



## 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

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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.



## PLAN AND ZONING COMMISSION

### Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

#### ITEM NAME

Approval of the June 3, 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 June 3, 2025 agenda with/without amendments.

#### ATTACHMENTS

None





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

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

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 receive and file correspondence from Linda and Jason Wattonville.

ATTACHMENTS

1. Linda & Jason Wattonville Correspondence 5-21-2025



May 21, 2025

Dear Bryan Morrissey and City of Ankeny Planning and Zoning Commission,

We attended last night's meeting and made comment regarding the proposed rezoning of the land adjacent to our farm, for industrial use. Since we are unable to attend your meeting scheduled for June 3, 2025, we are writing for your consideration and planning.

#### WILDLIFE AND WATERSHED CONSERVATION

The proposed area borders a wildlife area of trees and a spring-fed creek which serves as a watershed. There are a number of protected birds (<https://www.fws.gov/media/list-birds-protected-migratory-bird-treaty-act-2023>) residing in that area. Any development that impacts protected wildlife and/or water quality or flooding needs to be carefully scrutinized.

#### TRAFFIC PROBLEMS

Speeding and accidents on 126th and 22nd (Delaware) are frequent. The speed limit could be reduced immediately and more patrol and signage is needed.

The rezoning request does not include a traffic plan. Namely, it does not show where the entrance(s) to the industrial area would be. The rezoning adds potential for additional issues resulting from increased semi and other commercial traffic. Please let us know if a revised traffic plan accompanies the proposal.

#### NOISE and LIGHT POLLUTION

In order to protect the beauty, wildlife, and quality of life in this area, planning needs to incorporate buffers for both sound and light. Has the city devised a requirement for this and by what means is it enforced?

We look forward to hearing from you.

Sincerely,

Linda and Jason Wattonville

515-203-9281

wattonvillefamilyfarm.com

12702 NE 22nd St., Alleman, IA 50007



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT  
Community Development

COUNCIL GOAL  
Ensure Economic Vitality

ACTION REQUESTED  
Motion  
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS



1. P&Z Minutes 2025-05-20

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**  
Tuesday, May 20, 2025  
Ankeny City Council Chambers, Second Floor  
1250 SW District Drive, Ankeny, Iowa

**CALL TO ORDER**

Chair Ted Rapp called the May 20, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

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

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

**AMENDMENTS TO THE AGENDA**

Motion by T.Flack to approve and accept the May 20, 2025 agenda without amendments. Second by T.Ripper. 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 36<sup>th</sup> Street and N Ankeny Boulevard. Second by L.West. 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 May 6, 2025 Plan and Zoning Commission meeting**

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

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

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

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

**PUBLIC HEARINGS:**

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

Staff Report: R.Kirschman reported DNF & TJL Investments and ATI Group, is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. The property is approximately 37.17 acres and is located west of NW Weigel Drive, north of NW 18th Street, and south of NW 36th Street. He shared that the property to the north and west of the subject property is also zoned R-1, One-Family Residence District, the property to the south is zoned R-3, Multiple-Family Residence District restricted to 10 units per acre, and the 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. R.Kirschman stated per the Ankeny 2040 Future Land Use Plan Map, the subject property is identified as Medium Density Residential on the east side and Low Density Residential on the west side of the property, which according to the Zoning Compatibility Matrix it identifies PUD as Partially Compatible for both Medium Density Residential and Low Density Residential. R.Kirschman noted that PUD zoning would promote development by providing a greater level of flexibility than normally allowed. He further shared comparisons between the bulk regulations of R-1 and R-2 zoning and PUD zoning. He stated the applicant has provided a PUD Master Plan, which outlines the general plan for development. All notification requirements have been met and staff will present



a complete staff report at the next Plan and Zoning Commission meeting on June 3, 2025. There were no questions presented from the Commission.

Jake Becker, McClure Engineering Company, 1360 NW 121<sup>st</sup> Street, Clive, Iowa representing the developer. He said they are requesting that the property be zoned PUD. The basis for this request, is to obtain a couple lots below the 70-foot minimum requirement in R-1 zoning. He asked the Commission if they had any questions.

L.West asked if there is an estimate on number of units per acre. Jake Becker responded that they estimate 2.3/2.4 per acre with the maximum as 4. T.Flack confirmed that they are primarily looking at single family. Jake Becker responded, yes. R.Weisheit confirmed that there is parkland dedicated within the proposal. Jake Becker responded, yes.

There was no one in the audience to speak for or against the request.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

**Item #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**

**Item #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**

Staff Report: L.Hutzell reported Terri Nation, R-Pact Holdings LLC, Paige Benlaala Rueter, and Alex Rueter have proposed two rezonings totaling 72.01 acres, which will be referred to as Area A and Area B. The first rezoning, known as Area A is to be rezoned from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District. The second rezoning, known as Area B is to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development. She stated that Area A totals approximately 47.94 acres and Area B totals approximately 24.07 acres and both rezonings are generally located south of NE 72nd Street/NE 126th Avenue, east of NE Delaware Avenue and west of Interstate 35. L.Hutzell said that this area was annexed in 2022 as a part of the Hope Kimberley annexation and, like all newly annexed property, it came into the City with an R-1 Zoning Classification. She noted that 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. Since the proposed rezonings align with the City's Future Land Use Map, a land use plan amendment is not being required. L.Hutzell provided an overview of the zoning for the properties that surround Area A and Area B. She explained that the PUD book has been included for the Area B rezoning, which outlines specific uses, utilities, required bulk regulations and elevated materials requirements. She noted that the uses within the PUD will be required to be screened with type C screen to effectively prevent visibility from all abutting property as well as public right of way. She stated that the developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area for both rezoning Area A and Area B. All notification requirements have been met and staff will present a complete staff report at the next Plan and Zoning Commission meeting on June 3, 2025. There were no questions presented from the Commission.

Doug Mandernach, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale commented that one reason why they are asking for the PUD is due to the existing dealership. The dealership property is kind of a higher use and they wanted a couple of lots with similar use next to that property for a transition between the current use and the C-2.

T.Rapp confirmed the existing use will remain and R.Weisheit asked if they see the use of the property staying within the same organization. Doug Mandernach responded, yes.

Rory Welcher, 2390 NE 126<sup>th</sup> Avenue, Ankeny said his concern is related to the General Retail Highway Oriented zoning. He has been told there is going to be a Casey's Store built on part of the property, which would be right across the street from his home. He would like the Commission to take into consideration that the current residents still have to reside there.

T.Rapp shared that Rory Welcher's letter with his concerns to the Commission will be received and filed.



Motion by L.West to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 6 – 0.

**Item #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**

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

**Item #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**

Staff Report: B.Morrissey reported that Hope K. Farms, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and 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 (Area A and Area B). He stated that the property subject to the proposed map amendment consists 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 entire 117.50 acres to the Light Industrial land use. B.Morrissey provided an overview of what the current Office/Business Park, Community Commercial, and Neighborhood Mixed Use classifications are designed for, then provided the same details for the proposed Light Industrial land use. He reiterated that the applicant is asking to amend the subject area from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial.

B.Morrissey reported that the applicant, Hope K. Farms, LLC is also requesting to rezone property from R-1, One-Family Residence District, to M-1, Light Industrial District (Area A) and C-2, General Retail, Highway Oriented, and Central Business Commercial District (Area B). He stated that 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. It 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. He noted 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. B.Morrissey stated that the proposed amendment to the Future Land Use Map, approximately 117.50 acres of land, will line up with Area A (M-1, Light Industrial District) should the proposed rezoning 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. B.Morrissey stated that on April 21, 2025, the City Council acted and initiated the rezoning request, which officially started the rezoning process for the subject property. He stated that all notification requirements have been met and staff will present a complete staff report at the next Plan and Zoning Commission meeting on June 3, 2025. There were no questions presented from the Commission.

Jared Murray, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale, Iowa said he did not have anything further to provide to the Commission. There were no questions from the Commission.

Linda and Jason Wattonville, 12702 NE 22<sup>nd</sup> Street, stated that they currently live near this proposed rezoning. Linda Wattonville said that there is currently quite a bit of traffic at the corner of NE 126<sup>th</sup> Avenue and NE 22<sup>nd</sup> Street. She then shared questions/concerns relating to traffic, access points for the new development, preservation of the wildlife/watershed in the area and the increase in lights and sound. She noted that they already can see the industrial park lights two miles away in Elkhart from their property. Jason Wattonville added that if this does get approved, they want to see the creek and tree line be preserved as it certainly makes the area look nice.

Rory Welcher, 2390 NE 126<sup>th</sup> Avenue, Ankeny pointed out on the map the location of his property in comparison to this rezoning request. He shared concerns about the location of the access for the subject property north of NE 126<sup>th</sup> Avenue. He also mentioned that the land east of his property is currently under water and if they build up the land for this development, his property will be the lowest point, which would then cause the water to collect on his property. He also shared concerns about the speed limit on NE 126<sup>th</sup> Avenue.



Motion by A. Renaud to close the public hearing, and receive and file documents. Second by R. Weisheit. All voted aye. Motion carried 6 – 0.

Chair Rapp addressed the audience informing them that at the June 3, 2025 Plan and Zoning Commission meeting staff will present a full Staff Report that will provide information regarding the questions and comments that have been raised during the public hearing.

## **BUSINESS ITEMS**

### **Item #9. South Ankeny Boulevard Revitalization Plan**

City of Ankeny, Economic Development Director Derek Lord provided a presentation that included an overview of the final draft of the South Ankeny Boulevard Revitalization Plan. He shared that there was tremendous support from the community with stakeholder interviews, public meetings and surveys with well over 1,000 people who participated and provided public comments and direction for this plan. He said there was also an interactive engagement website set up for members of the public to participate. He presented information on the Conditions of the Corridor, which included existing land use, the future land use plan and zoning districts. He reviewed statistics on who generally uses the S. Ankeny Boulevard corridor, how are businesses doing in the corridor, trade area for users, and what are the strengths and weaknesses of the corridor. Plan Recommendations, including updated future land use plan, strategic opportunity map and street cross sections plus traffic implications. There were 10 strategic opportunities identified to help revitalize the S. Ankeny Boulevard corridor including, SW Ordinance Road Underpass Park Improvements, enhanced Landscaping area, commercial façade/site improvement program, trail centric/fronted development, preserving naturally occurring affordable housing, wayfinding and gateway signage, proposed roadway extension, new multi-family expansion, gateway mixed-use development, and streetscape improvements. If the Plan is approved, staff will move forward on implementing the vision of this plan.

Motion by T. Flack to recommend City Council approval of the South Ankeny Boulevard Revitalization Plan. Second by T. Ripper. All voted aye. Motion carried 6 – 0.

## **REPORTS**

### **City Council Meeting**

E. Jensen reported on the May 19, 2025 City Council meeting.

### **Director's Report**

E. Jensen presented the tentative agenda items for the Tuesday, June 3, 2025 Plan and Zoning Commission meeting.

### **Commissioner's Reports**

Commissioner Annette Renaud informed everyone that she is resigning from the Plan and Zoning Commission effective May 31, 2025 as she will be relocating to Texas.

E. Jensen said it was a pleasure having Annette Renaud on the Commission as she has been a really good member and is sorry to see her leave.

## **ADJOURNMENT**

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 7:38 p.m.



Submitted by Brenda Fuglsang, Secretary  
Plan & Zoning Commission



## PLAN AND ZONING COMMISSION

### Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

#### ITEM NAME

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

#### ATTACHMENTS

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





1 inch = 550 feet

Date: 5/13/2025

**700 SE Dalbey Drive**  
**Mrs. Clarks Foods West Production Facility**  
**Aerial Map**



**Agenda Item:** 700 SE Dalbey Drive - Mrs. Clark's Foods West Food Production Facility – Site Plan  
**Report Date:** May 28, 2025  
**Prepared by:** Laura Hutzell *ETC*  
Associate Planner

**Staff Recommendation:**

That the Plan and Zoning Commission approve the site plan for 700 SE Dalbey Drive, Mrs. Clarks Foods West Food Production Facility subject to receiving the required SWPPP items and approval of easement documents by City Council.

**Project Summary:**

The subject property is located at 700 SE Dalbey Drive and is generally located north of SE Dalbey Drive and west of SE Hulsizer Drive just east of the High Trestle Trail. The site is zoned M-1, Light Industrial District. The surrounding properties to the east, south, and north are also zoned M-1, Light Industrial District. Properties to the west are zoned R-5, Mobile Home Residence District. The proposed project will occur on the west side of the site and includes a 95,632 square foot, food production facility. The project is intended to replace the existing building and will include manufacturing, warehouse and office uses.

Improvements on the site include a circle drive for improved truck access, employee parking, public sidewalk, stormwater detention and landscaped open space.

The submitted site plan shows access to the site via three entrances off of SE Dalbey drive. Specifically, two of the three lead to an employee parking lot with 34 spaces on the south side of the building and a second lot with 65 parking stalls on the east side of the proposed building. A third entrance leads to a looped access around the perimeter of the building ultimately providing access to eight truck bays on the west side of the site and five on the east side of the site along with seven truck parking stalls on the north side of the site. The looped access around the proposed facility allows for easier truck movement than what currently exists.

Stormwater for this site is handled by a series of on-site stormwater detention ponds including a pond in the southwest corner of the site and a larger pond on the north side of the site.

The proposed building consists of 100% precast concrete with metal garage doors at the truck bays. Glass windows and doors are also shown on the provided elevation sheet.

Required parking for the proposed site is 1 space per 400 sf of office, plus half the number of employees on the max shift or 1 space per 5,000 sq ft of non-office area. The proposed parking for the west side of the site meets this requirement.

The proposed landscape and parking on site comply with applicable regulations.

## Site Plan Worksheet

### 700 SE Dalbey Drive – Mrs. Clark’s Foods West Food Production Facility – 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 site plan shows the proposed building being located on the west side of the parcel, with the primary building façade facing south. The site is serviceable through multiple accesses along SE Dalbey Drive. The proposed building is compatible/complementary to the other building on site and surrounding sites.

- 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. The proposed site has two parking areas, one on the south side and another on the east side of the proposed building. There is also a looped drive for easy truck access around the perimeter of the building. The site also provides safe pedestrian access via sidewalk along SE Dalbey Drive.

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

The proposed building will be accessible via three entrances off of SE Dalbey drive. Specifically, two of the three lead to an employee parking lot on the south side of the building and a second lot on the east side of the proposed site. A third entrance leads to a looped access around the perimeter of the building ultimately providing access to multiple truck bays on the west and east sides of the proposed building. The proposed additions should not increase congestion or decrease safety on the site or surrounding public streets.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Parking currently meets the requirements of Ankeny Municipal Code.



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.**

There are no proposed service areas, dumpsters, or outside storage areas with this site plan.

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.**

Two stormwater detention basins will be created with the proposed site plan. One retention pond is located north of the proposed building (the NW basin) and a second to the southwest of the proposed building (SW basin).

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

The proposed building will connect to the existing 12" water service on the south side and 6" on the east side of the site. Sanitary sewer service will run from the east to the proposed Mrs. Clark's building via a connection to the existing 8-inch stub. Other electrical, gas and communication services exist on the east side of the site and have been designed as to not overload existing public utility lines; the proposed site will not negatively affect public utility services.

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 along the north side of the site.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed 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 building maintains the established scale of neighboring buildings and sites.

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

The proposed building consists of 100% precast concrete with metal garage doors at the truck bays. Glass windows are doors are also shown on the provided elevation sheet.

- 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.**

There are no proposed storage areas or service yards with this addition.

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

The proposed building and its permanent building materials compliment the design and materials of the current building on site and adjacent to the site.

## **C. Signs**

No additional signage is proposed with this site plan.

## **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 location of the building is toward the west side of the site. The proposed building and site development match the neighboring building and uses.

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

The site provides for adequate vehicular/truck 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 warehouse addition and its building materials compliment the design and materials of buildings on and adjacent to the 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.



Civil Engineering Consultants, Inc.

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April 25, 2025

ATTN: CITY OF ANKENY PLAN AND ZONING COMMISSION AND CITY COUNCIL

RE: SITE PLAN – MRS. CLARK’S WEST FOOD PRODUCTION FACILITY

On behalf of Mrs. Clark’s Foods, we ask for your review and approval of this site plan for the addition of the west food production facility to the existing food production campus located at 700 SE Dalbey Drive.

This 95,632 sq. ft. building is planned to be located on the west parcel, replacing the existing building and shall include manufacturing, warehouse and office use. Improvements also include a circle drive for improved truck access, employee parking, public sidewalk, stormwater detention areas and landscaped open space.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

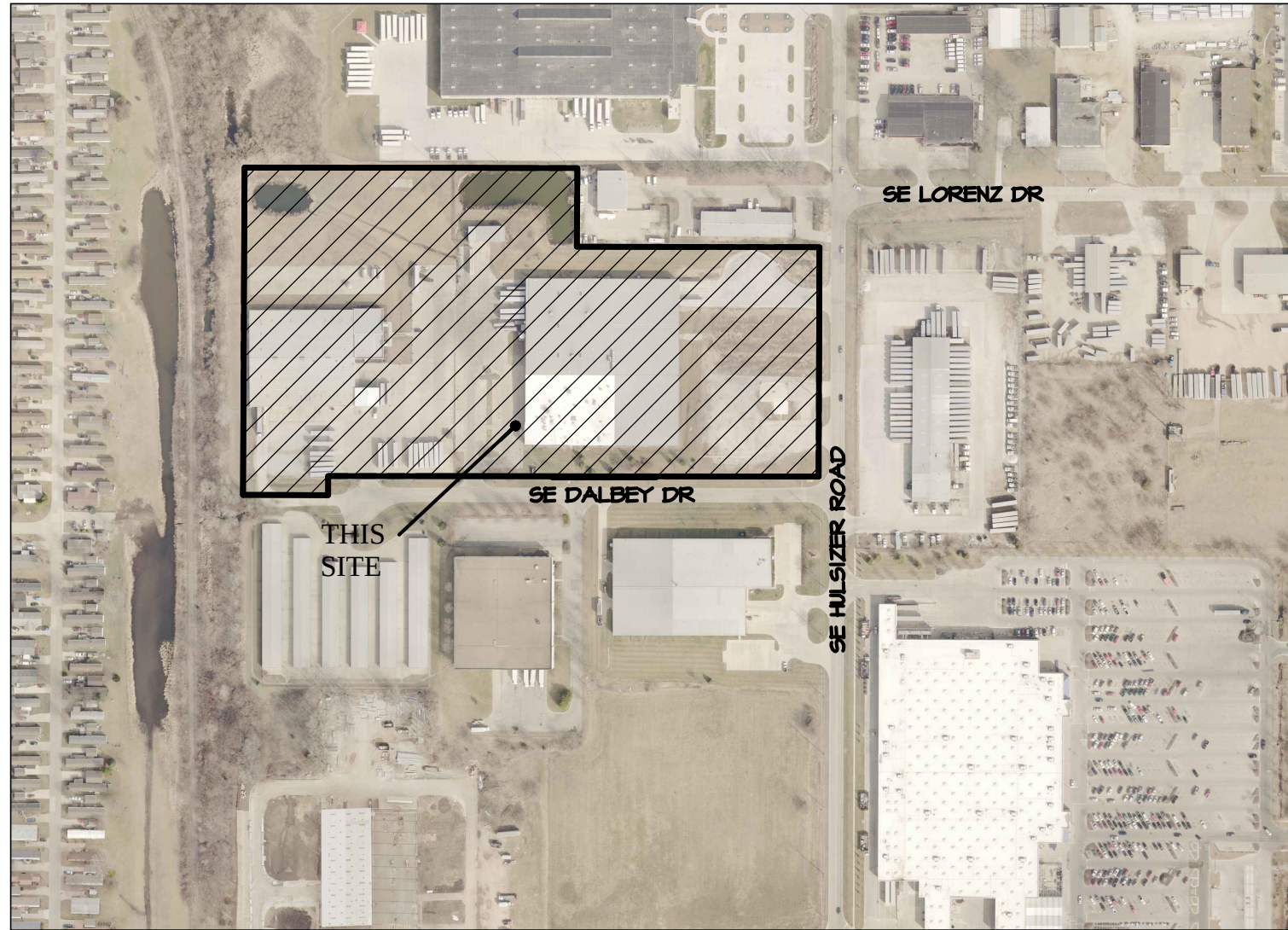
Bart A. Turk. PLA  
Project Manager



SITE PLAN  
MRS. CLARK'S FOODS

WEST PRODUCTION FACILITY  
700 SE DALBEY DRIVE, ANKENY, IA 50021

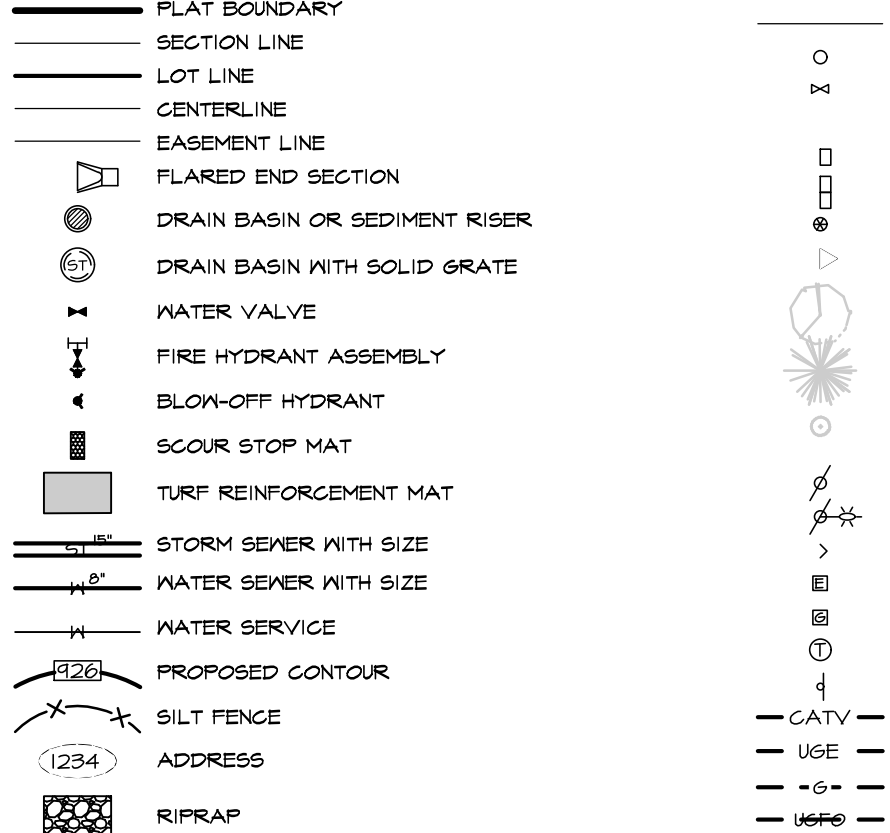
| DRAWING INDEX |                             |
|---------------|-----------------------------|
| SHEET NUMBER  | SHEET TITLE                 |
| 1             | COVER                       |
| 2             | DETAILS                     |
| 3             | OVERALL PLAN                |
| 4             | DEMOLITION PLAN             |
| 5             | DIMENSION PLAN              |
| 6             | GRADING PLAN                |
| 7             | UTILITY PLAN                |
| 8             | LANDSCAPE PLAN              |
| 9             | SIDEWALK PLAN - HULSIZER    |
| 10            | SIDEWALK PLAN - DALBEY EAST |
| 11            | SIDEWALK PLAN - DALBEY WEST |
| 12            | SIDEWALK PLAN (PARKING LOT) |



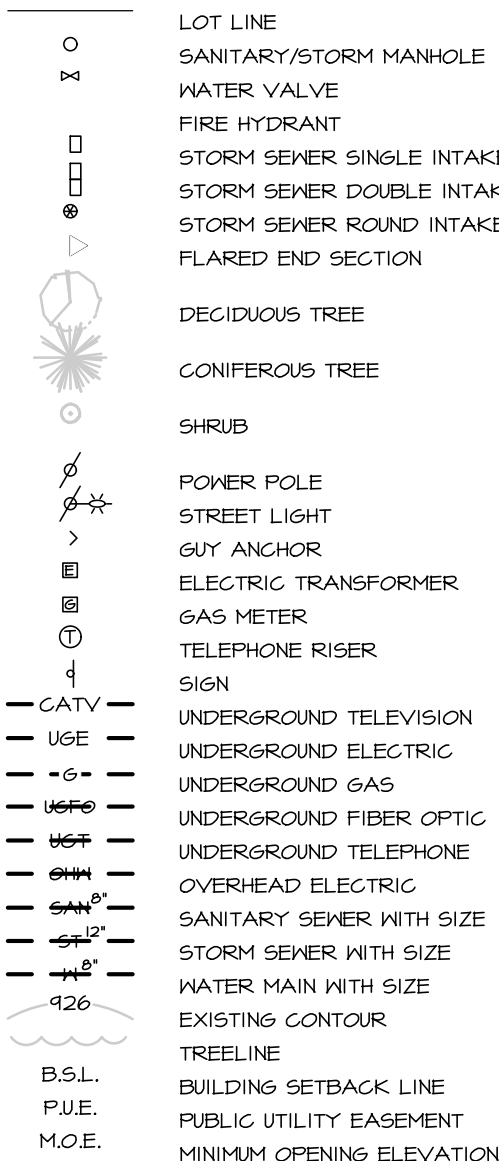
VICINITY MAP  
NO SCALE



GENERAL LEGEND  
PROPOSED



EXISTING



GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
  - CITY OF ANKENY DEVELOPMENT ENGINEERING
  - MRS. CLARK'S FOODS 740 SE DALBEY DRIVE, ANKENY, IA 50021
  - CIVIL ENGINEERING CONSULTANTS, INC.
  - "ONE CALL" UTILITY LOCATE SERVICE
- ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
- THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS VERSION 2020 AND CITY OF ANKENY SUPPLEMENTALS.
- ALL DEBRIS SPILLED ON COUNTY R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN TIMELY FASHION.
- A SIGN PERMIT IS REQUIRED BEFORE SIGNS ARE INSTALLED.
- PROPOSED LIGHTING SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJOINING 'R' DISTRICT TO THE WEST.

GRADING NOTES

- STRIP A MINIMUM OF 6" OF TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT INCLUDING WASTE AND/OR BORROW AREAS. ADDITIONAL STRIPPING MAY BE REQUIRED TO ADEQUATELY REMOVE THE ORGANICS AND SOFT SEDIMENTS.
- ALL AREAS WHICH ARE TO RECEIVE EMBANKMENT SHALL HAVE THE TOP 12-INCHES DISCD AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED.
- ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIAL.
- ALL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95.0% OF STANDARD PROCTOR DENSITY WITH MOISTURE LIMITS SET FORTH IN THE SOILS REPORT.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- GRADING CONTRACTOR SHALL STOCKPILE TOP SOIL FOR SHOULDERING & SEED/SOD BEDS.
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6-INCHES ON ALL LANDSCAPED AREAS.
- BACKFILL TO THE TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO THE GUTTER GRADE UNLESS NOTED OTHERWISE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO A STORM SEWER WHETHER ACTIVE OR NOT.
- ALL DEBRIS SPILLED ON PUBLIC R.O.W. AND ADJOINING PROPERTY SHALL BE REMOVED BY OWNER/CONTRACTOR IN A TIMELY FASHION.
- PERIMETER CONTROLS MUST BE IN PLACE PRIOR TO GRADING ACTIVITIES.
- PERIMETER CONTROLS MUST BE INSPECTED BY, AND FOUND TO BE ACCEPTABLE BY CITY OF ANKENY ENFORCEMENT OFFICER, PRIOR TO ANY LAND DISTURBING ACTIVITIES. MINOR CLEARING AND GRADING MAY BE ALLOWED IF REQUIRED TO INSTALL CONTROLS - NOT TO EXCEED 1 DAY FROM BEGINNING OF GRADING ACTIVITIES.
- THIS SITE IS REQUIRED TO PRESERVE AND PROTECT EQUIVALENT OF 4 INCHES OF TOPSOIL OVER ENTIRE SITE, FOR RESPREAD, IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2.
- REFER TO AND COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL EXPLORATION REPORT BY ALLENDER BUTZKE ENGINEERS.
- STOCKPILE SUFFICIENT TOPSOIL AND RESPREAD A MINIMUM OF 4" ON UNPAVED AREAS.
- MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
- MOISTURE CONTENT OF FILL MATERIAL SHALL BE WITHIN RANGE OF -2% TO +4% OF MATERIAL'S OPTIMUM MOISTURE CONTENT.
- MAINTAIN CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
- NO MANUFACTURED SLOPES SHALL EXCEED 3:1 SLOPE.

PAVING NOTES

- ALL SEMI TRACTOR / TRAILER PARKING AND DRIVES SHALL BE 8" REINFORCED PCC OVER 6" COMPACTED MODIFIED SUBBASE (IDOT 4123). REINFORCING IN PARKING AREAS SHALL INCLUDE #4 DEFORMED, EPOXY COATED REBAR AT 24" OC EACH WAY.
- ALL EMPLOYEE PARKING AND DRIVES SHALL BE 6" REINFORCED PCC OVER 6" COMPACTED MODIFIED SUBBASE (IDOT 4123) AND SHALL INCLUDE #4 DEFORMED, EPOXY COATED REBAR AT 24" OC EACH WAY.
- ALL PCC MIX SHALL BE C4 HR 15.
- PROVIDE CONCRETE BOXOUTS AROUND ALL INTAKES AND MANHOLES WITHIN PAVED AREAS.

OWNER

MCF REALTY LLC  
MK FUND  
740 SE DALBEY DRIVE  
ANKENY, IA 50021  
CONTACT PERSON: MARK HOPPE  
mhoppce@mrscclarks.com  
PH: 630-467-0071

PROJECT MANAGER

BART TURK, P.L.A.  
CIVIL ENGINEERING CONSULTANTS, INC.  
2400 86th STREET, UNIT 12,  
DES MOINES, IOWA 50322  
CONTACT PH: 515-276-4884, EXT. 16  
EMAIL: TURK@CECLAC.COM

APPLICANT

MRS. CLARK'S FOODS  
740 SE DALBEY DRIVE  
ANKENY, IA 50021  
CONTACT PERSON: MARK BENCE  
mbence@mrscclarks.com  
PH: 515-249-6400

ZONING

M - LIGHT INDUSTRIAL DISTRICT

OPEN SPACE

TOTAL SITE = 16.07 AC 100%  
OPEN SPACE = 5.63 AC 35%

ERU CALCULATION

454,554 SF (HARD SURFACE AREA) / 4,000 = 114  
ERU = 90 (MAX.)

SEEDING NOTES

- SEEDING SHALL BE IN ACCORDANCE TO SUDAS 2025 SPECIFICATIONS. USE A TYPE I SEED MIX.

UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2025 VERSION OF THE STATE WIDE URBAN DESIGN STANDARDS AND SPECIFICATIONS (SUDAS) AND CITY OF ANKENY SUPPLEMENTALS.
- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
  - CITY OF ANKENY DEVELOPMENT ENGINEERING
  - MRS. CLARK'S FOODS 740 SE DALBEY DRIVE, ANKENY, IA 50021
  - CIVIL ENGINEERING CONSULTANTS, INC.
  - "ONE CALL" UTILITY LOCATE SERVICE
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER.
- RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT AND BACK FILL AROUND UNDERGROUND UTILITIES. BACK FILL SHALL BE IN 6-INCH LAYERS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- SANITARY SEWER PROVIDED BY THE CITY OF ANKENY.
- WHERE SEWERS CROSS OVER OR LESS THAN 16-INCHES BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH FLEXIBLE O-RING GASKET JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE WATER MAIN.
- MANHOLE ADJUSTMENTS TO EXISTING MANHOLES SHALL INCLUDE NOT MORE THAN 18-INCH OF ADJUSTING RINGS. LARGER ADJUSTMENTS SHALL REQUIRE A NEW BARREL SECTION.

PLANTING NOTES

- ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF ANKENY STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND CITY.
- 2" TO 3" CALIBER DECIDUOUS TREES SHALL BE STAKED (2 STAKES) AND WRAPPED IMMEDIATELY AFTER PLANTING. ALL CONIFERS SHALL BE STAKED (2 STAKES).
- ALL TREES, SHRUBS, BEDS & GROUND COVERS SHALL BE MULCHED WITH 3" SHREDDED BARK MULCH.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. DRAWING SHALL PREVAIL WHERE CONFLICT OCCURS.
- ONE WEEK PRIOR TO INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT CIVIL ENGINEERING CONSULTANTS, INC. (TELEPHONE 515/276-4884).
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
- ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5' FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10' FROM R.O.W.
- ALL DISTURBED AREAS SHALL BE SEEDDED OR SODDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF IDENTIFICATION TAGS, CONTAINERS, AND BURLAP COARDS ON ALL PLANT MATERIAL PRIOR TO COMPLETION OF CONTRACT.
- ALL METERS AND GROUND-MOUNTED MECHANICAL UNITS TO BE SCREENED BY PLANTINGS.
- NO OVERSTORY TREES ARE ALLOWED WITHIN PUBLIC SANITARY AND STORM SEWER EASEMENTS.

LEGAL DESCRIPTION

(WARRANTY DEED BOOK 14532, PAGE 96)  
LOT 1 IN ANKENY INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 21, EXCEPT THE EAST 805.28 FEET, IN ANKENY INDUSTRIAL PARK, AN OFFICIAL PLAT; AND THE NORTH 520.0 FEET OF THE SOUTH 631.15 FEET OF EAST 440.0 FEET OF THE WEST 515.00 FEET OF THE NW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF ANKENY BY QUIT CLAIM DEED RECORDED BOOK 5745 PAGE 562; ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

THE ABOVE PARCEL ALSO BEING DESCRIBED FOLLOWS:

LOT 21, EXCEPT THE EAST 805.2 FEET IN ANKENY INDUSTRIAL PARK, AN OFFICIAL PLAT, AND EXCEPT BEGINNING AT THE SE CORNER, THENCE WEST 261.52 FEET, THENCE NORTH 40 FEET, THENCE EAST 261.47 FEET, THENCE SOUTH 40 FEET TO THE POINT OF BEGINNING OF THE NORTH 520 FEET OF THE SOUTH 631.15 FEET OF THE EAST 440.0 FEET OF THE WEST 515.0 FEET OF THE NW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 1 OF ANKENY INDUSTRIAL PARK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE 500°00'00" ALONG THE WEST LINE OF SAID LOT 1, 165.00 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 1, 500°15'16" N, 490.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.E. DALBEY; THENCE 540°00'00" N ALONG SAID NORTH RIGHT-OF-WAY LINE, 261.47 FEET TO A POINT; ALSO BEING THE END OF SAID RIGHT-OF-WAY; THENCE 500°00'00" N, 40.00 FEET TO A POINT; THENCE 540°00'00" N, 178.68 FEET POINT; THENCE N00°13'16" E, 520.00 FEET TO THE SW CORNER OF LOT 21 OF SAID ANKENY INDUSTRIAL PARK; THENCE CONTINUING N00°13'16" E, 165.00 FEET TO THE NW CORNER OF SAID LOT 21; THENCE N10°00'00" E ALONG THE NORTH LINE OF SAID LOT 21, 494.84 FEET TO THE POINT OF BEGINNING; CONTAINING 6.68 ACRES MORE OR LESS.

PARKING REQUIREMENTS

1 SPACE FOR EVERY 400 SF OF OFFICE SPACE PLUS THE GREATER OF HALF THE NUMBER OF EMPLOYEES ON THE MAX. SHIFT OR 1 SPACE PER 5,000 SF NON OFFICE AREA.

