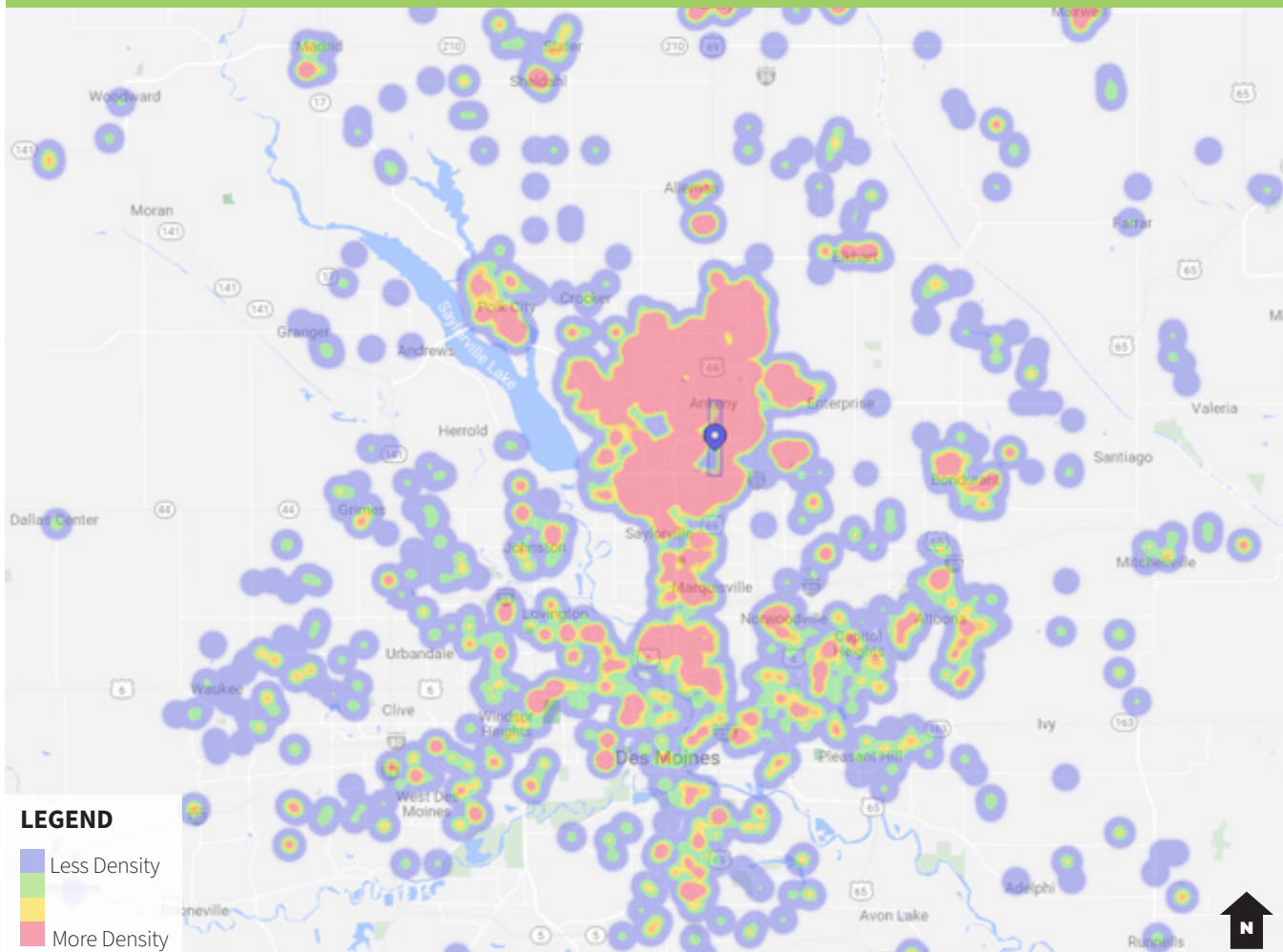


Trade Area - Casual Visitors

Figure 16 below shows the trade area for visitors to the S. Ankeny Boulevard Corridor that visited the corridor at least 5 times in a 12 month period. This map represents the trade area of casual visitors. The heat map shows the approximate clustering of home locations for the visitors. While mostly this is composed of the City of Ankeny there are significant areas of Des Moines, Polk City, and unincorporated Polk County represented with higher density.

While the areas in blue represent the lower end of the density spectrum, it does show that people all over the Des Moines metropolitan area are using the corridor at least a few times per year. This includes even parts of the west metro that have plenty of alternative shopping options. This data may suggest that the corridor may be serving a somewhat niche retail market that extends beyond what may initially be assumed given the age and condition of many of the retail buildings.

Figure 16 Trade Area for Users with a Minimum of 5 Visits in 12 Months



Chapter 1:

Conditions of the Corridor

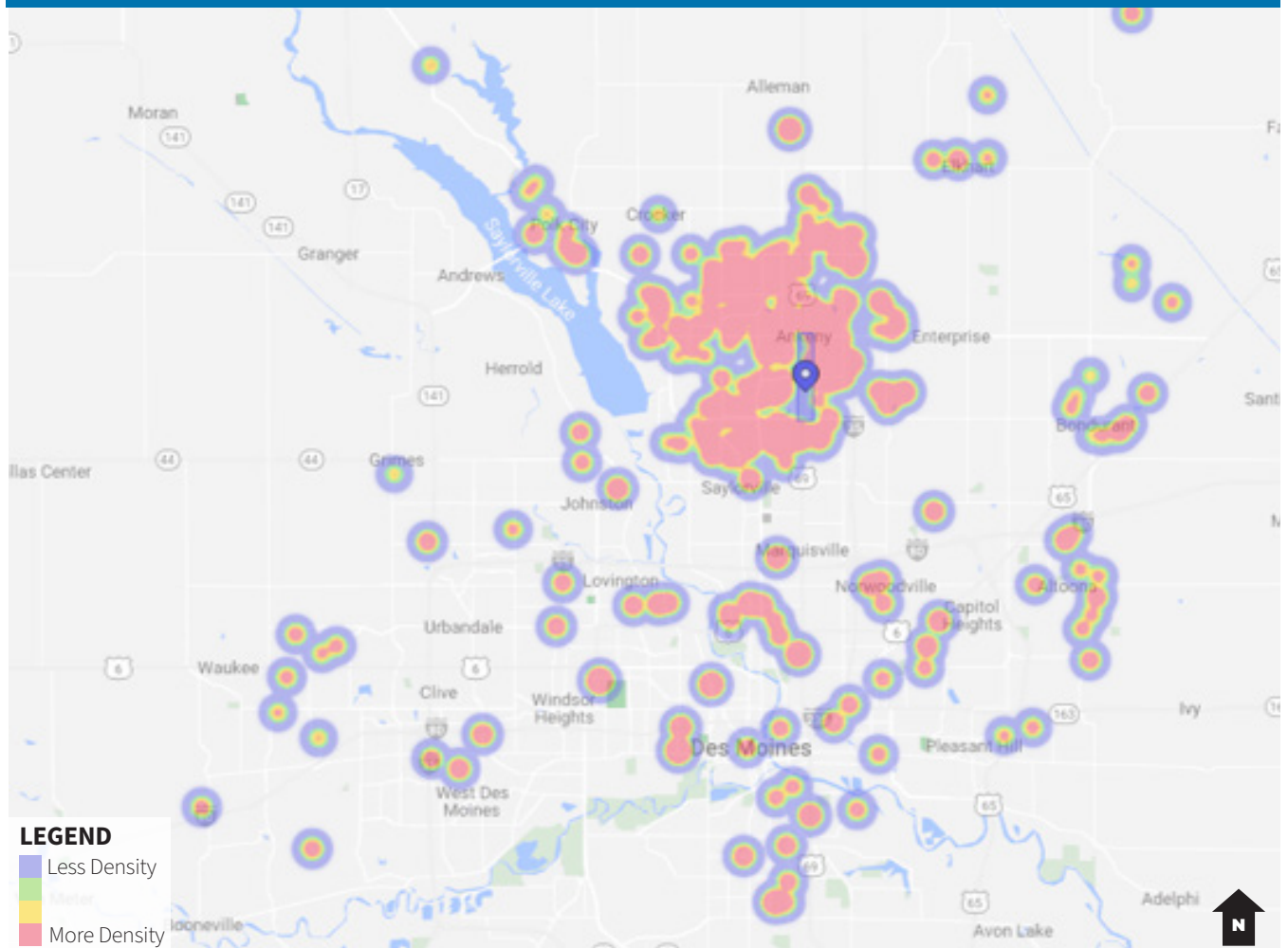
Trade Area - Loyal Customers

Figure 17 below shows the trade area for loyal customers of the S. Ankeny Boulevard Corridor. The metric for loyalty was those users that visited the corridor at least 25 times in the past 12 months. This would put visitation at an average of around 2 times per month. The heat map shows the approximate home locations for these visitors.

While loyal customers live in a narrower portion of the metro area and is still Ankeny

dominated, there are clear areas of red hot spots across the entire metro area. This map further supports the conclusion that S. Ankeny Boulevard is serving a niche need within the metro area and attracting a fairly widespread loyal group of customers.

Figure 17 Trade Area for Users with a Minimum of 25 Visits in 12 Months

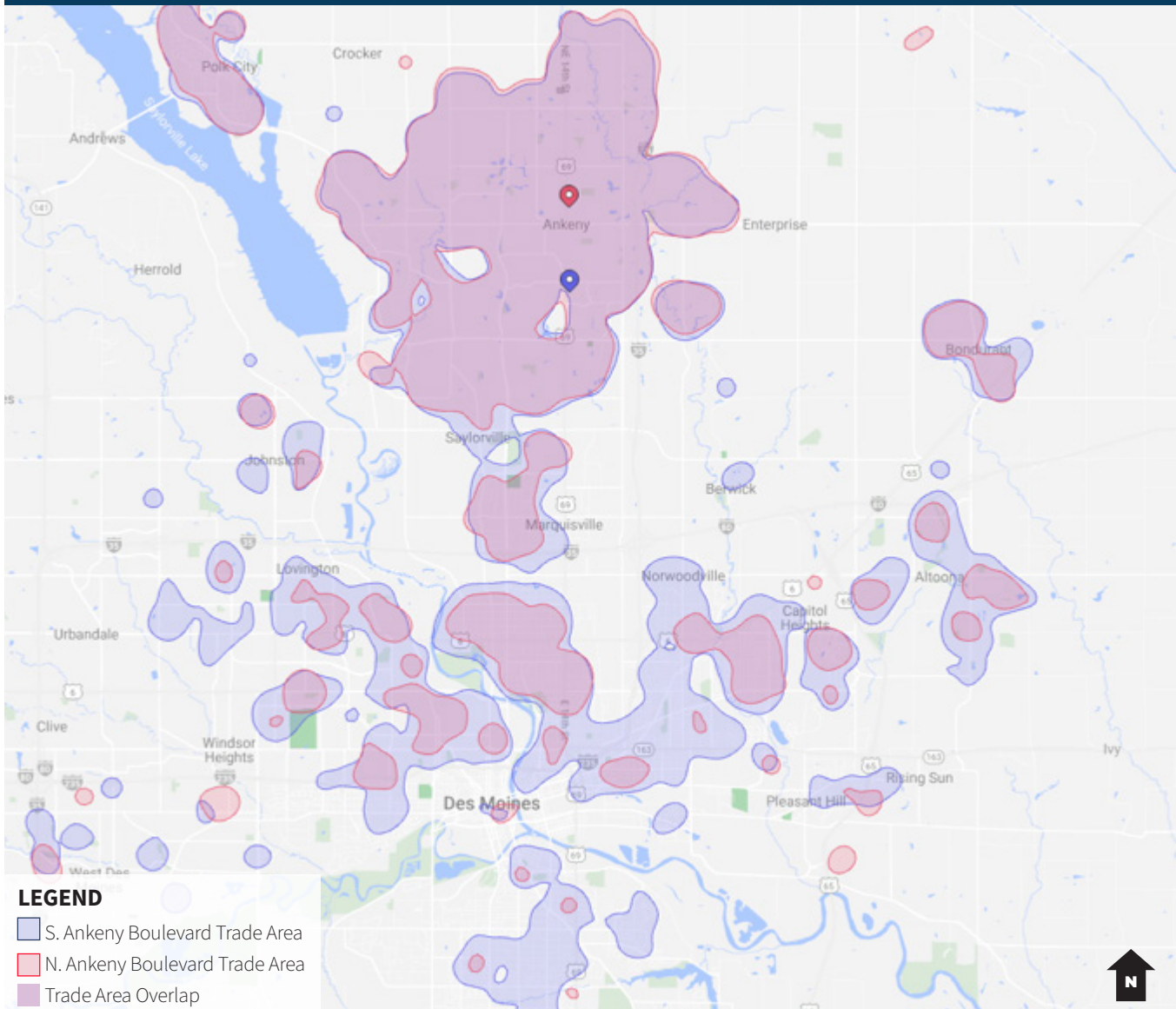


Trade Area Comparison

Figure 18 below compares the trade area for the S. Ankeny Boulevard in blue to the N. Ankeny Boulevard in red. The purple area shows the overlap. Interestingly, despite the N. Ankeny Boulevard having larger big box chains, the trade area is smaller than that

of the S. Ankeny Boulevard. This once again suggests a niche retail demand being met within the S. Ankeny Boulevard Corridor. In particular, S. Ankeny Boulevard is pulling more residents from the City of Des Moines, east metro suburbs like Pleasant Hill or Altoona, and portions of unincorporated Polk County.

