



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, June 3, 2025
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack

Lisa West
Glenn Hunter

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 June 3, 2025 Agenda

Consider MOTION to approve and accept the June 3, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

Correspondence from Linda and Jason Wattonville 12702, NE 22nd Street, Alleman, Iowa regarding agenda Items #8 and #9.

Consider MOTION to receive and file correspondence from Linda and Jason Wattonville.

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the May 20, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the May 20, 2025 minutes of the Plan and Zoning Commission meeting.

2. 700 SE Dalbey Drive - Mrs. Clark's Foods West Production Facility Site Plan

Consider MOTION to approve the site plan for 700 SE Dalbey Drive, Mrs. Clark's Foods West

Production Facility, subject to receiving the required SWPPP items and approval of easement documents by City Council.

3. Corporate Woods Toy Storage Final Plat

Consider MOTION to recommend City Council approval of Corporate Woods Toy Storage Final Plat.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

4. Request by DLE Four Way LC, Putco Inc, Upper Midwest Properties LLC and Threshold Capital LLC for 80/20 Voluntary Urbanized Annexation of property into the City of Ankeny

Consider MOTION to recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation.

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

Consider MOTION to recommend City Council Approval of the request by DNF & TJL Investments and ATI Group to rezone 37.17 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

6. Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter's 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 recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District.

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

Consider MOTION to recommend City Council approval of the request by Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter to rezone 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development.

8. 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 recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10 Future Land Use Map, reclassifying 117.50 acres (+/-) from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial.

9. 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 recommend City Council approval of the request by Hope K. Farms, LLC to rezone 117.50 acres (+/-) (Area A) from R-1, One Family Residence District to M-1, Light Industrial District with Use Restrictions.

10. 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 MOTION to recommend City Council approval of the request by Hope K. Farms, LLC to rezone 7.24 acres (Area B) from R-1, One-Family Residence District to C-2, General Retail Highway Oriented, and Central Business District.

H. REPORTS:

Director and Commissioner Reports

1. June 2, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, June 17, 2025
3. May 2025 Building Permits Report
4. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.