EAST BUILDING

7,560 + 1,200 SF OFFICE / 400 = 22 SPACES

HALF OF WORKING SHIFT 81 / 2 = 41 SPACES

OR

108,704 + 62,347 + 2,250 SF NON OFFICE / 5,000 = 35 SPACES

TOTAL EAST FACILITY REQUIREMENT 22 + 41 = 61 SPACES

TOTAL EXISTING PARKING SPACES EAST FACILITY 20 + 65 = 85 SPACES

WEST BUILDING

7,405 SF OFFICE / 400 = 20 SPACES

HALF OF WORKING SHIFT 20/2 = 10

OR

NON OFFICE AREA 87,127 / 5,000 = 18 SPACES

TOTAL WEST FACILITY REQUIREMENT 20 + 18 = 38 SPACES

TOTAL PROPOSED PARKING WEST FACILITY = 34 SPACES

DEVELOPMENT SCHEDULE

|                     |                          |
|---------------------|--------------------------|
| CLEARING & GRUBBING | MAY, 2025                |
| SITE GRADING        | JUNE - JULY 2025         |
| UTILITIES           | AUGUST - SEPTEMBER 2025  |
| SITE PAVING         | OCTOBER - NOVEMBER, 2025 |
| LANDSCAPING         | DECEMBER, 2025           |

UTILITY CONTACTS

|                           |                              |
|---------------------------|------------------------------|
| ANKENY WATER DEPARTMENT   | PH: 515-463-3524             |
| SHAWN BUCKNER             | SBUCKNER@ANKENYIOWA.GOV      |
| ANKENY SANITARY SEWER     | PH: 515-465-6483             |
| ROGER MCFARLAND           | RMCFARLAND@ANKENYIOWA.GOV    |
| MIDAMERICAN ELEC & GAS    | PH: 515-281-2280             |
| SETH HENDERSON            | SHENDERSON@MIDAMERICAN.COM   |
| MEDIACOM COMM. CORP.      | PH: 515-246-2252             |
| PAUL MAY                  | PMAY@MEDIACOMCC.COM          |
| CENTURYLINK LOCAL NETWORK | PH: 515-263-7385             |
| RAY MONTTOYA              | RAY.MONTTOYA@CENTURYLINK.COM |

CERTIFICATIONS

|  |                                                                                                                                                                                                                                                                                                                                         |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.<br><br>BY: BART A. TURK, IOWA REG. NO. 279<br>PAGES OR SHEETS COVERED BY THIS SEAL: _____ |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884, mail@cecclac.com



|                 |               |
|-----------------|---------------|
| DATE:           | 05-04-2025    |
| DATE OF SURVEY: | OCT. 01, 2024 |
| DESIGNED BY:    | BAT           |
| DRAWN BY:       | MGM           |

MRS. CLARK'S FOODS  
WEST PRODUCTION FACILITY  
700 SE DALBEY DRIVE, ANKENY, IA

COVER

SHEET

OF 13

A-2218

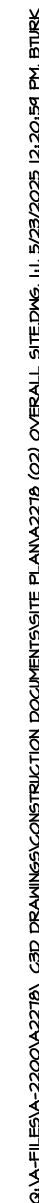




CONCRETE: (MINIMUM @ 28 DAYS)  
 $f'_c = 3500$  PSI MIN. @ 28 DAYS  
 4-6% ENTRAINED AIR  
 REINFORCING STEEL: ASTM A615-40  
 WATER CEMENT RATIO: 0.50 MAXIMUM.  
 TARGET SLUMP: 3"-5" WITHOUT WATER REDUCING  
 ADMIXTURES







CITY OF ANKENY,  
410 TRIST ST,  
ANKENY, IA 50023-1551

LEGAL DESCRIPTION:  
ABND RR W TSE LYG N OF N LN HICKLIN INDUSTRIAL  
PARK PLT 1 EXT WLY SE 1/4 SEC 25-80-24.

N00°17'41"E 520.00'

589°55'28"E 440.36'

STORMWATER MANAGEMENT  
EASEMENTWASTE WATER  
TREATMENT

500°28'15"W 164.74'

589°54'50"E 508.02

PROPOSED WEST  
FOOD PRODUCTION  
FACILITY  
95,632 SF

39 TOTAL PARKING SPACES

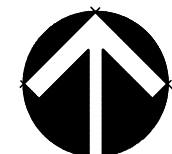
500°07'02"W

65 TOTAL PARKING SPACES

EXISTING BUILDING  
108,704 SF  
LIGHT INDUSTRIAL

2021 ADDITION  
62,347 SF  
WAREHOUSE

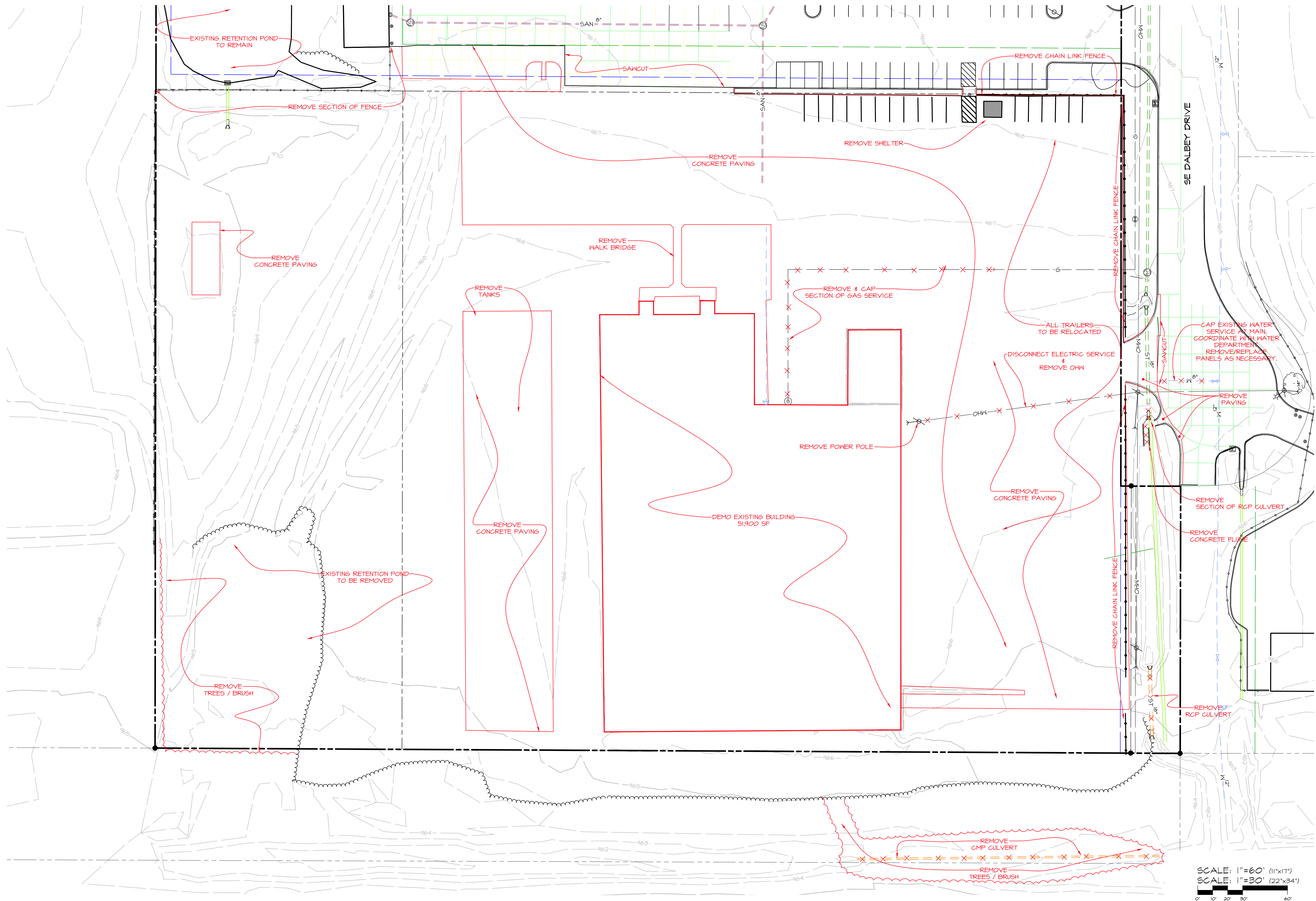
SCALE: 1"=50'



SHEET  
3  
OF 13  
A-2278

Civil Engineering Consultants, Inc.  
2400 86th Street · Unit 12 · Des Moines, Iowa 50322  
515.276.4884 · mail@ceclac.com





SCALE: 1"=60' (11"x17")  
SCALE: 1"=30' (22"x34")



0' 10' 20' 30' 60'

**MRS. CLARK'S FOODS  
WEST PRODUCTION FACILITY  
200 SE DALBEY DRIVE, ANKENY, IA  
DEMOLITION PLAN**

|                 |               |
|-----------------|---------------|
| DATE:           | May. 23, 2025 |
|                 | 3RD SUB. ...  |
|                 | 2ND SUB. ..   |
|                 | 1ST SUB. .    |
| DATE OF SURVEY: | OCT. 01, 2024 |
| DESIGNED BY:    | BAT           |
| DRAWN BY:       | MGY           |

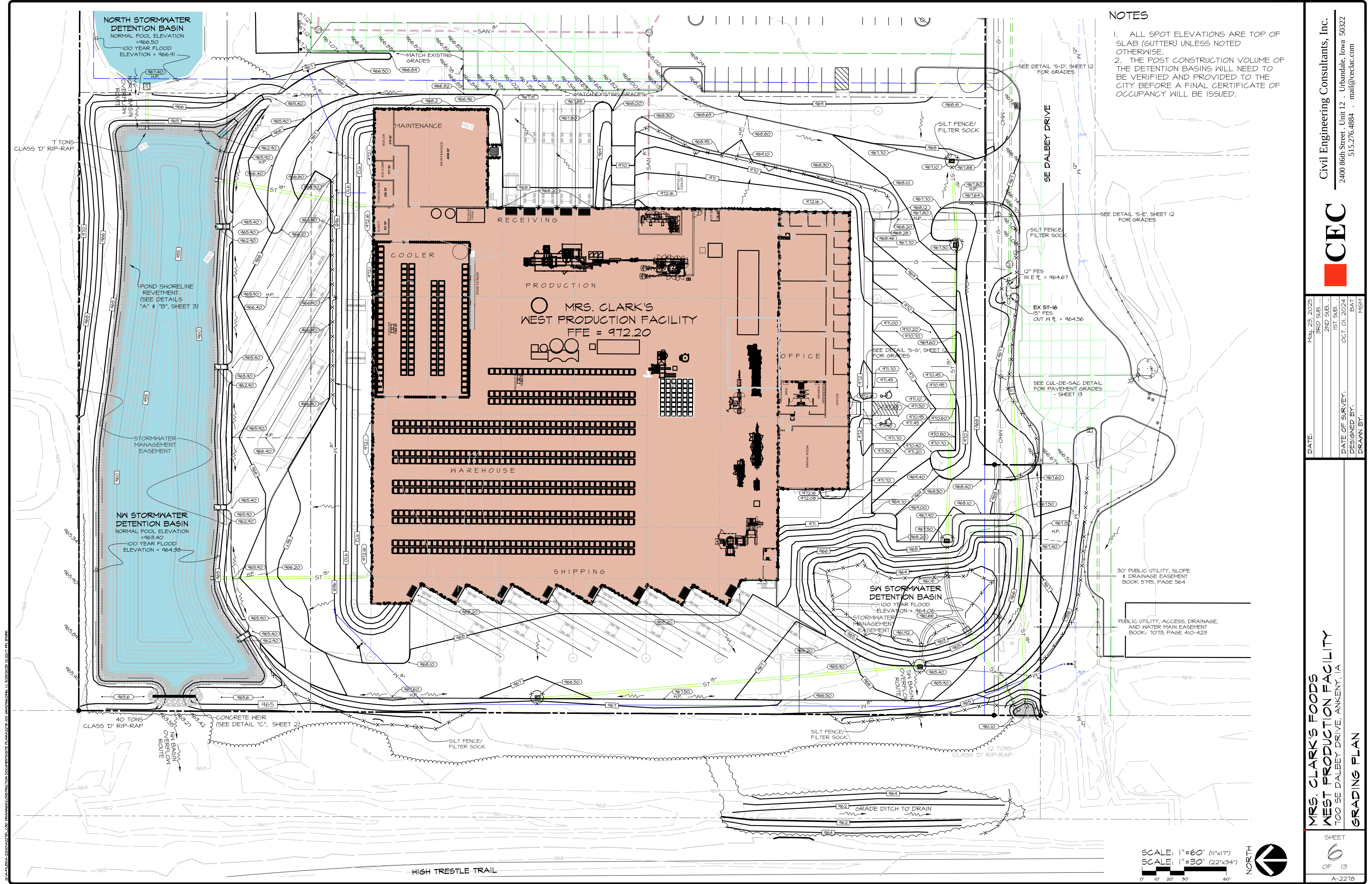


Civil Engineering Consultants, Inc.  
22400 86th Street . Unit 12 . Urbandale, Iowa 50322  
515.276.4884 . mail@ceclac.com









NOTES

1. ALL SPOT ELEVATIONS ARE TOP OF SLAB (GUTTER) UNLESS NOTED OTHERWISE.
2. THE POST CONSTRUCTION VOLUME OF THE DETENTION BASINS WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

Civil Engineering Consultants, Inc.

CEC

DATE: May. 23, 2025

3RD SUB. ...

2ND SUB. ...

1ST SUB. ...

DATE OF SURVEY: OCT. 01, 2024

DESIGNED BY: BAT

DRAWN BY: MCM

MRS. CLARK'S FOODS

WEST PRODUCTION FACILITY

700 SE DALBEY DRIVE, ANKENY, IA

GRADING PLAN

SHEET

OF 13

A-227B

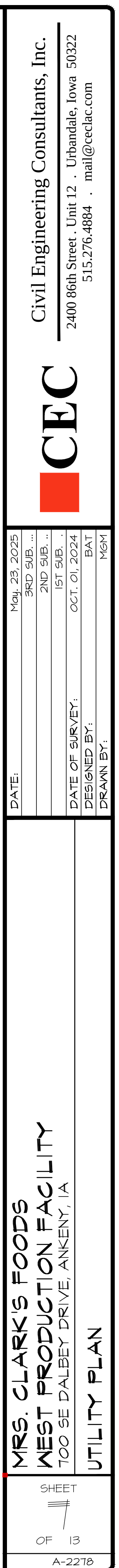
SCALE: 1"=60' (11"x17")

SCALE: 1"=30' (22"x34")

0' 10' 20' 30' 60'

NORTH







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

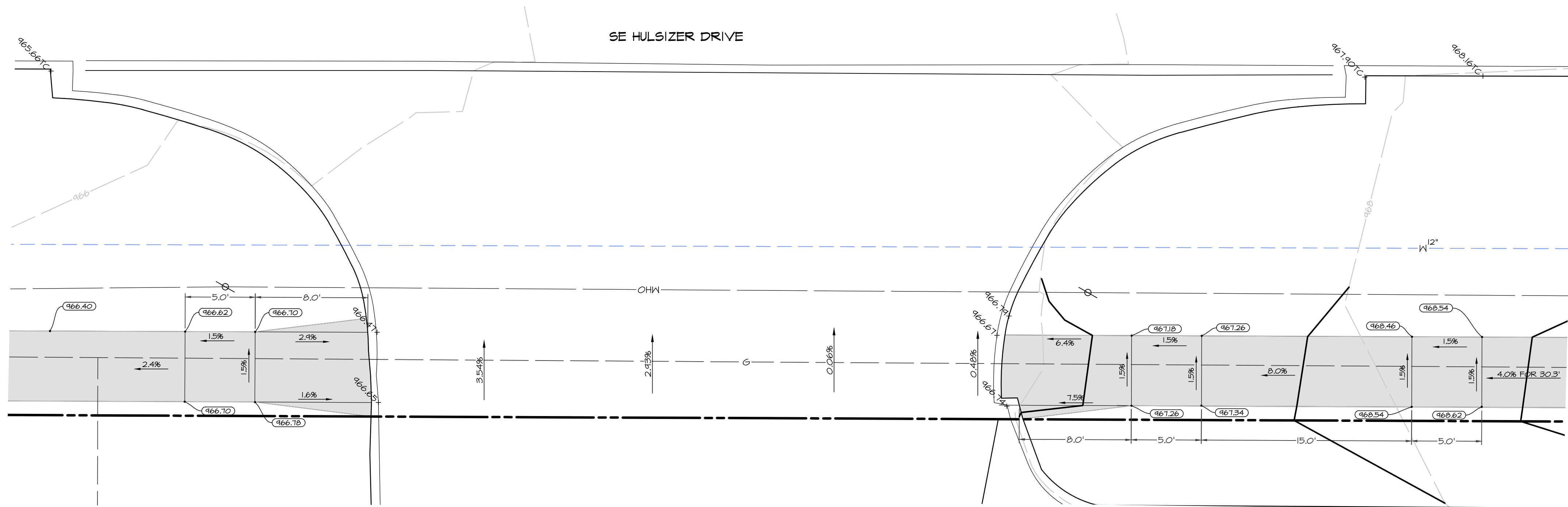
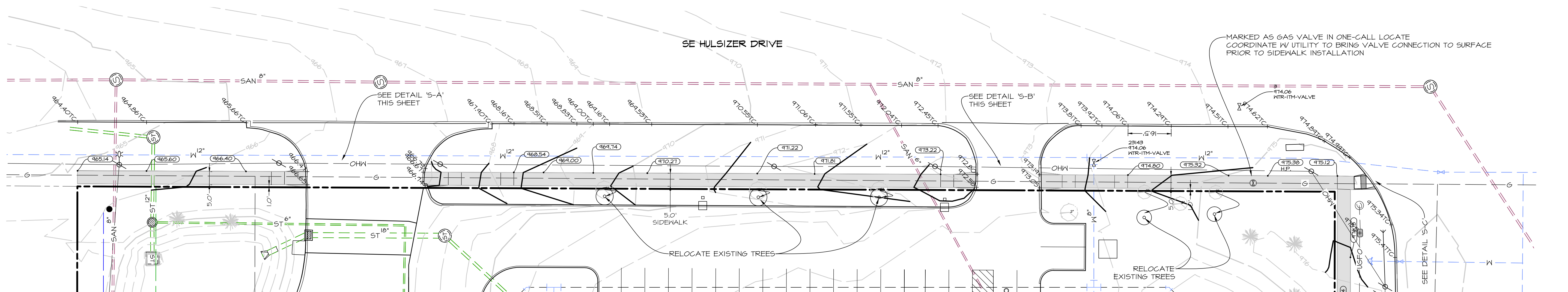
40 TREES PROVIDED  
120 SHRUBS PROVIDED

| MARK | Botanical name<br>COMMON NAME                                                           | QUAN. | SIZE            | ROOT<br>TYPE | REMARKS                                  |
|------|-----------------------------------------------------------------------------------------|-------|-----------------|--------------|------------------------------------------|
| AC   | <i>Abies concolor</i><br>WHITE FIR                                                      | 5     | 7" HT.          | CONT.        | MATCHED, SPECIMEN                        |
| AG   | <i>Acer griseum</i><br>PAPERBARK MAPLE                                                  | 6     | 1.5" CAL.       | CONT.        | MATCHED, SPECIMEN                        |
| CA   | <i>Calamagrostis acutiflora</i> 'Karl Foerster'                                         | 36    | 2 GAL.          | CONT.        | MATCHED, SPECIMEN                        |
| CC   | KARL FOERSTER FEATHER REED GRASS<br><i>Caryopteris x clandonensis</i> 'Arthur Simmonds' | 40    | 5 GAL.          | CONT.        | 3" o.c., MULCH BED<br>MATCHED, SPECIMEN  |
| CG   | ARTHUR SIMMONDS BLUEBEARD<br><i>Crataegus sanguinalis</i> 'Cruzam'                      | 7     | 1.5" CAL.       | CONT.        | 3" o.c., MULCH BED<br>MATCHED, SPECIMEN  |
| GG   | CRUSADER HAWTHORN<br><i>Ginkgo biloba</i> 'JIN9'                                        | 10    | 15 GAL.         | CONT.        | 12' o.c.<br>MATCHED, SPECIMEN            |
| GT   | SKY TOWER GINKGO<br><i>Gleditsia triacanthos</i> f. 'nervis' 'Skycole'                  | 4     | 1.5"-2"<br>CAL. | B&B          | 18" o.c., MULCH BED<br>MATCHED, SPECIMEN |
| GY   | SKYLINE HONEYLOCUST<br><i>Gymnocladia dioica</i> 'McKBranchend'                         | 7     | 1.5"-2"<br>CAL. | B&B          | MATCHED, SPECIMEN                        |
| JH   | DECAF KENTUCKY COFFEETREE<br><i>Juniperus horizontalis</i> 'Youngstown'                 | 15    | 5 GAL.          | CONT.        | MATCHED, SPECIMEN                        |
| PA   | YOUNGSTOWN JUNIPER<br><i>Picea abies</i>                                                | 5     | 7" HT.          | CONT.        | 5" o.c., MULCH BED<br>MATCHED, SPECIMEN  |
| PF   | NORWAY SPRUCE<br><i>Pinus flexilis</i> 'Cesarini Blue'                                  | 4     | 7" HT.          | CONT.        | 18' o.c.<br>MATCHED, SPECIMEN            |
| QA   | CESARINI BLUE LIMBERPINE<br><i>Quercus alba</i>                                         | 5     | 1.5"-2"<br>CAL. | B&B          | 9" o.c., MULCH BED<br>MATCHED, SPECIMEN  |
| QM   | WHITE OAK<br><i>Quercus macrocarpa</i> 'JFS-KW3'                                        | 8     | 1.5"-2"<br>CAL. | B&B          | MATCHED, SPECIMEN                        |
| SE   | URBAN PINNACLE OAK<br><i>Sedum Rock</i> 'N GROW' 'Tiramisu'                             | 19    | 1 GAL.          | CONT.        | MATCHED, SPECIMEN                        |
| SP   | TIAMANSU SEDUM<br><i>Spiraea betulifolia</i> 'Tra'                                      | 41    | 3 GAL.          | CONT.        | 3" o.c., MULCH BED<br>MATCHED, SPECIMEN  |
| SY   | TOR BIRCHLEAF SPIREA<br><i>Syringa x meyeri</i> 'Paladin'                               | 54    | 5 GAL.          | CONT.        | 3" o.c., MULCH BED<br>MATCHED, SPECIMEN  |
| UA   | MEYER LILAC<br><i>Ulmus americana</i> 'Jefferson'                                       | 9     | 1.5"-2"<br>CAL. | CONT.        | 5" o.c., MULCH BED<br>MATCHED, SPECIMEN  |
|      | JEFFERSON AMERICAN ELM                                                                  |       |                 |              |                                          |

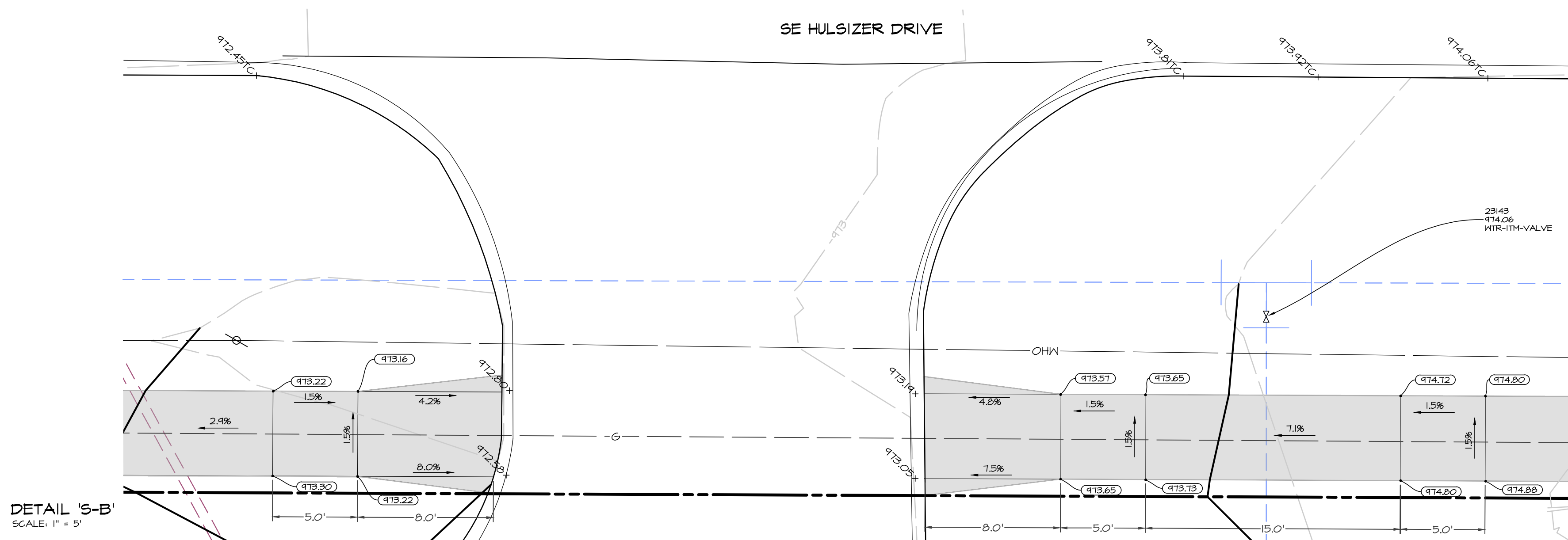




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DETAIL 'S-A'  
SCALE: 1" = 5'



DETAIL 'S-B'  
SCALE: 1" = 5'

SCALE: 1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")



|                 |               |
|-----------------|---------------|
| DATE:           | May. 23, 2025 |
| 3RD SUB...      |               |
| 2ND SUB...      |               |
| 1ST SUB...      |               |
| DATE OF SURVEY: | OCT. 01, 2024 |
| DESIGNED BY:    | BAT           |
| DRAWN BY:       | MGM           |

MRS. CLARK'S FOODS  
WEST PRODUCTION FACILITY  
700 SE DALBEY DRIVE, ANKENY, IA  
SIDEWALK PLAN - HULSIZER

SHEET  
OF 13  
A-227B

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 Urbandale, Iowa 50322  
515.276.4884 · mail@cecac.com





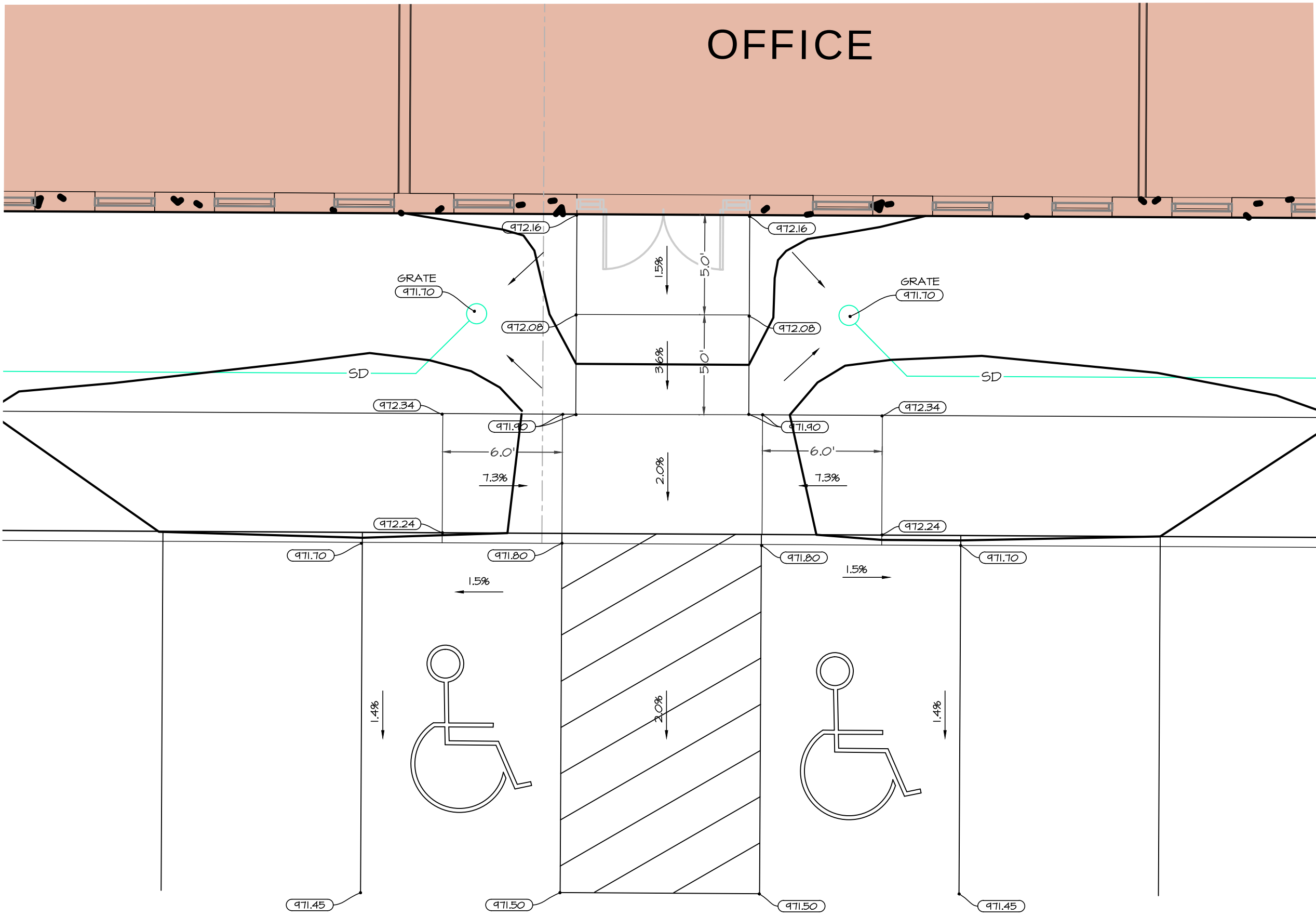
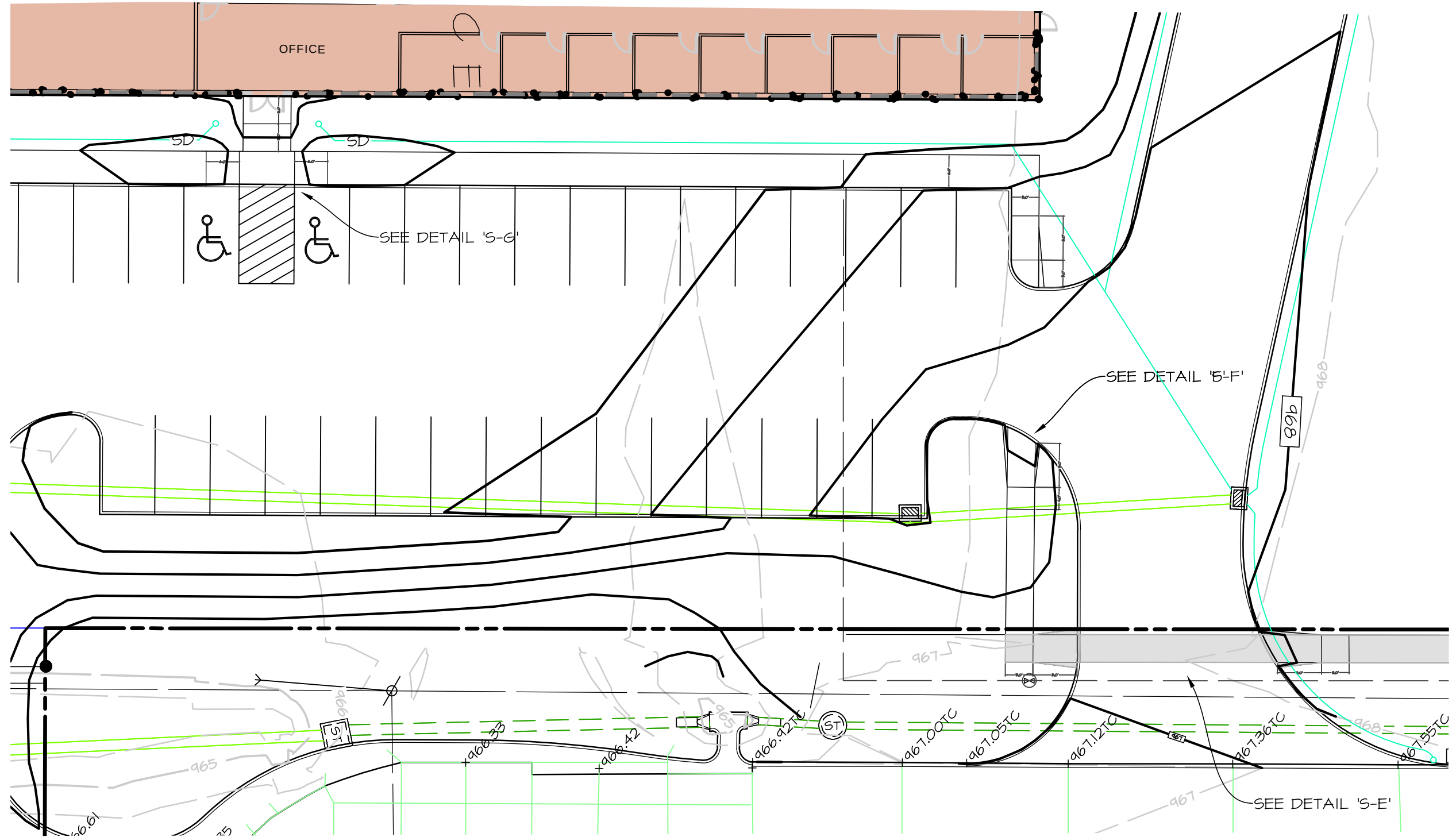




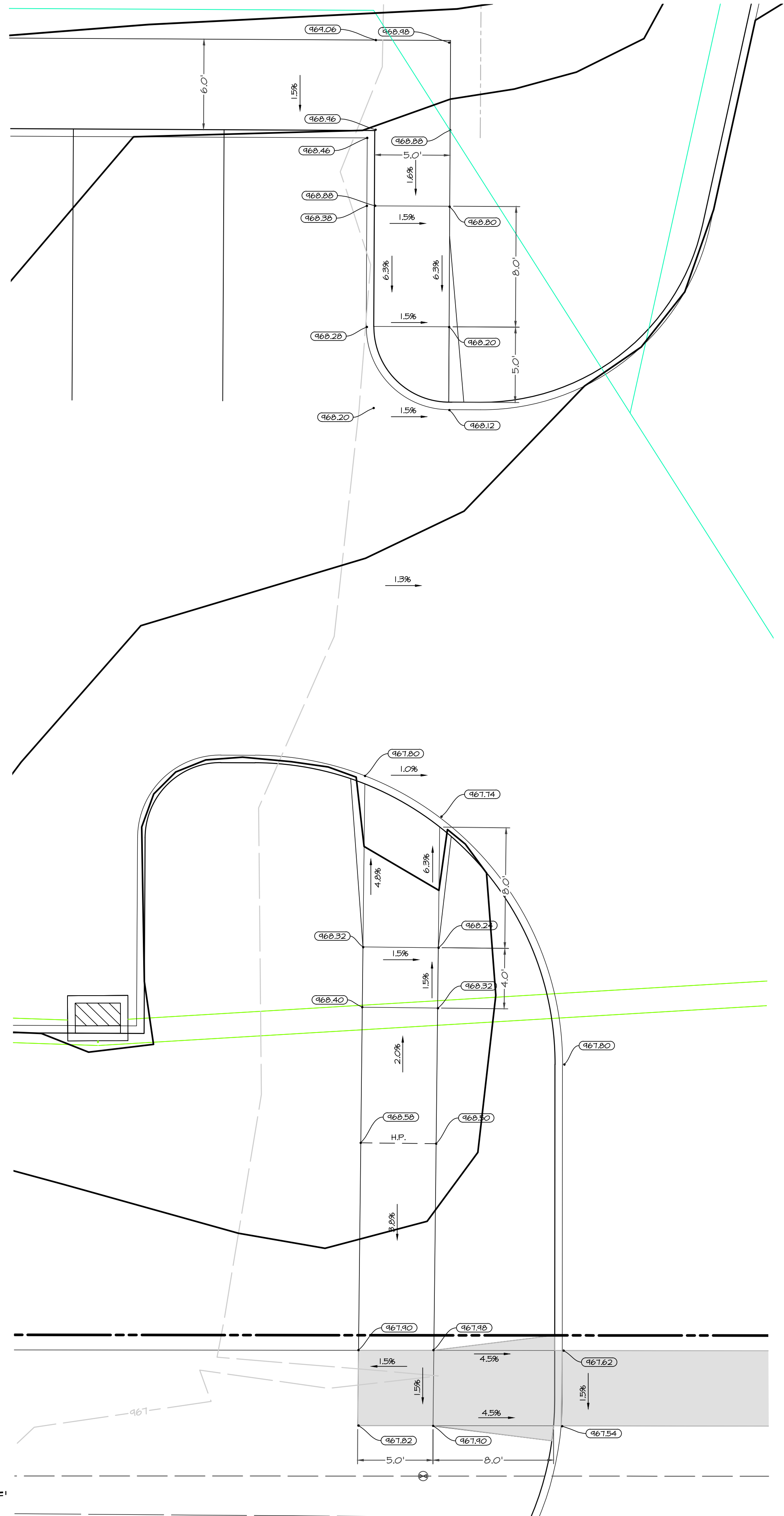
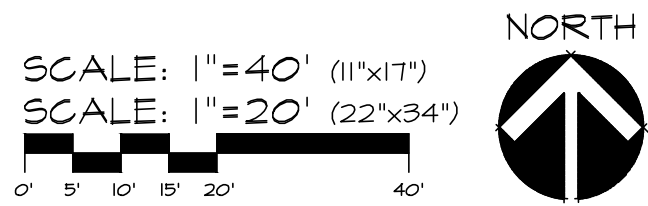




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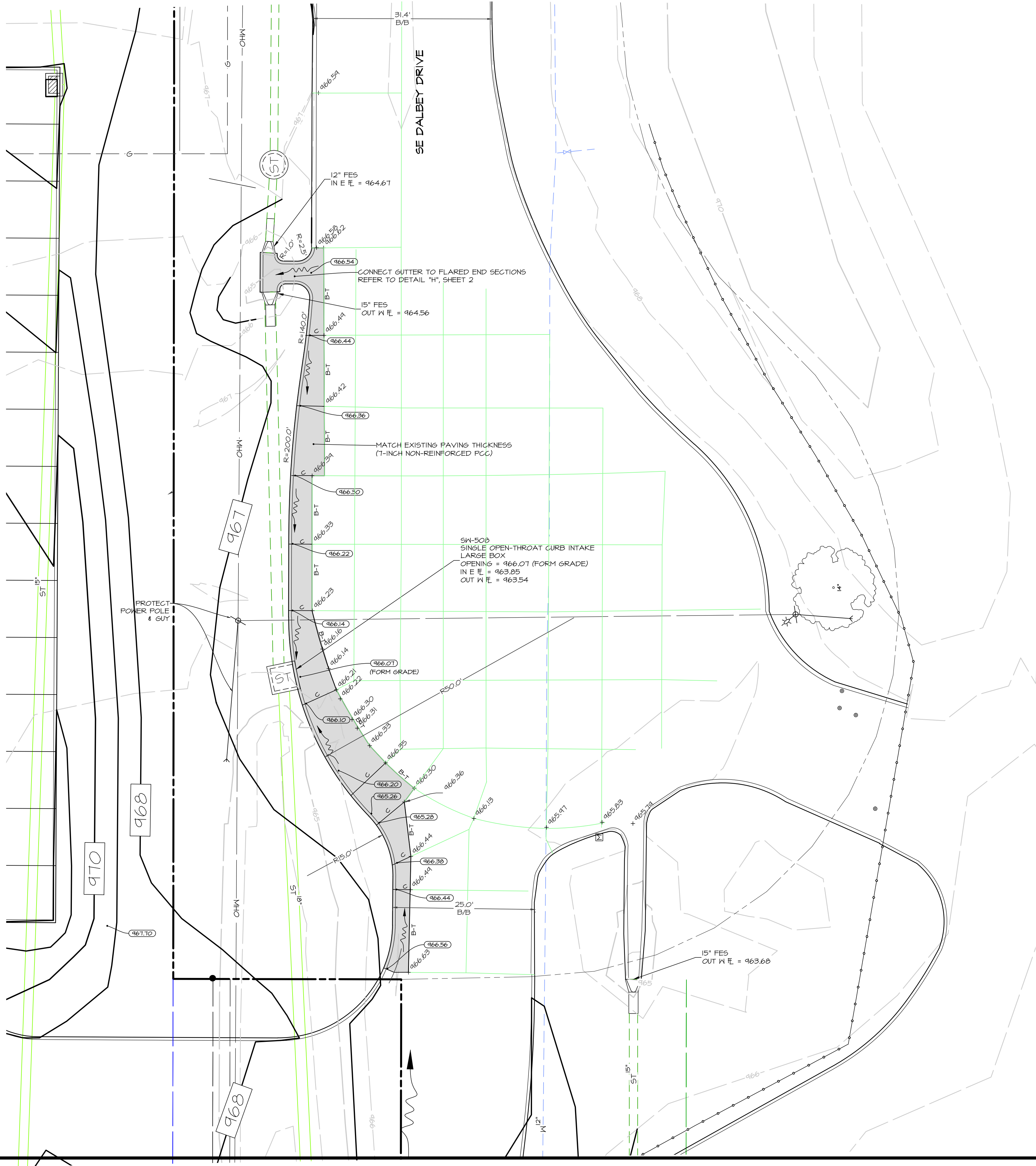
DETAIL 'S-G'  
SCALE: 1" = 5'



DETAIL 'S-F'  
SCALE: 1" = 5'

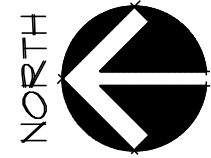
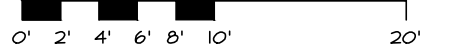


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NOTE: ALL SPOT ELEVATION ARE TOP OF SLAB (GUTTER) UNLESS NOTED OTHERWISE.