Figure 18 Trade Area Comparison - North vs. South Ankeny Boulevard



Chapter 1:

Conditions of the Corridor

Trade Area Comparison

Figure 19 below shows how the size of the S. Ankeny Boulevard trade area compared to the N. Ankeny Boulevard trade area. Further, it highlights the total number of visits and total number of unique visitors to each corridor.

While the N. Ankeny Boulevard attracts more overall visits at 4.2 million in a 12 month period, the overall trade area is significantly smaller (54 sq. mi compared to nearly 84 sq. mi). Despite the significant difference in total visits, the number of unique visitors were somewhat close. This further emphasizes the potential unique role the S. Ankeny Boulevard plays in the metro area.

Figure 19 Trade Area Size Comparison

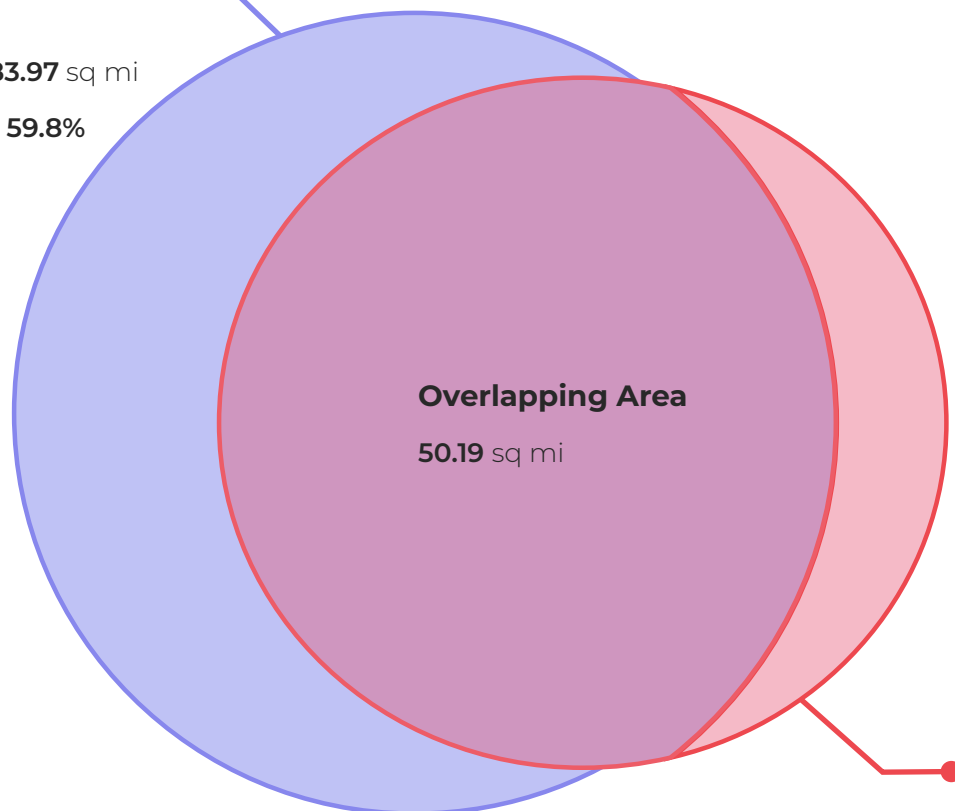
S. Ankeny Boulevard Corridor

Total Trade Area: **83.97** sq mi

Overlapping Area: **59.8%**

Visits: **2.6 million**

Visitors: **536.4k**



Overlapping Area

50.19 sq mi

N. Ankeny Boulevard Corridor

Total Trade Area: **54.07** sq mi

Overlapping Area: **92.8%**

Visits: **4.2 million**

Visitors: **560.1k**

Visitor Demographics

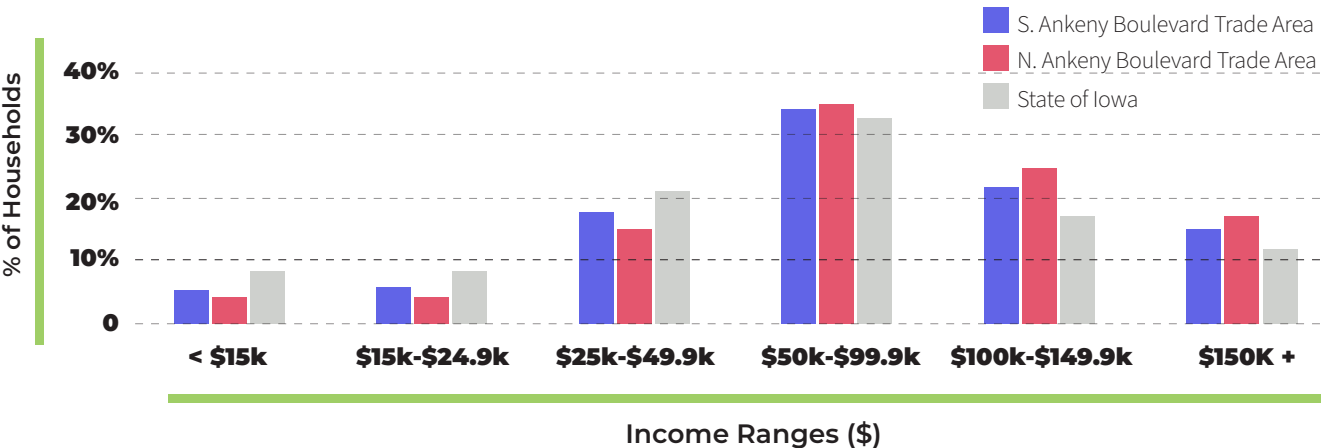
Table 3 below compares some key demographic summary statistics of visitors to the S. Ankeny Boulevard Corridor and the N. Ankeny Boulevard Corridor to that of the State of Iowa. Overall, the S. Ankeny Boulevard Corridor serves a population that is slightly less affluent, with lower educational attainment levels, and somewhat more racially diverse.

Figure 20 below shows how visitors to the same comparison areas vary by household income level. S. Ankeny Boulevard, shown in blue, exceeds the N. Ankeny Boulevard, shown in red, in the lowest income categories and falls below once the household income level hits \$50,000 per year or more.

Table 3 Key Demographic Summary Statistics - Comparison

Corridor / Geography	Median Household income (\$)	Bachelor's Degree or Higher (%)	Most Common Ethnicity (%)	Persons per Household
S. Ankeny Boulevard Corridor	\$78.3k	40.5%	White (83.5%)	2.56
N. Ankeny Boulevard Corridor	\$87.5k	48.3%	White (88.8%)	2.58
State of Iowa	\$65.6k	29.7%	White (84.4%)	2.49

Figure 20 Household Incomes of Visitors - Comparison



Chapter 1:

Conditions of the Corridor

How many jobs are in the corridor?



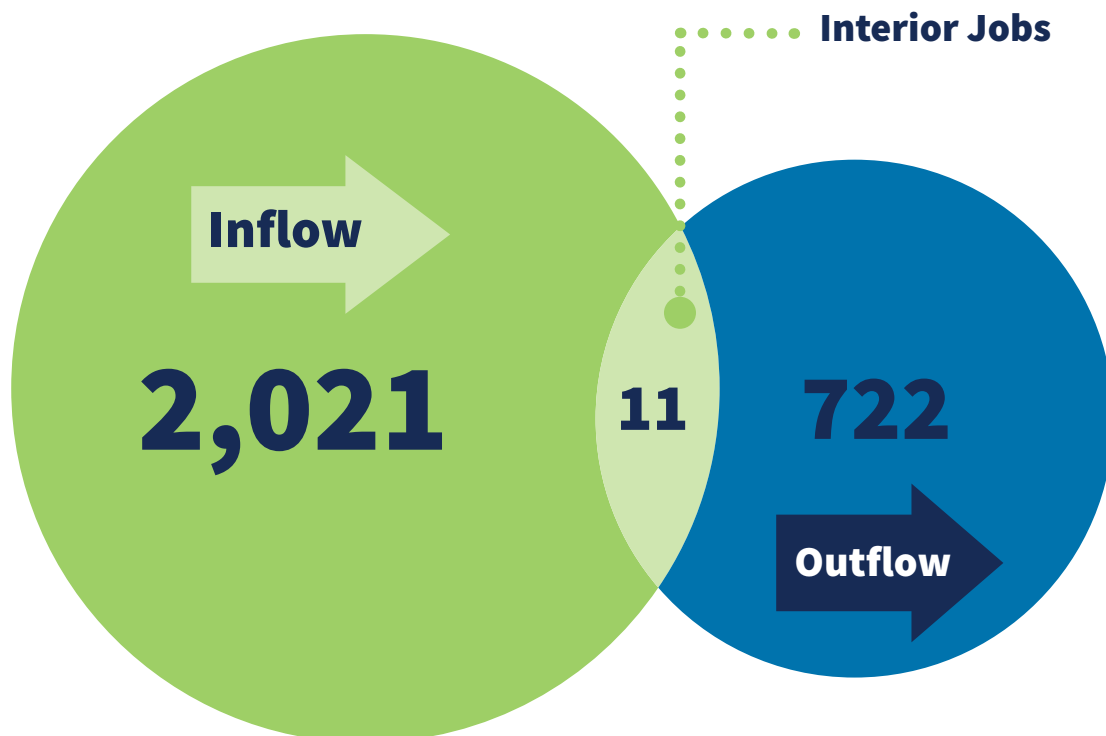
To answer this question, U.S. Census Bureau data from an online tool called OnTheMap was utilized. This dataset provides detailed employment information for different areas with the latest data being from 2022.

Jobs in the S. Ankeny Boulevard Corridor as of 2022...

 **Total Number of Jobs (2022):**
2,032

Most of these jobs are held by people living outside of the study area (2,021 jobs). Only an estimated 11 people both live and work in the corridor.

Figure 21 S. Ankeny Boulevard Corridor Commuter Characteristics



Where are the jobs?



Total Inflow Jobs:

2,021

Inflow jobs are those workers that work in the corridor but live elsewhere. This accounts for a majority of jobs in the corridor. They are the in-commuters.



Total Outflow Jobs:

722

Outflow jobs are those jobs held by residents living within the corridor and working somewhere else outside of the corridor. They are the out-commuters.

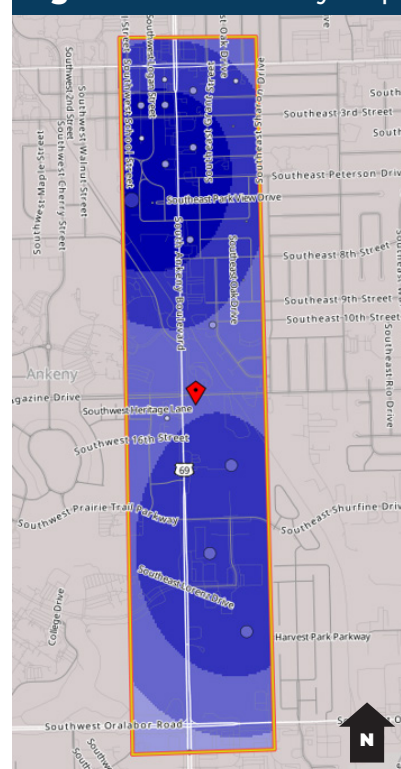


Total Interior Jobs:

11

Very few people are estimated to both live and work within the S. Ankeny Boulevard Corridor.

Figure 22 Job Density Map



Where do corridor workers travel to for work?

Many of the workers in the S. Ankeny Boulevard Corridor live in various other locations within the greater metro area. Below is a summary of the places where many corridor workers reside:

- ✓ 26.7% live elsewhere in Ankeny
- ✓ 16.6% live in Des Moines
- ✓ 4.1% live in West Des Moines
- ✓ 3.1% live in Urbandale

Over half of all workers live less than 10 miles away, many of which travel from southwest of the corridor.