SCALE: 1"=20' (11"x17")  
SCALE: 1"=10' (22"x34")



MRS. CLARK'S FOODS  
WEST PRODUCTION FACILITY  
700 SE DALBEY DRIVE, ANKENY, IA  
CUL-DE-SAC DETAIL

SHEET  
13  
OF 13

A-227.130

DATE:

May. 23, 2025

3RD SUB...

2ND SUB...

1ST SUB...

OCT. 01, 2024

BAT

MGM

DATE OF SURVEY:

DESIGNED BY:

DRAWN BY:

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 Urbandale, Iowa 50322  
515.276.4884 . mail@cecinc.com











PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

Corporate Woods Toy Storage Final Plat

ORIGINATING DEPARTMENT  
Community Development

COUNCIL GOAL  
Ensure Economic Vitality

ACTION REQUESTED  
Motion  
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

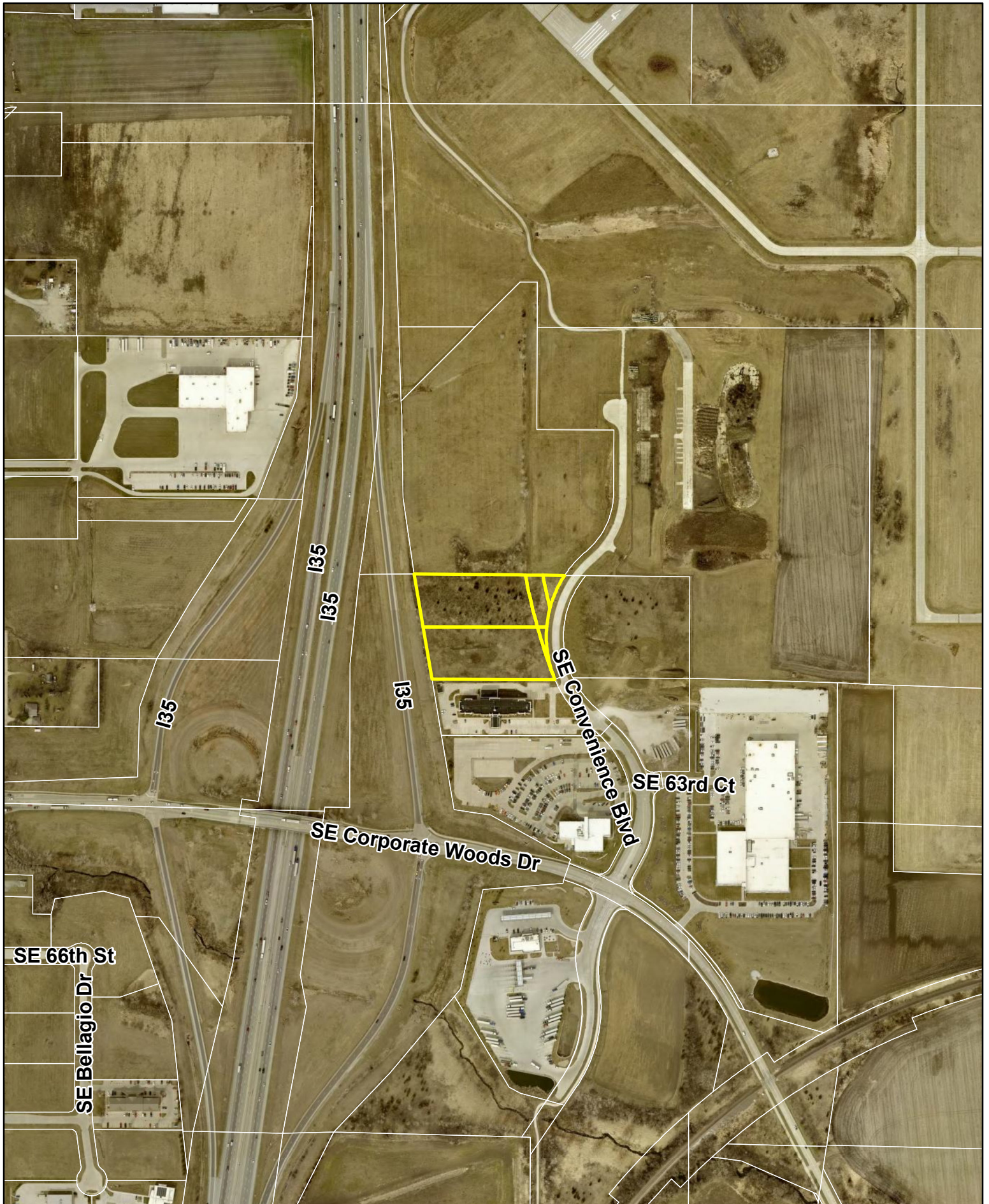
ATTACHMENTS

1. Aerial Map



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





1 inch = 500 feet  
Date: 5/29/2025

## Corporate Woods Toy Storage Final Plat



---

**Agenda Item:** Corporate Woods Toy Storage - Final Plat

**Report Date:** May 29, 2025

**Prepared By:** Bryan Morrissey  
Associate Planner

*ESC*

**Staff Recommendation:**

That the Plan and Zoning Commission recommend City Council approval of the Corporate Woods Toy Storage Final Plat.

**Project Summary:**

Corporate Woods Toy Storage is an approximate 5.13 acre (+/-) final plat located north of Corporate Woods Drive and west of SE Convenience Boulevard. The proposed final plat converts two Outlots that were previously platted with Corporate Woods Business Park Plat 4 into one single buildable lot. Utility extensions and street lot dedications were addressed with Corporate Woods Business Park Plat 4 and therefore, are not a part of the proposed final plat. The subject property is a part of the Corporate Woods Business Park Planned Unit Development and is subject to the regulations in the approved PUD Book.

**Project Report:**

- Streets:** The proposed plat does not include the extension of any public streets.
- Water:** The proposed plat does not include the extension of any water services. Twelve-inch water mains are adjacent to the subject property along SE Convenience Boulevard.
- Sewer:** The proposed final plat does not include the extension of any sanitary services. Eight-inch sanitary mains are adjacent to the subject property along SE Convenience Boulevard.
- Drainage:** The proposed plat does not include the extension of any stormwater or drainage services.
- Parkland:** Parkland dedication is not required for commercial or industrial uses.



May 23, 2025

Honorable Mayor and City Council  
Plan and Zoning Commission  
City of Ankeny  
1210 NW Prairie Ridge Dr.  
Ankeny, Iowa 50023-1564

RE: CORPORATE WOODS TOY STORAGE  
ANKENY, IOWA  
S&A PROJECT NO. 125.0438

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of the project team, please find the attached Final Plat for the above referenced project. This document has been prepared in accordance with City of Ankeny subdivision standards and is located along SE Convenience Blvd and platted as Corporate Woods Business Park Plat 4, Outlots "R" and "S". The intent of this subdivision plat is to combine Outlot "R" and "S" into one lot for future site development.

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

Please find accompanying the following items:

- Response Letter indicating how each comment was addressed,
- 4 folded copies of the Final Plat,

We are anticipating this project being placed on the June 3, 2025 Plan and Zoning Commission agenda in route to a final approval of the above mentioned items on the June 16, 2025 City Council agenda. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,  
SNYDER AND ASSOCIATES, INC.



Terry Coady, PLS

Enclosure

cc: Ramzi George, Atwell, LLC, Contact Person  
Chris Murray, Knapp-Elwell, LC, Owner  
J. Ross Nichols, LLMC Ankeny Ia, LLC, Buyer  
File









PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT

Community Development

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED

Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

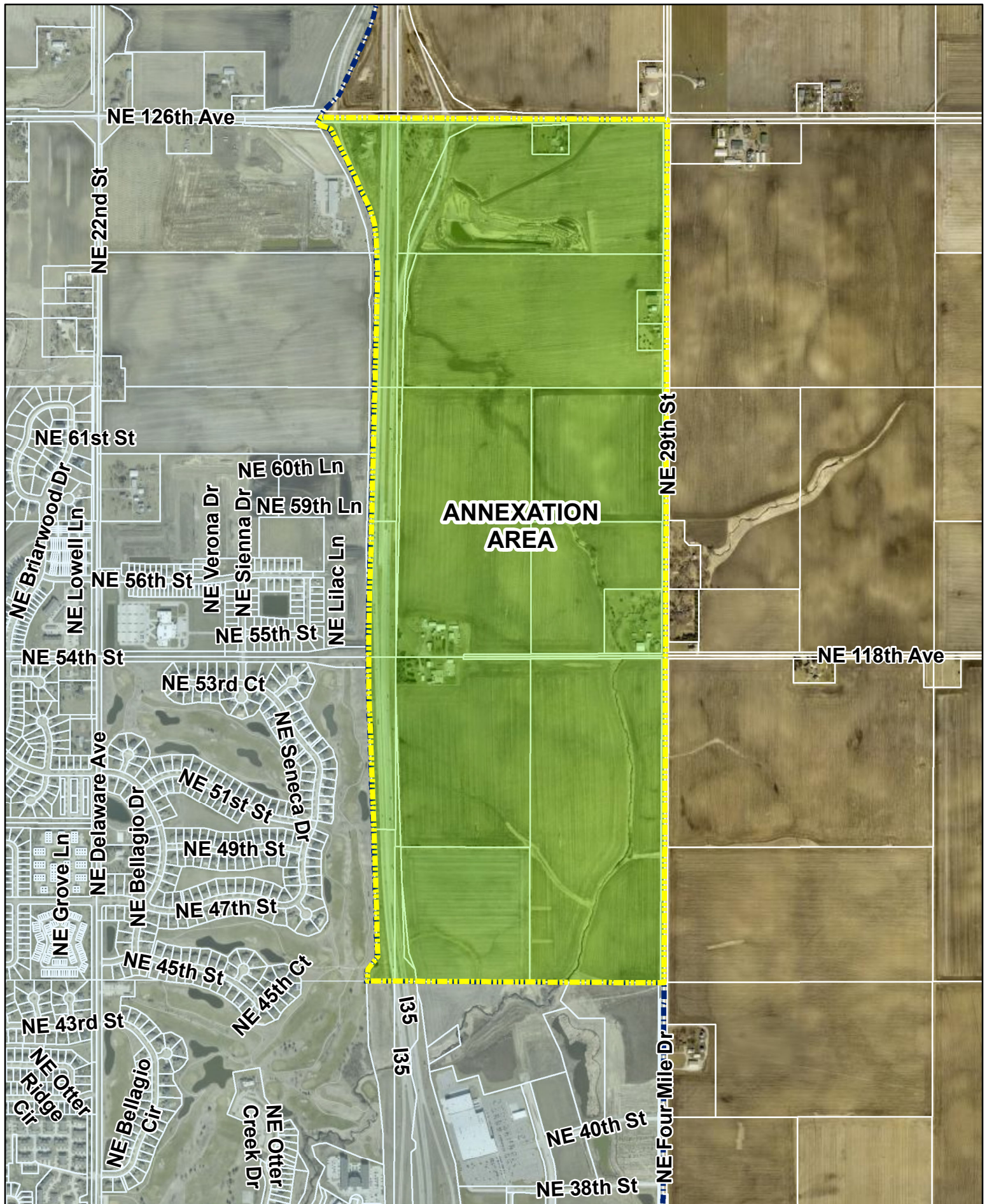
Consider MOTION to recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation.

ATTACHMENTS



1. Aerial Map
2. Staff Report
3. DLE Four Way LLC - Annexation Petitions
4. Annexation Exhibit
5. Future Land Use Map
6. Zoning Map
7. Utility Map
8. Proximity Map





N



1 inch = 1,200 feet

Date: 1/28/2025

**DLE Four Way, LC Annexation  
80/20 Voluntary Urbanized Annexation  
Aerial Map**



**Agenda Item:** DLE Four Way LC - 80/20 Voluntary Urbanized Annexation  
**Report Date:** May 29, 2025  
**Prepared By:** Jake Heil *ESC*  
Associate Planner

**Recommendation:**

That the Plan and Zoning Commission recommend that City Council approve the DLE Four Way LC 80/20 Voluntary Urbanized Annexation.

**Discussion:**

The City of Ankeny has received a request for the annexation of certain territory adjacent to the City's northeastern boundary, generally located east of Interstate 35, west of NE Four Mile Drive/NE 29th Street, south of NE 126th Avenue/NE 72nd Street, north of NE 40th Street.

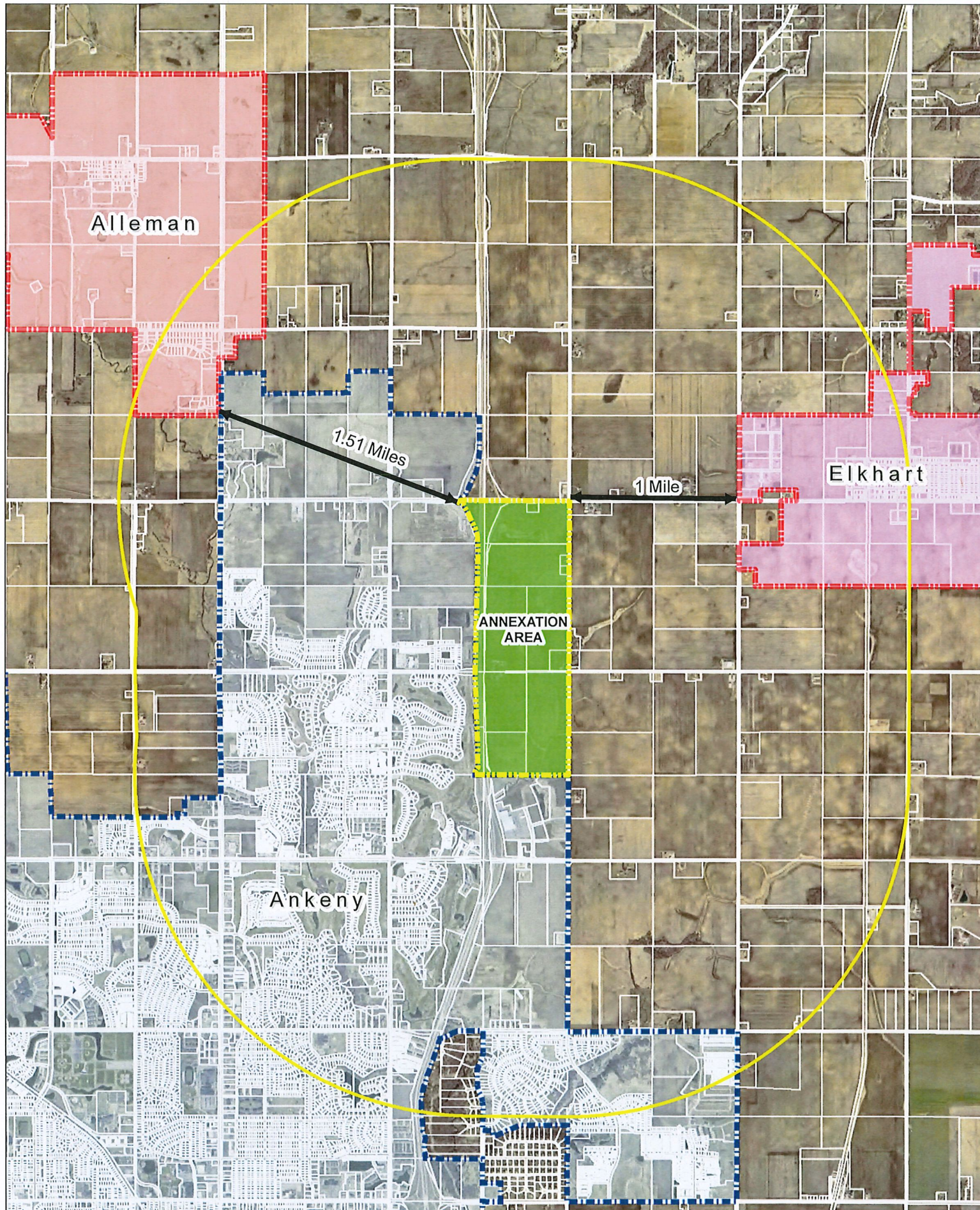
The annexation territory encompasses approximately 565.05 acres (+/-), 439.81 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 55.633 acres (+/-) are owned by property owners who have not signed a petition consenting to the annexation.

The total land area petitioned for annexation is 565.05 acres (+/-). The non-consenting properties are included in the annexation request to avoid the creation of islands and to provide for uniform boundaries, which is required by Iowa Code. Approximately 81.65 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all county road right-of-way to the centerline of the adjacent road. Additionally, this annexation includes the adjacent full right-of-way of Interstate 35 lying in Section 6-80-23 and in Section 31-81-23.

At this time, 7 of the 13 properties included in the proposed annexation have provided petitions consenting to the request. If petitions are not received for all 13 properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The current petitioned land area is approximately 439.81 acres (+/-), which equals 88.77% of the 495.44 (+/-) total calculated acres, excluding Interstate 35 road right-of-way. The land area of the 6 non-petitioned properties total 55.633 acres (+/-), equaling 11.23% of the calculated land area, excluding Interstate 35 road right-of-way.

The annexation area is currently identified in the Comprehensive Plan as primarily Office Business Park, with Highway Commercial in the northern portion along NE 126th Avenue/NE 72nd Street, High Density Residential areas along NE Four Mile Drive/NE 29th Street from NE 36th Street up to NE 118th Avenue/NE 54th Street, and a small area of Neighborhood Commercial in the northwest corner of the NE Four Mile Drive/NE 29th Street and NE 118th Avenue/NE 54th Street intersection. If the property is annexed, it will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.







## ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322

## OWNER / REQUESTED BY

DENNY ELLWELL COMPANY  
2401 SE TONES DR STE 17  
ANKENY, IA 50021-8886

## NOTES

1. BEARINGS, DISTANCES AND AREAS SHOWN ARE FROM POLK COUNTY AUDITOR MAPS AND ARE FOR REFERENCE ONLY. PROPERTY TO BE FINAL PLATTED PRIOR TO DEVELOPMENT.
2. THIS ANNEXATION INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD AND THE ADJACENT FULL RIGHT OF WAY OF INTERSTATE 35 LYING IN SECTION 6-80-23 AND IN SECTION 31-81-23.

## AREA

TOTAL: 565.05 ACRES  
I-35 ROW: 69.60 ACRES  
NET: 495.45 ACRES

## PROPERTY OWNERS

|    | PROPERTY OWNER               | AREA   | PERCENT | CONSENTING |
|----|------------------------------|--------|---------|------------|
| 1  | DLE FOUR WAY LC              | 262.78 | 53.04%  | X          |
| 2  | PUTCO INC                    | 73.51  | 14.84%  | X          |
| 3  | UPPER MIDWEST PROPERTIES LLC | 66.76  | 13.47%  | X          |
| 4  | THRESHOLD OTTER CREEK LLC    | 36.76  | 7.42%   | X          |
| 5  | JEFFREY & BETH HOWARD        | 9.03   | 1.82%   |            |
| 6  | KATHERINE E MOECKLY TRUST    | 39.93  | 8.06%   |            |
| 7  | MARK W HARRIS                | 1.58   | 0.34%   |            |
| 8  | WESTSIDE HOLDINGS ITS LLC    | 2.13   | 0.43%   |            |
| 9  | RONALD & BARBARA MEERER      | 2.86   | 0.58%   |            |
| 10 | DONALD FIX                   | 0.003  | 0.0006% |            |
|    | 495.45 TOTAL                 |        | 88.77%  |            |

EXHIBIT 'A'  
LEGAL DESCRIPTION

WARRANTY DEED BOOK 18114 PAGE 134 (DLE FOUR WAY LC)  
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS PARCEL C ON THE PLAT OF SURVEY FILED MARCH 13, 2002 IN BOOK 14182, PAGE 344 IN THE OFFICE OF THE POLK COUNTY RECORDER, ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE NW FRACTIONAL 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE WEST 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.

AND

THE EAST 1/2 OF THE NE FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 14714 PAGE 578 (UPPER MIDWEST PROPERTIES LLC)  
THE EAST 66.60 ACRES, MORE OR LESS, IN THE N 1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1984, AND FILED IN BOOK 3589 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER

WARRANTY DEED BOOK 12267 PAGE 382 & BOOK 12267 PAGE 394 (THRESHOLD OTTER CREEK LLC)  
THE S1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 31, SAID POINT BEING 368 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' W 282 FEET; THENCE S 0°00' W 280 FEET; THENCE N 90°00' W 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8881, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 17233 PAGE 237 & BOOK 17212 PAGE 88 (THRESHOLD OTTER CREEK LLC)  
AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13319, PAGE 610) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

DEED CORRECTED BOOK 10404 PAGE 247 (KATHERINE E MOECKLY TRUST)  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

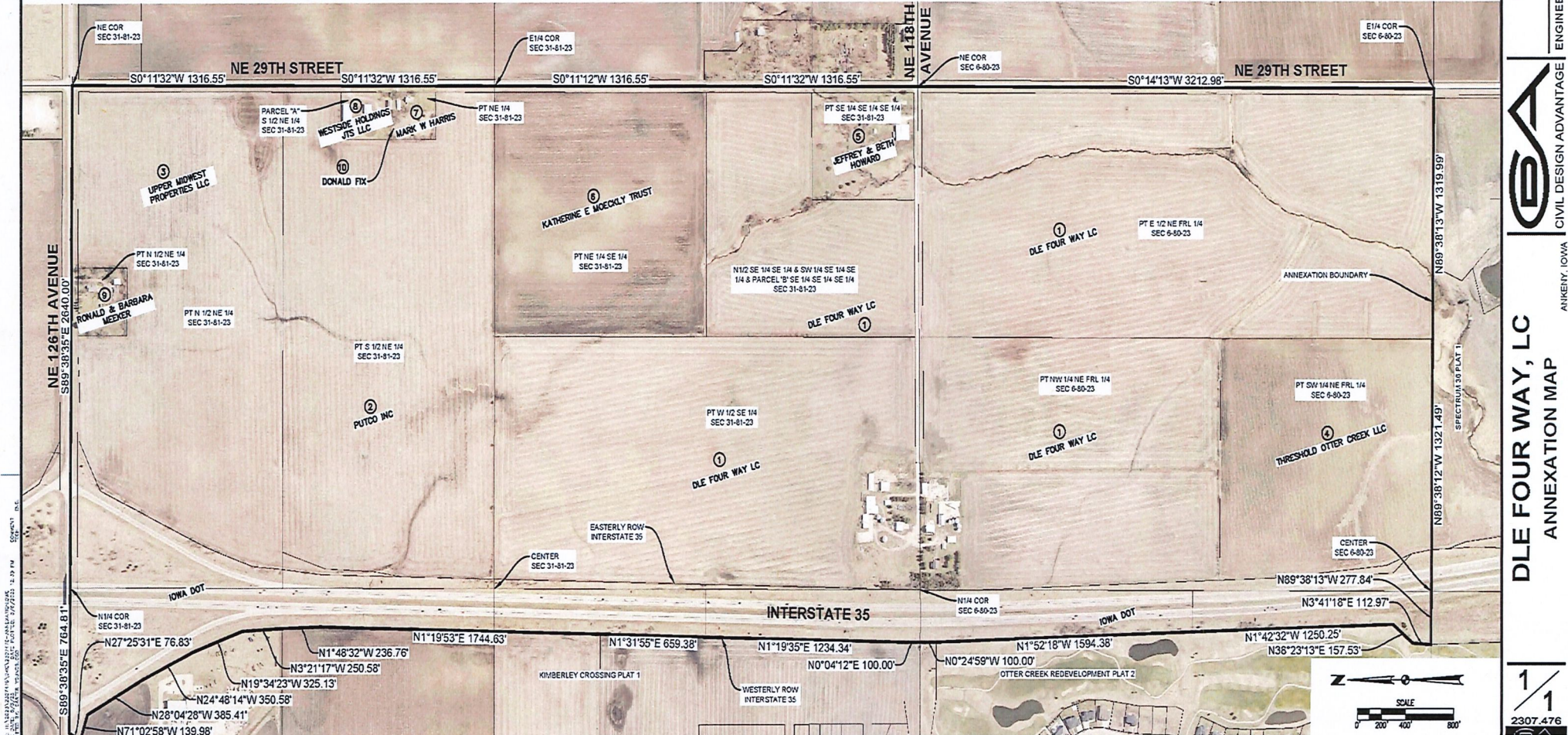
WARRANTY DEED BOOK 11018 PAGE 568 (MARK W HARRIS)  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS PARCEL B ON THE PLAT OF SURVEY FILED IN BOOK 14009 PAGE 232.

WARRANTY DEED BOOK 16337 PAGE 182 (WESTSIDE HOLDINGS ITS LLC)  
PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY 12, 2001, AT BOOK 8881, PAGE 220 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA; EXCEPT THAT COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE N00°00'00" (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 623.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00" CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00" W 282.0 FEET; THENCE SOUTH 00°00'00" W 0.44 FEET; THENCE S80°00'00" E 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

WARRANTY DEED BOOK 6348 PAGE 788 (RONALD & BARBARA MEERER)  
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE N00°00'00" (ASSUMED), ALONG THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 623.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00" CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00" W 282.0 FEET; THENCE S00°00'00" W 0.44 FEET; THENCE S00°00'00" E 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

INTERSTATE-35 RIGHT-OF-WAY  
ALL OF INTERSTATE-35 RIGHT-OF-WAY LYING WITHIN THE NORTH FRACTIONAL HALF OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND ALL OF INTERSTATE-35 RIGHT-OF-WAY LYING WITHIN SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN POLK COUNTY, IOWA

ALL BEING A PART OF POLK COUNTY, IOWA AND CONTAINING 565.05 ACRES INCLUDING 69.60 ACRES OF INTERSTATE-35 RIGHT-OF-WAY.



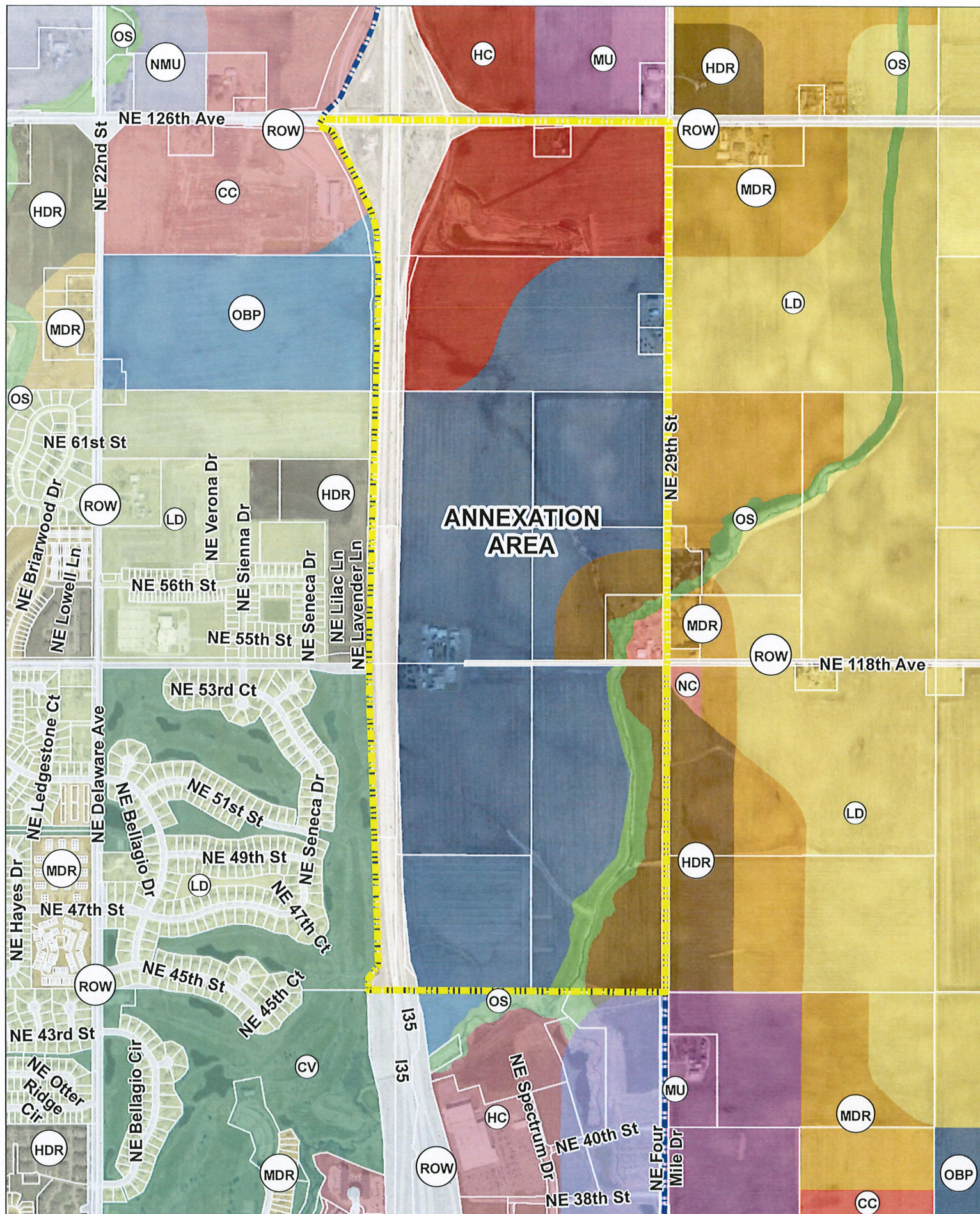
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400  
TECH: ENGINEER: RDR

CIVIL DESIGN ADVANTAGE  
ANNEXATION MAP

DLE FOUR WAY, LC  
ANNEXATION MAP

1  
2307.476





1 inch = 1,200 feet

Date: 1/28/2025

**DLE Four Way, LC Annexation  
80/20 Voluntary Urbanized Annexation  
Future Land Use Map**





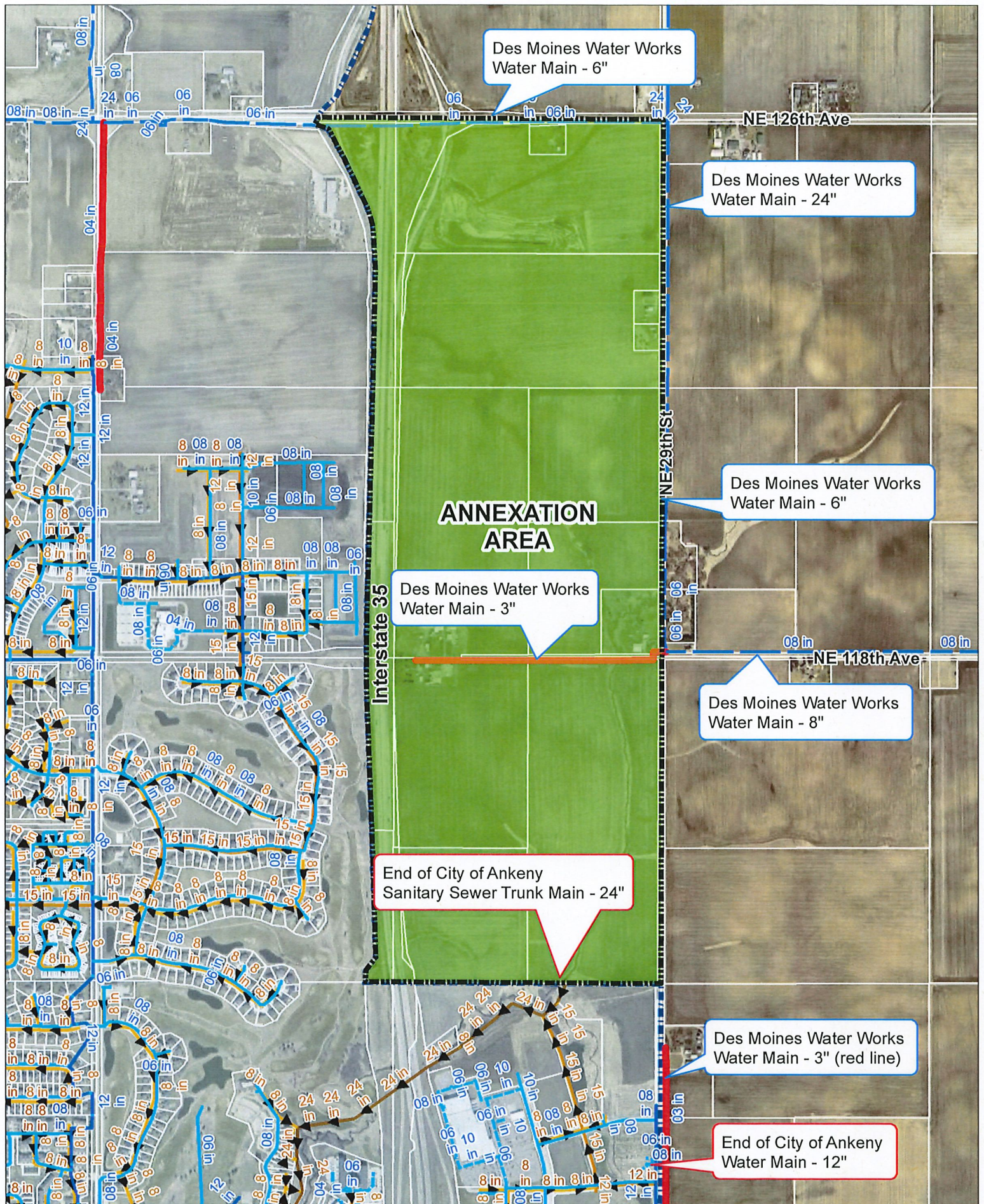
1 inch = 1,200 feet

Date: 1/28/2025

# **DLE Four Way, LC Annexation 80/20 Voluntary Urbanized Annexation Zoning Map**







N



1 inch = 1,200 feet

Date: 1/28/2025

**DLE Four Way, LC Annexation  
80/20 Voluntary Urbanized Annexation  
Utility Map**





**A. Consenting Property Owners' Petitions:**

The City of Ankeny received written voluntary annexation petitions from the following property owners:

| Consenting Properties                    | Acreage       |
|------------------------------------------|---------------|
| Upper Midwest Properties LLC             | 66.76         |
| Putco Inc                                | 73.51         |
| DLE Four Way LC                          | 262.78        |
| Threshold Otter Creek LLC                | 36.76         |
| <b>Total Consenting Property Acreage</b> | <b>439.81</b> |

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

This 80/20 voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

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

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

This annexation furthers the foregoing goals, adds land to the City of Ankeny's developable land inventory, and assures compact, efficient development to urbanized standards.



### **C. Current and Projected Land Uses:**

The annexation area is currently identified in the Comprehensive Plan as primarily Low Density Residential with an area of Neighborhood Mixed Use and Medium Density Residential located west of NE 22nd Street and north of NE 126th Avenue. The Ankeny Plan 2040 defines those uses as the following:

***Office/Business Park (OBP):*** 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 acre or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, 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.

***Highway Commercial (HC):*** This land use category is designed to be located along major highways with the intent of providing commercial products and services to the local, regional, and general motoring public. Typical uses include gas stations, car washes, car dealerships, fast food and sit-down restaurants, convenience stores, hotels, banks, and auto repair shops. Maximum size should be around 50 acre per intersection quadrant, with a maximum of 100 acres. Sites for highway commercial should be located only along major highway and interstate interchanges.

***High Density (HDR):*** This land use category is for multi-family dwelling units both horizontally and vertically attached with two more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.

***Neighborhood Commercial (NC):*** This land use category is for smaller neighborhood scale retail and office uses located close to residential areas and are intended to serve the daily retail needs for the residents. Retail buildings are typically 1 story tall and less than 35,00 sf for single-tenant buildings and less than 50,000 sf for multi-tenant buildings. Retail uses are intended to provide access to a limited range of products and services to the local residential area, the community, and/or the regional area. Sites are generally 5 to 20 acres. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic and accommodate pedestrian and bicycle circulation as well as vehicular access.

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



#### **D. Current Municipal Services:**

The City of Ankeny presently provides no municipal services (other than partial fire and EMS) to the annexation territory, but has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

#### **E. Reasons for Annexation:**

##### **1. City Council annexation policy.**

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

##### **d. Comprehensive planning and zoning.**

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

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future Land Use Map of the Comprehensive Plan. As previously indicated, the annexation area is located within the City's Planning Boundary.

##### **e. Extension of services.**

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

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

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

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2024, the City of Ankeny recorded 22 plats creating 542 lots on 378 acres, permitted 834 new dwelling units and 18 new commercial and industrial buildings, and added \$379,787,139 in valuation. While the northeastern quadrant is comprised primarily of residential, community commercial land uses, the Ankeny Plan 2040 still identifies the northeastern quadrant of Ankeny as a suitable area to further fill the need for developable property over the next decade.



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

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

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

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

**a. Sanitary Sewer:**

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, the City has a 24" sanitary trunk main that exists along the creek on the south side of the annexation boundary. This sanitary trunk main will service the entire annexation area, and is proposed to be extended north along the unnamed creek. Any sanitary sewer constructed within the development will be the developer's responsibility; however, the City will provide cost sharing opportunities for sanitary sewer oversizing. City staff expects future sanitary sewer trunk line extensions to be required at the time of development.

**b. Water:**

Existing City of Ankeny, County and/or Des Moines Water Works water mains, within and adjacent to the proposed annexation, area is shown on the provided utility map. Currently, the City of Ankeny has a 12" water main the runs north/south along NE Four Mile Drive/NE 29<sup>th</sup> Street. This stub for this main currently is at NE 40<sup>th</sup> Street, but would continue north as Spectrum 36 develops. These current water mains along with the County or Des Moines Water Works water mains are shown on the provided utility map. These water mains will be extended into the annexation area to serve the future development at such time as this area develops. The developer is responsible for the construction of all water mains within their developments. The City will participate in cost sharing, paying for the over-sizing of water mains, for those mains to be installed that are 12" or larger and serve areas beyond the development. Also, larger water mains that are not located within a development but are extended to serve development are often installed through a connection fee district.

**c. Law Enforcement:**

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



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

**d. Fire and EMS:**

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

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

**e. Public Works:**

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

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



**f. Community Development:**

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

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

**g. Municipal Utilities:**

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

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

**h. Library, Parks & Recreation:**

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

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



**i. Fiscal:**

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

**F. Urban Services Agreement and Boundary:**

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

**G. Combined Legal Descriptions:**

The composite legal description of the annexation territory is listed in the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically Interstate 35, NE 126<sup>th</sup> Avenue, and NE 29<sup>th</sup> Street.

**H. Polk County Auditor Verification:**

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The Polk County Auditor approved the previously mention documents on May 13, 2025.

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

The annexation territory is located within two miles of the urbanized area of the City of Elkhart, located one mile away, and the City of Alleman, located 1.51 miles away. A map has been included to show the annexation area in relation to the City of Elkhart and City of Alleman City boundaries.

**J. State-Owned and County-Owned Right-of-Way:**

The annexation territory includes any and all Polk County right-of-way to the centerline of the adjacent road and the adjacent full State of Iowa right-of-way of Interstate 35 lying in Section 6-80-23 and Section 31-81-23. There is approximately 69.5 acres (+/-) State of Iowa right-of-way, and approximately 12.05 acres of Polk County right-of-way, for a total of 81.65 acres (+/-) of right-of-way to be included with this annexation.



**K. Certification of Compliance with Other Notice Requirements:**

A consultation meeting is scheduled to be held on June 9<sup>th</sup>, 2025. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Lincoln Township Trustees; and by regular mail to Polk County Planning & Development, North Polk Community School District, and Ankeny Community School District. Written comments regarding the proposed annexation may be received by staff within seven days following the meeting.

**L. Transition of Taxes:**

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

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

The representation of non-consenting properties is outlined in the following table and legal descriptions below:

| <b>Non-Consenting Properties</b>             | <b>Acreage</b> |
|----------------------------------------------|----------------|
| Jeffrey & Beth Howard                        | 9.03           |
| Katherine Moeckly Trust                      | 39.93          |
| Mark W Harris                                | 1.68           |
| Westside Holdings JTS LLC                    | 2.13           |
| Ronald S & Barbara S Meeker                  | 2.86           |
| Donald Fix                                   | 0.003          |
| <b>Total Non-Consenting Property Acreage</b> | <b>55.633</b>  |

**LEGAL DESCRIPTIONS:**

**1. JEFFERY & BETH HOWARD**

**GEOPARCEL:**

8123-31-400-008

**LEGAL DESCRIPTION:**

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST (SE 1/4) OF SECTION 31, TOWNSHIP 81N, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, CONTAINING 10.7 ACRES MORE OR LESS EXCEPT PARCEL B AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 14009 PAGE 232.

**AREA OF PROPERTY: 9.03 ACRES**

**2. KATHERINE E MOECKLY TRUST**

**GEOPARCEL:**

8123-31-400-002

**LEGAL DESCRIPTION:**

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

**AREA OF PROPERTY: 39.93 ACRES**

**3. MARK W HARRIS**

**GEOPARCEL:**

8123-31-200-004

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-ONE (81) NORTH, RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., SAID POINT BEING 366 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°00', ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' WEST 282 FEET, THENCE S 0°00' WEST 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

**AREA OF PROPERTY: 1.68 ACRES**



**4. WESTSIDE HOLDINGS JTS LLC**

**GEOPARCEL:**

8123-31-200-006

**LEGAL DESCRIPTION:**

PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY 12, 2001, AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA; EXCEPT THAT COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE SOUTH 00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

**AREA OF PROPERTY: 2.13 ACRES**

**5. RONALD S & BARBARA S MEEKER**

**GEOPARCEL:**

8123-31-200-009

**LEGAL DESCRIPTION:**

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23- WEST OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE WEST ALONG THE SECTION LINE 1323.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 347.0 FEET; THENCE EAST 360.0 FEET; THENCE NORTH 347.0 FEET; THENCE WEST ALONG THE SECTION LINE 360.0 FEET TO THE POINT OF BEGINNING.

**AREA OF PROPERTY: 2.86 ACRES**

**6. DONALD FIX**

**GEOPARCEL:**

8123-31-200-011

**LEGAL DESCRIPTION:**

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF 0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE S00°00'00"W, 0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

**AREA OF PROPERTY: 0.003 ACRES**

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

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

| <b>Consenting Properties</b>                        | <b>Acreage</b> |
|-----------------------------------------------------|----------------|
| Upper Midwest Properties LLC                        | 66.76          |
| Putco Inc                                           | 73.51          |
| DLE Four Way LC                                     | 262.78         |
| Threshold Otter Creek LLC                           | 36.76          |
| <b>Total Consenting Property Acreage</b>            | <b>439.81</b>  |
|                                                     |                |
| <b>Non-Consenting Properties</b>                    | <b>Acreage</b> |
| Jeffrey & Beth Howard                               | 9.03           |
| Katherine Moeckly Trust                             | 39.93          |
| Mark W Harris                                       | 1.68           |
| Westside Holdings JTS LLC                           | 2.13           |
| Ronald S & Barbara S Meeker                         | 2.86           |
| Donald Fix                                          | 0.003          |
| <b>Total Non-Consenting Property Acreage</b>        | <b>55.633</b>  |
|                                                     |                |
| <b>Total Annexation Acres (minus right-of-way)</b>  | <b>483.4</b>   |
| <b>State of Iowa &amp; Polk County Right-of-way</b> | <b>81.65</b>   |
| <b>Total Annexation Acres</b>                       | <b>565.05</b>  |

**O. Map of Annexation Territory Related to the City of Ankeny:**

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

**P. Property Taxes:**

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

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

**Q. Impact on Other Governmental and Quasi-Governmental Entities:**

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.





bringing it all together

## ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

**Property Address** for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned:

One-Half Mile North of NE 36<sup>th</sup> Street & West of NE Four Mile Drive

**Legal Description** (attach, if lengthy) SEE ATTACHED EXHIBIT 'A'

**Property Owner(s):** DLE FOUR WAY, LC

**Address:** 2401 SE Tones Drive, Suite 17, Ankeny, IA 50021

**Phone #:** 515-964-1587

**Applicant / Contact** Same as Owner

**Address** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Signed by:** [Signature] **Date:** 11/19/2021  
(Property Owner) \*

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

**and:** [Signature] **Date:** 11/19/2021  
(Applicant/Contact)

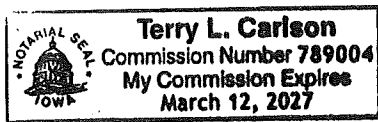
*Original Signatures are Required*

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

STATE OF IOWA

COUNTY OF POLK

On this 19<sup>th</sup> day of November, 2024, before me, a Notary Public in and for Polk County, personally appeared Chris Murray, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Terry L. Carlson  
Notary Public in and for  
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that the person is one of the partners of \_\_\_\_\_ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

\_\_\_\_\_  
Notary Public in and for  
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for Polk County, Iowa, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that that person is \_\_\_\_\_ of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said \_\_\_\_\_ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for  
Polk County, Iowa



**EXHIBIT A**

THE SOUTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL "C" ON THE PLAT OF SURVEY FILED MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK COUNTY RECORDER. ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE NW FRACTIONAL  $\frac{1}{4}$  OF THE NE FRACTIONAL  $\frac{1}{4}$  (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

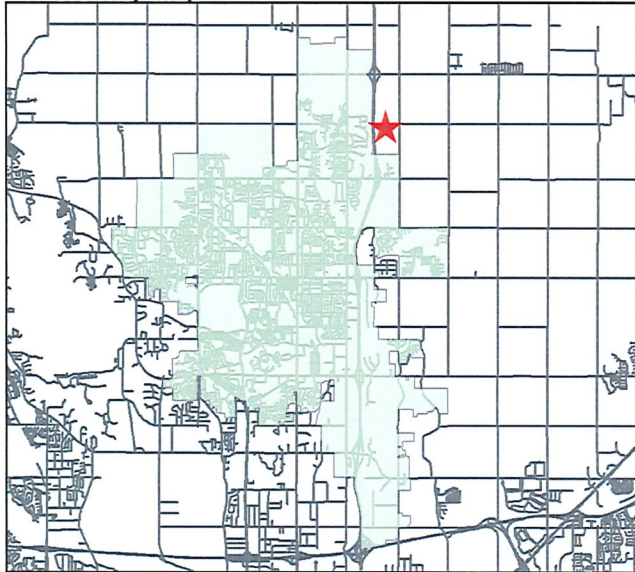
AND

THE WEST  $\frac{1}{2}$  OF THE SE  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.

AND

THE EAST  $\frac{1}{2}$  OF THE NE FRACTIONAL  $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

**Vicinity Map**



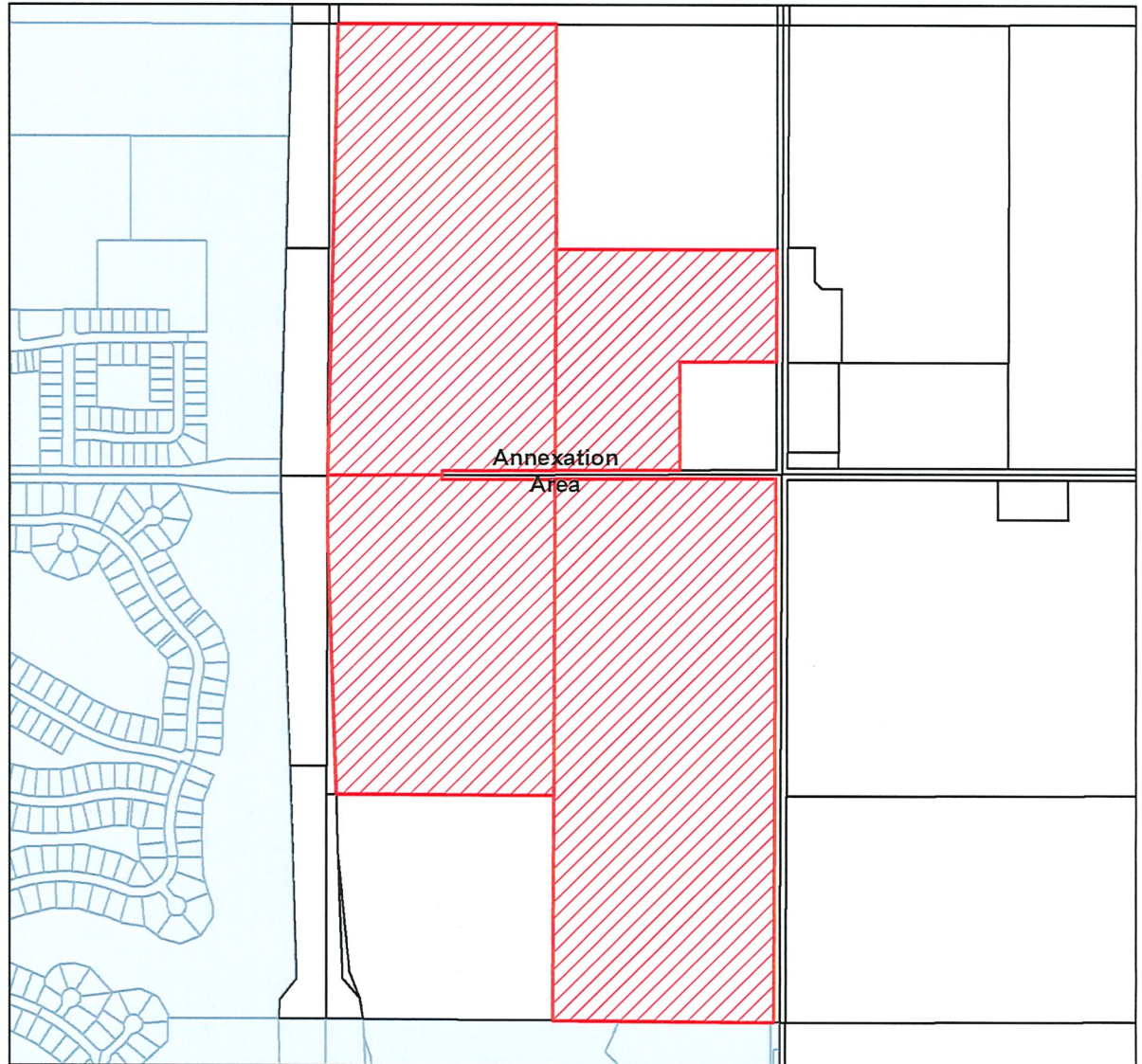
**LEGAL DESCRIPTION**

THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL "C" ON THE PLAT OF SURVEY FILED MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK COUNTY RECORDER. ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND THE NW FRACTIONAL ¼ OF THE NE FRACTIONAL ¼ (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.

AND THE EAST ½ OF THE NE FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.



1 inch = 1,000 feet

**Annexation Map**

PROPERTY OWNER(S):  
DLE FLOUR WAY, LC

**City of Ankeny**

**DLE Four Way LLC  
Annexation**

Sheet No.  
1 of 1

City of Ankeny, Iowa  
Planning and Building Department

Drawn By: JH

Checked by:

Date: April, 23 2025





## ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

**Property Address** for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned -EX W 360F E 1323.5 N 347F- N 1/2 NE 1/4 LESS INST 35 ROW 9.8A & 3.16A RD SEC 31-81-23

**Legal Description** (if necessary, provide attachment) \_\_\_\_\_  
SEE ATTACHED EXHIBIT 'A'

**Property Owner(s):** UPPER MIDWEST PROPERTIES LLC  
**Address:** 317 6TH AVE STE 300 505 5<sup>TH</sup> Ave., Ste 1005  
**Address:** DES MOINES, IA 50309-4127 - 2362  
**Phone #:** 515-243-8157

**Signed by:** Eugene E. Olson, Manager **Date:** November 18, 2024  
*Property Owner Signature \**  
Eugene E. Olson  
Name (Print/Type)

\_\_\_\_\_  
*Property Owners Signature* **Date:** \_\_\_\_\_

\_\_\_\_\_  
Name (Print/Type)

\_\_\_\_\_  
*Property Owners Signature* **Date:** \_\_\_\_\_

\_\_\_\_\_  
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

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

Notary Public in and Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

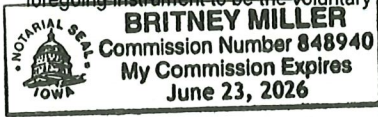
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
a Notary Public in and for Polk County, personally appeared \_\_\_\_\_,  
to me known to be the person named  
in and who executed the foregoing instrument, and acknowledged  
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this 18<sup>th</sup> day of November, 2024 before me, a Notary Public in and for Polk County, personally appeared Eugene E. Olson, to me personally known, who being by me duly sworn, did say that that person is the Manager (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Eugene E. Olson, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.



(Notary Stamp)

Notary Public in and for Polk County, Iowa

Britney Miller

**Applicant / Contact** SAME AS OWNER

**Address:** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

**Signed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Applicant/Contact

\_\_\_\_\_  
Name (Print/Type)

**\*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

**In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.**

**If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.**

**The Annexation Application will not be considered complete unless it complies with all the submittal requirements.**



**EXHIBIT A**

THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER

433 277

**CERTIFICATE OF ORGANIZATION**  
**OF**  
**UPPER MIDWEST PROPERTIES, L.L.C.**

12 MAR 15 AM 9:04

SECRETARY OF STATE  
IOWA

601841 CORG \$50.00 DJC 2 3/15/12

**TO THE SECRETARY OF STATE  
OF THE STATE OF IOWA:**

The undersigned, desiring to form a limited liability company under the Revised Uniform Limited Liability Company Act (the "Act"), does sign, verify and deliver to the Secretary of State of the State of Iowa this Certificate of Organization for filing:

**ARTICLE I**  
**NAME OF COMPANY**

The name of the limited liability company shall be **Upper Midwest Properties, L.L.C.**

**ARTICLE II**  
**ADDRESS OF INITIAL REGISTERED OFFICE OF LIMITED LIABILITY COMPANY**

The street address which is also the mailing address of the limited liability company is:

317 6<sup>th</sup> Avenue, Suite 300  
Des Moines, Iowa 50309

**ARTICLE III**  
**REGISTERED AGENT FOR SERVICE OF PROCESS**

The name of the registered agent for service of process is Eugene E. Olson.

**ARTICLE IV**  
**REGISTERED AGENT'S OFFICE FOR SERVICE OF PROCESS**

The address of the registered agent's office for service of process is 317 6<sup>th</sup> Avenue, Suite 300, Des Moines, Iowa 50309.

Date *3-15-12* 2.

FILED  
IOWA  
SECRETARY OF STATE

*3-15-12*  
*9:04 PM*

W778615



*Eugene E. Olson*  
Eugene E. Olson, Organizer



Iowa Secretary of State  
321 East 12th Street  
Des Moines, IA 50319  
sos.iowa.gov



**FILED**  
Date 1/16/2023 10:07 AM  
Corp No 433277  
Cert No FT0232678

Change of Registered Office

UPPER MIDWEST PROPERTIES, L.L.C.

The name of the business entity is

The current registered agent/office as indicated on the Secretary of State's records is

EUGENE E OLSON

Full Name

317 6TH AVE STE 300

Address1

Address2

DES MOINES

City

IA

State

50309

Zip

USA

Country

The street address of the new registered office is

EUGENE E OLSON

Full Name

505 5th Avenue

Address1

Suite 1005

Address2

Des Moines

City

IA

State

50309

Zip

USA

Country

If the registered agent changes the street address of their business office, the registered agent must sign here indicating that notice has been given to the business entity.

Eugene E. Olson

Current Agent

01/16/2023 10:07:44

Date

Signature by authorized representative

Eugene E. Olson

Authorized Person

01/16/2023 10:07:44

Date

Iowa Secretary of State  
321 East 12th Street  
Des Moines, IA 50319  
sos.iowa.gov



**FILED**

Date **1/23/2025 09:53 AM**  
Corp No **433277**  
Cert No **A25433277**

## Iowa 2025 Biennial Report for an Iowa Limited Liability Company

Required by Iowa Code Chapter 489.209

UPPER MIDWEST PROPERTIES, L.L.C.

Name of the limited liability company

### Registered agent and registered Office

EUGENE E OLSON

Full Name

505 5TH AVENUE

Address1

SUITE 1005

Address2

DES MOINES

City

IA

State

50309

Zip

USA

Country

**Name(s) of all active protected series associated with this Series LLC (If this is not a Series LLC this box will remain blank.)**

### Principal Office

505 5TH AVENUE

Address1

SUITE 1005

Address2

DES MOINES

City

IA

State

50309

Zip

USA

Country

No

Does the limited liability company hold an interest in agricultural land in Iowa?

No

Is the limited liability company a "family farm limited liability company"?

**Report must be signed by a person authorized by the company.**

Eugene E. Olson

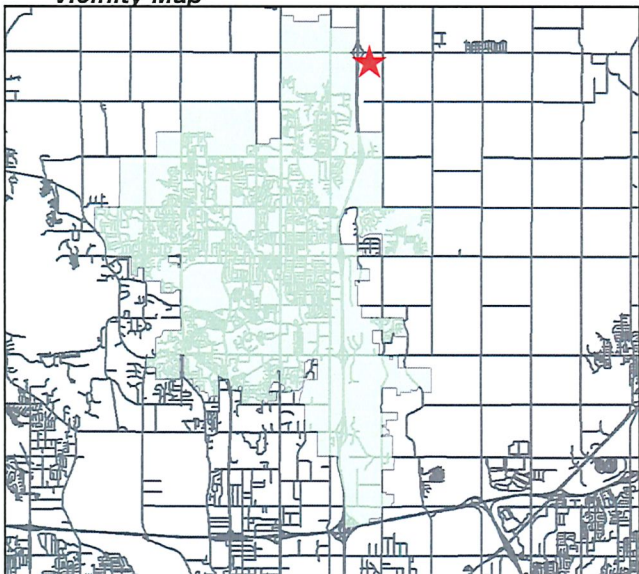
Authorized Person

01/23/2025 09:50:15

Date

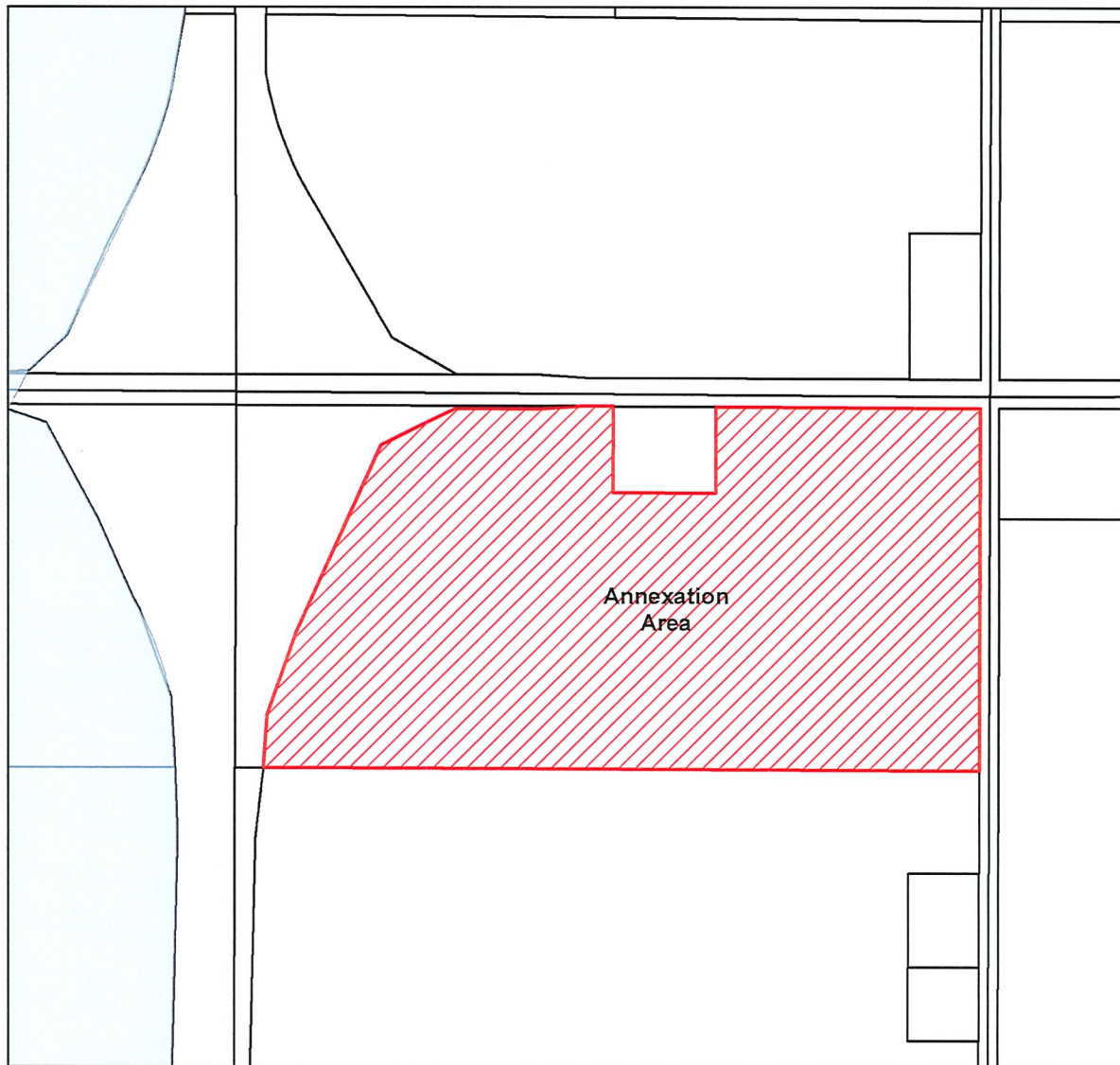


Vicinity Map



**LEGAL DESCRIPTION**

THE EAST 66.68 ACRES, MORE OR LESS, IN THE N ½ OF THE NE¼ OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M. (EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET, THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY, IOWA, AND EXCEPT THAT PORTION DEEDED TO THE STATE OF IOWA FOR INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY RECORDER



Annexation  
Area

1 inch = 600 feet

Annexation Map

PROPERTY OWNER(S):  
UPPER MIDWEST PROPERTIES LC

**City of Ankeny**

**DLE Four Way LLC  
Annexation**

City of Ankeny, Iowa  
Planning and Building Department

Drawn By: JH

Sheet No.  
1 of 1

Checked by:

Date: April, 23 2025



bringing it all together

## ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

**Property Address** for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned:

One-Quarter Mile South of NE 126<sup>th</sup> Avenue & West of NE Four Mile Drive

**Legal Description** (attach, if lengthy) SEE ATTACHED EXHIBIT 'A'

**Property Owner(s):** PUTCO, INC

**Address:** 5701 NE 22<sup>nd</sup> Street, Des Moines, IA 50313

**Phone #:** 515-964-1587

**Applicant / Contact** Same as Owner

**Address** \_\_\_\_\_

**Phone #:** \_\_\_\_\_

Signed by: [Signature] Date: 11/13/24  
(Property Owner) \*

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

and: [Signature] Date: 11/13/24  
(Applicant/Contact)

*Original Signatures are Required*

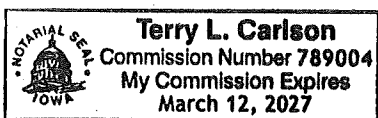


*\*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that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

STATE OF IOWA

COUNTY OF POLK

On this 13<sup>th</sup> day of November, 2024, before me, a Notary Public in and for Polk County, personally appeared James Elwell, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Terry L. Carlson  
Notary Public in and for  
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that the person is one of the partners of \_\_\_\_\_ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

\_\_\_\_\_  
Notary Public in and for  
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for Polk County, Iowa, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that that person is \_\_\_\_\_ of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said \_\_\_\_\_ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for  
Polk County, Iowa

#### EXHIBIT A

THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.





**CHESTER J. CULVER**  
Secretary of State  
State of Iowa

**STATEMENT OF CHANGE  
OF REGISTERED OFFICE  
172795 AND/OR  
REGISTERED AGENT**

Pursuant to Iowa law, the undersigned submits this Statement to change the business entity's registered office and/or registered agent in Iowa. Read the INSTRUCTIONS on the back of this form before completing the information and signing below.

1. The NAME of the business entity is: Putco, Inc.

2. The street address of the **CURRENT** registered **OFFICE** as indicated on the Secretary of State's records is:  
2401 SE Tones Dr. #9 Ankeny, IA 50021

street city state zip

3. The street address of the **NEW** registered **OFFICE** is:  
216 W. 1st Street Story City, IA 50248

street city state zip

4. The name of the **CURRENT** registered **AGENT** as indicated on the Secretary of State's records is:  
Dennis L. Elwell

(If more than one AGENT is registered, indicate which one is being replaced.)

5. The name of the **NEW** registered **AGENT** is: James P. Elwell

6. If the **REGISTERED AGENT** has changed, the **NEW** Registered Agent must sign here, consenting to their appointment, or attach their written consent to this form.

[Signature]  
Signature of NEW Registered Agent

Complete **ONLY** if the Registered Agent changes.

7. If the **REGISTERED AGENT** changes the street address of their business office on this form, the Registered Agent must sign here indicating that NOTICE of the change has been given to the business entity.

[Signature]  
Signature of Registered Agent

Complete **ONLY** if the Registered Agent changes the street address of their business office.

8. After any/all change(s) are made, the street address of the registered office and the street address of the registered agent will be identical.

9. Signature by authorized\* representative: [Signature]  
\*See instruction #9 on back

**PRINT** Name and Title: James P. Elwell, President  
Name and Title

(8)

FILED  
IOWA  
SECRETARY OF STATE  
1-10-2006  
1:25 PM  
W448309



Iowa Secretary of State

321 East 12th Street

Des Moines, IA 50319

sos.iowa.gov



**FILED**

Date **4/16/2024 10:48 AM**

Corp No **172795**

Cert No **A24172795**

## Iowa 2024 Biennial Report for an Iowa Corporation

Required by Iowa Code Chapter 490.1621

**PUTCO, INC.**

Name of the Corporation

### Registered agent and registered Office

**JAMES P ELWELL**

Full Name

**5701 NE 22ND ST**

Address1

Address2

**DES MOINES**

City

**IA**

State

**50313**

Zip

**USA**

Country

### Mailing Address of the Registered Office, if different from its street address

Address1

Address2

City

State

Zip

Country

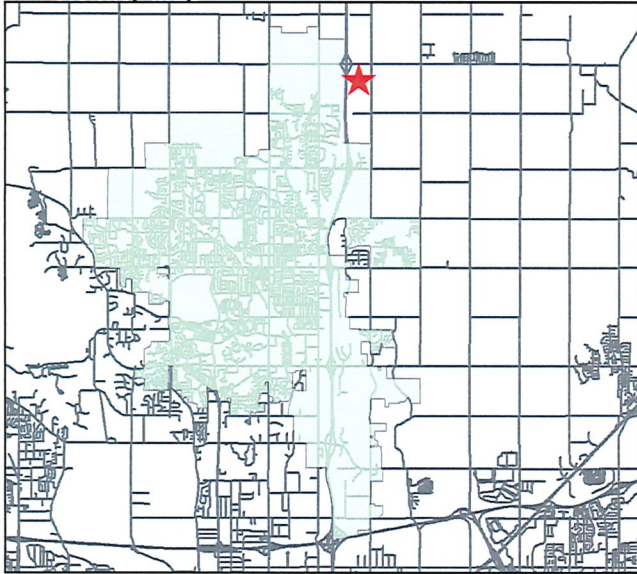
The corporation has no officers: ☐

The corporation has no directors: ☐

### Officers

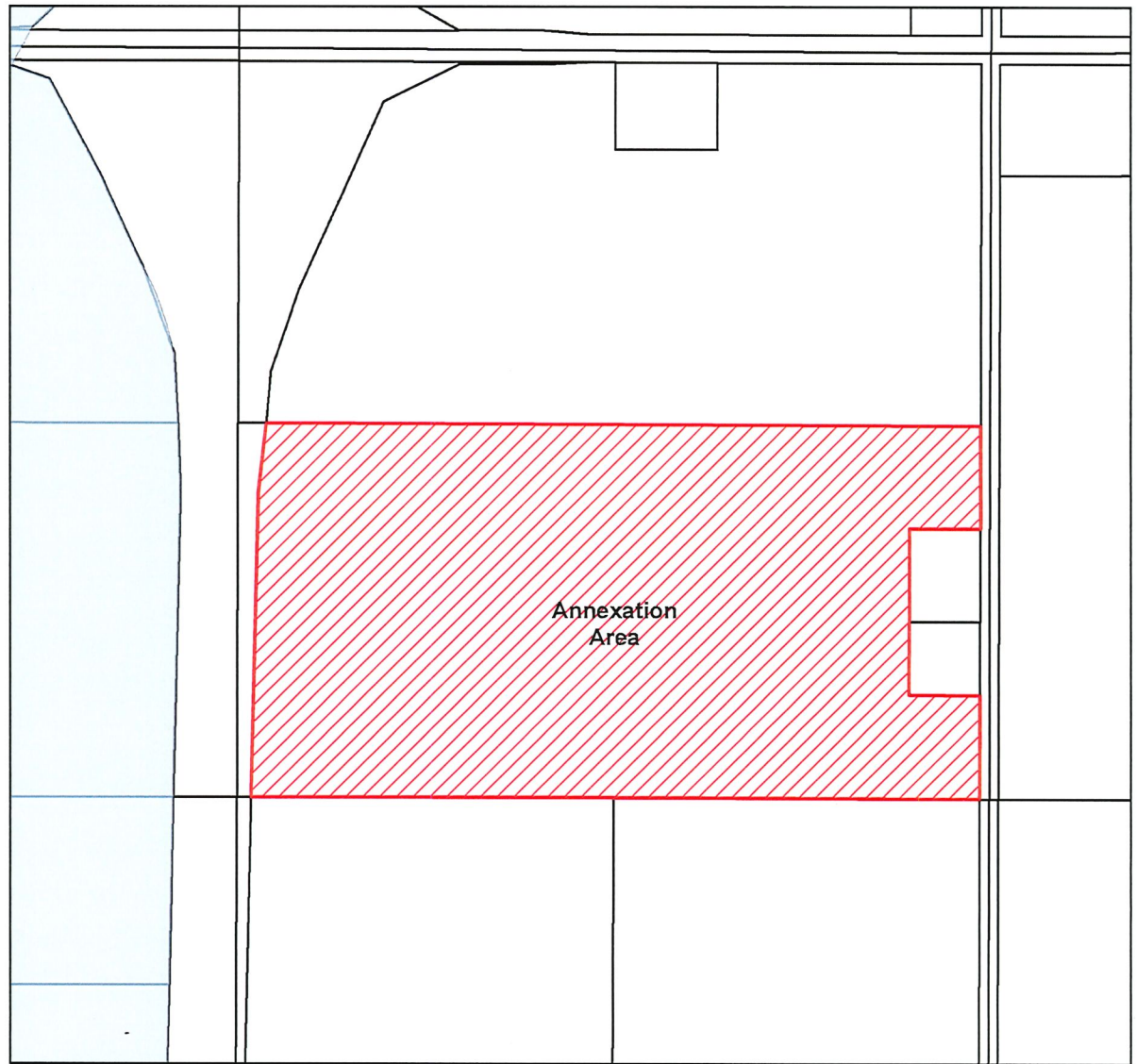


**Vicinity Map**



**LEGAL DESCRIPTION**

THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31; THENCE N 0°00' ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' W 282 FEET; THENCE S 0°00' W 260 FEET; THENCE N 90°00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED OF RECORD JANUARY 12, 2001 AT BOOK 8681, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.