- ✓ 53% work less than 10 miles away
- ✓ 23.1% work between 10 and 24 miles away
- ✓ 7.1% work between 25 to 50 miles away
- ✓ 16.8% work 50+ miles away

Chapter 1:

Conditions of the Corridor

How are real estate values in the corridor?

To answer this question, CoStar data was gathered for the corridor and the City of Ankeny overall. CoStar is a robust, national commercial real estate database. Data was pulled in August 2024.



Multi-Family Properties

The multi-family properties in the S. Ankeny Boulevard Corridor are mainly located in the northwest corner of Magazine Road and S. Ankeny Boulevard. Below trends for the corridor and the City of Ankeny as a whole are summarized.

S. Ankeny Boulevard Corridor

Inventory: 204 units (2.5% of Ankeny total)

Existing Buildings: 9

Occupancy Rate: 90.62% (downward trend)

10-Year Occupancy Rate: 91.96%

Market Asking Rent/Unit: \$848 (10 year high)

City of Ankeny

Inventory: 8,324 units

Existing Buildings: 170

Occupancy Rate: 94.1%

10-Year Occupancy Rate: 92.42%

Market Asking Rent/Unit: \$1,494

Key Takeaways

The rent/unit for apartments in the S. Ankeny Boulevard Corridor are significantly lower than Ankeny overall - suggesting it is a source of naturally occurring affordable housing for the community.

Figure 23 Main Multi-Family Locations



Office Properties

Figure 24 shows the location of office properties within the S. Ankeny Boulevard Corridor. Below trends for the corridor and the City of Ankeny as a whole are summarized.

S. Ankeny Boulevard Corridor

Inventory: 79.9k SF (5.3% of Ankeny total)

Existing Buildings: 14

Vacancy Rate: 0%

10-Year Average Vacancy: 4.7%

Market Asking Rent/SF: \$21.75 (10 year high)

City of Ankeny

Inventory: 1.5 million SF

Existing Buildings: 131

Vacancy Rate: 4.5%

10-Year Average Vacancy: 5.39%

Market Asking Rent/SF: \$25.24 (10 year high)

Key Takeaways

There appears to be a market for the smaller-scale offices found in the corridor, however, minimal growth is predicted for this building type.

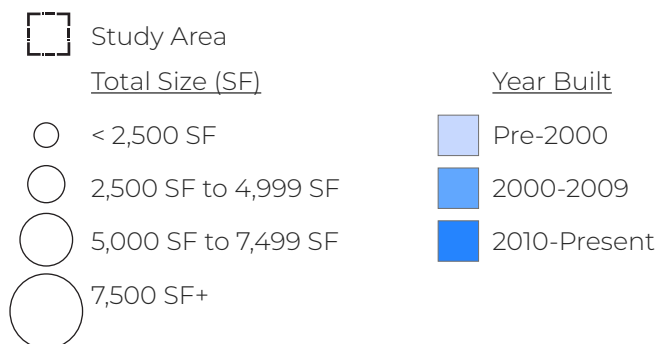


Figure 24 Office Properties by Size + Year



Chapter 1:

Conditions of the Corridor

Retail + Specialty Properties

Figure 25 shows the location of retail and specialty properties within the S. Ankeny Boulevard Corridor. Below trends for the corridor and the City of Ankeny are summarized.

S. Ankeny Boulevard Corridor

Inventory: 505k SF (10.1% of Ankeny total)

Existing Buildings: 62

Vacancy Rate: 3.4%

10-Year Average Vacancy: 5.39%

Market Asking Rent/SF: \$15.17 (+ trend)

City of Ankeny

Inventory: 5.0 million SF

Existing Buildings: 315

Vacancy Rate: 2.2%

10-Year Average Vacancy: 3.46%

Market Asking Rent/SF: \$17.32 (+ trend)

Key Takeaways

While vacancy was just above city trends, the retail corridor appears to provide a slightly more affordable rental market that is serving a market demand.

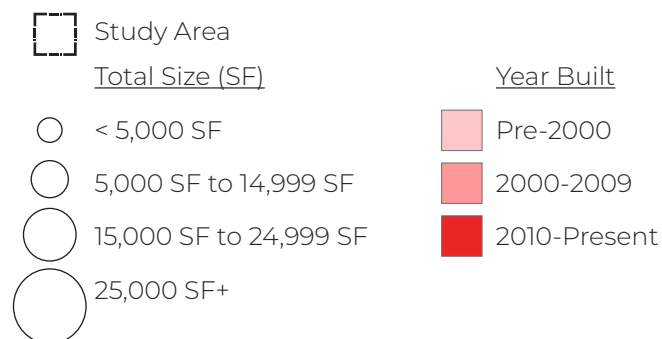
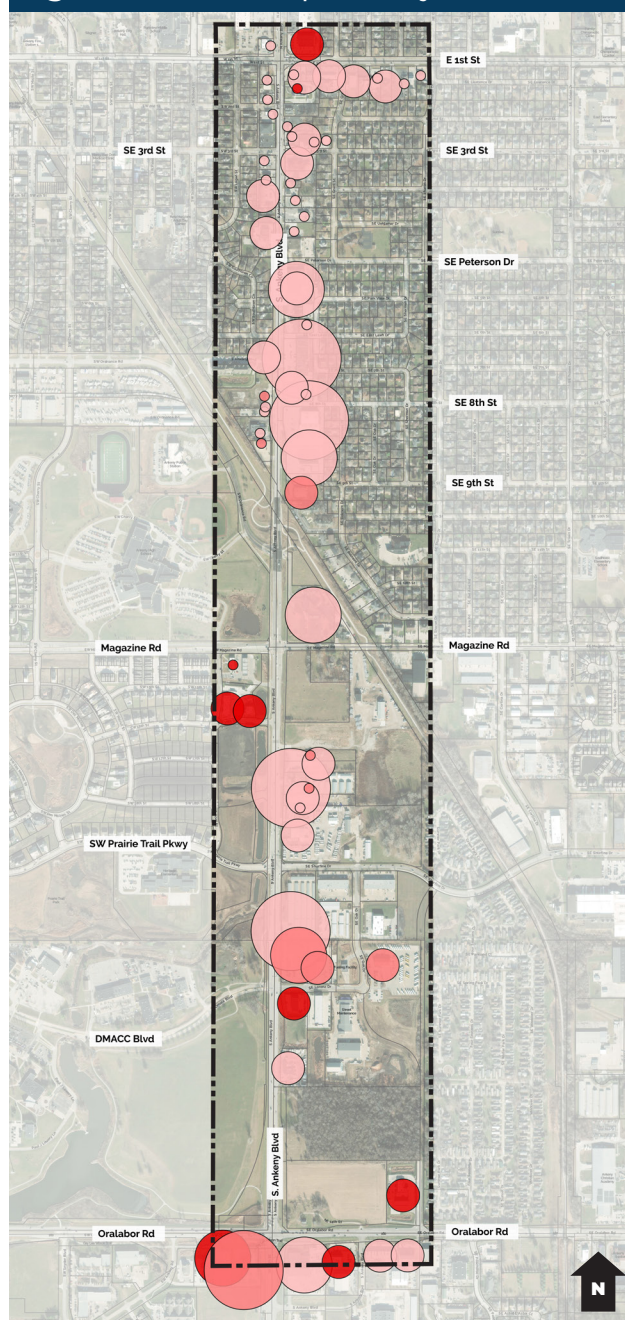


Figure 25 Retail Properties by Size + Year



Industrial/Flex Properties

Figure 26 shows the location of industrial/flex properties within the S. Ankeny Boulevard Corridor. Below trends for the corridor and the City of Ankeny as a whole are summarized.

S. Ankeny Boulevard Corridor

Inventory: 169k SF (1.2% of Ankeny total)

Existing Buildings: 13

Vacancy Rate: 2.4% (- trend)

10-Year Average Vacancy: 4.7%

Market Asking Rent/SF: \$8.80 (+ trend)

City of Ankeny

Inventory: 13.9 million SF

Existing Buildings: 187

Vacancy Rate: 5.2%

10-Year Average Vacancy: 3.47%

Market Asking Rent/SF: \$8.32 (+ trend)

Key Takeaways

There is a small industrial/flex market on the south side of the corridor, however, it is not expected to see significant demand growth in Ankeny.

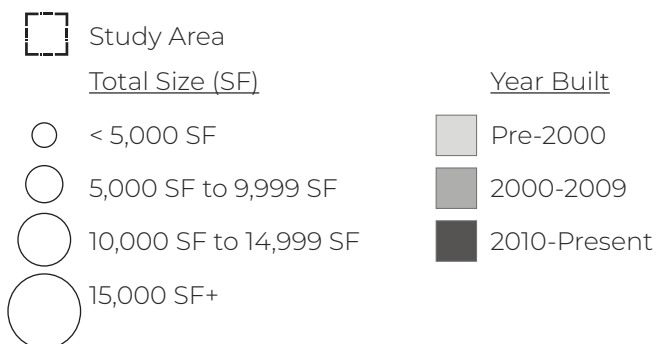
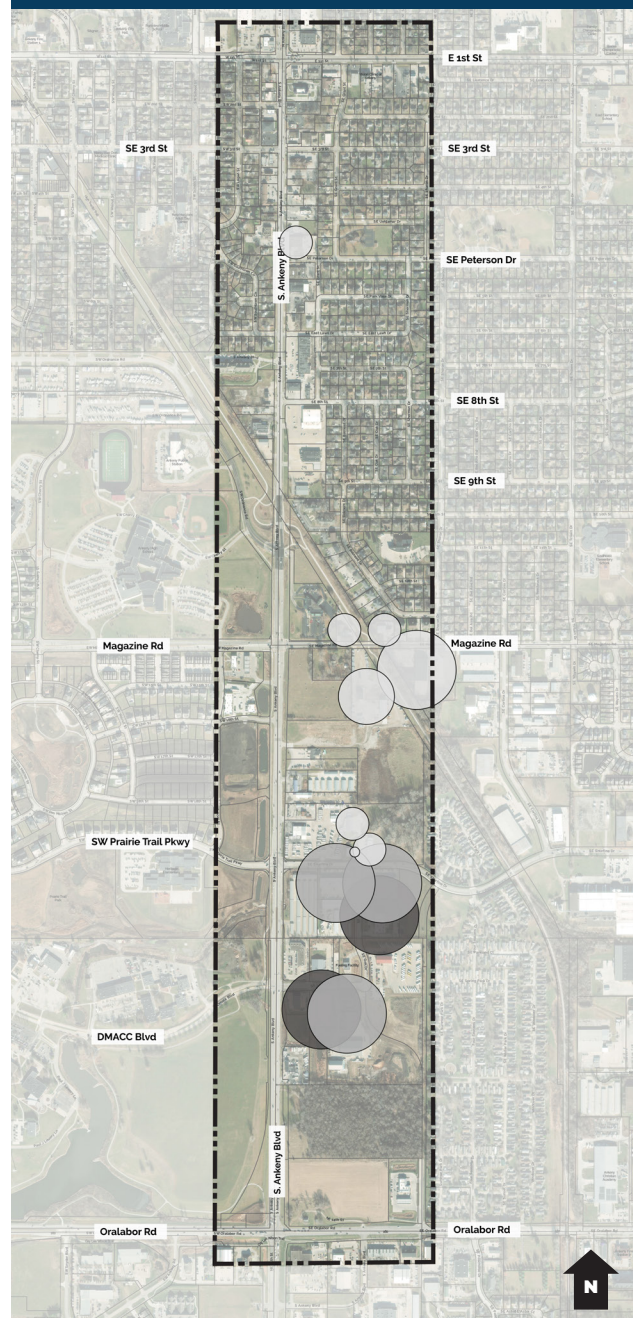


Figure 26 Industrial Properties by Size + Year



Chapter 1:

Conditions of the Corridor

What are the overall strengths and weaknesses?

Below is a high level summary of the strengths, weaknesses, opportunities, and threats facing the S. Ankeny Boulevard Corridor.

Strengths - *What is going well today?*

- ✓ **Naturally Occurring Affordable Housing** The S. Ankeny Boulevard Corridor appears to be a location of naturally occurring affordable housing, retail, and office space in an otherwise expensive Ankeny market.
- ✓ **Relatively Strong Retail Market** There is a strong retail presence with some reasons to suggest it serves a niche market profile.
- ✓ **Strong Visitor Traffic + Trade Area** There is strong visitor traffic with a retail trade area with far reach across the Des Moines metro area.
- ✓ **Good Location + Neighbors** The corridor has generally good neighbors - Prairie Trail, DMACC, Uptown Ankeny, etc.