1 inch = 600 feet

**Annexation Map**

PROPERTY OWNER(S):  
PUTCO INC

**City of Ankeny**

**DLE Four Way LLC  
Annexation**

Sheet No.  
1 of 1

City of Ankeny, Iowa  
Planning and Building Department

Drawn By: JH

Checked by:

Date: April, 23 2025



city of  
**Ankeny**

bringing it all together

## ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

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

**Property Address** for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned East of Interstate 35, approximately 1/2 mile north of NE 36th St

**Legal Description** (if necessary, provide attachment) See Attached

**Property Owner(s):** Threshold Otter Creek, LLC

**Address:** 7049 Vista Drive

**Address:** West Des Moines, Iowa 50266-9311

**Phone #:** \_\_\_\_\_

**Signed by:** \_\_\_\_\_

*[Signature]*

**Date:** 12/23/24

Property Owner Signature \*

Brian Martin

Name (Print/Type)

**Date:** \_\_\_\_\_

Property Owners Signature

Name (Print/Type)

**Date:** \_\_\_\_\_

Property Owners Signature

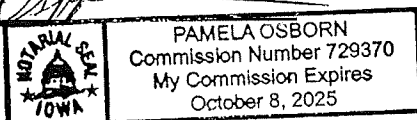
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 23 day of December, 2024, before me,  
Notary Public in and for Polk County, personally appeared  
Brian Martin to me known to be the person named  
in and who executed the foregoing instrument, and acknowledged  
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

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

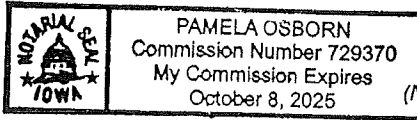
Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this 23 day of December, 2024, before me, a Notary Public in and for Polk County, personally appeared Brian Martin, to me personally known, who being by me duly sworn, did say that that person is the Manager (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Brian Martin, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.



Notary Public in and for Polk County, Iowa

Pamela Osborn

Applicant / Contact Brian Martin  
Address: 7049 Vista Dr. WDM, IA 50266  
Phone #: \_\_\_\_\_  
Signed by: [Signature] Date: 12/23/24  
Applicant/Contact  
Brian Martin  
Name (Print/Type)

\*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete  
unless it complies with all the submittal requirements.

**EXHIBIT A**

AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES  
HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE  
STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH,  
RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA



# OPERATING AGREEMENT BY THE MEMBERS OF THRESHOLD OTTER CREEK, LLC

## ARTICLE I ORGANIZATION OF THE COMPANY

1.01 Formation. The parties to this Agreement have agreed to the formation and are Members of Threshold Otter Creek, LLC, a limited liability company organized under the provisions of the Iowa Act. A certificate of organization has been filed with the Iowa Secretary of State. The Managers may take such further actions as they deem necessary to permit the Company to conduct business as a limited liability company in any other jurisdiction.

1.02 Principal Office. The principal office of the Company shall be at 317 6th Avenue, Ste 620, Des Moines, Iowa 50309 or such place as may be designated from time to time by the Managers. The Managers may establish additional places of business for the Company.

1.03 Business of the Company. The Company may engage in any business permitted by Iowa law.

## ARTICLE II MEMBERS

2.01 Initial Members. The names and addresses of the Members, their Capital Contribution, and their share of the Net Profits and Net Losses of the Company are as follows:

| <u>Member</u> | <u>Address</u>                                  | <u>Capital<br/>Contribution</u> | <u>Share of Net Profits<br/>and Net Losses</u> |
|---------------|-------------------------------------------------|---------------------------------|------------------------------------------------|
| Brian Martin  | 317 6th Avenue, Ste 620<br>Des Moines, IA 50309 | \$ _____                        | 100%                                           |

2.02 Additional Members.

(a) A person other than a Transferee shall become a Member of the Company upon (i) the unanimous consent of the Members; (ii) payment of the agreed upon Capital Contribution to the Company by the person; and (iii) the person signing an addendum to this Agreement agreeing to be bound to its terms.

(b) A Transferee becomes a Member upon the (i) unanimous consent of the Members other than the transferor-Member and (ii) the Transferee signing an addendum to this Agreement agreeing to be bound to its terms.

(c) A Member who has transferred his or her entire Transferable Interest ceases to be a Member once the Transferees of his or her entire Transferable Interest become Members.

(d) Changes to the names and addresses of the Members and the names and addresses of new Members shall be identified by an addendum to this Operating Agreement.

(e) A person shall become a Member if, within ninety consecutive days after the Company ceases to have any Members, all of the following occur:

(1) The last person to have been a Member, or the legal representative of that person, designates a person to become a Member; and

(2) The designated person consents to become a Member.

2.03 Liability for Required Contributions. A Member is liable to the Company for his or her Capital Contribution. In addition, any Member who fails to make a required Capital Contribution may have his or her Transferable Interest forfeited and he or she may be expelled as a Member of the Company pursuant to Section 7.04.

A person's obligation to make a contribution to the Company is not excused by the person's death, disability, or other inability to perform personally. If a person does not make a required contribution, the person or the person's estate is obligated to contribute money equal to the value of the part of the contribution which has not been made, at the option of the Company.

2.04 Additional Capital; Limitation. Other than the contributions of the Members set forth in Section 2.01 and new Members as provided in Section 2.02, no Member shall be required to make any additional contributions to the capital of the Company nor be obligated to restore any negative Capital Account as defined in Section 4.01. No Member shall have any liability to the Company, to the other Members, or to the creditors of the Company on account of any deficit balance in such Member's Capital Account except to the extent such deficit arises from the failure of the Member to contribute the full amount of his or her Capital Contribution which he or she was obligated to contribute. No Member shall be entitled to interest on any Capital Contribution or on such Member's Capital Account.

2.05 Member Authority Limited. A Member is not an agent of the Company solely by reason of being a Member. Unless expressly authorized to do so by the Managers, no Member shall have any power or authority to bind the Company in any way or to render it financially liable for any purpose.



2.06 Liability of Members. The debts, obligations, or other liabilities of the Company, whether arising in contract, tort, or otherwise, belong solely to the Company and do not become the debts, obligations, or liabilities of a Member solely by reason of the Member acting as a Member.

### **ARTICLE III MANAGEMENT OF THE COMPANY**

3.01 Management by Managers.

(a) The Company is manager-managed by at least one (1) and no more than three (3) managers appointed by the majority vote of the Members. Brian Martin is hereby appointed as the Manager. The conduct of the Company's business and the management of its affairs will be exercised and conducted solely by the Managers and those persons designated by the Managers in accordance with this Agreement.

Each Manager has equal rights in the management and conduct of the activities of the Company. However, the Managers must receive the prior unanimous consent of the Members to do any of the following:

- (1) Sell, lease, exchange, or otherwise dispose of all, or substantially all, of the Company's property, with or without the goodwill, outside the ordinary course of the Company's business;
- (2) Approve a merger, conversion, or domestication involving the Company;
- (3) Undertake any other act outside the ordinary course of the Company's business; or
- (4) Amend this Agreement.

(b) Each Manager shall hold office until his or her death, incapacity, resignation, or removal. A person need not be a Member to be a Manager, but the dissociation of a Member who is also a Manager removes the person as a Manager. If a person who is both a Manager and a Member ceases to be a Manager, that cessation does not by itself dissociate the person as a Member.

A Manager may resign upon thirty (30) days prior written notice to the other Members. The Members may elect a new Manager to replace the resigning Manager at a meeting called for that purpose within thirty (30) days of delivery of the notice of resignation by such Manager.

A Manager may be removed as a Manager at any time with or without cause by a majority vote of the Members.

3.02 Officers. The Managers may appoint themselves or other individuals (whether or not employees or Members of the Company) as officers of the Company, which may include, but shall not be limited to, any one or more of the following: (1) a President; (2) one or more Vice Presidents; (3) a Secretary; and (4) a Treasurer.

The Managers may delegate day-to-day management responsibilities to any such officers, as determined by the Managers from time to time, and such officers shall have the authority to contract for, negotiate on behalf of and otherwise represent the interests of the Company as so authorized by the Managers. Unless the Managers decide otherwise, if the title is one commonly used for officers of a business corporation formed under the Iowa Business Corporation Act, the assignment of such title shall constitute the delegation to such individual of the authority and duties that are normally associated with that office and that are set forth in the contract or resolution appointing such officer or officers, subject, however, to any specific delegation of authority and duties or specific restriction on the authority and duties as may be made under or set forth in any such contract or resolution. In all events, the officers shall be subject to the direction and control of the Managers. Such delegation by the Managers shall not cause any Manager to cease to be a Member or Manager of the Company.

If the Managers determine to appoint one or more officers for the Company, each such officer shall hold office until his or her death, resignation, or removal.

An officer may resign at any time by delivering notice to the Managers. A resignation is effective when the notice is delivered unless the notice specifies a later effective date.

Any officer may be removed by the Managers at any time, with or without cause, but such right of removal shall be without prejudice to and subject to the contract rights, if any, of the person so removed.

3.03 Fiduciary Duties. The Managers and officers owe to the Company and the Members the fiduciary duties of loyalty and care stated in subsections (a) and (b).

(a) The duty of loyalty of a Manager or officer includes all of the following duties:

(1) To account to the Company and to hold as trustee for it any property, profit, or benefit derived by the Manager or officer regarding any of the following:

(A) In the conduct or winding up of the Company's activities;

(B) From a use of the Company's property; and



(C) From the appropriation of a Company opportunity.

(2) To refrain from dealing with the Company in the conduct or winding up of the Company's activities as or on behalf of a person having an interest adverse to the Company.

(3) To refrain from competing with the Company in the conduct of the Company's activities before the dissolution of the Company.

(b) Subject to the business judgment rule as stated in subsection (e), the duty of care of a Manager or officer in the conduct and winding up of the Company's activities is to act with the care that a person in a like position would reasonably exercise under similar circumstances and in a manner the Manager reasonably believes to be in the best interests of the Company.

(c) A Manager or officer shall discharge his or her duties under this Agreement and exercise any rights consistently with the contractual obligation of good faith and fair dealing.

(d) All of the Members may authorize or ratify, after full disclosure of all material facts, a specific act or transaction that otherwise would violate the duty of loyalty.

(e) A Manager or officer satisfies the duty of care in subsection (b) if all of the following apply:

(1) The Manager or officer is not interested in the subject matter of the business judgment;

(2) The Manager or officer is informed with respect to the subject of the business judgment to the extent the Manager or officer reasonably believes to be appropriate in the circumstances; and

(3) The Manager or officer has a rational basis for believing that the business judgment is in the best interests of the Company.

(f) A Member does not have any fiduciary duty to the Company or to any other Member solely by reason of being a Member.

3.04 Managers and Officers Have No Exclusive Duty to Company. So long as he or she does not violate 3.03(a) above, neither a Manager nor an officer, solely by reason of being a Manager or officer, shall be required to manage the Company as his or her sole and exclusive function, and a Manager or officer may have other business interests and may engage in other activities in addition to those relating to the Company. Neither the Company nor any Member

shall have any right, by virtue of this Agreement, to share or participate in such other investments or activities of any Manager or officer or to the income or proceeds derived therefrom.

3.05 Statements of Authority. The Managers are authorized on behalf of the Company to deliver to the Iowa Secretary of State for filing a statement of authority. The statement may provide with respect to any Manager or officer, the authority, or limitations on the authority, of all persons holding the position to do any of the following:

- (a) Execute an instrument transferring real property held in the name of the Company; and
- (b) Enter into other transactions on behalf of, or otherwise act for or bind, the Company.

3.06 Use of Professionals. In exercising their powers, the Managers may rely upon and shall be protected in acting or refraining from acting upon any resolution, certificate, statement, instrument, opinion, report, or document believed by them to be genuine and to have been signed or prepared by another Manager, Member, officer or employee of the Company, or by any other person (including legal counsel, accountants, and other experts), as to matters the Managers reasonably believe such person is a competent and reliable source for the information. Reliance on any opinion of an independent counsel, accountant or expert whom the Managers reasonably believe is a competent and reliable source for the information shall be full and complete authorization and protection in respect of any action taken or suffered or omitted by the Managers in good faith and in accordance with such opinion.

3.07 Meeting of Managers.

- (a) Quorum. A quorum for a meeting of Managers shall consist of a majority of the number of Managers.
- (b) Regular Meetings. Regular meetings of the Managers shall be held at such place and at such times as the Managers may, from time to time, decide. No notice shall be required for any regular meeting of the Managers.
- (c) Special Meetings. Special meetings of the Managers, for any purpose, may be called from time to time by the Managers or by a majority vote of the Members. Written notice indicating the date, time, place, and purpose of any special meeting shall be delivered to each Member and Manager not less than two (2) days before the date of the meeting.



(d) Place of Meetings. The Managers may designate any place as the place of any Manager meeting. If the Managers do not designate the place for any Manager meeting, such Manager meeting shall be held at the Company's principal office.

(e) Meeting of All Managers. Subject to subsection (f), if every Manager is present at any meeting, even without notice, the meeting shall be valid and Managers may take any lawful action at such meeting.

(f) Waiver.

(1) A Manager may waive any notice required by this Agreement before or after the date and time stated in the notice. The waiver must be in writing, be signed by the Manager entitled to the notice, and be delivered to the other Managers.

(2) A Manager's attendance at a meeting: (A) waives objection to lack of notice or defective notice of the meeting, unless the Manager at the beginning of the meeting or promptly upon the Manager's arrival objects to holding the meeting or transacting business at the meeting, and (B) waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Manager objects to considering the matter when it is presented.

(g) Action by Managers Without a Meeting. Any action required or permitted to be taken at a Manager meeting may be taken without a meeting and without notice if the action is taken by all Managers and if each Manager signs a written consent describing the action to be taken and files such consent with the Company records. Action taken under this subsection shall be effective when all Managers entitled to vote have signed the consent, unless the consent specifies a different effective date.

(h) Participation By Other Means. Managers may participate in any Manager meeting by any means of communication that allows all Managers participating therein to simultaneously hear each other. Participating in such a meeting shall constitute attendance at such meeting.

3.08 Expenses and Salary. The Managers shall be reimbursed by the Company for their reasonable expenses incurred in connection with the performance of their duties and may receive such other compensation as determined by the Members from time to time.

3.09 Liability Limitation and Indemnification of the Managers and Officers.

(a) A Manager or officer shall not be personally liable to the Company or the Members for money damages for any action taken, or any failure to take any action, except liability for any of the following:

- (1) A breach of the duty of loyalty;
- (2) A financial benefit received by the Manager or officer to which the Manager or officer is not entitled;
- (3) An improper distribution under Section 4.05(b) of this Agreement;
- (4) Intentional infliction of harm on the Company or a Member; or
- (5) An intentional violation of criminal law.

(b) Any Manager or officer shall be defended, indemnified, and held harmless by the Company from and against any and all losses, claims, damages, liabilities, settlements and other amounts arising from any and all claims (including reasonable legal fees and expenses), demands, actions, suits or proceedings (civil, criminal, administrative or investigative), in which he or she may be involved, as a party or otherwise, by reason of his or her management of the Company, whether or not he or she continues to be Manager or officer at the time any such liability or expense is paid or incurred; provided that neither the Manager nor the officer shall be entitled to the foregoing indemnification if a court of competent jurisdiction determined that such losses, claims, damages, liabilities, expenses, or such other amounts resulted primarily from either his or her (1) gross negligence or willful misconduct or (2) a breach of his or her fiduciary duties set forth in § 3.03 of this Agreement. The termination of a proceeding by judgment, order, settlement or conviction upon a plea of *nolo contendere*, or its equivalent, shall not, of itself, create any presumption that such losses, claims, damages, liabilities, expenses, or such other amounts resulted primarily from the gross negligence or willful misconduct of the Manager or officer, or that the conduct giving rise to such liability was not in the best interest of the Company. The Company shall indemnify any Manager or officer who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding by or in the right of the Company to procure a judgment in its favor by reason of the fact that such Manager or officer is or was an agent of the Company, against any losses, claims, damages, liabilities, settlements, expenses, legal fees or any other amounts incurred by such Manager or officer in connection with the defense or settlement of such action; provided that the Manager or officer shall not be entitled to the foregoing indemnification if a court of competent jurisdiction shall have determined that any such losses, claims, damages, liabilities, expenses or such other amounts resulted primarily from (1) the gross negligence or willful misconduct or (2) a breach of his or her fiduciary duties set forth in § 3.03 of this Agreement. The Company shall advance a Manager or officer any expenses (including, without limitation, reasonable legal fees and expenses) incurred as a result of any claim, demand, action, suit or proceeding referred to in this paragraph (b) provided that (1) the legal action, suit, etc. relates to the performance of duties or services by the Manager or officer on behalf of the Company; and (2) the Manager or officer gives a full recourse promissory note to the Company for the amounts of such advances payable



in the event that the Manager or officer is determined to be not entitled to indemnification under this Agreement.

(c) The indemnification provided by paragraph (b) of this Section 3.09 shall not be deemed to be exclusive of any other rights to which the Managers or officers may be entitled under any agreement, as a matter of law, in equity or otherwise, and shall continue as to the Managers or officers who have ceased to have an official capacity and shall inure to the benefit of the heirs, personal administrators, executors, successors and assigns of the Managers or officers.

(d) Any indemnification pursuant to this section will be payable only from the assets of the Company.

(e) The Company may purchase and maintain insurance on behalf of a Member or Manager against liability asserted against or incurred by the Member or Manager in that capacity or arising from that status.

#### **ARTICLE IV ALLOCATIONS AND DISTRIBUTIONS**

##### **4.01 Capital Accounts.**

(a) A capital account (a "Capital Account") shall be established for each Member. Each Capital Account will be increased by (i) the amount of money contributed by such Member to the Company; (ii) the Gross Asset Value of property contributed by such Member to the Company (net of liabilities secured by such contributed property that the Company is considered to assume or take subject to under Section 752 of the Code); and (iii) the Net Profits allocated to the Member. Each Capital Account will be decreased by (i) the amount of money or, to the extent permissible under Treasury Regulations § 1.704-1(b)(2)(iv)(e)(2), notes distributed to such Member by the Company; (ii) the Gross Asset Value of property distributed to such Member by the Company (net of liabilities secured by such distributed property that such Member is considered to assume or take subject to under § 752 of the Code); and (iii) the amount of Net Losses allocated to such Member.

(b) In the event a Member transfers a Transferable Interest, the Capital Account associated with such transfer shall become the Capital Account of the Transferee to the extent it relates to the Transferable Interest.

(c) The manner in which Capital Accounts are to be maintained pursuant to this Section 4.01 is intended, and shall be construed, so as to comply with the requirements of § 704(b) of the Code and the Treasury Regulations, and in the event there exists any inconsistency, the Code and the Treasury Regulations shall control.

4.02 Allocation of Net Profits and Net Losses. Except as provided in Section 4.03, the Net Profits and Net Losses of the Company for each Fiscal Year shall be allocated among the Members in accordance with Section 2.01 of this Agreement and among new Members as provided in relevant addendum to this Agreement.

4.03 Regulatory Allocations. The Capital Accounts of the Members are to be maintained in accordance with the Code and the Treasury Regulations, including without limitation the alternative test for economic effect set forth in Treasury Regulations § 1.704-1(b)(2)(ii)(d) and the minimum gain chargeback provisions of Treasury Regulations § 1.704-2, but nothing in this Agreement is intended to create a deficit restoration obligation or otherwise impose personal liability on a Member for a deficit in his or her Capital Account. Without limiting the generality of the foregoing:

(a) If any Member unexpectedly receives any adjustments, allocations, or distributions described in Treasury Regulations §§ 1.704-1(b)(2)(ii)(d)(4), (5), or (6), which create or increase a deficit in its Adjusted Capital Account, then items of the Company's income and gain for such year and, if necessary, for subsequent years shall be specially credited to the Adjusted Capital Account of the Member in an amount and manner sufficient to eliminate, to the extent required by the Treasury Regulations, the deficit in the Adjusted Capital Account as quickly as possible, provided that an allocation pursuant to this Section 4.03(a) shall be made only if and to the extent that such Member would have a deficit Adjusted Capital Account after all other allocations provided for in this Section 4.03 have been made as if Section 4.03(a) were not in this Agreement. It is the intent that this section be interpreted to comply with the alternate test for economic effect set forth in Treasury Regulations § 1.704-1(b)(2)(ii)(d).

(b) In the event any Member has a deficit Capital Account at the end of any Fiscal Year which is in excess of the sum of (i) the amount such Member is obligated to restore pursuant to any provision of this Agreement, if any, and (ii) the amount such Member is deemed to be obligated to restore pursuant to the penultimate sentences of §§ 1.704-2(g)(1) and 1.704-2(i)(5) of the Treasury Regulations, each such Member shall be specially allocated items of Company income and gain in the amount of such excess as quickly as possible, provided that an allocation pursuant to this Section 4.05(b) shall be made only if and to the extent that such Member would have a deficit Adjusted Capital Account in excess of such sum after all other allocations provided for in this Section 4.05 have been made as if Section 4.05(a) and this Section 4.05(b) were not in this Agreement.

(c) Except as otherwise provided in § 1.704-2(f) of the Treasury Regulations, and notwithstanding any other provision of this subsection, if there is a net decrease in partnership minimum gain during any Fiscal Year, each Member shall be specially allocated items of Company income and gain for such Fiscal Year (and, if necessary, subsequent Fiscal Years) in an amount equal to such Member's share of the net decrease in partnership minimum gain, determined in accordance with Treasury Regulation § 1.704-2(g). Allocations pursuant to the



previous sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with §§ 1.704-2(f)(6) and 1.704-2(j)(2) of the Treasury Regulations. This subsection is intended to comply with the minimum gain chargeback requirement in § 1.704-2(f) of the Treasury Regulations and shall be interpreted consistently therewith.

(d) Except as otherwise provided in § 1.704-2(i)(4) of the Treasury Regulations, and notwithstanding any other provision of this subsection, if there is a net decrease in partner nonrecourse debt minimum gain attributable to a partner nonrecourse debt during any Fiscal Year, each Member who has a share of the partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with § 1.704-2(i)(5) of the Treasury Regulations, shall be specially allocated items of Company income and gain for such Fiscal Year (and, if necessary, subsequent Fiscal Years) in an amount equal to such Member's share of the net decrease in partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with Treasury Regulation § 1.704-2(i)(4). Allocations pursuant to the previous sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with §§ 1.704-2(i)(4) and 1.704-2(j)(2) of the Treasury Regulations. This Section is intended to comply with the minimum gain chargeback requirement in § 1.704-2(i)(4) of the Treasury Regulations and shall be interpreted consistently therewith.

(e) Nonrecourse deductions for any Fiscal Year shall be specially allocated among the Members in proportion to their respective Transferable Interest in the Company.

(f) Any partner nonrecourse deductions for any Fiscal Year shall be specially allocated to the Member who bears the economic risk of loss with respect to the partner nonrecourse debt to which such partner nonrecourse deductions are attributable in accordance with Treasury Regulation § 1.704-2(i)(1).

(g) To the extent an adjustment to the adjusted tax basis of any Company asset pursuant to Code § 734(b) or Code § 743(b) is required, pursuant to Treasury Regulation § 1.704-1(b)(2)(iv)(m), to be taken into account in determining Capital Accounts, the amount of such adjustment to the Capital Accounts shall be treated as an item of gain (if the adjustment increases the basis of the asset) or loss (if the adjustment decreases such basis) and such gain or loss shall be specially allocated to the Member in a manner consistent with the manner in which their Capital Accounts are required to be adjusted pursuant to such Section of the Treasury Regulations.

(h) Notwithstanding the provisions of Section 4.02, the Regulatory Allocations shall be taken into account in allocating other items of income, gain, loss and deduction among the Members so that, to the extent possible, without violating the requirements giving rise to the Regulatory Allocations, the net amount of such allocations of other items and the Regulatory Allocations to each Member shall be equal to the net amount that would have been allocated to

each such Member if the Regulatory Allocations had not occurred. For purposes of applying the foregoing sentence, allocations pursuant to this subsection (h) shall only be made with respect to allocations pursuant to subsection (g) hereof to the extent the Managers reasonably determines that such allocations will otherwise be inconsistent with the economic agreement among the Members.

(i) The Managers shall have reasonable discretion, with respect to each Fiscal Year, to (i) apply the provisions of subsection (h) hereof in whatever order is likely to minimize the economic distortions that might otherwise result from the Regulatory Allocations, and (ii) divide all allocations pursuant to subsection (h) hereof among the Members in a manner that is likely to minimize such economic distortions.

(j) In the event that any debt of the Company is properly characterized as equity for U.S. federal income tax purposes, the holder of such debt shall be treated for purposes of maintaining Capital Accounts and for U.S. federal income tax purposes as a “partner”; Net Profit and Net Loss shall be computed without deducting any amount that would have been treated as interest if the debt had been properly classified as “debt” for U.S. federal income tax purposes; and the amount that otherwise would have been so deducted shall instead be specially allocated to holder of such recharacterized debt.

4.04 Tax Allocations. The Company’s net taxable income or loss (and each item of income, gain, loss or deduction comprising such net taxable income or loss), as determined for federal income tax purposes, shall be allocated among the Members in the same proportions as the corresponding items of “book” income, gain, loss and deduction are allocated pursuant to Sections 4.02 and 4.03 hereof. Notwithstanding the foregoing sentence, federal income tax items relating to (a) any property contributed to the Company if there was as of immediately following the contribution a difference between the Gross Asset Value of such property and the Company’s adjusted tax basis in such property and (b) any property revalued pursuant to Section 10.09(d) of this Agreement if as of immediately following such revaluation there was a difference between the Gross Asset Value of such property and the Company’s adjusted tax basis in such property, shall be allocated among the Members in accordance with § 704(c) of the Code and Treasury Regulations §§ 1.704-1(b)(2)(iv)(f) and (g), 1.704-1(b)(4)(i) and 1.704-3 to take into account the difference between the Gross Asset Value and the adjusted tax basis of such property.

#### 4.05 Distribution of Cash and Other Property.

(a) Nonliquidating Distributions. After establishing reserves for current and future Company obligations (as determined in the reasonable discretion of the Managers), and such other Company investments and expenditures as determined by the Managers, money and other property available for distribution may, as determined by the Managers, be distributed from time to time to the Members. Any such distributions made by the Company before its dissolution and winding up must be in equal shares among any person owning a Transferable Interest, except to the extent necessary to comply with any charging order in effect under Iowa Code § 489.503.



Other than as provided above, a person does not have a right to a distribution. A Member's dissociation does not entitle the Member to a distribution.

A Member does not have a right to demand or receive a distribution from the Company in any form other than money. The Company may distribute an asset in kind if each part of the asset is fungible with each other part and each Member receives a percentage of the asset equal in value to the Member's share of distributions. Distributed assets shall be valued at their Gross Asset Value for purposes of the distribution and shall be treated for financial accounting purposes as if sold at their Gross Asset Value immediately prior to the distribution, with any resulting profits or losses allocated among the Members per their interests in such profits or losses.

If a Member or Transferee becomes entitled to receive a distribution, the Member or Transferee has the status of, and is entitled to all remedies available to, a creditor of the Company with respect to the distribution. The Company's indebtedness to a Member incurred by reason of a distribution made in accordance with this section is at parity with the Company's indebtedness to its general, unsecured creditors.

(b) Limitation upon Distributions. The Company shall not make a distribution if after the distribution any of the following applies:

(1) The Company would not be able to pay its debts as they become due in the ordinary course of the Company's activities;

(2) The Company's total assets would be less than the sum of its total liabilities plus the amount that would be needed, if the Company were to be dissolved, wound up, and terminated at the time of the distribution, to satisfy the preferential rights upon dissolution, winding up, and termination of Members whose preferential rights are superior to those of persons receiving the distribution; or

(3) The payment of the distribution would be a default by the Company under any agreement for borrowed money by the Company, whether after notice, lapse of time or otherwise.

(c) The Company may base a determination that a distribution is not prohibited under subsection (b) on financial statements prepared on the basis of accounting practices and principles that are reasonable in the circumstances or on a fair valuation or other method that is reasonable under the circumstances.

(d) Except as otherwise provided in subsection (f), the effect of a distribution under subsection (b) is measured as follows:

(1) In the case of a distribution by purchase, redemption, or other acquisition of a Transferable Interest in the Company, as of the date money or other property is transferred or debt incurred by the Company.

(2) In all other cases, as follows:

(A) The date that distribution is authorized, if the payment occurs within one hundred twenty days after that date.

(B) The date that payment is made, if the payment occurs more than one hundred twenty days after the distribution is authorized.

(e) The Company's indebtedness, including indebtedness issued in connection with or as part of a distribution, is not a liability for purposes of subsection (b) if the terms of the indebtedness provide that payment of principal and interest are made only to the extent that a distribution could be made to Members under this section. If indebtedness is issued as a distribution, each payment of principal or interest on the indebtedness is treated as a distribution, the effect of which is measured on the date the payment is made.

(f) In subsection (b) "distribution" does not include amounts constituting reasonable compensation for present or past services or reasonable payments made in the ordinary course of business under a bona fide retirement plan or other benefits program.

## **ARTICLE V**

### **TRANSFER OF TRANSFERABLE INTERESTS; NEW MEMBERS**

5.01 Transferable Interest. A Transferable Interest is personal property. A Member may transfer his or her Transferable Interest, in whole or in part. The transfer:

(a) Does not cause a Member's dissociation or a dissolution and winding up of the Company's activities;

(b) Does not entitle the Transferee to do any of the following:

(1) Participate in the management or conduct of the Company's activities; or

(2) Except as otherwise provided in subsection (h), have access to records or other information concerning the Company's activities.

(c) A Transferee has the right to receive, in accordance with the transfer, distributions to which the Member would otherwise be entitled.



(d) In a dissolution and winding up of the Company, a Transferee is entitled to an account of the Company's transactions only from the date of dissolution.

(e) The Company need not give effect to a Transferee's rights under this article until the Company has notice of the transfer.

(f) Unless expelled by the unanimous consent of the other Members or until the Transferee becomes a Member, a Member who transfers his or her entire Transferable Interest retains the rights of a Member, other than the interest in distributions transferred, and retains all duties and obligations of a Member.

(g) When a Member transfers a Transferable Interest to a person who becomes a Member with respect to the transferred interest, the Transferee is liable for the Member's obligations to make his or her Capital Contribution under the terms of this Agreement and for receipt of any improper distributions, known to the Transferee when the Transferee becomes a Member.

(h) If a Member dies, the deceased Member's personal representative or other legal representative may exercise the rights of a Transferee provided in Iowa Code § 489.502(3), and, for the purposes of settling the estate, the rights of a current Member under Iowa Code § 489.410.

## **ARTICLE VI VOTING, QUORUM, AND MEETINGS OF MEMBERS**

6.01 Voting Rights. Each Member shall have one vote.

6.02 Meetings. Meetings of the Members may be called from time to time by the Managers or by a majority of the Members. A difference arising among Members as to matters upon which the Members are required or permitted to take action shall be decided by a majority of the Members.

6.03 Place of Meetings. The Managers may designate any place as the place of any Member meeting. If the Managers do not designate the place for a Member meeting, the Member meeting shall be held at the Company's principal office.

6.04 Notice. Written notice indicating the date, time, place, and purpose of all Member meetings shall be delivered to each Member not less than ten (10) days before the date of the meeting.

6.05 Meeting of All Members. Subject to Section 6.13, if every Member is present at any meeting, even without notice, such meeting shall be valid and Members may take any action required or permitted to be taken at a Member meeting.

6.06 Record Date. The record date for purposes of determining the Members entitled to notice of or vote at any Member meeting shall be the date on which the notice is mailed.

6.07 Quorum. A majority of the Members represented in person or by proxy, shall constitute a quorum for purposes of transacting business at a meeting of the Members.

6.08 Amending this Agreement. The unanimous consent of the Members is required in order to amend this Agreement.

6.09 Proxies. A Member may vote in person or by proxy, provided any proxy is executed in writing by the Member. Any such proxy must be filed with the Managers before or at the time of the meeting. No proxy shall be valid after six months of its execution.

6.10 Action by Members Without a Meeting. Any action required or permitted to be taken at a Member meeting may be taken without a meeting and without notice if the action is taken by all Members and if each Member signs a written consent describing the action to be taken and delivered to the Managers for filing with the Company records. The record date for determining which Members may take action without a meeting shall be the date the first Member signs a written consent. Action taken under this Section shall be effective when all Members entitled to vote have signed the consent, unless the consent specifies a different effective date.

6.11 Participation By Other Means. Members may participate in any Member meeting by any means of communication method that allows all Members participating therein to simultaneously hear each other. Participating in such a meeting shall constitute attendance at such meeting.

6.12 Member Representative. Any non-individual Member shall designate one individual to act as the exclusive representative of the Member for all purposes related to the Company, including, without limitation, for purposes of participation of the Member in all Member meetings, the voting by the Member and the execution of any written consent evidencing action of the Members taken without a meeting. A Member may change the identity of the Member's representative at any time and from time to time, in the Member's sole discretion, but shall provide written notice thereof to the Managers.

6.13 Waiver.



(a) A Member may waive any notice required by this Agreement before or after the date and time stated in the notice. The waiver must be in writing, be signed by the Member entitled to the notice, and be delivered to the Managers.

(b) A Member's attendance at a meeting: (i) waives objection to lack of notice or defective notice of the meeting, unless the Member at the beginning of the meeting or promptly upon the Member's arrival objects to holding the meeting or transacting business at the meeting, and (ii) waives objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the Member objects to considering the matter when it is presented.

## **ARTICLE VII DISSOCIATION**

7.01 Dissociation Events. A Member is dissociated from the Company when one or more of the following events occur:

(a) The Company has actual notice of the Member's express will to dissociate, but, if the Member specified a withdrawal date later than the date the Company received actual notice, on that later date;

(b) The Member is expelled from the Company pursuant to Section 7.04;

(c) On application by the Company, the Member is expelled as a Member by judicial order because the Member:

(1) Has engaged, or is engaging in, wrongful conduct that has adversely and materially affected, or will adversely and materially affect, the Company's activities;

(2) Has willfully or persistently committed, or is willfully and persistently committing, a material breach of this Agreement; or

(3) Has engaged in, or is engaging, in conduct relating to Company's activities which makes it not reasonably practicable to carry on the activities with the Member associated with Company;

(d) In the case of a Member who is an individual, the person dies;

(e) In the case of a person who is a trust or is acting as a Member by virtue of being a trustee of a trust, the trust's entire Transferable Interest in the Company is distributed;

(f) In the case of a person who is an estate or is acting as a Member by virtue of being a personal representative of an estate, the estate's entire Transferable Interest in the Company is distributed;

(g) In the case of a Member who is not an individual, partnership, limited liability company, corporation, trust, or estate, the termination of the Member;

(h) The Company participates in a merger and the Company is not the surviving entity or as a result of the merger the Member ceases to be a Member;

(i) The Company participates in a conversion under the Iowa Act;

(j) The Company participates in a domestication under the Iowa Act, if, as a result of the domestication, the person ceases to be a Member; or

(k) The Company terminates.

7.02 Wrongful Dissociation. A Member who wrongfully dissociates from the Company is liable to the Company and, subject to Iowa Code § 489.901, to the other Members for damages caused by the dissociation. The liability is in addition to any other debt, obligation, or other liability of the Member to the Company or other Members. The Member's dissociation from the Company is wrongful if the dissociation occurs before the termination of Company and any of the following apply:

(a) The Member withdraws by express will;

(b) The Member is expelled by judicial order pursuant to Section 7.01(c); or

(c) In the case of a Member who is not a trust other than a business trust, an estate, or an individual, the Member is expelled or otherwise dissociated as a Member because it willfully dissolved or terminated.

7.03 Effect of Dissociation. A Member's dissociation from the Company does not of itself discharge the person from any debt, obligation, or other liability to the Company or other Members which the dissociated Member incurred while a Member. When a Member dissociates from Company:

(a) The person's right to participate as a Member in the management and conduct of Company's activities terminates; and

(b) Subject to Iowa Code § 489.504 and the terms of any merger, conversion or domestication to which the Company is a party, any Transferable Interest owned by the person



immediately before dissociation in the person's capacity as Member is owned by the person solely as a Transferee.

7.04 Expulsion. A Member may be expelled by the unanimous consent of the other Members if:

(a) It is unlawful to carry on the Company's activities with the Member associated with Company;

(b) There has been a transfer of all of the Member's Transferable Interest in the Company, other than a transfer for security purposes or a charging order in effect under Iowa Code §489.503 which has not been foreclosed;

(c) The Member is a corporation and, within 90 days after the Company notifies Member that it will be expelled as a Member because Member has filed a certificate of dissolution or the equivalent, its articles or charter has been revoked, or its right to conduct business has been suspended by the jurisdiction of its incorporation, the certificate of dissolution has not been revoked or its articles or charter or right to conduct business has not been reinstated;

(d) The Member is a limited liability company or partnership that has been dissolved and whose business is being wound up; or

(e) A Member fails to make a required Capital Contribution.

## **ARTICLE VIII RECORDS; FINANCIAL AND FISCAL AFFAIRS; TAX REPORTING**

### 8.01 Records and Accounting.

(a) The books of account of the Company shall be maintained at the Company's principal office. The Company shall maintain correct and proper books and records, entering fully and properly all Company transactions, as reasonably determined by the Managers.

(b) Upon request, for any purpose reasonably related to the Member's interest as a Member, the Managers will furnish a copy of such information as is required by the Iowa Act to a Member or his, her, or its representative; provided, however, that the information furnished to the Member will not, in any event, be used for commercial purposes unrelated to the business operations of the Company. Any Member may inspect and copy or obtain from the Managers the financial records of the Company and its tax returns. A Member shall give the Managers at least five (5) business days prior written notice for any inspection and copying permitted pursuant to this subsection by the Member or its authorized attorney or agent.

8.02 Tax Information. The Managers will cause to be delivered, as soon as practical after the end of each Fiscal Year of the Company, to the Members and persons who were Members during such Fiscal Year (as well as to all persons treated as partners for U.S. federal income tax purposes) all information concerning the Company necessary to enable such Member or other person to prepare his, her, or its Federal and state income tax returns for such Fiscal Year, including a statement indicating such person's share of Net Profits, Net Losses, deductions, and credits for such Fiscal Year for Federal and state income tax purposes, and the amount of any distribution made to or for the account of such person during such Fiscal Year pursuant to this Agreement.

8.03 Tax Returns. The Managers shall cause income tax returns for the Company to be prepared and timely filed in accordance with applicable law.

8.04 Elections.

(a) The Managers may elect to adjust the basis of the Company assets for federal income tax purposes in accordance with § 754 of the Code in the event of a distribution of Company property as described in § 734 of the Code or a transfer by any Member as described in § 743 of the Code.

(b) The Managers, in their discretion, at any time and from time to time may also make such other tax elections as they deem necessary or desirable.

8.05 Interim Closing of the Books. There shall be an interim closing of the books of account of the Company (i) at any time a taxable year of the Company shall end pursuant to the Code, and (ii) at any other time determined by the Managers to be required by good accounting practice or otherwise appropriate under the circumstances.

8.06 Tax Matters Partner. Brian Martin shall be the "Tax Matters Partner" within the meaning of Code § 6231(a)(7) and is authorized to exercise the functions of a Tax Matters Partner under the Code. He shall be reimbursed for all reasonable expenses associated with its duties as Tax Matters Partner.

## **ARTICLE IX DISSOLUTION**

9.01 Events Causing Dissolution. The Company is dissolved, and its activities must be wound up, upon the occurrence of any of the following:

- (a) the consent of all the Members;
- (b) the passage of 90 consecutive days during which the Company has no Members;



(c) on application by a Member, the entry by a district court of an order dissolving the Company on the grounds that the conduct of all or substantially all of the Company's activities is unlawful; or it is not reasonably practicable to carry on the Company's activities in conformity with its Certificate and this Agreement certificate; or

(d) on application by a Member or Transferee, the entry by a district court of an order dissolving the Company on the grounds that the Managers in control of the Company have acted, are acting, or will act in a manner that is illegal or fraudulent; or have acted or are acting in a manner that is oppressive and was, is, or will be directly harmful to the applicant. In a proceeding brought under this subsection (d), the court may order a remedy other than dissolution.

#### 9.02 Distribution of Assets in Winding Up Company.

(a) In winding up its activities, the Company must apply its assets to discharge its obligations to creditors, including Members who are creditors.

(b) After the Company complies with subsection (a), any surplus must be distributed in the following order, subject to any charging order in effect under Iowa Code § 489.503:

(1) to each person owning a Transferable Interest that reflects Capital Contributions made by a Member and not previously returned, an amount equal to the value of the unreturned Capital Contributions; and

(2) in equal shares to each person owning a Transferable Interest.

(c) If the Company does not have sufficient surplus to comply with subsection (b)(1), any surplus must be distributed among the owners of Transferable Interests in proportion to the value of their respective unreturned Capital Contributions.

(d) All distributions made under subsections (b) and (c) must be paid in money.

9.03 Business After Dissolution. After dissolution, the Company shall not engage in any business except that necessary to wind up the Company's affairs pursuant to Iowa Code § 489.702 and to protect the value of and distribute the Company's assets.

9.04 Net Profits and Net Losses During Winding Up. Net Profits and Net Losses earned or incurred during the course of the winding up of the Company shall be credited or debited to the Members in the same proportion as before dissolution.

9.05 Management of the Company After Dissolution. The Managers shall continue to manage the Company after dissolution.

9.06 Winding Up. Upon dissolution each Member shall look solely to the assets of the Company for the return of its Capital Account. If the Company property remaining after the payment or discharge of the debts and liabilities of the Company is insufficient to return to the Capital Account of each Member, such Member shall have no recourse against other Members, in their capacity as such. Further, no Member shall be required to restore any deficit in his, her or its Capital Account and such deficit shall not be treated as an asset of the Company. The winding up of the affairs of the Company and the distribution of its assets shall be conducted exclusively by the Managers, who are hereby authorized to take all actions necessary to accomplish such distribution, including without limitation, selling any Company assets the Managers deem necessary or appropriate to sell.

## **ARTICLE X DEFINITIONS**

As used in this Agreement, the following terms shall have the following meanings:

10.01 “Adjusted Capital Account” shall mean, with respect to each Member, the Member’s Capital Account as adjusted by the items described in §§ 1.704-2(g)(1), 1.704-2(i)(5) and 1.704-1(b)(2)(ii)(d)(4), (5) and (6) of the Treasury Regulations.

10.02 “Agreement” shall mean this Operating Agreement, as originally executed or as amended, modified, supplemented or restated from time to time.

10.03 “Capital Account” shall have the meaning ascribed to it in Section 4.01 of this Agreement.

10.04 “Capital Contribution” shall mean in the case of any Member as of any date of determination, the aggregate amount of cash and fair market value of any non-cash property (net of any liabilities assumed by the Company or secured by such property) that such Member shall be credited with contributing, directly or by assignment, to the Company on or prior to such date.

10.05 “Code” shall mean the Internal Revenue Code of 1986, as amended from time to time and any successor statute or subsequent codification or recodification of the federal income tax laws of the United States.

10.06 “Company” shall mean Threshold Otter Creek, LLC, as such limited liability company may from time to time be constituted.

10.07 “Iowa Act” shall mean the Iowa Revised Uniform Limited Liability Company Act, Chapter 489 of the Iowa Code, as amended.

10.08 “Fiscal Year” shall mean the twelve-month period ending December 31.



10.09 “Gross Asset Value” shall mean, with respect to any asset, the asset’s adjusted basis for federal income tax purposes, except as follows:

(a) The initial Gross Asset Value of any asset contributed by a Member to the Company shall be the gross fair market value of such asset, as determined by the Managers;

(b) The Gross Asset Value of all Company assets shall be adjusted to equal their respective gross fair market values, as determined by the Managers, as of the following times: (i) the contribution of more than *de minimus* additional capital by any new Member or existing Member; (ii) the distribution by the Company to a Member of more than a *de minimis* amount of property as consideration for the Member’s Capital Contribution; and (iii) the liquidation of the Company within the meaning of § 1.704-1(b)(2)(ii)(g) of the Treasury Regulations; provided, however, that adjustments pursuant to the preceding clauses (i) and (ii) shall be made only if the Managers determines that such adjustments are necessary or appropriate to reflect the relative economic interests of the Members;

(c) The Gross Asset Value of any Company asset distributed to any Member shall be adjusted to equal the gross fair market value of such asset on the date of distribution, as determined by the Managers; and

(d) The Gross Asset Values of Company assets shall be increased or decreased, as the case may be, to reflect any adjustments to the adjusted basis of such assets pursuant to § 734(b) or § 743(b) of the Code, but only to the extent that such adjustments are taken into account in determining Capital Accounts pursuant to § 1.704-1(b)(2)(iv)(m) of the Treasury Regulations; provided, however, that Gross Asset Values shall not be adjusted pursuant to clause (d) to the extent that the Managers determines that an adjustment pursuant to this clause (d) is not necessary or appropriate in connection with a transaction that would otherwise result in an adjustment pursuant to this clause (d).

If the Gross Asset Value of an asset has been determined or adjusted pursuant to of this Agreement, such Gross Asset Value shall thereafter be adjusted by the depreciation taken into account with respect to such asset for purposes of computing Net Profits and Net Losses.

10.10 “Managers” shall mean the persons appointed pursuant to Section 3.01.

10.11 “Member” shall mean a person who at any given time is a Member of the Company.

10.12 “Net Profits” shall mean, for each Fiscal Year, the net taxable income of the Company determined in accordance with the income tax basis method of accounting and as reported, separately and in the aggregate, as appropriate, on the Company’s information return filed for United States federal income tax purposes, less any expenditures not deductible in computing the Company’s taxable income and not properly chargeable to capital account under §

705(a)(2)(B) of the Code plus any tax-exempt income of the Company; adjusted in the event that the Gross Asset Value of any asset differs from its adjusted tax basis to compute gain or loss and depreciation or amortization in respect of such property by reference to such Gross Asset Value; and adjusted, in the event that any asset is revalued pursuant to Section 10.09(b) or (d), to include as gain or loss the net increase or decrease in the Gross Asset Value of the asset.

10.13 "Net Losses" shall mean, for each Fiscal Year, the net taxable loss of the Company determined in accordance with the income tax basis method of accounting and as reported, separately and in the aggregate, as appropriate, on the Company's information return filed for United States federal income tax purposes, plus any expenditures not deductible in computing the Company's taxable income and not properly chargeable to capital account under § 705(a)(2)(B) of the Code less any tax-exempt income of the Company; adjusted in the event that the Gross Asset Value of any asset differs from its adjusted tax basis to compute gain or loss and depreciation or amortization in respect of such property by reference to such Gross Asset Value; and adjusted, in the event that any asset is revalued pursuant to Section 10.09(b) or (d), to include as gain or loss the net increase or decrease in the Gross Asset Value of the asset.

10.14 "Regulatory Allocations" shall mean the allocations pursuant to Section 4.03(a) through (i) of this Agreement.

10.15 "Transferable Interest" shall mean the right, as originally associated with a person's capacity as a Member, to receive distributions from the Company in accordance with this Agreement, whether or not the person remains a Member or continues to own any part of the right.

10.16 "Transferee" shall mean a person to which all or part of a Transferable Interest has been transferred, whether or not the transferor is a Member.

10.17 "Treasury Regulations" shall mean the regulations of the United States Department of the Treasury pertaining to the income tax, as from time to time in force.

## **ARTICLE XI MISCELLANEOUS**

11.01 Notices. Any notice, offer, consent or other communication required or permitted to be given or made hereunder shall be in writing and will be deemed to have been sufficiently delivered (a) three business days after the date mailed by certified mail, return receipt requested, postage prepaid, or (b) when delivered by a nationally recognized overnight delivery service (receipt requested) or (c) when delivered personally to the party (or an officer of the party) to whom the same is directed, or (d) when the electronic transmission of electronic mail or fax is successfully completed:

If to Brian Martin: 317 6th Avenue, Ste 620, Des Moines, Iowa 50309  
Telephone: (515) 333-5761

11.02 Possible Restrictions. Notwithstanding anything to the contrary contained in this Agreement, in the event of (a) the enactment (or imminent enactment) of any legislation, (b) the publication of any temporary or final regulation by the United States Department of the Treasury, (c) any ruling by the Internal Revenue Service or (d) any judicial decision that, in any such case, in the opinion of counsel for the Company, would result in the taxation of the Company as an association taxable as a corporation or would otherwise result in the Company being taxed as an entity for federal income tax purposes, then the Managers may impose such restrictions as may be required, in the opinion of counsel, to prevent the Company for Federal income tax purposes from being taxed as an association taxable as a corporation or otherwise as an entity, including, without limitation, making any amendments to this Agreement as the Managers in its sole discretion may determine to be necessary or appropriate to impose such restrictions.

11.03 Governing Law; Successors. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa and, subject to the restrictions on transferability set forth in this Agreement, shall bind and inure to the benefit of the heirs, executors, personal representatives, successors and assigns of the Members. The rights and liabilities of the Members under this Agreement shall be as provided by Iowa law.

11.04 Entire Agreement. This Agreement is the sole operating agreement of the Company and constitutes the entire agreement among the parties relating to its subject matter; this Agreement supersedes any prior agreements or understandings between the parties, oral or written relating to its subject matter, all of which are hereby canceled. This Agreement may not be modified or amended except in writing with the unanimous consent of the Members.

11.05 Headings, etc. The Article and Section headings in this Agreement are inserted for convenience of reference only and shall not affect interpretation of this Agreement. Whenever the context shall require, each term stated in either the singular or plural shall include the singular and the plural, and masculine or neuter pronouns shall include the masculine, the feminine and the neuter.

11.06 No Waiver. No failure or delay on the part of any Member in exercising any rights under this Agreement, or in insisting on strict performance of any covenant or condition contained in this Agreement, shall operate as a waiver of any of such Member's rights hereunder.

11.07 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.



11.08 Assignment. Other than Transferable Interests, no assignment of any rights or delegation of any obligations provided for in this Agreement shall be made by any Member without the prior written consent of the other Members.

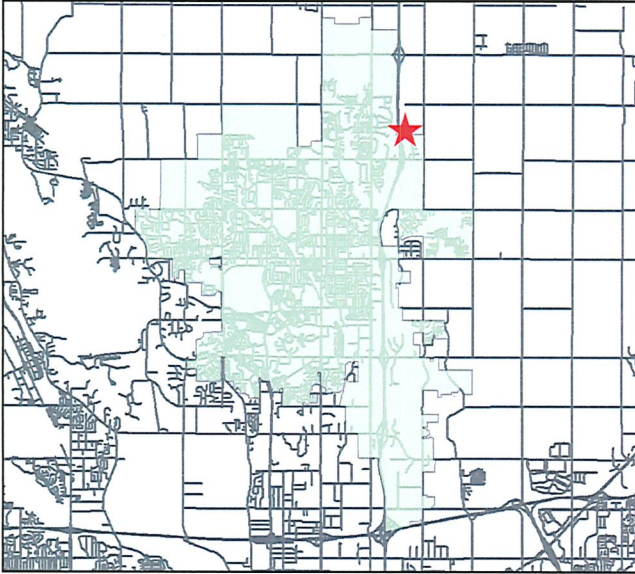
11.09 No Reliance. No third party is entitled to rely on any of the representations, warranties, and agreements of the Members contained in this Agreement; and the Members assume no liability to any third party because of any such reliance.

**IN WITNESS WHEREOF**, all of the Members have executed this Agreement effective as of the 13<sup>th</sup> day of March, 2017.

By: \_\_\_\_\_

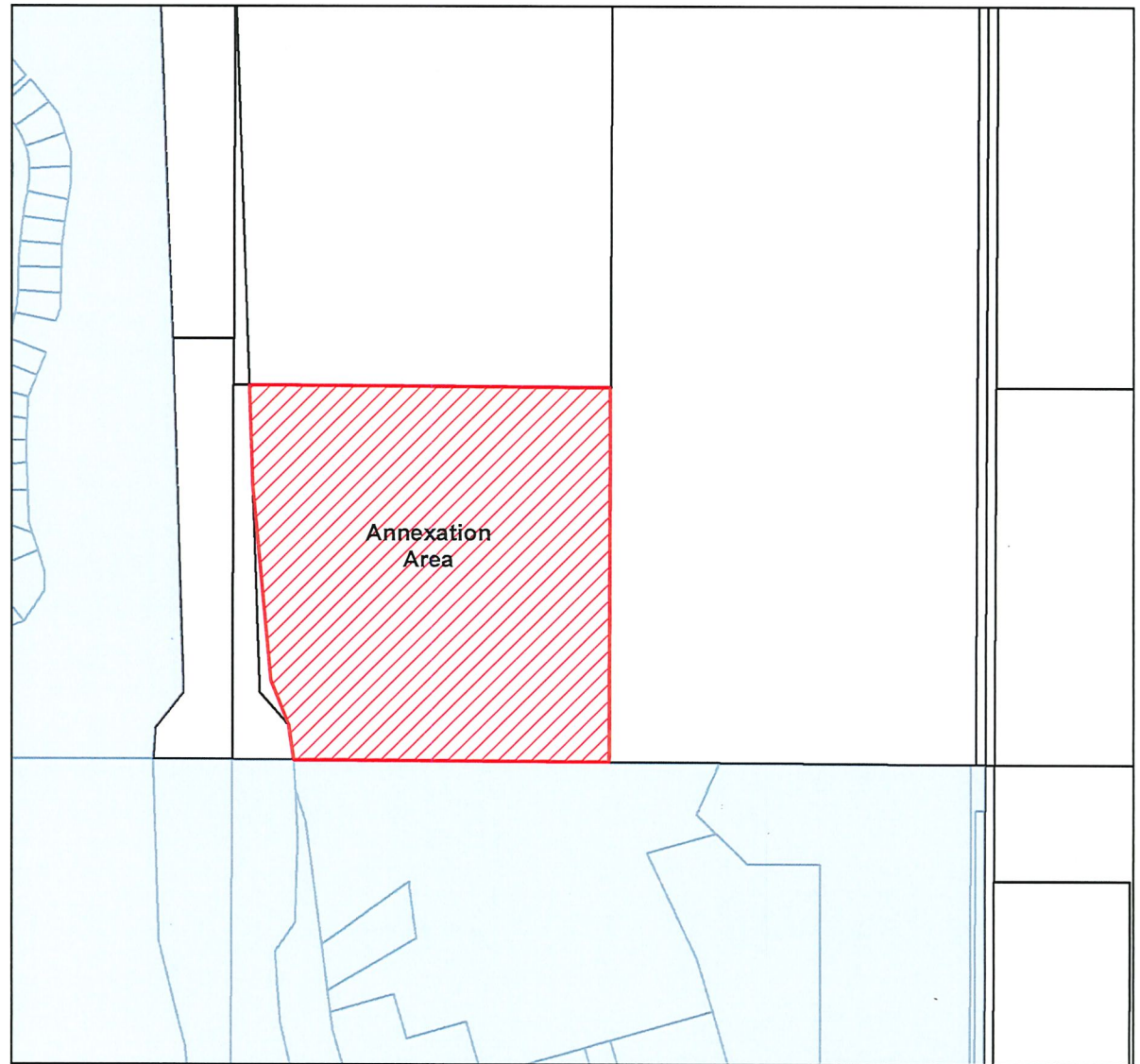
Name: Brian Martin

**Vicinity Map**



**LEGAL DESCRIPTION**

AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA



1 inch = 600 feet

**Annexation Map**

PROPERTY OWNER(S):  
THRESHOLD OTTER CREEK LLC

**City of Ankeny**

**DLE Four Way LLC  
Annexation**

City of Ankeny, Iowa  
Planning and Building Department

Drawn By: JH

Sheet No.  
1 of 1

Checked by:

Date: April, 23 2025



CIVIL DESIGN ADVANTAGE  
4121 NW URBANDEALE DRIVE  
URBANDEALE, IOWA 50322

DENNY ELWELL COMPANY  
2401 SE TONES DR STE 17  
ANKENY, IA 50021-8886

1. BEARINGS, DISTANCES AND AREAS SHOWN ARE FROM POLK COUNTY AUDITOR MAPPING AND ARE FOR REFERENCE ONLY. PROPERTY TO BE FINAL PLATTED PRIOR TO DEVELOPMENT.
2. THIS ANNEXATION INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD AND THE ADJACENT FULL RIGHT OF WAY OF INTERSTATE 35 LYING IN SECTION 6-80-23 AND IN SECTION 31-81-23.

|           |              |
|-----------|--------------|
| TOTAL:    | 565.05 ACRES |
| I-35 ROW: | 69.60 ACRES  |
| NET:      | 495.45 ACRES |

|    | PROPERTY OWNER               | AREA   | PERCENT | CONSENTING |
|----|------------------------------|--------|---------|------------|
| 1  | DLE FOUR WAY LC              | 262.78 | 53.04%  | ✗          |
| 2  | PUTCO INC                    | 73.51  | 14.84%  | ✗          |
| 3  | UPPER MIDWEST PROPERTIES LLC | 66.76  | 13.47%  | ✗          |
| 4  | THRESHOLD OTTER CREEK LLC    | 36.76  | 7.42%   | ✗          |
| 5  | JEFFREY & BETH HOWARD        | 9.03   | 1.82%   |            |
| 6  | KATHERINE E MOECKLY TRUST    | 39.93  | 8.06%   |            |
| 7  | MARK W HARRIS                | 1.68   | 0.34%   |            |
| 8  | WESTSIDE HOLDINGS JTS LLC    | 2.13   | 0.43%   |            |
| 9  | RONALD & BARBARA MEEKER      | 2.86   | 0.58%   |            |
| 10 | DONALD FIX                   | 0.003  | 0.0006% |            |
|    |                              | 495.45 | TOTAL   | 88.77%     |

WARRANTY DEED BOOK 16115 PAGE 134 (DLE FOUR WAY LC)  
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 81  
NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT  
THAT PART OF SAID PARCEL B NOTED IN PARAGRAPH 1 OF SAID DEED DATED  
MARCH 13, 2012 IN BOOK 14193, PAGE 544 IN THE OFFICE OF THE POLK  
COUNTY RECORDER, ALSO KNOWN AS THE NORTH HALF, THE SOUTHWEST  
QUARTER, AND PARCEL B IN THE SOUTHEAST QUARTER, ALL IN THE  
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP  
81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY,  
IOWA

AND

THE NW FRACTIONAL 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT THAT PART THEREOF TAKEN BY CONDEMNATION AS RECORDED IN BOOK 3580, PAGE 24) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

AND

THE WEST 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT LEGALLY ESTABLISHED HIGHWAYS AND EXCEPT THAT PART TAKEN BY CONDEMNATION IN BOOK 3580, PAGE 426.

AND

THE EAST 1/2 OF THE NE FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 14214 PAGE 578 (UPPER MIDLAND PROPERTIES LLC).  
THE EAST 66.68 ACRES, MORE OR LESS, IN THE N 1/4 OF THE NE1/4 OF  
SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M.  
(EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION, THENCE  
WEST ALONG SECTION LINE 1323.5 FEET TO POINT OF BEGINNING, THENCE  
SOUTH 347 FEET, THENCE EAST 360 FEET, THENCE NORTH 347 FEET,  
THENCE WEST ALONG SECTION LINE 360 FEET TO BEGINNING), POLK COUNTY,  
IOWA (EXCEPT THAT PORTION DECEDED TO THE STATE OF IOWA FOR  
INTERSTATE ROUTE NO. 35 IN A DEED FILED MAY 12, 1964, AND FILED IN  
BOOK 3599 AT PAGE 637 IN THE RECORDS OF THE POLK COUNTY  
RECORDER

WARRANTY DEED BOOK 12267 PAGE 392 & BOOK 12267 PAGE 394

THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF THE NE1/4 OF SAID SECTION 31, SAID POINT BEING 366 FEET NORTH OF THE E1/4 CORNER OF SAID SECTION 31, THENCE S 89° 00' 00" W 280 FEET; THENCE N 89° 00' 00" W 282 FEET; THENCE S 0° 00' W 260 FEET; THENCE N 90° 00' E 282 FEET TO THE POINT OF BEGINNING; AND EXCEPT PARCEL "A" OF THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AS SHOWN BY THE SURVEY FILED ON RECORD JANUARY 12, 2001 AT BOOK 6881, PAGE 220 OF THE POLK COUNTY RECORDER AND EXCEPT LEGALLY ESTABLISHED HIGHWAYS.

WARRANTY DEED BOOK 17233 PAGE 237 & BOOK 17212 PAGE 89  
(THRESHOLD OTTER CREEK LLC)

AN UNDIVIDED ONE-HALF INTEREST IN THE SW 1/4 OF THE NE FRACTIONAL 1/4 (EXCEPT 2.7 ACRES HIGHWAY AND EXCEPT THE PARCEL LOCATED IN THE SW 1/4 OF THE FRACTIONAL NE 1/4 DEED TO THE STATE OF IOWA FILED JULY 28, 2010 IN BOOK 13519, PAGE 616) OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

WARRANTY DEED BOOK 10280 PAGE 132 (JEFFREY & BETH HOWARD)  
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)  
OF THE SOUTHEAST (SE 1/4) OF SECTION 31, TOWNSHIP 81N, RANGE 23  
WEST OF THE 5TH P.M., POLK COUNTY, IOWA, CONTAINING 10.7 ACRES MORE  
OR LESS EXCEPT PARCEL B AS SHOWN ON THE PLAT OF SURVEY RECORDED  
IN BOOK 14009 PAGE 232.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY,  
IOWA

WARRANTY DEED BOOK 11018 PAGE 568 (MARK W. HARRIS):  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER  
(NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-ONE (81) NORTH,  
RANGE TWENTY-THREE (23) WEST OF THE 5TH P.M., SAID POINT BEING 366  
FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 31; THENCE  
NORTH 00°00', ALONG THE SECTION LINE 260 FEET; THENCE N 90°00' WEST  
282 FEET, THENCE S 0°00' WEST 260 FEET; THENCE N 90°00' E 282 FEET  
TO THE POINT OF BEGINNING, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS

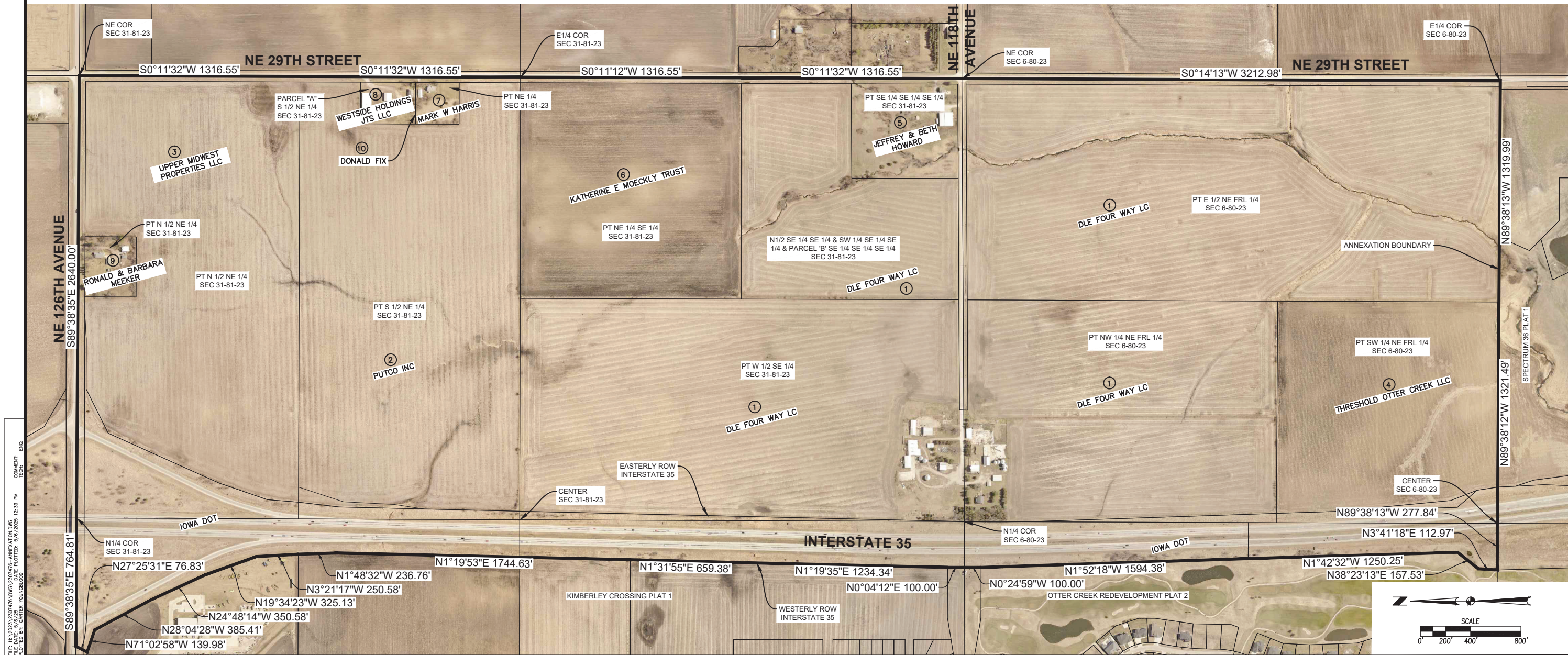
WARREN DEED BOOK 18337 PAGE 192 WESTSIDE HOLDINGS ITS LLC)  
PARCEL "A" OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31,  
TOWNSHIP 81 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY,  
IOWA, AS SHOWN BY THE PLAT OF SURVEY FILED OF RECORD ON JANUARY  
12, 2001, AT BOOK 6681, PAGE 220 OF THE POLK COUNTY RECORDER, NOW  
BEING THE SAME, THE EAST 1/4 CORNER OF SAID SECTION 31, THENCE  
N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A  
DISTANCE OF 625.56 FEET TO THE POINT OF BEGINNING; THENCE  
N00°00'00"E CONTINUING ALONG THE SAID SECTION LINE, A DISTANCE OF  
0.44 FEET; THENCE N90°00'00"W, 282.0 FEET; THENCE SOUTH 00°00'00"W,  
0.44 FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING,  
NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

WARRANTY DEED BOOK 5764 PAGE 796 (RONALD & BARBARA MEEKER)  
THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31,  
TOWNSHIP 81 NORTH, RANGE 23-- WEST OF THE 5TH P.M., POLK COUNTY,  
IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF  
SAID SECTION 31; THENCE WEST ALONG THE SECTION LINE 1323.5 FEET TO  
THE POINT OF BEGINNING; THENCE SOUTH 347.0 FEET; THENCE EAST 360.0  
FEET; THENCE NORTH 347.0 FEET; THENCE WEST ALONG THE SECTION LINE  
360.0 FEET TO THE POINT OF BEGINNING.

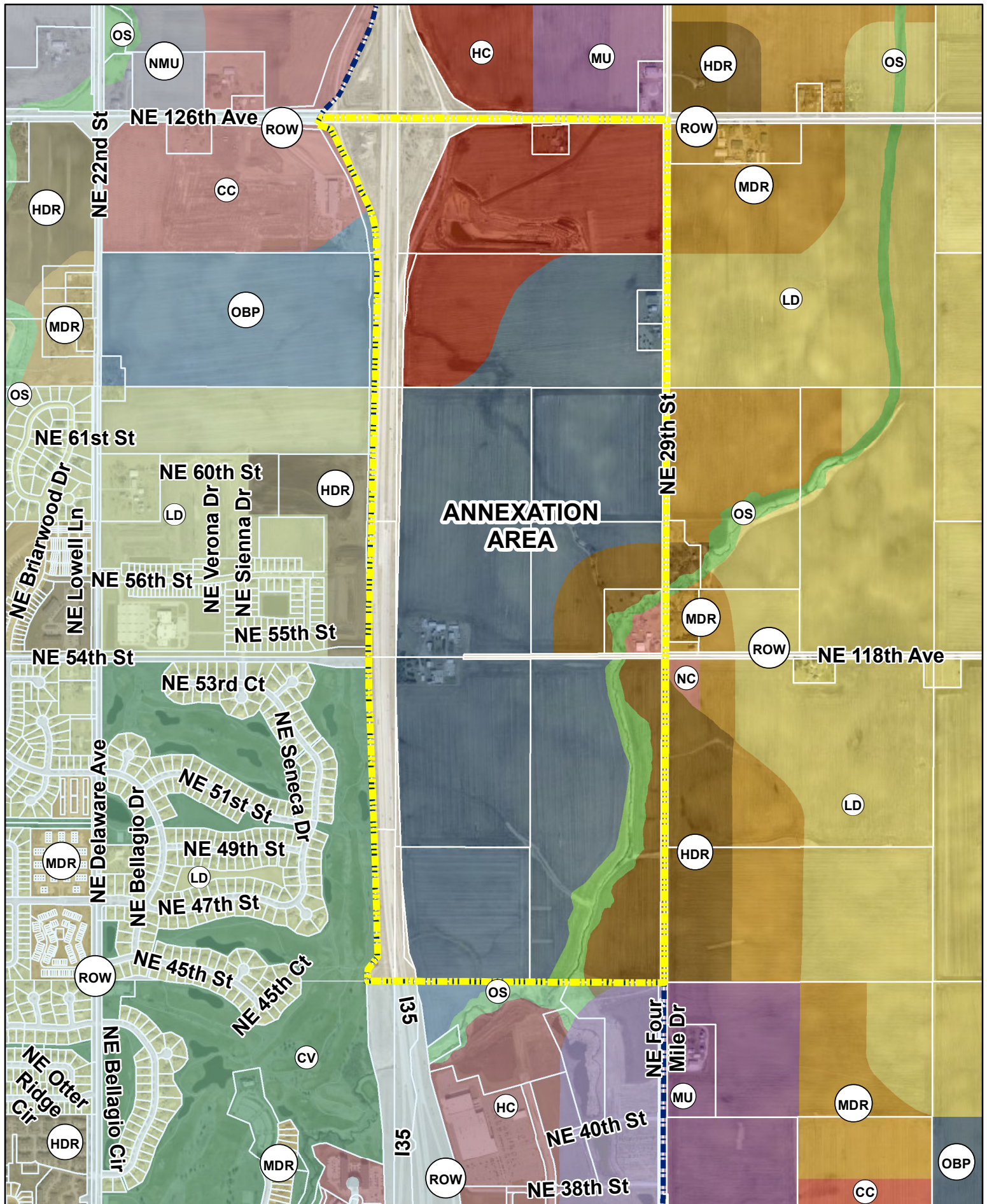
WARRANTY DEED BOOK 6348 PAGE 996 (DONALD FIX)  
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31, TOWNSHIP 81  
NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE  
N00°00'00"E (ASSUMED), ALONG THE EAST LINE OF THE NORTHEAST 1/4, A  
DISTANCE OF 656 FEET TO A POINT OF BEGINNING; THENCE S00°00'00"E  
ALONG THE EAST LINE OF THE SAID SECTION 31, A DISTANCE OF  
0.44 FEET; THENCE S90°00'00"E, 282.0 FEET; THENCE S00°00'00"E, 0.44  
FEET; THENCE S90°00'00"E, 282.0 FEET TO THE POINT OF BEGINNING, NOW  
INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

INTERSTATE-35 RIGHT-OF-WAY  
ALL OF INTERSTATE-35 RIGHT-OF-WAY LYING WITHIN THE NORTH  
FRACTIONAL HALF OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 23 WEST OF  
THE FIFTH PRINCIPAL MERIDIAN, AND ALL OF INTERSTATE-35  
RIGHT-OF-WAY LYING WITHIN SECTION 31, TOWNSHIP 81 NORTH, RANGE 23  
WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN POLK COUNTY, IOWA.