Weaknesses - *What is going poorly today?*

- ✓ **Older Multi-Family** While there is some existing multi-family residential, it is older with fewer amenities and some maintenance/upkeep concerns.
- ✓ **Traffic/Circulation Issues** The corridor has some notable traffic circulation / turning movements issues.
- ✓ **Limited Pedestrian Connections on Southside** There are limited pedestrian facilities in the southside of corridor.
- ✓ **Difficult to Develop Parcels** It may be difficult to develop undeveloped parcels because of the issues such as access and parcel size/shape.

Opportunities - *What can be improved to make things better?*

- ✓ **Large Undeveloped Parcels** There are several undeveloped parcels in the corridor, many of which are larger in size and could make a significant difference in the corridor once developed.
- ✓ **High Trestle Trail Access** The High Trestle Trail presents an excellent opportunity to take advantage of trail-centric retail or mixed-use space.
- ✓ **Facade / Streetscape Enhancements** Façade+ streetscape enhancements could improve the aesthetics of the corridor.
- ✓ **Traffic Management** There are potential opportunities to improve traffic management through roadway design and potential parking lot consolidation.

Threats - *What does the City need to watch out for in the future?*

- ✓ **Older Building Stock** The older building stock is at risk of disinvestment and deferred maintenance.
- ✓ **Retail Heavy Risk** The corridor is heavily retail, which could harm the corridor if businesses started to leave.
- ✓ **Pricing Businesses Out** The corridor offers slightly lower rents than other parts of Ankeny with an overarching risk of current businesses being priced out after improvements are made.
- ✓ **Code / Design Standard Risks** Code enforcement/design standards could push out different business types.

Chapter 2.

Public Input



Chapter 2:

Public Input

Public Input Overview

A key component of the S. Ankeny Boulevard Revitalization Plan was to conduct public engagement to determine the overall desired goals and priorities for the corridor held by key stakeholders in the area and the community overall. A full summary of the public input data can be reviewed in the **Public Input Summary Report**.

There were three main public engagement activities prior to a draft plan public open house held in March 2024:



Public Input Workshop

Members of the public and property owners within the corridor were invited to attend a Public Input Workshop on September 23, 2024. The workshop included a short presentation followed by engagement activities.



Stakeholder Interviews

Members of the consultant team met virtually with several different members in relation to the S. Ankeny Boulevard Corridor, consisting of a diverse mix of residents, businesses, landowners, and leadership.



Engagement Website

An interactive engagement website was set up with image voting and an interactive mapping activity. Members of the public were encouraged to actively participate on the website.

Chapter 2:

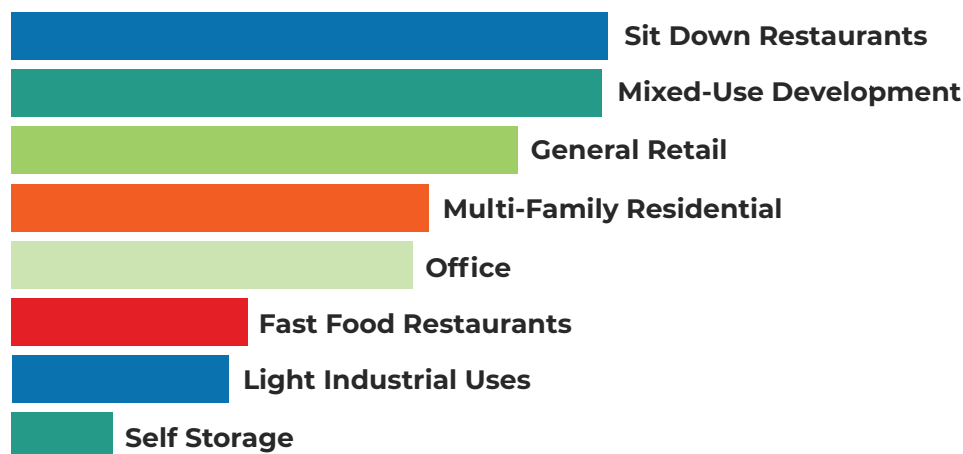
Public Input

Public Input Workshop

Public Input Workshop

A Public Input Workshop was held in September 2024 and business/property owners in the corridor as well as residents overall were encouraged to attend. After a short presentation on the project, attendees answered a series of visioning questions and completed some hands-on engagement. A full summary of the results can be found in the **Public Input Summary Report**.

Figure 27 What land use or development do you want more of in the corridor?



Mapping Activity Takeaways

Opportunities for Development included the corner of S. Ankeny Boulevard and SE Oralabor Road, as well as the corner of S. Ankeny Boulevard and SE Magazine Road.

Underutilized Land included underutilized parking areas or intensive industrial uses that could be relocated.

Potential Gateways Potential gateway markers were identified along the corridor as opportunities to welcome people into the community and adjacent destinations.

Future Trail + Sidewalk Connections Future trail and sidewalk connections were identified to nearby residential subdivisions, including connection gaps on the South side of SE Magazine Road.



Stakeholder Interviews

Stakeholder Interviews

Stakeholder interviews were held in Fall 2024. Below is a summary of the key themes heard.



1. Branding and Identity

- ✓ The corridor has three distinct areas.
- ✓ Potential to integrate identity to Uptown Ankeny or integrating identity to DMACC Corridor.
- ✓ Lack of branding and cohesive identity does not attract or promote commercial activity.



2. Attainable Housing

- ✓ Need for revitalization of housing due to a lack of affordable housing options to employ corridor business employees.
- ✓ Corridor is an opportunity area for new housing options within Ankeny, including multi-family residential or mixed-use.
- ✓ Maintaining affordability of housing choices is important.



3. Affordable Retail Spaces

- ✓ The corridor is currently an affordable option for retail businesses, supporting startups and small businesses.
- ✓ Consider exterior improvement grants and programs to existing buildings.
- ✓ Need to maintain affordable retail and commercial spaces to support startups and small businesses



4. Connectivity

- ✓ Corridor benefits from access to the interstate nearby.
- ✓ Access management and safety are recurring concerns.
- ✓ Traffic calming measures needed, including streetscaping, wayfinding, and gateway signage.
- ✓ There are sidewalk and trail gaps to adjacent commercial areas or residential neighborhoods.
- ✓ Lack of wayfinding or gateway signage as entrance to community.



5. Development + Redevelopment

- ✓ Adjacent to destination areas (Uptown Ankeny, Prairie Trail, DMACC).
- ✓ Age and condition of existing buildings and prevalence/maintenance of parking lot areas is a growing concern.
- ✓ Mixed-use development combining residential, retail, and commercial spaces, opportunities for small-scale industrial or flex industrial spaces.
- ✓ Need for investment or reinvestment to spur redevelopment or development, especially on undeveloped, opportunistic land.
- ✓ Slum and blighted properties inhibit visual appeal and aesthetics of the corridor.

Chapter 2:

Public Input

Engagement Website

Engagement Website

The engagement website utilized a platform called Social Pinpoint. Below are some summary engagement statistics:



Total Site Visits:

**Over 7,000 from
2,800 visitors**



Total Contributions

**1,020 contributions
from 693 people**

The engagement website featured two main activities: image voting and a mapping activity.

Image Voting

The first activity asked respondents to rate different images based on how much they would like to see them in the corridor. The two main categories were development types and streetscape styles. The most highly voted on streetscape is shown on the right and includes street trees, planters, and special pavers on a wide sidewalk. The highest rank development type is also shown, which depicts a trail-fronted mixed use development. The lowest ranked development type was auto-oriented retail such as a car wash. The full results of the image voting can be found in the **Public Input Summary Report**.

Highest Ranked Streetscape



Wide Sidewalk with Plantings

Highest Ranked Development



Trail-Fronted Mixed-Use

Lowest Ranked Development



Auto-Oriented Retail

Mapping Activity

An interactive mapping activity allowed participants to provide comments on a map of the study area. **Figure 29** shows a summary of comment locations and **Figure 28** shows the breakdown of comment by type. Participants were able to express beautification ideas, category development ideas, areas for roadway improvement, or identify areas that serve as a vital asset to the corridor. A full summary of the comments can be found in the **Public Input Summary Report**.

Figure 28 Total Map Comments by Type

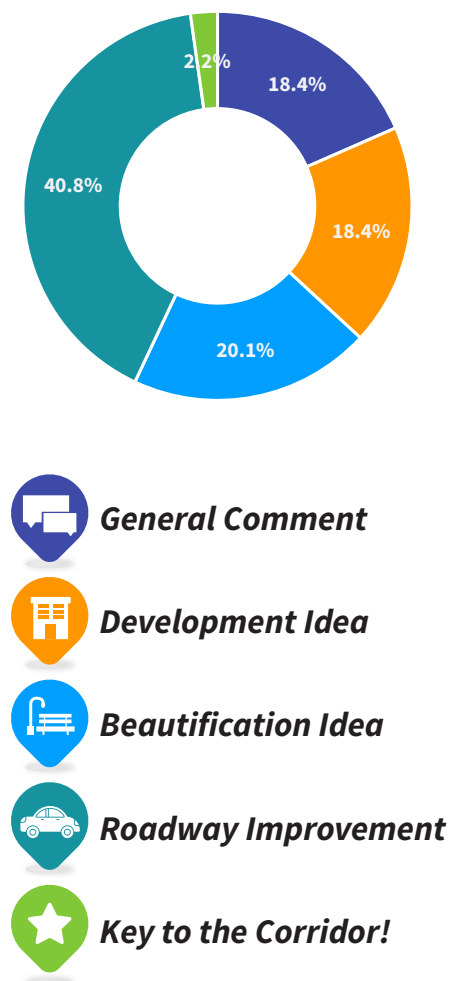
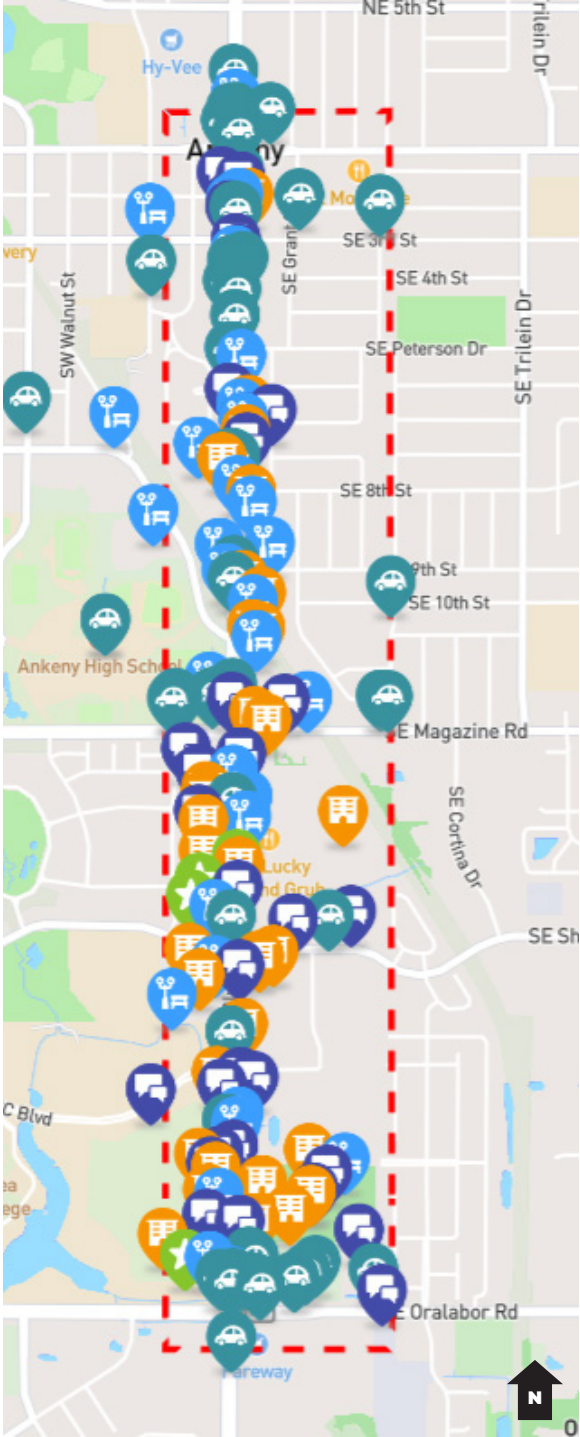