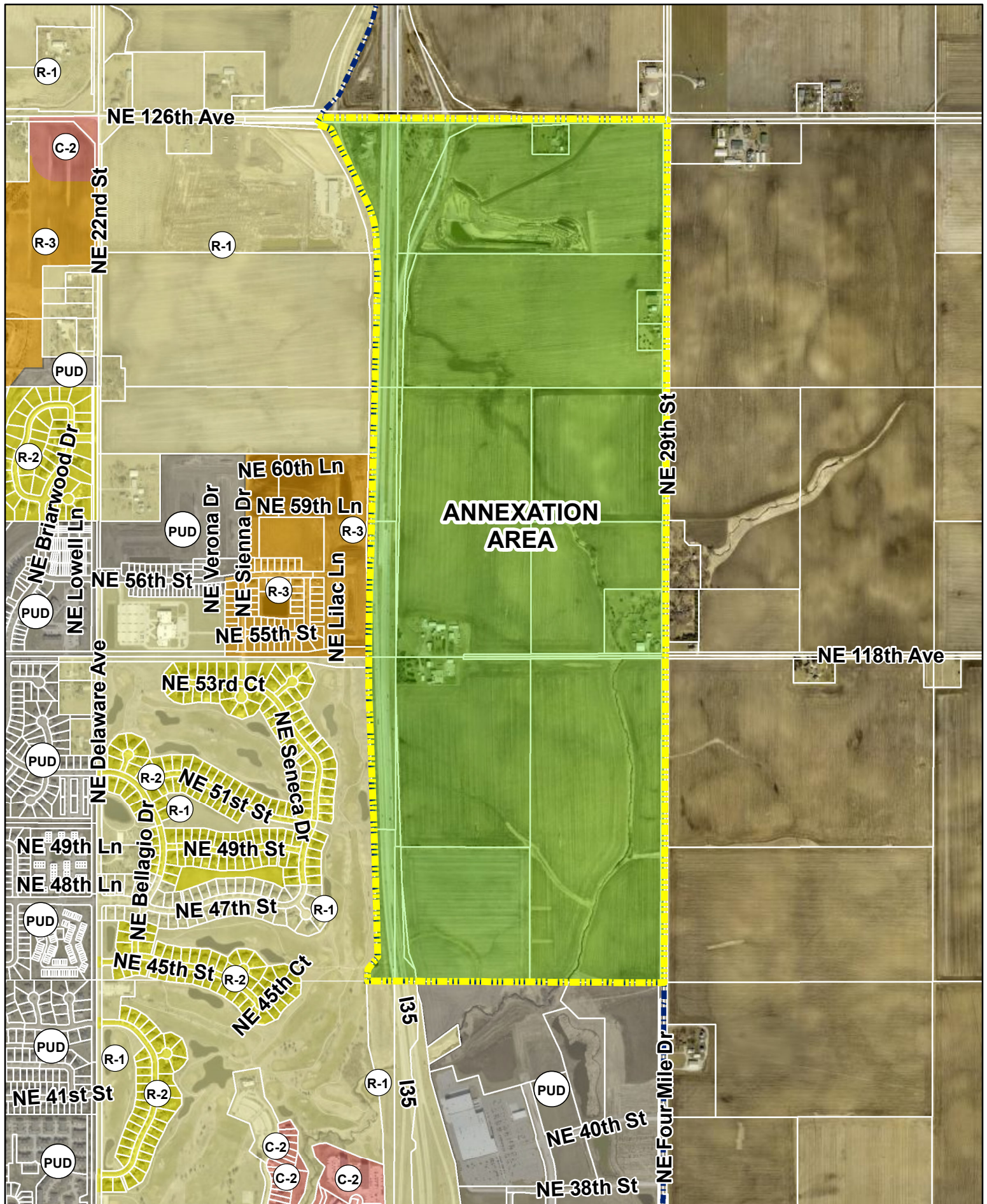
ALL BEING A PART OF POLK COUNTY, IOWA AND CONTAINING 565.05 ACRES  
INCLUDING 69.60 ACRES OF INTERSTATE-35 RIGHT-OF-WAY.











N

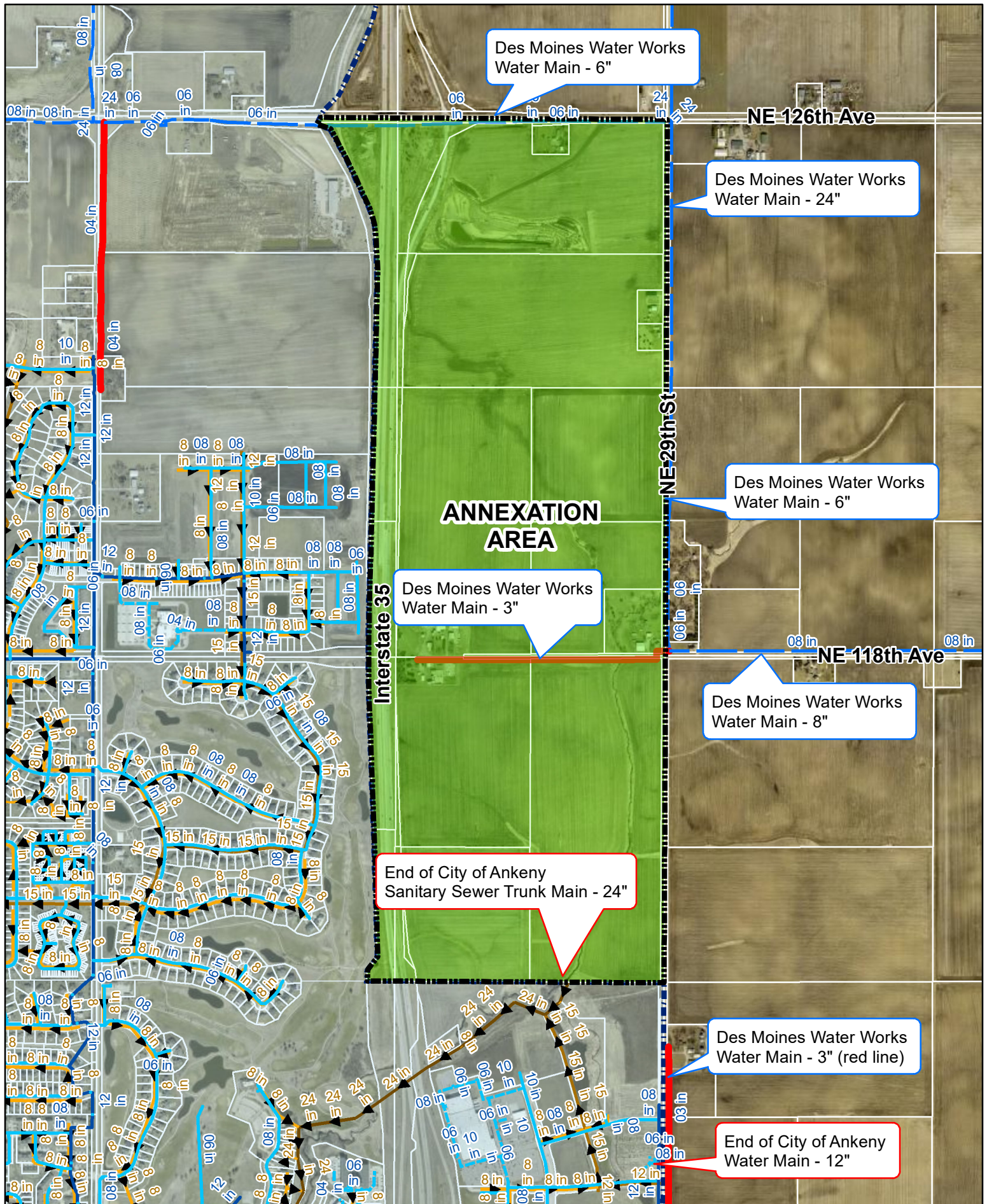


1 inch = 1,200 feet

Date: 1/28/2025

**DLE Four Way, LC Annexation  
80/20 Voluntary Urbanized Annexation  
Zoning Map**





N

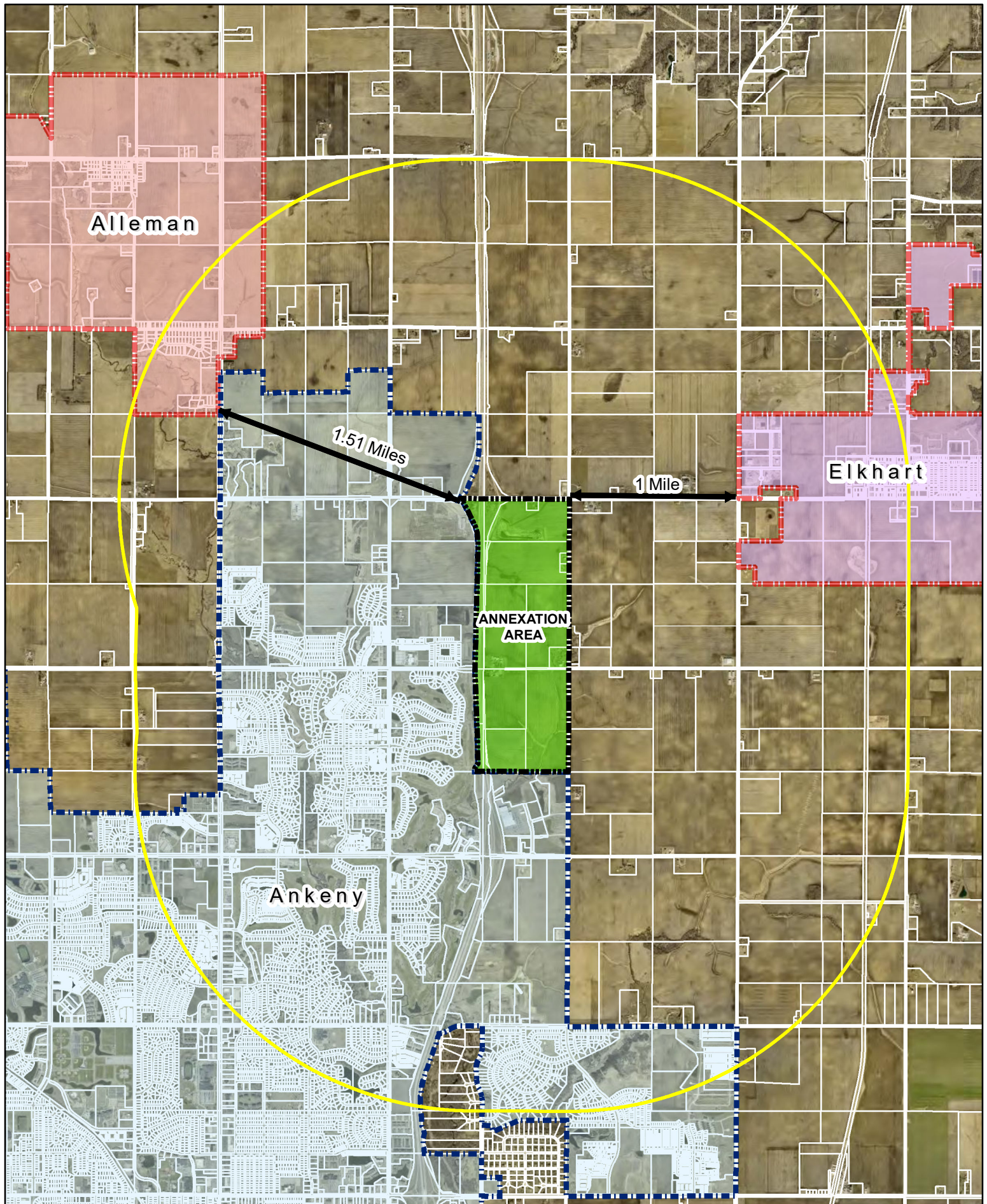


1 inch = 1,200 feet

Date: 1/28/2025

# **DLE Four Way, LC Annexation** **80/20 Voluntary Urbanized Annexation** **Utility Map**









PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

DNF & TJL Investments 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  
Motion  
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission held a public hearing at their meeting on May 20, 2025

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

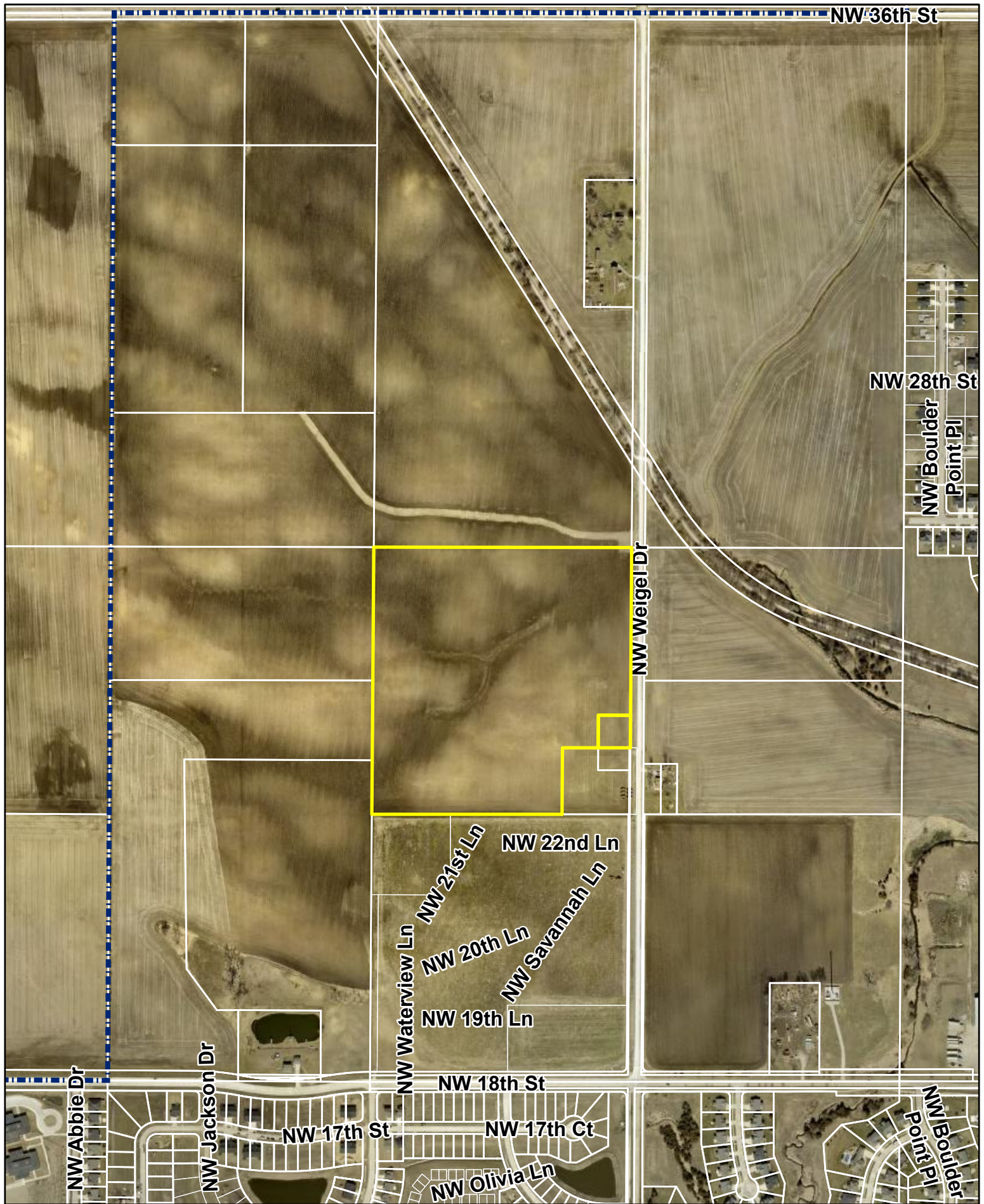
ACTION REQUESTED

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.

ATTACHMENTS

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





N



1 inch = 605 feet

Date: 5/1/2025

# North Grove PUD Rezoning Aerial Map





**Agenda Item:** North Grove PUD Rezoning – Action  
**Report Date:** May 29, 2025  
**Prepared By:** Ryan Kirschman, AICP-C  
Planner I

ETC

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council Approval of the request by DNF & TJL Investments and ATI Group, to rezone the property from R-1, One-Family Residence District to PUD, Planned Unit Development.

**Project Report**

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.



### **Public Hearing**

The Plan and Zoning Commission held a public hearing for the rezoning on May 20, 2025. During the public hearing there was discussion regarding the projects from City Staff, the applicant's representative, and the commission. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the commission raised the following questions and concerns:

### **How many units per acre will the development be at completion?**

The proposed Master Plan shows 2.6 units per acre for Parcel A. Parcel A is the only portion being developed with housing and is 32.6 acres. The proposed Master Plan shows 84 projected lots. This density aligns with the Future Land Use Plan designation for the area.

### **Was parkland included with this proposal?**

The proposed Master Plan indicated that Parcel B will be dedicated to the City of Ankeny to fulfil the parkland requirement at the time of platting. Parcel B is 3.7 acres, for this property, 2.3 acres of parkland would be required.

### **Summary:**

The proposed rezoning will be consistent with the proposed Land Use designation as shown in the 2040 Comprehensive Plan. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.



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](http://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,

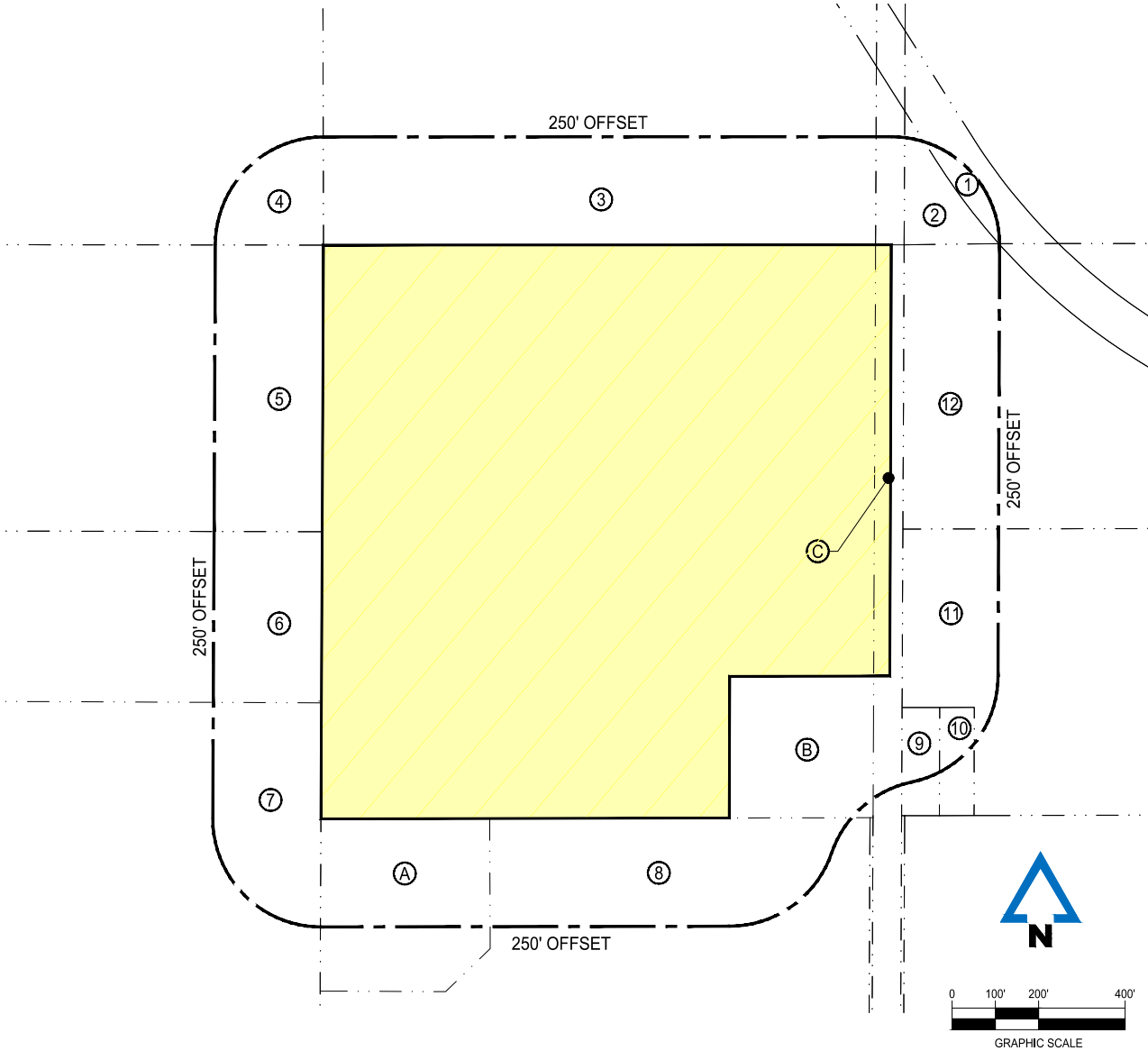
McClure Engineering Company

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 5<sup>TH</sup> 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

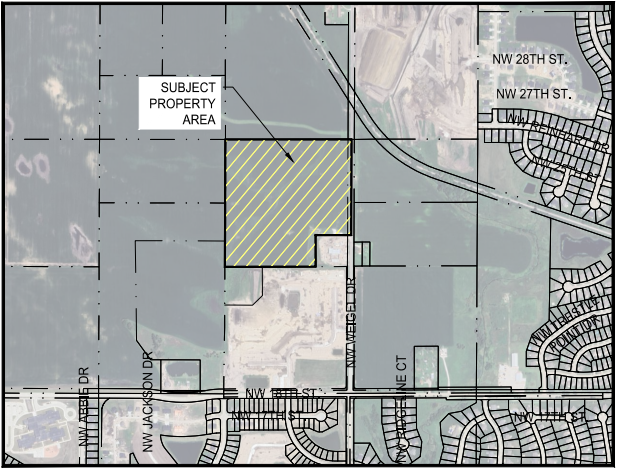
ATI GROUP  
1615 SW MAIN STREET, STE #207  
ANKENY, IA 50023  
ATTN: CASEY SCHAFBUCH  
(319) 560-5428

#### ZONING

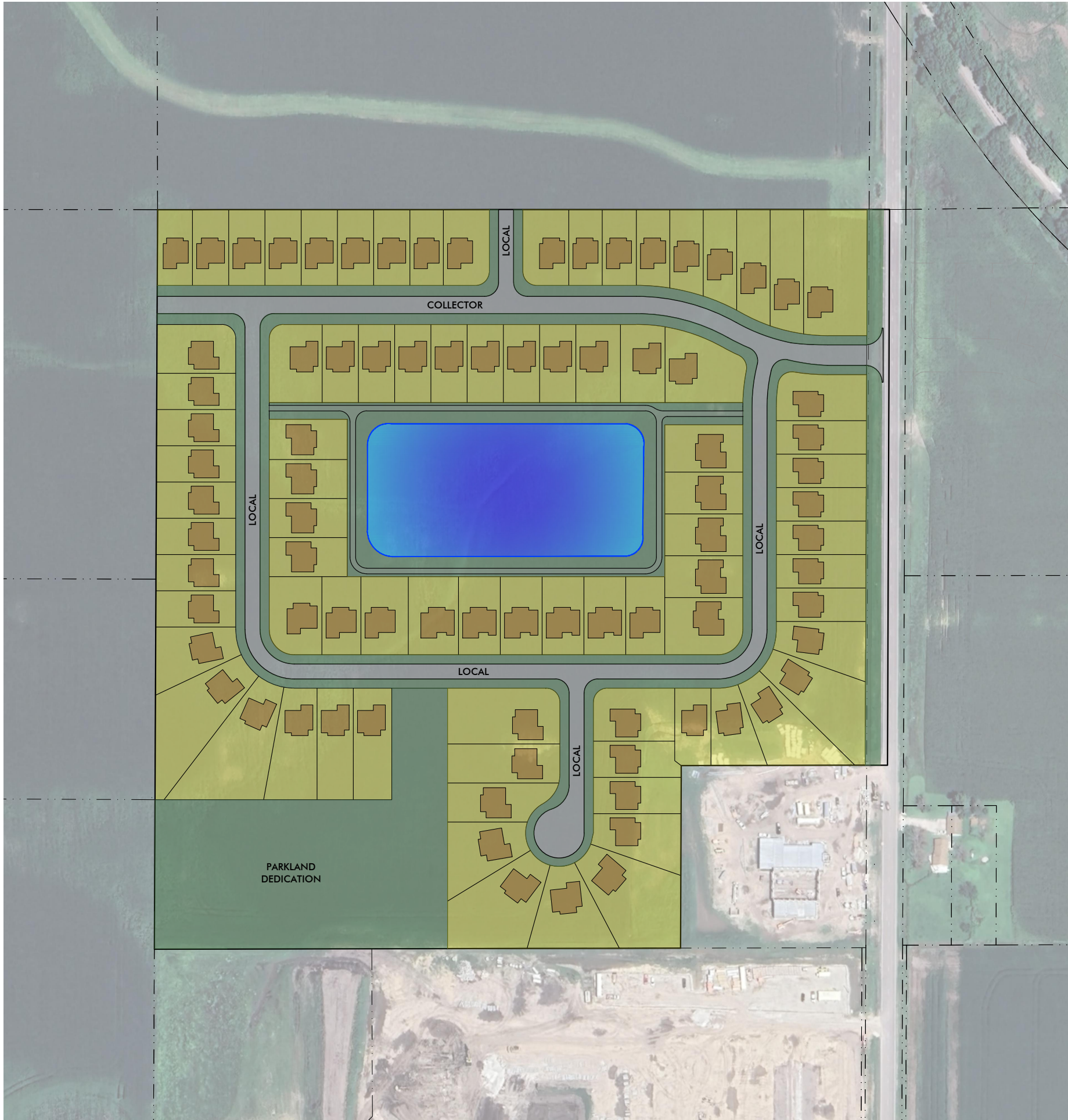
EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)  
PROPOSED - NORTH GROVE PUD (37.17 ACRES)

#### ENGINEER / DESIGNER

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







# NORTH GROVE PUD MASTER PLAN

**OWNER / DEVELOPER**

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

**ENGINEER / DESIGNER**

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

**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  
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).
5. LOT NUMBERING IS SEQUENTIAL FOR SIMPLICITY AND REVIEWABILITY. EACH PLAT SHALL CONTAIN ITS OWN TRADITIONAL NUMBERING NOMENCLATURE AS PART OF ITS FINAL PLAT.
6. BUFFER EASEMENTS SHALL MEET TREE/BUFFER REQUIREMENTS AS DIRECTED BY THE CITY.
7. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENTS CONSTRUCTION DRAWINGS.
8. WATER VALVES ARE TO BE ADDED TO ISOLATE SECTIONS OF WATER MAIN DURING CONSTRUCTION DRAWINGS REVIEW PHASE(S).
9. WHERE DEFLECTION OF WATER MAIN IS SHOWN, BENDS SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY.
10. LINEWORK DEPICTED ON THIS SHEET FOR APPARENT LOT PROPERTY LINES IMMEDIATELY EAST OF THE PROPOSED COLLECTOR ROAD WOULD SUGGEST THESE ARE EXISTING PROPERTY LINES. THESE ARE NOT EXISTING AS OF THE TIME OF THIS WRITING AND ARE INSTEAD BASED ON AN ONGOING PUD REZONING FOR TRESTLE RIDGE PHASE 3, SPECIFICALLY DRAWINGS DATED 1/17/25 AS PROVIDED BY THE CITY OF ANKENY.
11. THE DRIVEWAY FOR LOT 1 SHALL BE ON THE WEST SIDE OF THE LOT AS FAR FROM THE TURN LANE AREA AS POSSIBLE.
12. NO LOTS SHALL HAVE DIRECT ACCESS OFF NW WEIGEL DRIVE.
13. DRIVEWAYS SHALL AVOID INTAKES AND SIDEWALK RAMPS.
14. TYPE 2 CASE E SUBDRAIN IS GRAPHICALLY SHOWN WITHIN THIS PUD PURSUANT TO THE CITY'S PAVEMENT DESIGN POLICY. PUBLIC IMPROVEMENT PLANS SHALL PROVIDE ADDITIONAL DETAIL INCLUDING TYPICAL DETAILS, SECTIONS, CLEANOUTS, CONNECTIONS, AND OTHER SUBDRAIN ELEMENTS AS NECESSARY FOR CONSTRUCTION.

| 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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Clive, Iowa 50325  
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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

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IOWA CERTIFICATE OF AUTHORITY NO. 26887



N

050'100'200'

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

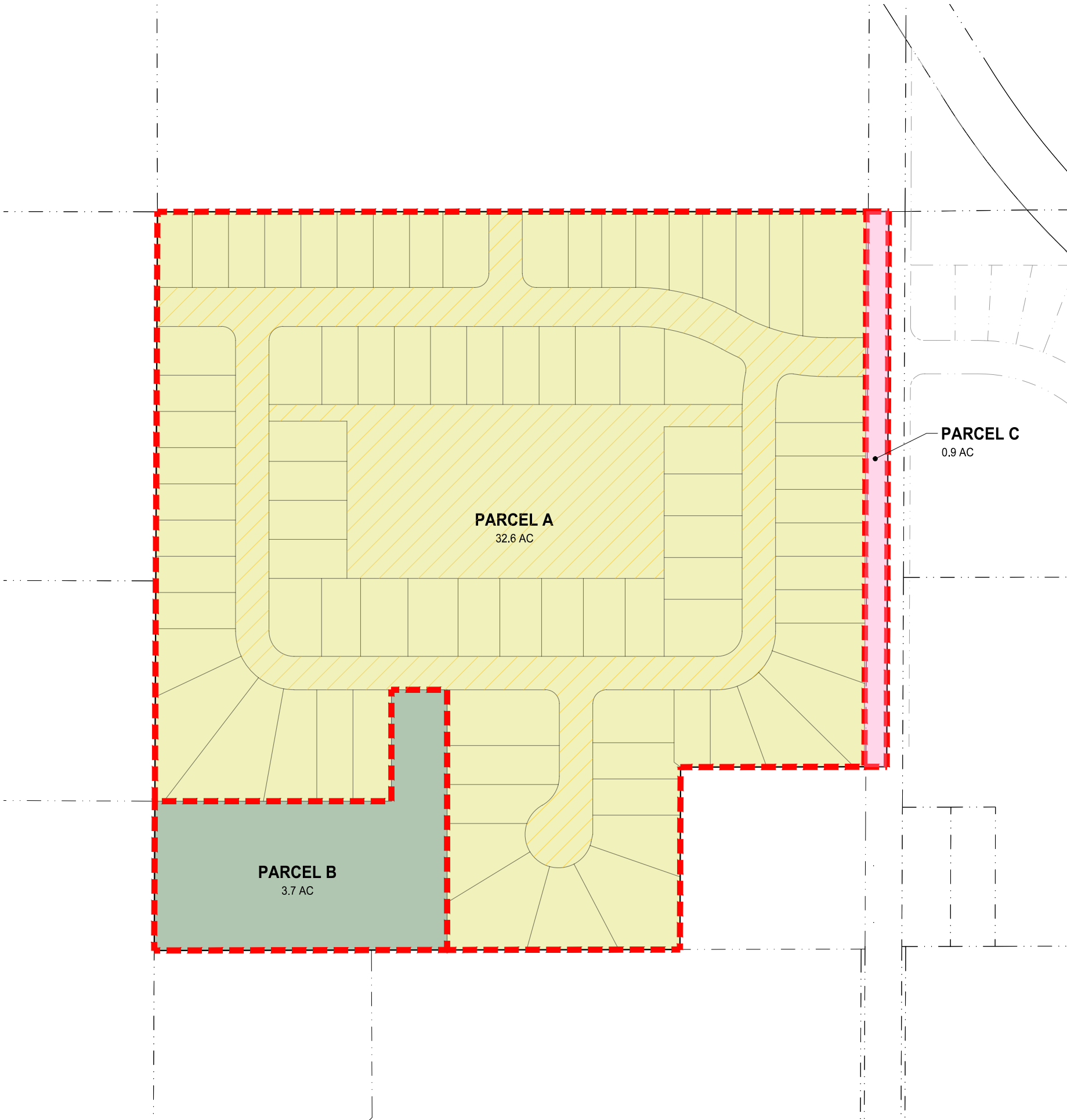
APPENDIX B - MASTER PLAN

P:\2024\008831\04-DRAWINGS\CD\PLUD\2024008831\_MASTER PLAN COVER SHEET.DWG



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.
- 3. AREA INTERFACE LINES ARE BASED ON THE GRAPHICAL CONCEPT AND MAY REASONABLY ADJUST BASED ON FINAL LAYOUT PROPOSED DURING FINAL PLATTING STAGES.
- 4. LINEWORK DEPICTED ON THIS SHEET FOR APPARENT LOT PROPERTY LINES IMMEDIATELY EAST OF THE PROPOSED COLLECTOR ROAD WOULD SUGGEST THESE ARE EXISTING PROPERTY LINES. THESE ARE NOT EXISTING AS OF THE TIME OF THIS WRITING AND ARE INSTEAD BASED ON AN ONGOING PUD REZONING FOR TRESTLE RIDGE PHASE 3, SPECIFICALLY DRAWINGS DATED 1/17/25 AS PROVIDED BY THE CITY OF ANKENY.

### 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

### PARKLAND DEDICATION CALCULATION:

| 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    |

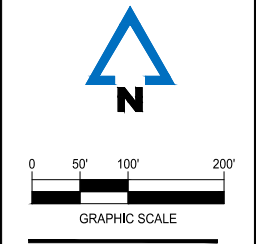


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North Kansas City, MO  
Lenexa, KS  
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McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these 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



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







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

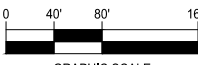
Ankeny, IA | Carroll, IA  
Cedar Rapids, IA | Clive, IA  
Coralville, IA | Council Bluffs, IA  
Fort Dodge, IA | Sioux City, IA  
Columbia, MO | Macon, MO  
North Kansas City, MO  
Lenexa, KS  
Portsmouth, NH | Boston, MA

**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



GRAPHIC SCALE

ISSUANCE DATE  
5/6/2025

PROJECT NUMBER  
2024008831

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

NORTH GROVE  
PUD / PRELIMINARY PLAT  
ANKENY, IOWA

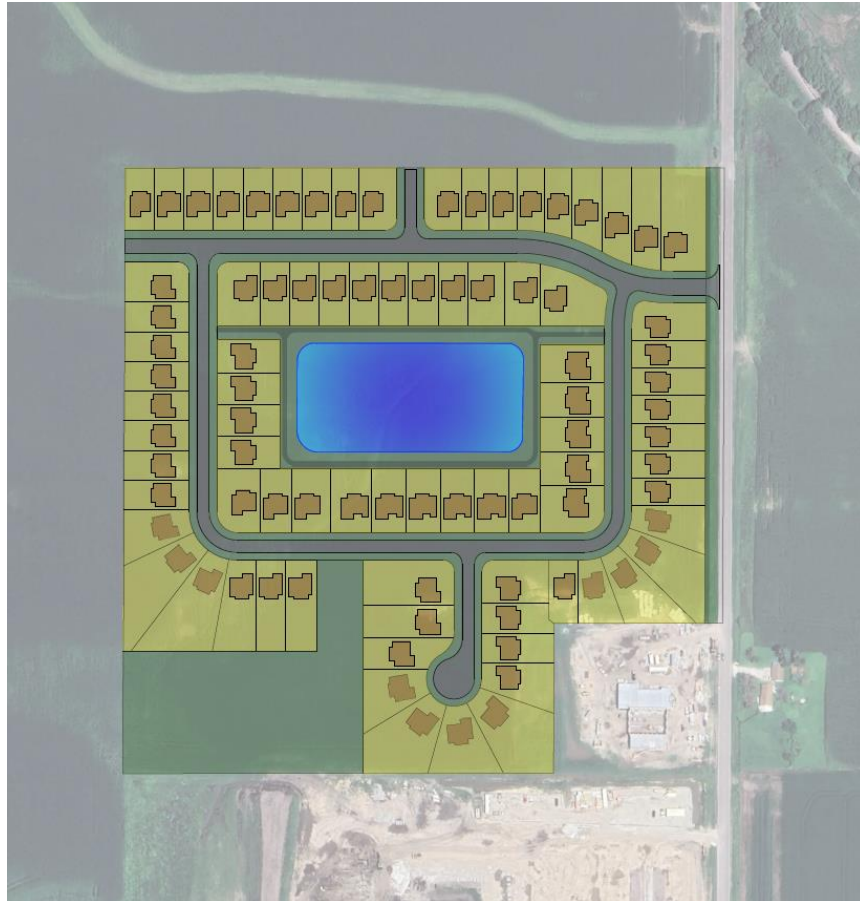
APPENDIX B - EXISTING CONDITIONS





# NORTH GROVE

PLANNED UNIT DEVELOPMENT  
CITY OF ANKENY



PREPARED BY:



PREPARED ON:  
4/4/2025

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



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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](http://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



## 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 5<sup>TH</sup> 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 be 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<br>(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.