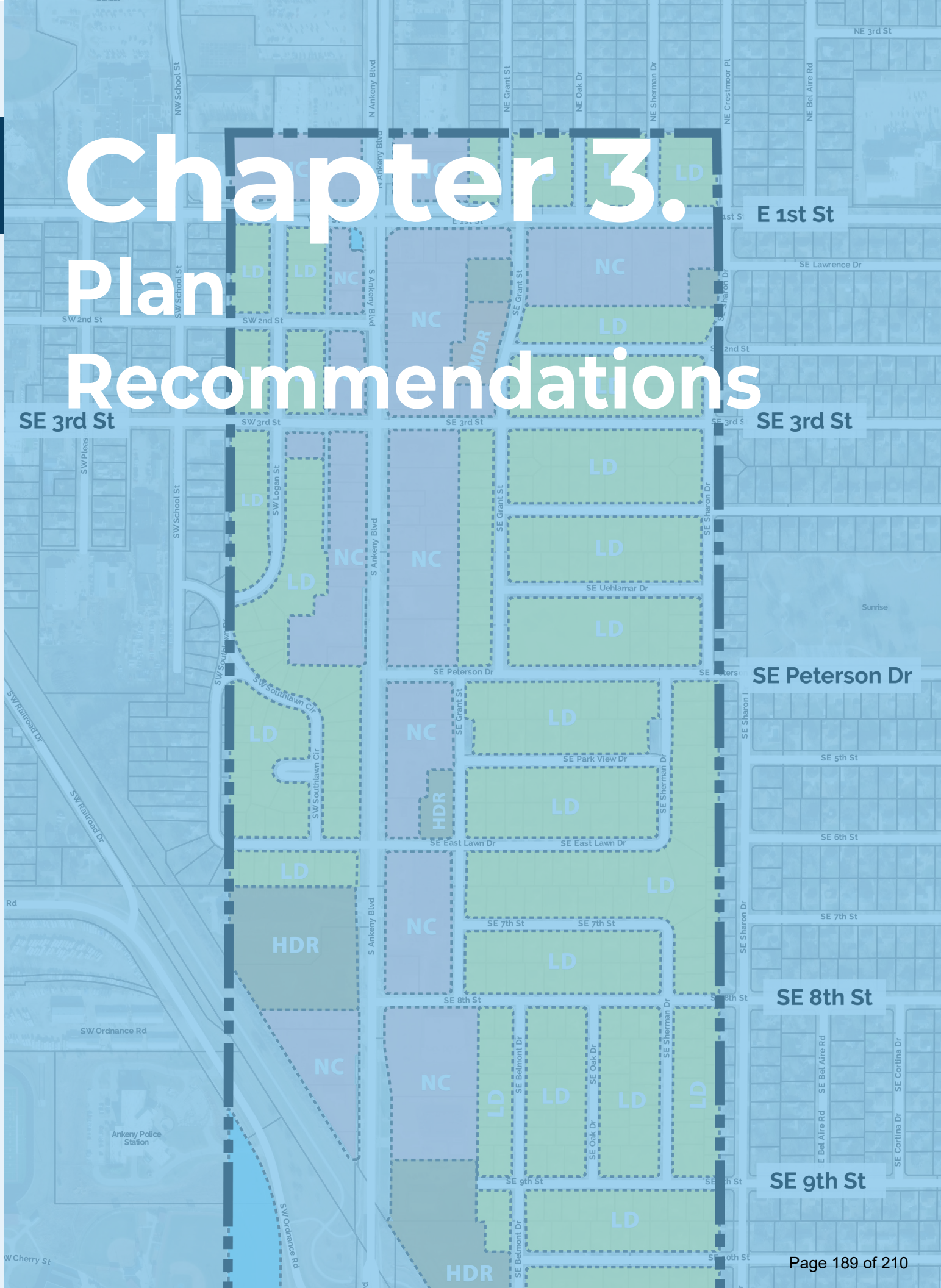
Figure 29 All Mapping Comments



Chapter 3.

Plan

Recommendations



Chapter 3:

Plan Recommendations

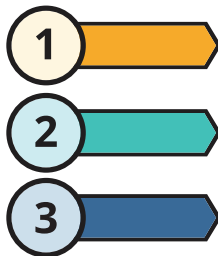
Plan Recommendation Overview

Based upon the corridor analysis and the input received from residents, business owners, and community stakeholders, the following recommendations have been developed.



Updated Future Land Use Plan

An updated Future Land Use Plan was created for the S. Ankeny Boulevard Corridor that re-imagines the long-term potential for several key sites and properties in the study area. While much of the Future Land Use remains the same, there are key areas of change the City should consider.



Strategic Opportunity Map

There are ten (10) overall strategic opportunities identified for the corridor to help improve the long-term health of the corridor. They include a mix of land use, facade/aesthetic, and program recommendations.



Street Cross Sections + Traffic Implications

Potential new street cross sections were generated based on feedback from the public that would help to improve the overall look and feel and pedestrian experience of the corridor. New traffic forecasts were generated based on the proposed land use changes.

Plan Recommendations

What land use changes are proposed for the corridor?

Proposed Future Land Use Changes

As part of the revitalization plan, a few strategic future land use changes are being proposed (**Figure 30**). Most of these changes pertain to the southern half of the corridor and involve adding more mixed-use and some higher-density residential.

Yellow asterisks have been placed on the map where key changes have been made.

Future Land Use Definitions

Low-Density Residential includes single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre. Typical lot sizes will range from 7,500 to 15,000 square feet (SF). Development may also include religious, educational, and institutional uses such as parks and recreation land.

Medium-Density Residential includes single-family dwelling units that are attached horizontally to one or more units, typically referred to as townhomes or rowhouses. Densities range from five to 12 dwelling units per acre. Development may also include religious, educational, and institutional uses such as parks and recreation land.

High-Density Residential includes multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Densities are generally 12+ dwelling units per acre.

Neighborhood Commercial includes smaller neighborhood scale retail and office uses located close to residential areas and intended to serve the daily needs for residents. Retail buildings are typically one story tall and between 35,000 to 50,000 SF.

Community Commercial includes larger-scale retail and entertainment uses typically located along high traffic corridors. These uses are intended to serve both the entire community and may attract users outside the community.

Mixed Use includes areas that are developed at a higher more urban density with multi-story buildings including a combination of residential, retail, and office uses. Retail and office uses are generally located on the first floor and multi-family residential dwelling units are often located on the upper floors. The overall density is generally over 12 dwelling units per acre. Buildings should be between two and four stories in height.

Business Park is designed to retain and promote employment opportunities in Ankeny. This includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses. Sites can range from small single user building lots to large corporate campuses.

Public / Semi-Public includes government or quasi government owned land such as city facilities, parks, schools, or libraries.

Open Space includes land set aside for conservation, agriculture, or detention for stormwater.

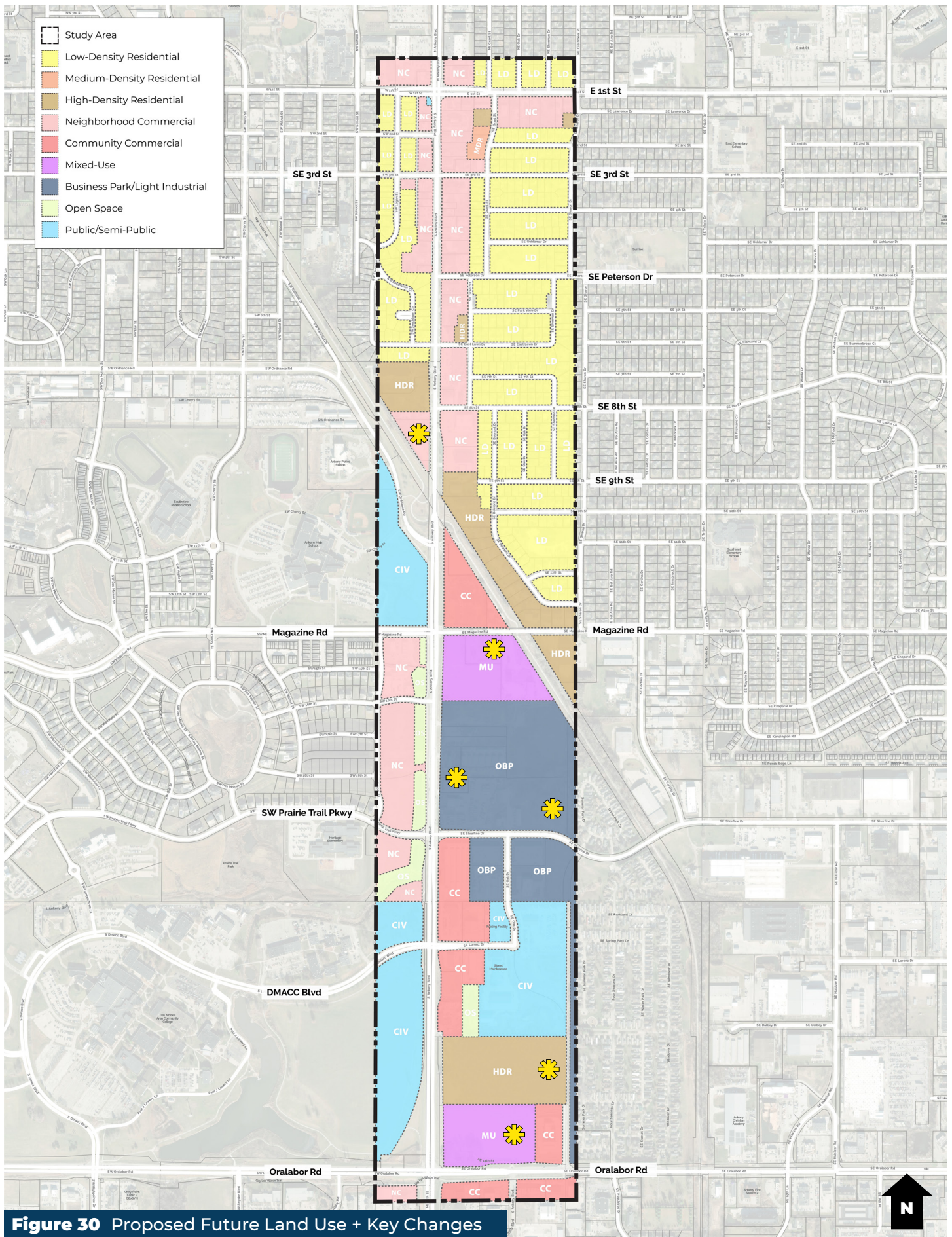


Figure 30 Proposed Future Land Use + Key Changes

Chapter 3:

Plan Recommendations

How do we improve the long-term health of the corridor?

Strategic Opportunities

As part of the revitalization plan, ten (10) key strategic opportunities have been identified for the corridor. Each is described in more detail with at least one action step on the following pages. **Figure 31** identifies the approximate location of each opportunity.

1. SW Ordnance Road Underpass Improvements

There is opportunity to enhance the look and feel of the High Trestle Trail underpass near Ordnance Road by integrating public art.

2. Enhanced Landscaping Areas

Several key areas along the corridor right-of-way were identified as suitable locations for enhanced landscaping such as trees, planters, or pedestrian furniture.

3. Commercial Facade / Site Improvement Program

There are several storefronts and office spaces, especially north of Magazine Road, that would benefit from facade and site improvements.

4. Trail Centric / Fronted Development

The High Trestle Trail running through the corridor presents a unique opportunity to promote mixed-use trail adjacent development that takes full advantage of the trail access.

5. Naturally Occurring Affordable Housing in Need of Revitalization

There are several apartment buildings in the corridor that provide a source of naturally

occurring affordable housing that should be protected, but are in need of updates.

6. Wayfinding and Gateway Signage

There are several key locations throughout the corridor that would benefit from gateway or wayfinding signage to help enhance the aesthetics of the corridor and promote placemaking overall.

7. Proposed Roadway Extension

There is a proposed roadway extension shown to help promote development of a landlocked site on the south end of the corridor.

8. New Multi-Family Expansion

A new proposed multi-family development is recommended for the undeveloped, tree-filled parcel on the south side of the corridor near Oralabor Road.

9. Gateway Mixed-Use Development

There is a large undeveloped parcel right at the southernmost entrance of the corridor, which would make an excellent location for a large mixed-use development to help reinvigorate the corridor.

10. Streetscape Enhancements

Streetscape enhancements were highly desired by the public. Three sets of street cross sections designed to improve the overall appearance and pedestrian experience of the corridor have been created.

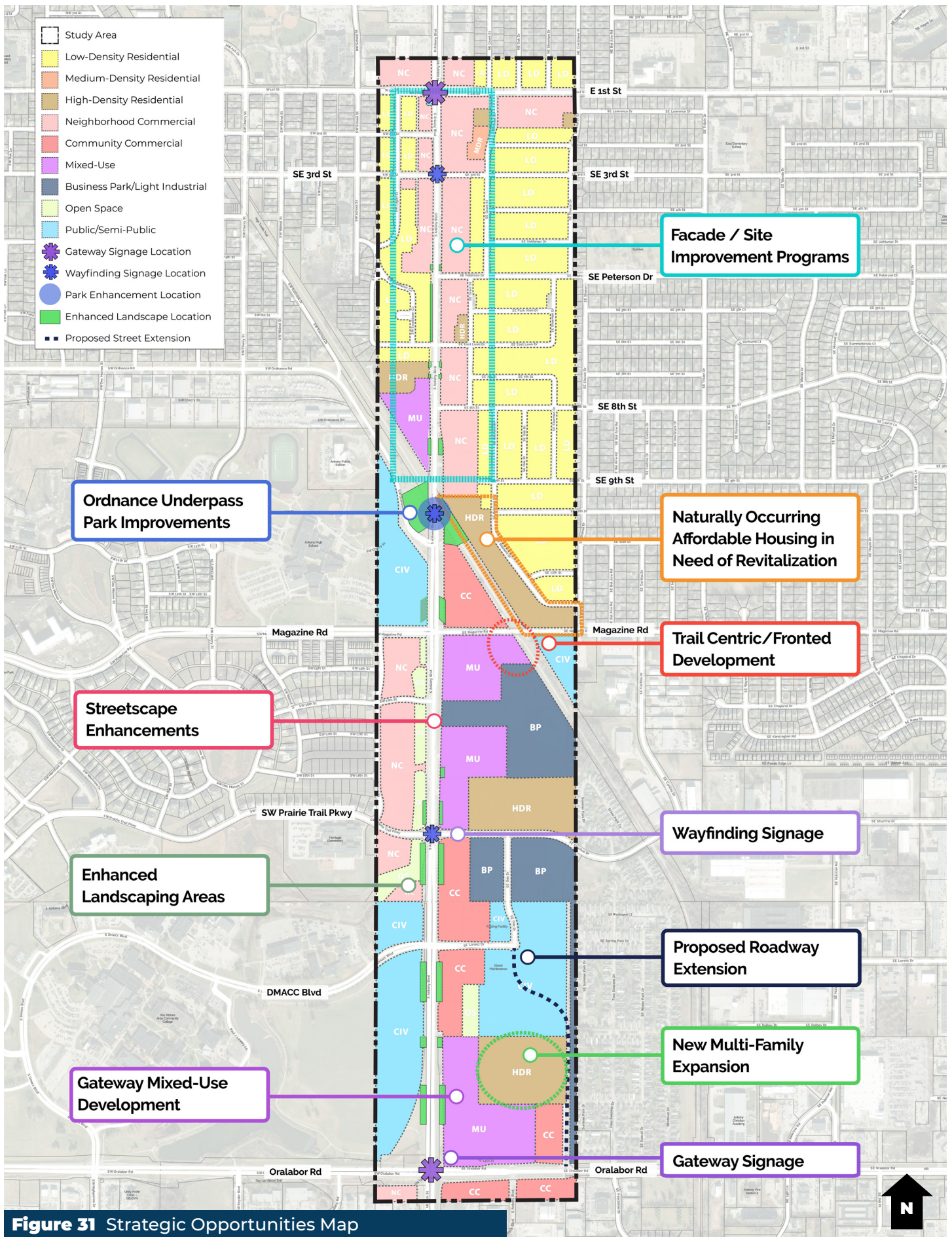


Figure 31 Strategic Opportunities Map

Chapter 3: Plan Recommendations

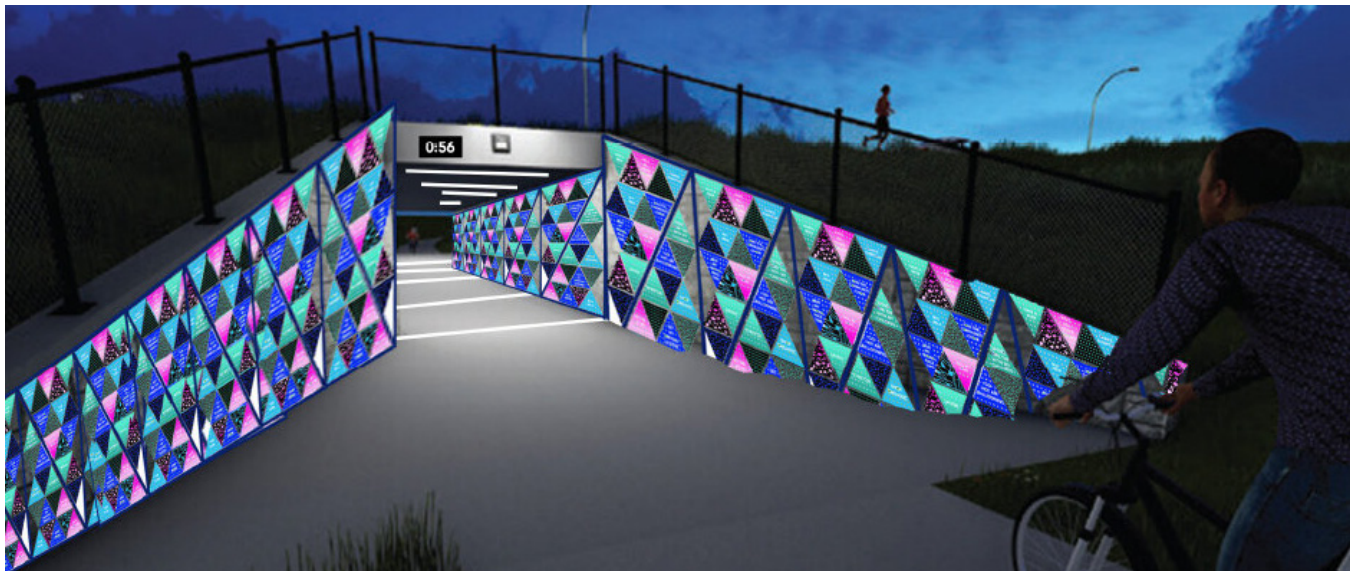
Opportunity #1 - SW Ordnance Road Underpass Park Improvements

The High Trestle Trail Public Art Master Plan identifies a series of improvements for key points along the High Trestle Trail. This includes proposed ideas for the addition of public art to enhance the sense of place and user experience along the High Trestle Trail. Ankeny recently was awarded a BRAVO grant to create the High Trestle Experience Park, plans for which also include improvements to the underpass.

Action Steps

PRIORITIZE PUBLIC ART DESIGN + CONSTRUCTION

Prioritize the design and construction of public art, park, and trail improvements along the High Trestle Trail, specifically at the trail underpass near the SW Ordnance Road intersection at S. Ankeny Boulevard.



Ordnance Road Underpass Public Art Concept from High Trestle Public Art Master Plan

Opportunity #2 - Enhanced Landscaping Areas

There are several areas identified along the S. Ankeny Boulevard street right-of-way that may be suitable for the installation of enhanced landscaping to improve the aesthetics of the corridor while also providing points of respite for pedestrians and bicyclists.

Action Steps

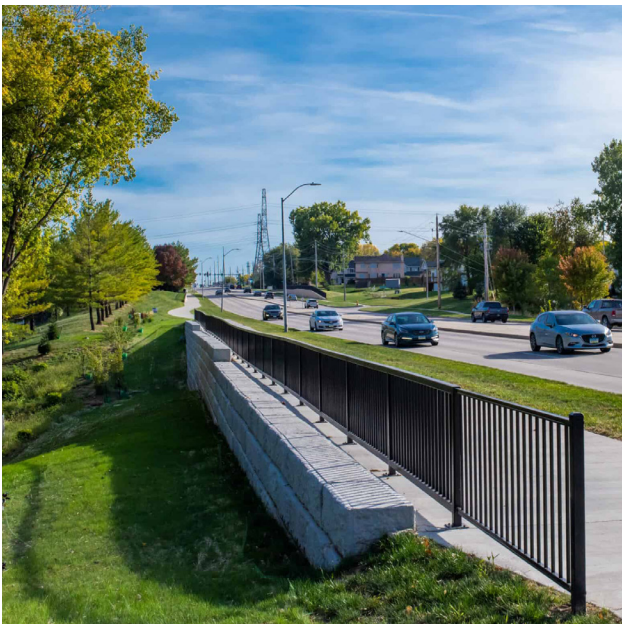
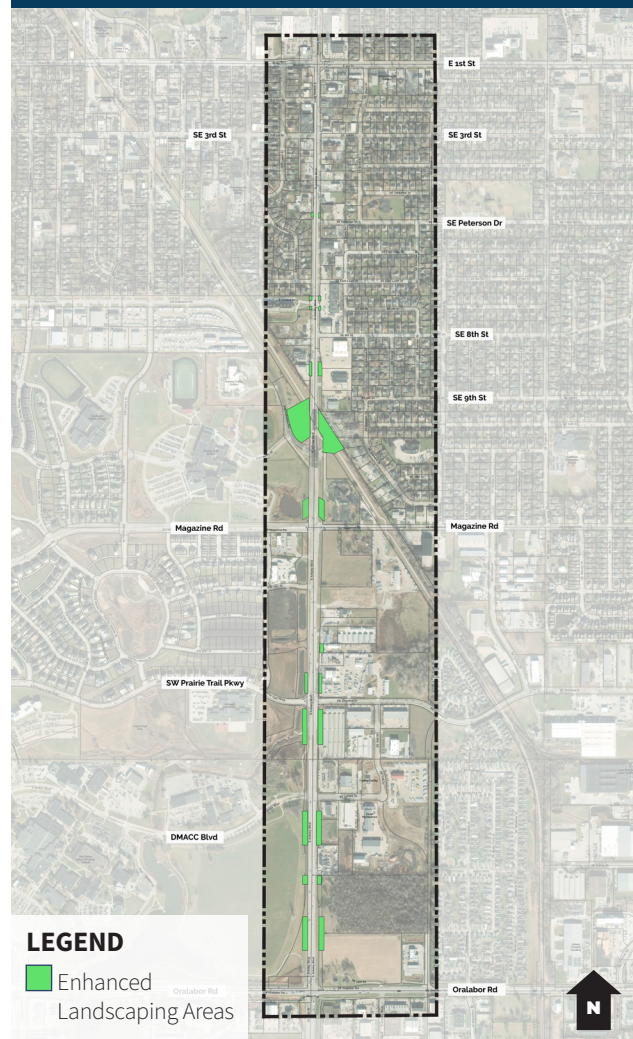
IDENTIFY A FUNDING SOURCE + DESIGN

Identify a funding source and design and construct streetscape improvements along the corridor. Proposed landscape enhancement areas located near and adjacent to the High Trestle Trail should be prioritized when planning landscape improvements along the corridor, as well as areas located to the south of the corridor.

DEVELOP AND ADOPT A STREETScape MASTER PLAN FOR S. ANKENY BOULEVARD

Develop and adopt a streetscape master plan for S. Ankeny Boulevard to finalize a design framework for streetscape enhancements along the corridor. Project documents can then be utilized to bring the plan to bid or identify minimum levels of improvements for the redevelopment of adjacent land.

Figure 32 Enhanced Landscaping Areas



Chapter 3: Plan Recommendations

Opportunity #3 - Commercial Facade and Site Improvement Programs

The corridor stretch from 1st Street down to SE 9th Street is a high priority location for a facade and/or site improvement program that provides financial incentives to perform site or facade upgrades. This area also has a pylon sign congestion issue that harms the aesthetic quality of the corridor that should be addressed with potential incentives.

Action Steps

CREATE A FINANCIAL INCENTIVE PROGRAM

Create a financial incentive program to provide matching funds via a forgivable loan for building and site improvements made to existing office and retail sites including building facade improvements, updating of wall signage and free-standing signage, and parking lot and landscaping improvements

that enhance the function and appearance of the property. Grant dollars should be based on the amount of private investment such as an 8:1 match (one-dollar for every eight-dollars of private investment) or a 4:1 match (one-dollar for every four-dollars of private investment). The total amount of the grant could be limited to between \$25,000 to \$100,000.

CREATE A TIF REBATE PROGRAM

Create a program to provide a TIF rebate for up to five years and 100% of the increased value of an existing office or retail site that is substantially redeveloped or improved. The incentive should be limited to projects making significant investment in an existing property, such as more than \$1-million, and generate a large enough increase in assessed valuation to warrant establishing the TIF rebate.

CDBG FUNDED FACADE IMPROVEMENT PROGRAM

Some communities take advantage of the Community Development Block Grant (CDBG) program to fund a business facade improvement program for a targeted area. The City of Ankeny should consider investigating this program as a funding option.



Facade Improvement Before



Facade Improvement After



Opportunity #4 - Trail Centric / Fronted Development

Encourage and support new development near the High Trestle Trail that includes desirable retail uses that can be accessed and utilized by trail users. Mixed-use development styles may also be favorable in areas identified on the area plan. **Figure 33** below shows a 3D rendering of what this type of trail centric mixed-use might look like along the High Trestle Trail at Magazine Road.

Action Steps

ENCOURAGE NEW DEVELOPMENT NEAR TRAIL

New development near High Trestle Trail should be trail oriented to maximize use of land and create desirable retail uses or mixed-use development styles. The City should encourage this type of development by requiring or allowing development incentives through zoning and subdivision code.

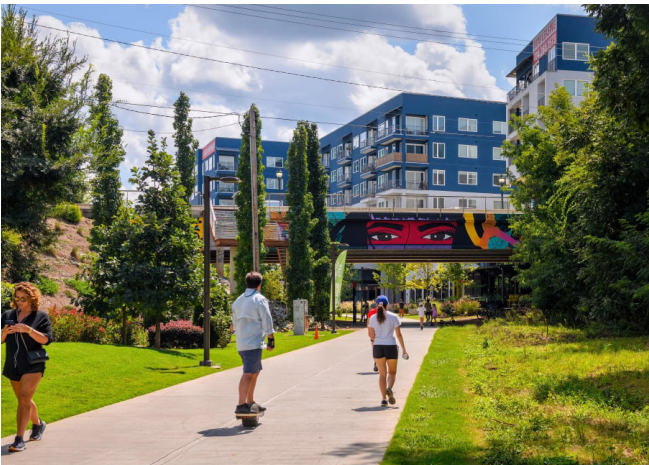
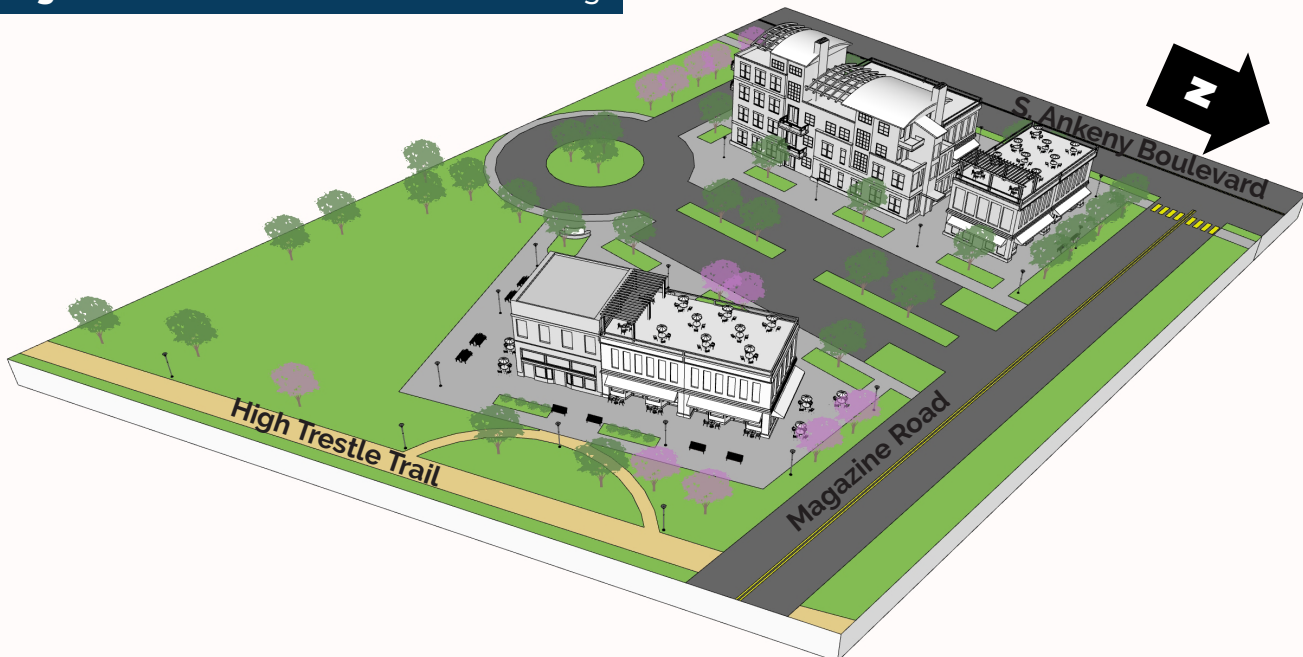


Figure 33 Trail Centric Retail 3D Rendering



Chapter 3: Plan Recommendations

Opportunity #5 - Preserving Naturally Occurring Affordable Housing

Naturally occurring affordable housing (NOAH) includes unsubsidized privately owned residences that are affordable to low- or moderate-income households. The multi-family residential within the corridor is more affordable than elsewhere in the community and should be preserved. However, the existing multi-family is in strong need of revitalization via facade and/or site improvements and renovation/upgrades.

Action Steps

CREATE A FINANCIAL INCENTIVE PROGRAM

Create a financial incentive program to provide matching funds in the form of a forgivable loan for building and site improvements made to existing multi-family residential sites that enhance the function and appearance of the property. Grant dollars should be based on

the amount of private investment such as an 8:1 match (one-dollar for every eight-dollars of private investment) or a 4:1 match (one-dollar for every four-dollars of private investment). The total amount of the grant could be limited to between \$25,000 to \$100,000.

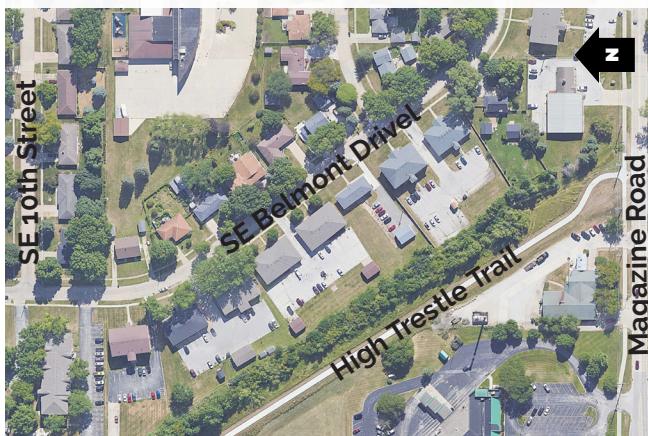
CREATE A TIF REBATE PROGRAM

Create a program to provide a TIF rebate for up to five years and 100% of the increased value of an existing residential site that is substantially redeveloped or improved. The incentive should be limited to projects making significant investment in an existing property, such as more than \$1-million, and generate a large enough increase in assessed valuation to warrant establishing the TIF rebate.

CDBG FUNDED HOUSING REHABILITATION PROGRAM

Many communities participate in the Community Development Block Grant (CDBG) program to fund a housing rehabilitation program. This can be for owner-occupied or rental housing for low to moderate income households. The City of Ankeny should consider investigating this program as a funding option for housing rehabilitation and improvements.

Aerial View of Multi-Family Areas in the Corridor



Existing Multi-Family Residential Examples



Facade Improvement After



Opportunity #6 - Wayfinding and Gateway Signage

There are several locations where enhanced wayfinding signage would be beneficial for pedestrians/bicyclists as well as the motoring public to guide visitors and users to key areas of interest in Ankeny. This includes guiding visitors to Uptown Ankeny, bicyclists to High Trestle Trail, or new students and faculty members to the DMACC campus.

Action Steps

FORM A WAYFINDING SIGNAGE TASK FORCE TO IDENTIFY OPPORTUNITIES

Create a City led task force of local residents, trail users, and retail property owners to identify wayfinding signage opportunities and priorities.

DEVELOP A WAYFINDING + GATEWAY MASTER PLAN

Design and develop a wayfinding and gateway signage master plan to enhance user experience navigating the corridor, as well as help establish a brand and overall enhanced sense of place for the corridor. The master plan should include designs and hierarchy for all wayfinding and gateway signage, along with a schedule for installation and earmarks for funding.

Wayfinding Signage Example



Figure 34 Proposed Signage Locations



Gateway Signage Example



Chapter 3: Plan Recommendations

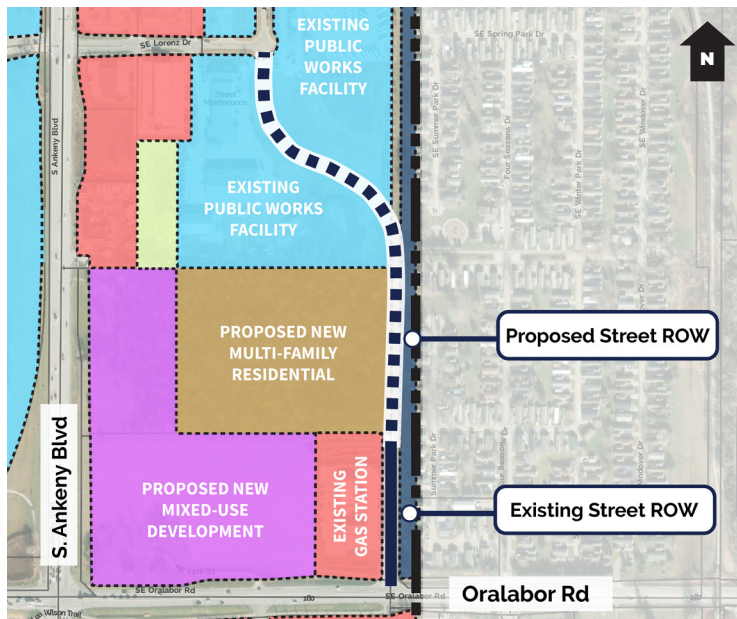
Opportunity #7 - Proposed Roadway Extension

An extension of a roadway along the east edge of the study area is proposed to provide better access for the multi-family residential and public works facility.

Action Steps

SCHEDULE + FUND PROJECT

Develop a schedule and funding source for when this roadway should be constructed, ideally time to be completed during the completion of any new projects that it will serve and benefit.



Opportunity #8 - New Multi-Family Expansion

There is an opportunity for new higher-density development near the southern entrance to the corridor near Oralabor Road. The higher-density residential land shown here is proposed for a parcel that contains a significant amount of tree cover. Rather than clear cutting the trees, the City should encourage the development to build around and within portions of the tree cover that can serve as an amenity open space as well as buffer between neighboring land uses.



Example Multi-Family with Tree Cover

Action Steps

UPDATE FUTURE LAND USE MAP

Update the City's adopted Comprehensive Plan's Future Land Use Map to match the revised future land uses envisioned in this corridor plan.

PROACTIVELY REZONE KEY PROPERTIES

Consider proactively rezoning any key properties consistent with the new land use plan designations to promote development consistent with the S. Ankeny Boulevard Corridor Plan. This could also be accomplished by using the Planned Unit Development (PUD) zoning for the area. PUDs are typically used for mixed-use development that may combine residential, recreational, industrial and commercial elements.

WORK WITH FUTURE DEVELOPER/OWNER

Work with any future developer of the site to incentivize the preservation of existing tree cover as much as possible to protect this key resource.



Chapter 3: Plan Recommendations

Opportunity #9 - Gateway Mixed-Use Development

The undeveloped parcel right at the southern gateway to the S. Ankeny Boulevard Corridor is an excellent opportunity for a mixed-use development. This strategic location has access to two major roadways and is not far from the interstate. The proposed adjacent higher-density residential development to the north could complement this type of development. The 3D graphic in **Figure 35** shows the long-term potential build out of this site.

Action Steps

UPDATE FUTURE LAND USE MAP

Update the City's adopted Comprehensive

Plan's Future Land Use Map to match the revised future land uses envisioned in this corridor plan.

PROACTIVELY REZONE KEY PROPERTIES

Consider proactively rezoning any key properties consistent with the new land use plan designations to promote development consistent with the S. Ankeny Boulevard Corridor Plan.

WORK WITH FUTURE DEVELOPER/OWNER

Work with any future developer to incentivize the preservation of existing tree cover as much as possible to protect this key resource.

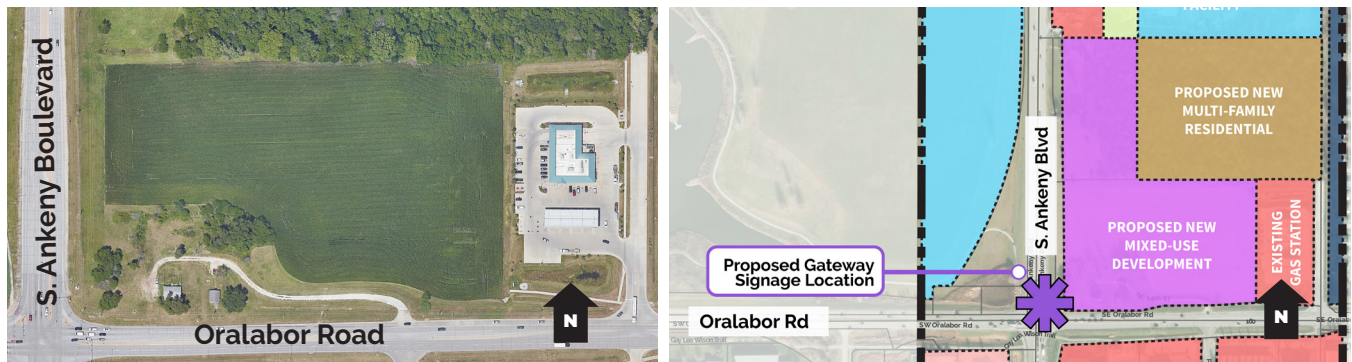
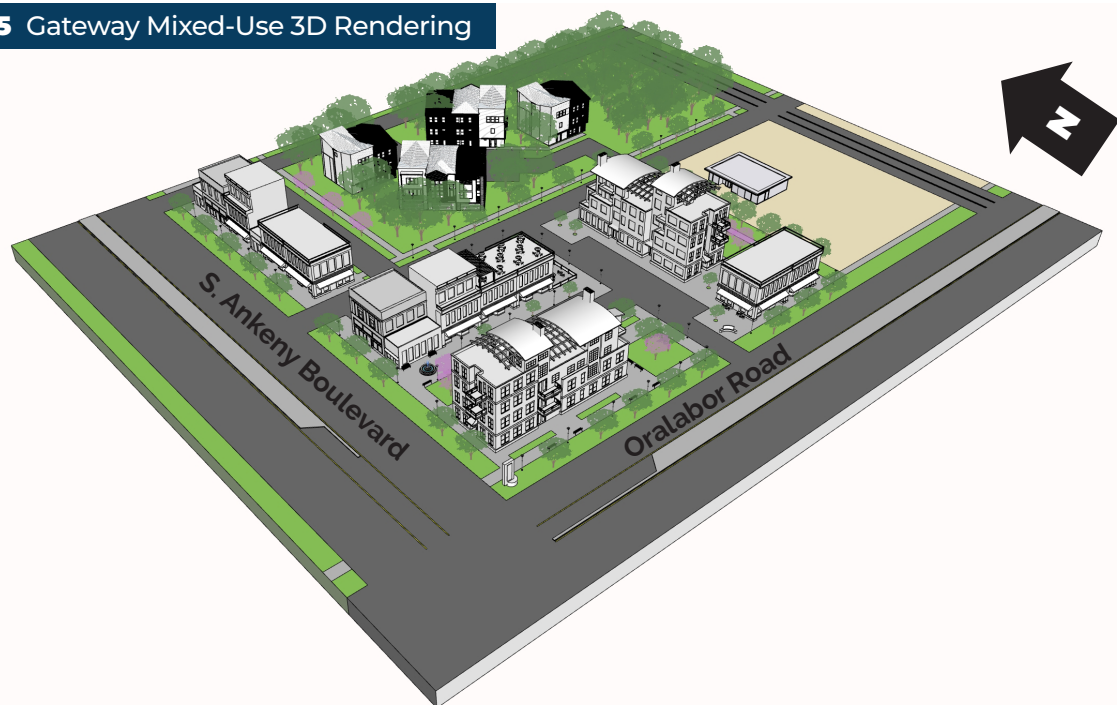


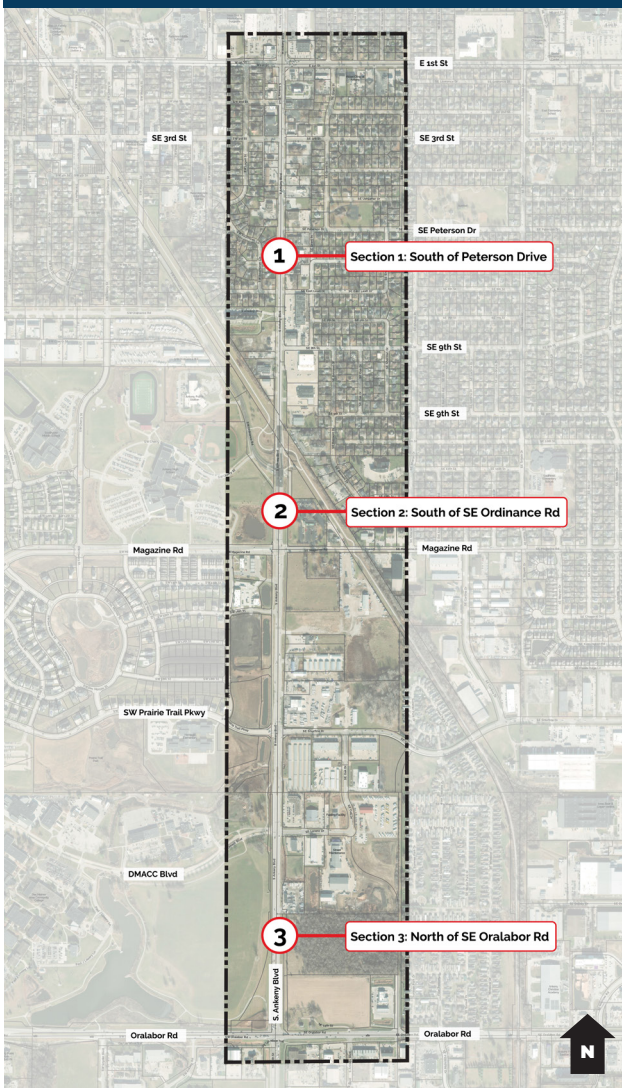
Figure 35 Gateway Mixed-Use 3D Rendering



Opportunity #10 - Streetscape Improvements

Streetscape enhancements were one of the most requested improvements to the corridor made by the community during the public input process. Opportunities to enhance the overall streetscape of the S. Ankeny Boulevard Corridor have been identified at three strategic locations in **Figure 36**. The available right-of-way and street profile varies north-south along this arterial roadway, which requires flexibility in the overall design. Three different street cross sections have been identified as part of this revitalization plan to enhance the aesthetics and pedestrian/bicyclist experience along the corridor as much as possible. They are shown in **Figure 37** on the following page.

Figure 36 Street Cross Section Locations



Action Steps

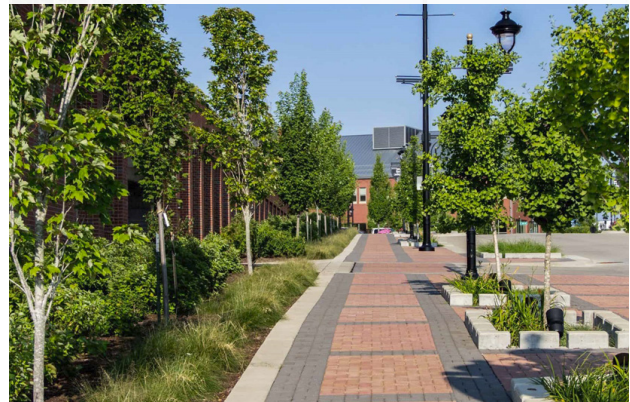
DEVELOP AND ADOPT A STREETScape MASTER PLAN FOR S. ANKENY BOULEVARD

The City should consider developing and adopting a streetscape master plan for S. Ankeny Boulevard to finalize a design framework for streetscape enhancements along the corridor. Project documents can then be utilized to bring the plan to bid or identify minimum levels of improvements for the redevelopment of adjacent land.

WORK WITH IOWA DOT

Alternately, the City of Ankeny should actively work with the Iowa Department of Transportation (DOT) to integrate the preferred streetscape elements into any future improvement projects taking place in the S. Ankeny Boulevard Corridor.

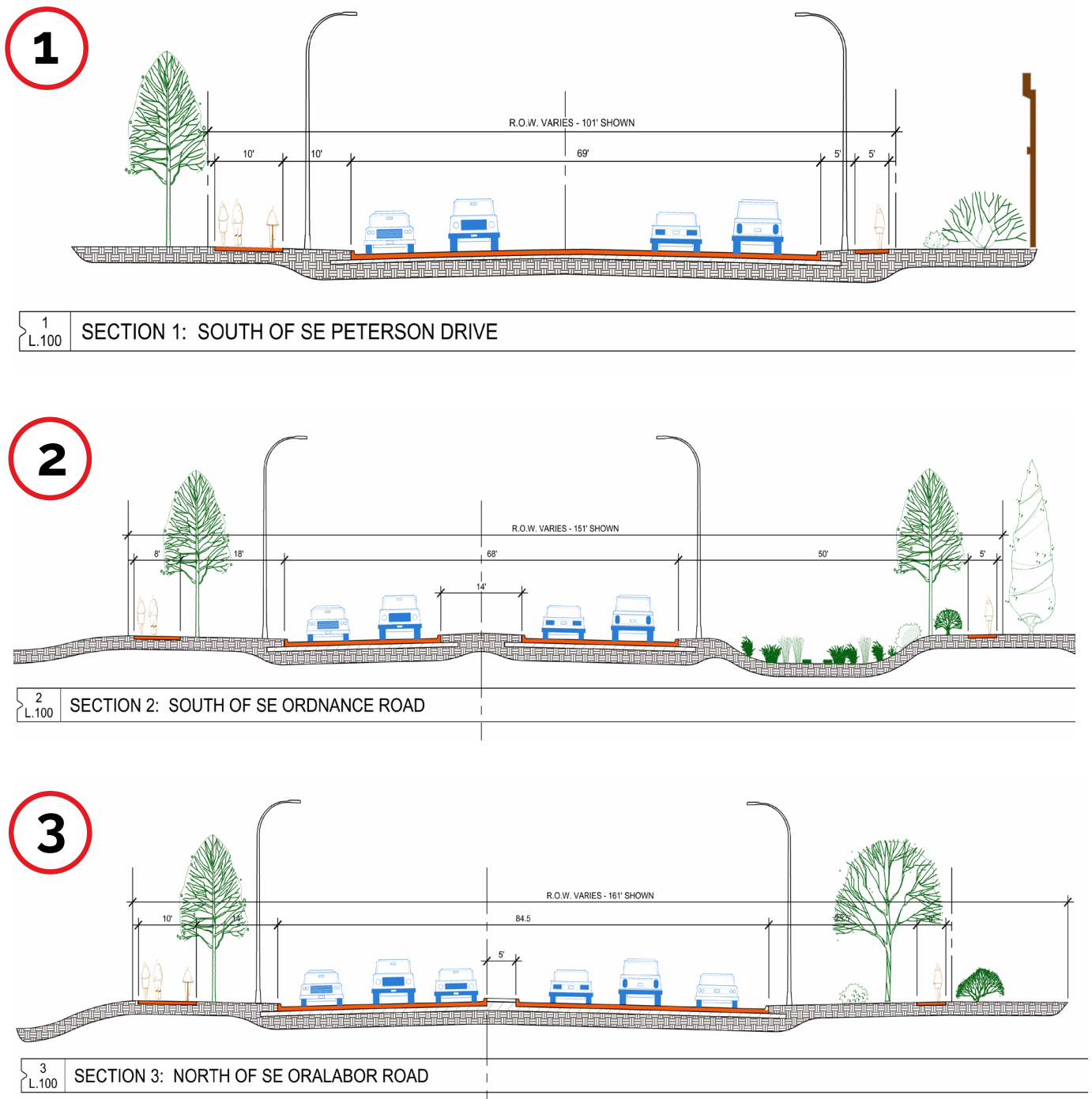
Highly Rated Streetscapes from Public Input



Chapter 3: Plan Recommendations

Opportunity #10 - Streetscape Improvements

Figure 37 Street Cross Section Graphics



How might these proposed improvements impact traffic?

Traffic Implications

The proposed Future Land Uses recommended in this chapter were used as inputs for a high level traffic forecast. Below is a summary of the results by roadway segment. The end result shows possible average daily traffic for each segment based on the updated uses. Generally, the proposed land use changes would be expected to generate more daily trips in the corridor. Coordination with Iowa DOT on these land use changes and the impact on traffic in the corridor will need to be considered as part of any development strategy.

Table 4 New Traffic Forecast by Segment

Segments	2023 ADT (Adj.)	2016 Base Line (DMAMPO)	2050 Forecast (DMAMPO)	2016-2050 Growth % (DMAMPO)	2023-2050 Growth % (FHU)	2050 Factor (FHU)	2050 ADT (FHU)
Along S. Ankeny Boulevard							
N of 1st Street	19,300	20,200	20,800	0.1%	0.20%	1.06	20,400
1st to 3rd St	17,900	17,900	18,500	0.1%	0.20%	1.06	18,900
3rd St to Ordnance Road	17,700	17,700	17,400	-0.1%	0.20%	1.06	18,700
Ordnance Road to Prairie Trail Pkwy	21,200	22,000	23,100	0.1%	0.20%	1.06	22,400
Prairie Trail Pkwy to Oralabor Road	21,200	21,200	23,000	0.2%	0.20%	1.06	22,400
S of Oralabor Road	14,400	14,000	17,900	0.2%	0.70%	1.21	16,200



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 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. May 19, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, June 3, 2025
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

May 20, 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:

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FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