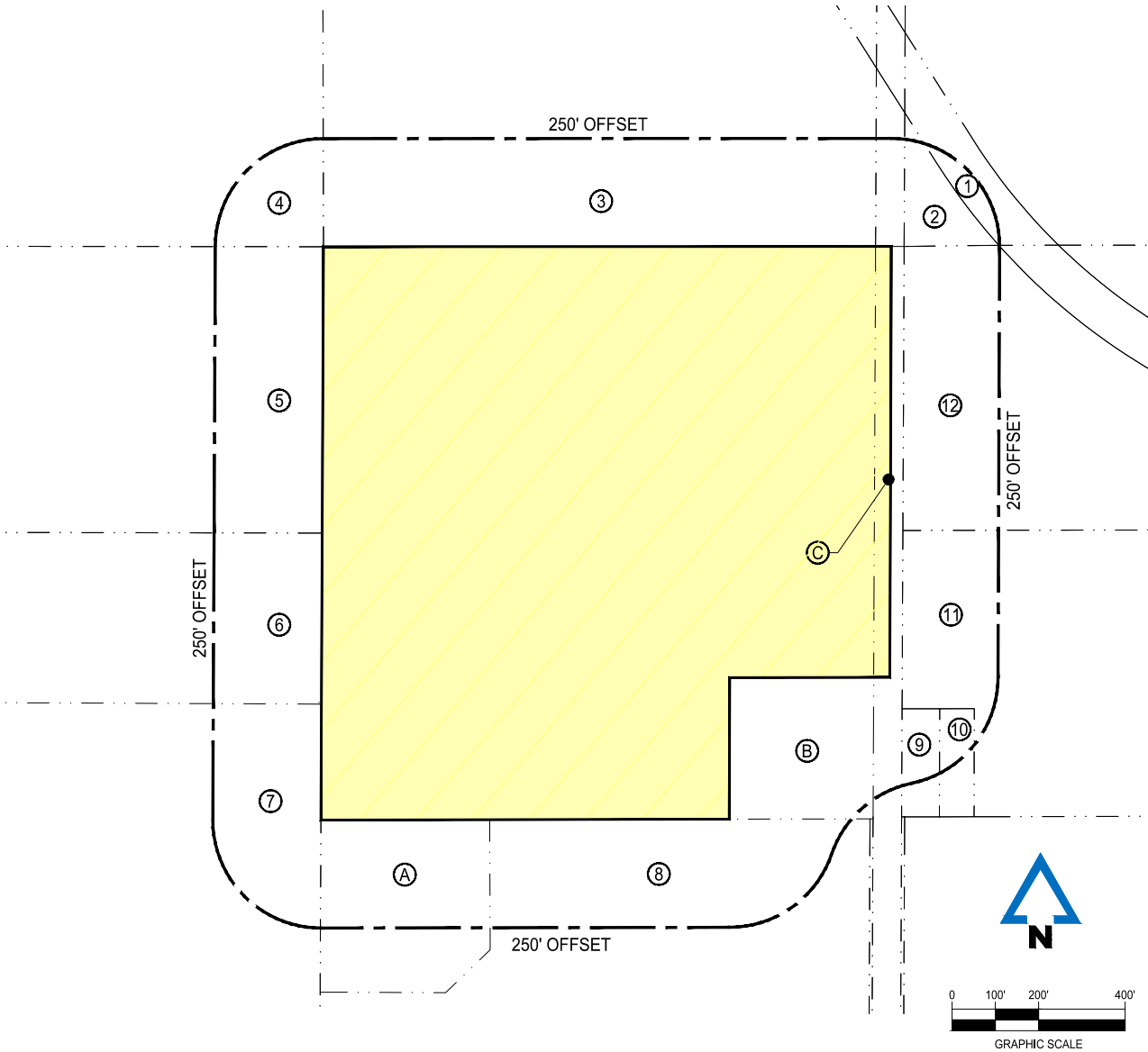
**SECTION 19 - REPEALER** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**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 5<sup>TH</sup> 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

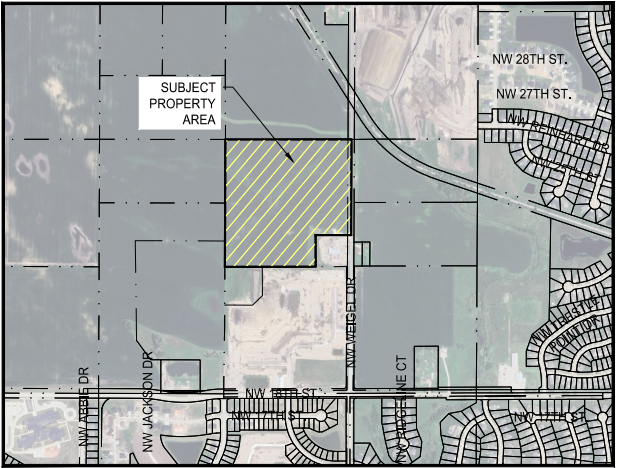
ATI GROUP  
1615 SW MAIN STREET, STE #207  
ANKENY, IA 50023  
ATTN: CASEY SCHAFBUCH  
(319) 560-5428

#### ZONING

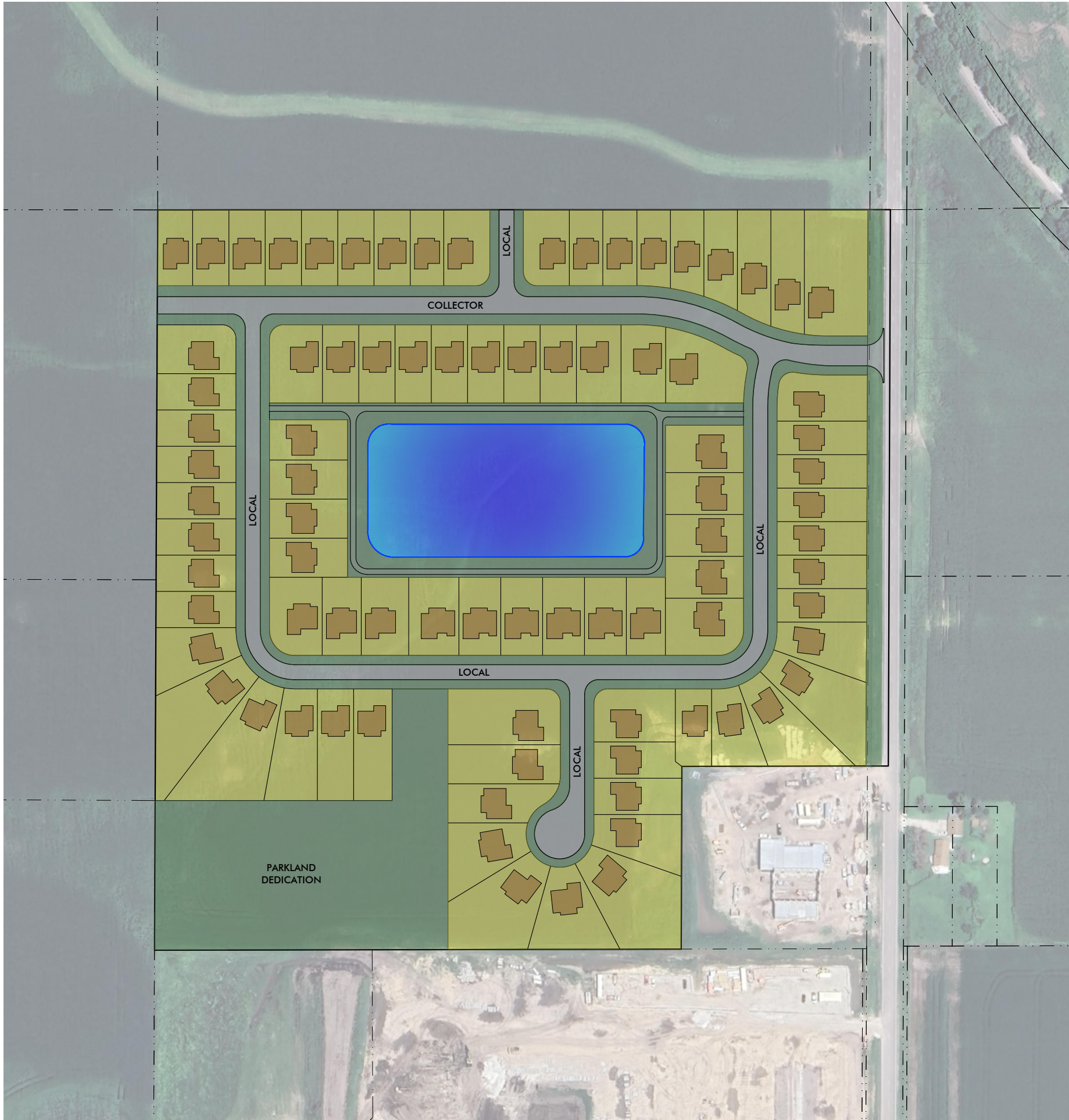
EXISTING - R-1 ONE-FAMILY RESIDENCE DISTRICT (37.17 ACRES)  
PROPOSED - NORTH GROVE PUD (37.17 ACRES)

#### ENGINEER / DESIGNER

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







# NORTH GROVE PUD MASTER PLAN

**OWNER / DEVELOPER**

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

**ENGINEER / DESIGNER**

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

**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  
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).
5. LOT NUMBERING IS SEQUENTIAL FOR SIMPLICITY AND REVIEWABILITY. EACH PLAT SHALL CONTAIN ITS OWN TRADITIONAL NUMBERING NOMENCLATURE AS PART OF ITS FINAL PLAT.
6. BUFFER EASEMENTS SHALL MEET TREE/BUFFER REQUIREMENTS AS DIRECTED BY THE CITY.
7. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENTS CONSTRUCTION DRAWINGS.
8. WATER VALVES ARE TO BE ADDED TO ISOLATE SECTIONS OF WATER MAIN DURING CONSTRUCTION DRAWINGS REVIEW PHASE(S).
9. WHERE DEFLECTION OF WATER MAIN IS SHOWN, BENDS SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY.
10. LINEWORK DEPICTED ON THIS SHEET FOR APPARENT LOT PROPERTY LINES IMMEDIATELY EAST OF THE PROPOSED COLLECTOR ROAD WOULD SUGGEST THESE ARE EXISTING PROPERTY LINES. THESE ARE NOT EXISTING AS OF THE TIME OF THIS WRITING AND ARE INSTEAD BASED ON AN ONGOING PUD REZONING FOR TRESTLE RIDGE PHASE 3, SPECIFICALLY DRAWINGS DATED 1/17/25 AS PROVIDED BY THE CITY OF ANKENY.
11. THE DRIVEWAY FOR LOT 1 SHALL BE ON THE WEST SIDE OF THE LOT AS FAR FROM THE TURN LANE AREA AS POSSIBLE.
12. NO LOTS SHALL HAVE DIRECT ACCESS OFF NW WEIGEL DRIVE.
13. DRIVEWAYS SHALL AVOID INTAKES AND SIDEWALK RAMPS.
14. TYPE 2 CASE E SUBDRAIN IS GRAPHICALLY SHOWN WITHIN THIS PUD PURSUANT TO THE CITY'S PAVEMENT DESIGN POLICY. PUBLIC IMPROVEMENT PLANS SHALL PROVIDE ADDITIONAL DETAIL INCLUDING TYPICAL DETAILS, SECTIONS, CLEANOUTS, CONNECTIONS, AND OTHER SUBDRAIN ELEMENTS AS NECESSARY FOR CONSTRUCTION.

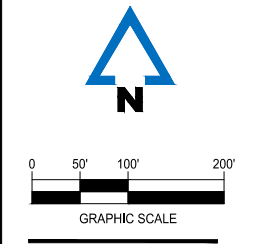
| Sheet List Table |                                  |
|------------------|----------------------------------|
| Sheet Number     | Sheet Title                      |
| RZ-01            | APPENDIX A - REZONING MAP        |
| MP-01            | APPENDIX B - MASTER PLAN         |
| MP-02            | 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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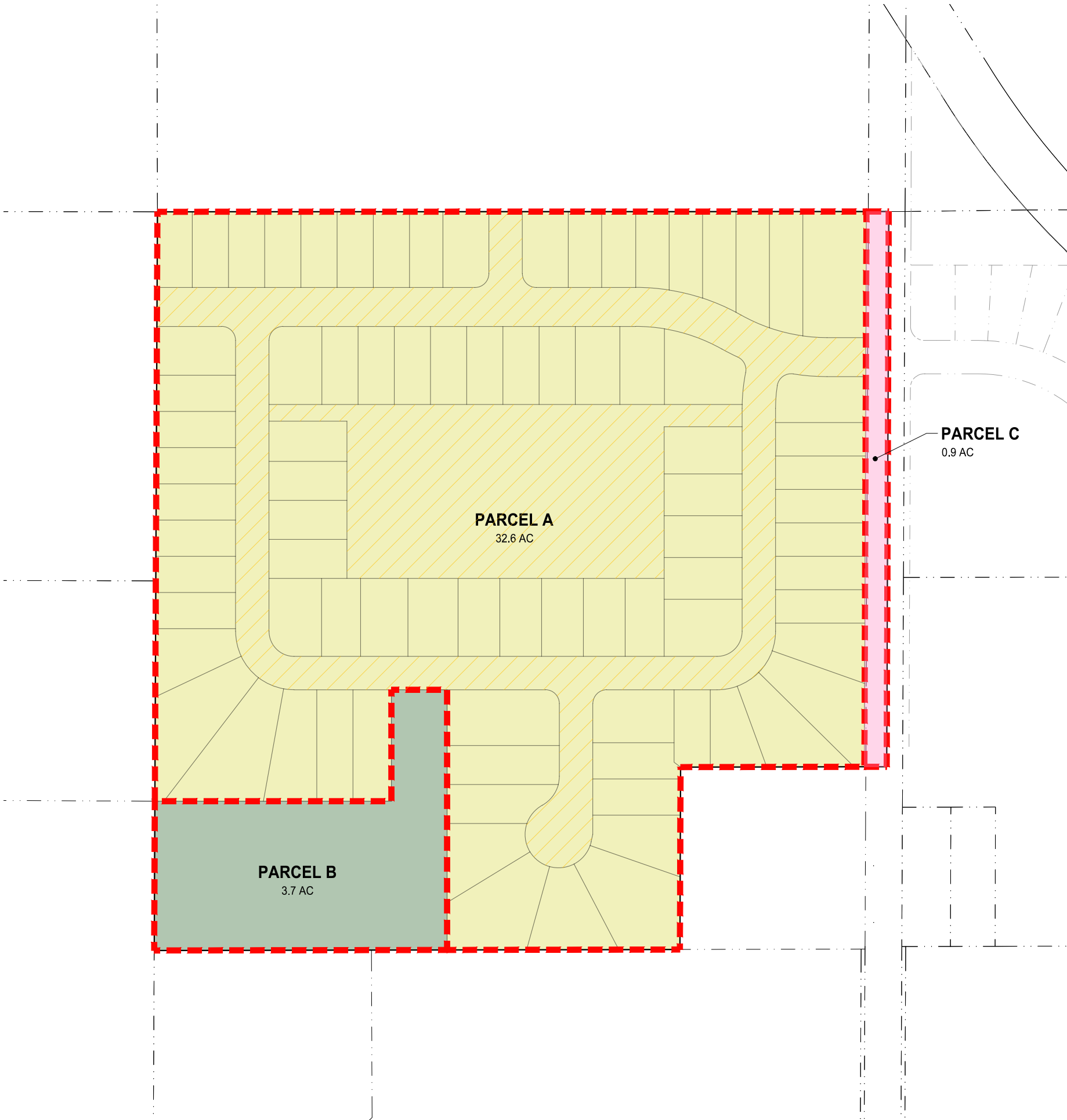


ISSUANCE DATE  
5/6/2025  
  
PROJECT NUMBER  
2024008831  
  
ENGINEER    DRAWN BY    CHECKED BY  
J. BECKER    B. FLAHERTY    ###

NORTH GROVE  
PUD / PRELIMINARY PLAT  
ANKENY, IOWA

APPENDIX B - 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.
- 3. AREA INTERFACE LINES ARE BASED ON THE GRAPHICAL CONCEPT AND MAY REASONABLY ADJUST BASED ON FINAL LAYOUT PROPOSED DURING FINAL PLATTING STAGES.
- 4. LINEWORK DEPICTED ON THIS SHEET FOR APPARENT LOT PROPERTY LINES IMMEDIATELY EAST OF THE PROPOSED COLLECTOR ROAD WOULD SUGGEST THESE ARE EXISTING PROPERTY LINES. THESE ARE NOT EXISTING AS OF THE TIME OF THIS WRITING AND ARE INSTEAD BASED ON AN ONGOING PUD REZONING FOR TRESTLE RIDGE PHASE 3, SPECIFICALLY DRAWINGS DATED 1/17/25 AS PROVIDED BY THE CITY OF ANKENY.

### 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

### PARKLAND DEDICATION CALCULATION:

| 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       |

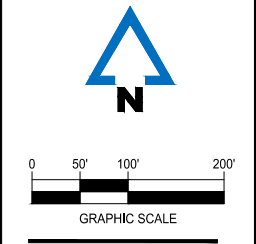


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ISSUANCE DATE  
5/6/2025

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**





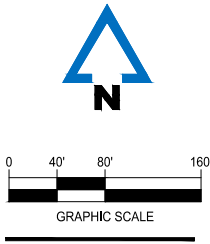


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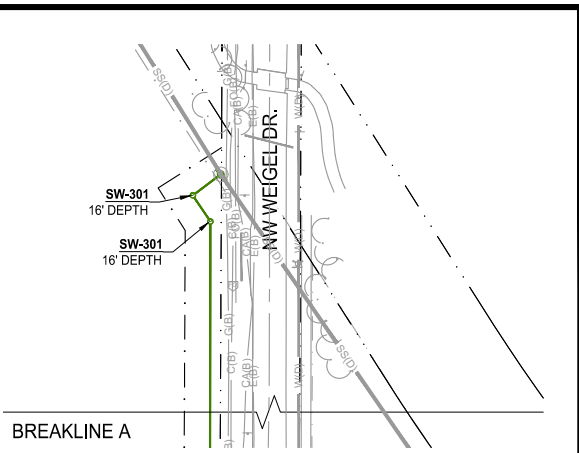
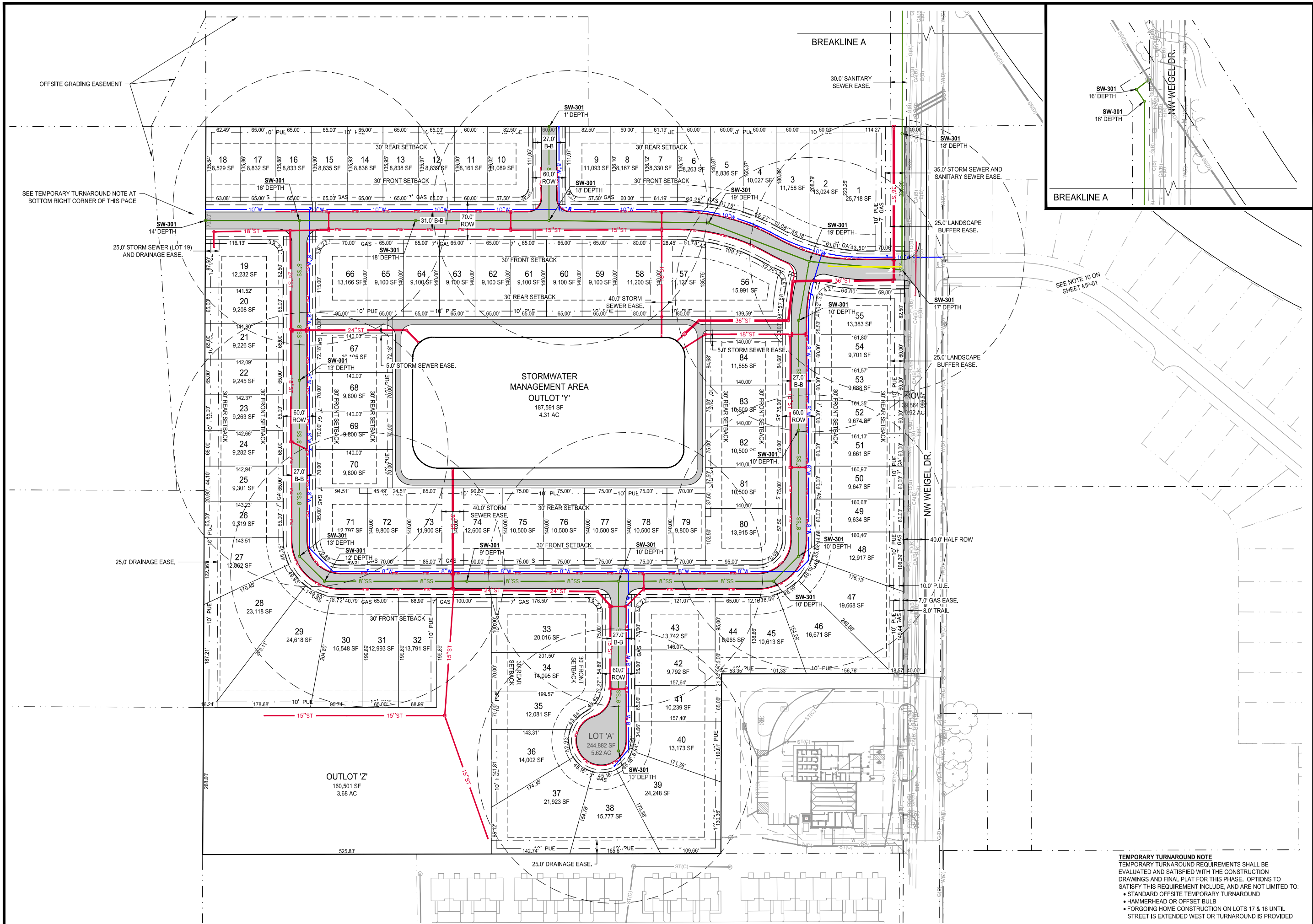
|           |             |            |
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| ENGINEER  | DRAWN BY    | CHECKED BY |
| J. BECKER | B. FLAHERTY | ###        |

NORTH GROVE  
PUD / PRELIMINARY PLAT  
ANKENY, IOWA

APPENDIX B - EXISTING CONDITIONS

DRAWING NO.  
MP-03







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IOWA CERTIFICATE OF AUTHORITY NO. 26887



0 40' 80' 160'

GRAPHIC SCALE

ISSUANCE DATE  
5/6/2025

PROJECT NUMBER  
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J. BECKER

DRAWN BY  
B. FLAHERTY

CHECKED BY  
####

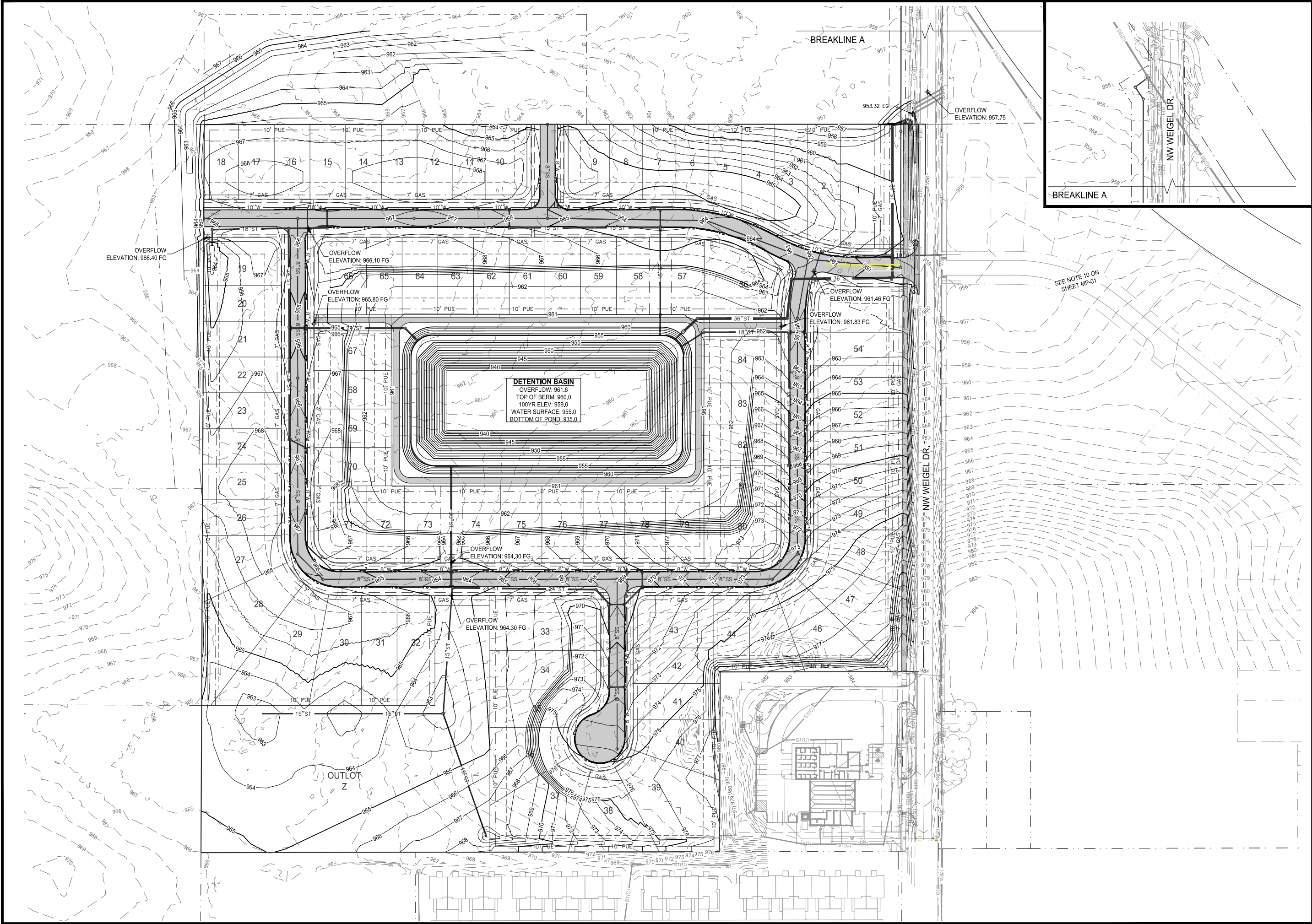
**NORTH GROVE  
PUD / PRELIMINARY PLAT  
ANKENY, IOWA**

**APPENDIX B - GENERAL LAYOUT**

DRAWING NO.  
**MP-04**

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Page 140 of 247





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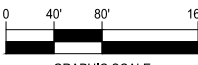
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IOWA CERTIFICATE OF AUTHORITY NO. 26887



N



0 40' 80' 160'

GRAPHIC SCALE

ISSUANCE DATE  
5/6/2025

PROJECT NUMBER  
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ENGINEER  
J. BECKER

DRAWN BY  
B. FLAHERTY

CHECKED BY  
####

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

**APPENDIX B - GRADING PLAN**

DRAWING NO.  
**MP-05**

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SINGLE FAMILY PRODUCT EXAMPLES



Figure 1



Figure 2



Figure 3



Figure 4



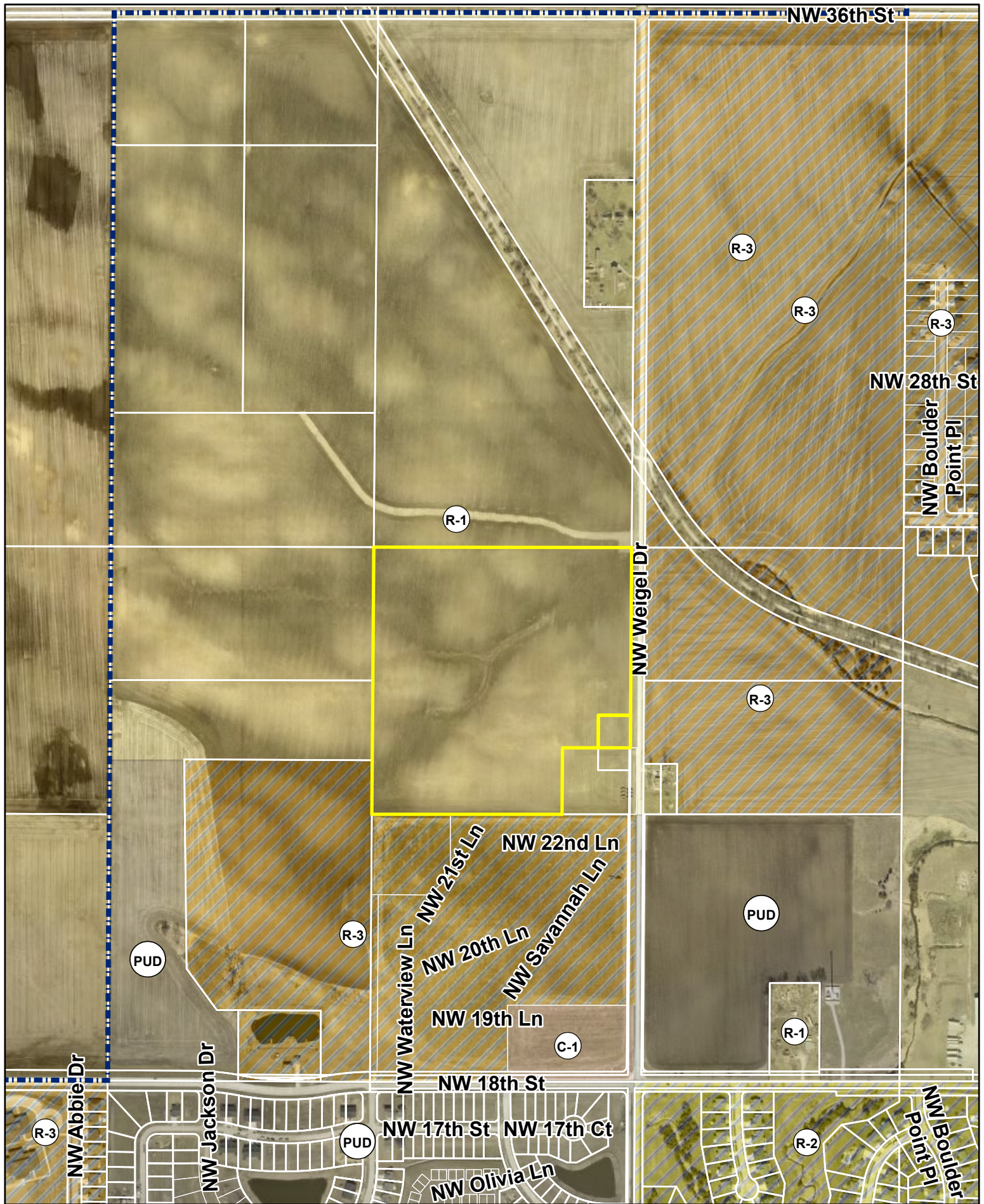


Figure 5

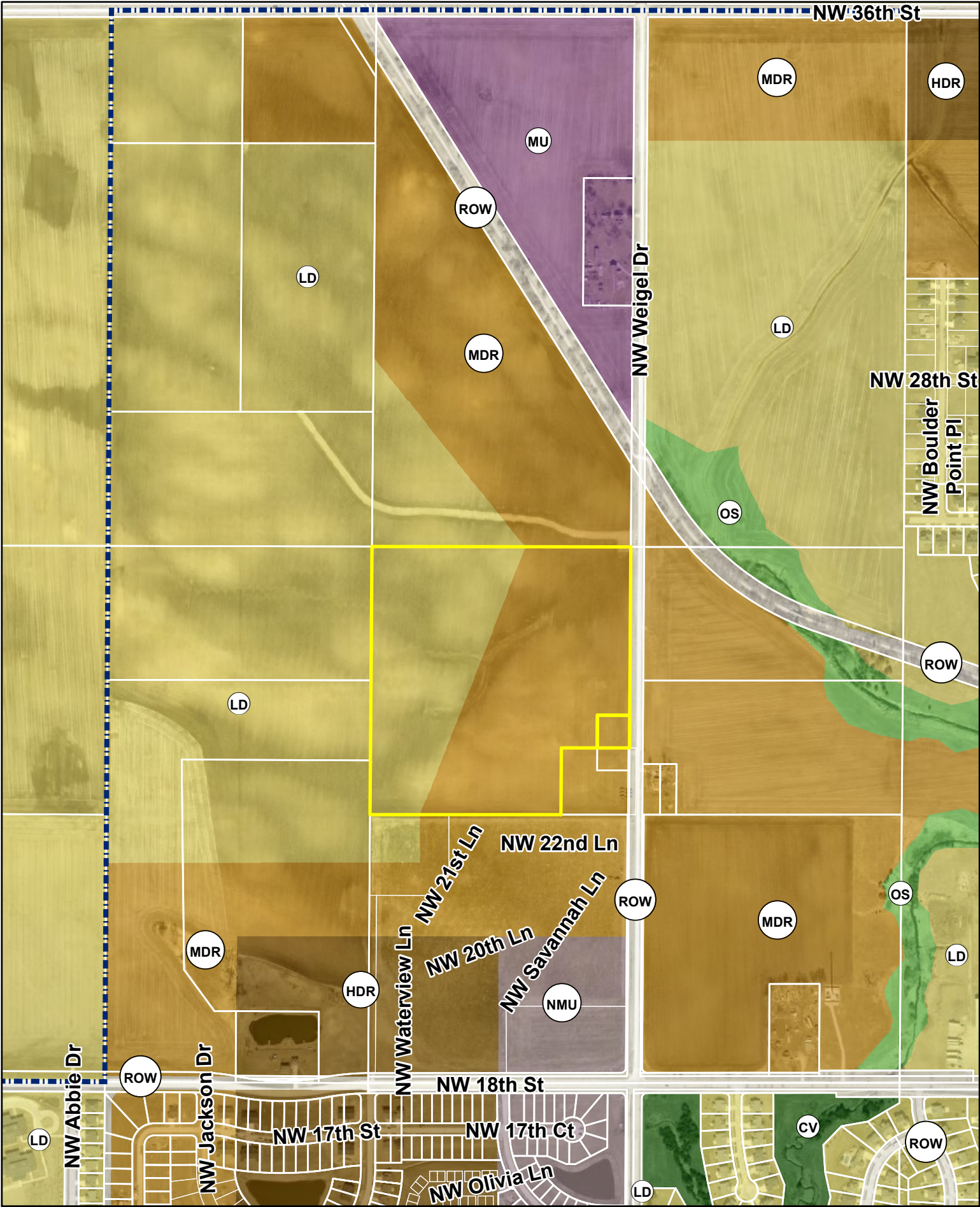


Figure 6









1 inch = 605 feet

Date: 5/1/2025

# North Grove PUD Rezoning Future Land Use Plan Map



Page 146 of 247



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

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

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)

The Plan and Zoning Commission held a public hearing at their meeting on May 20, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

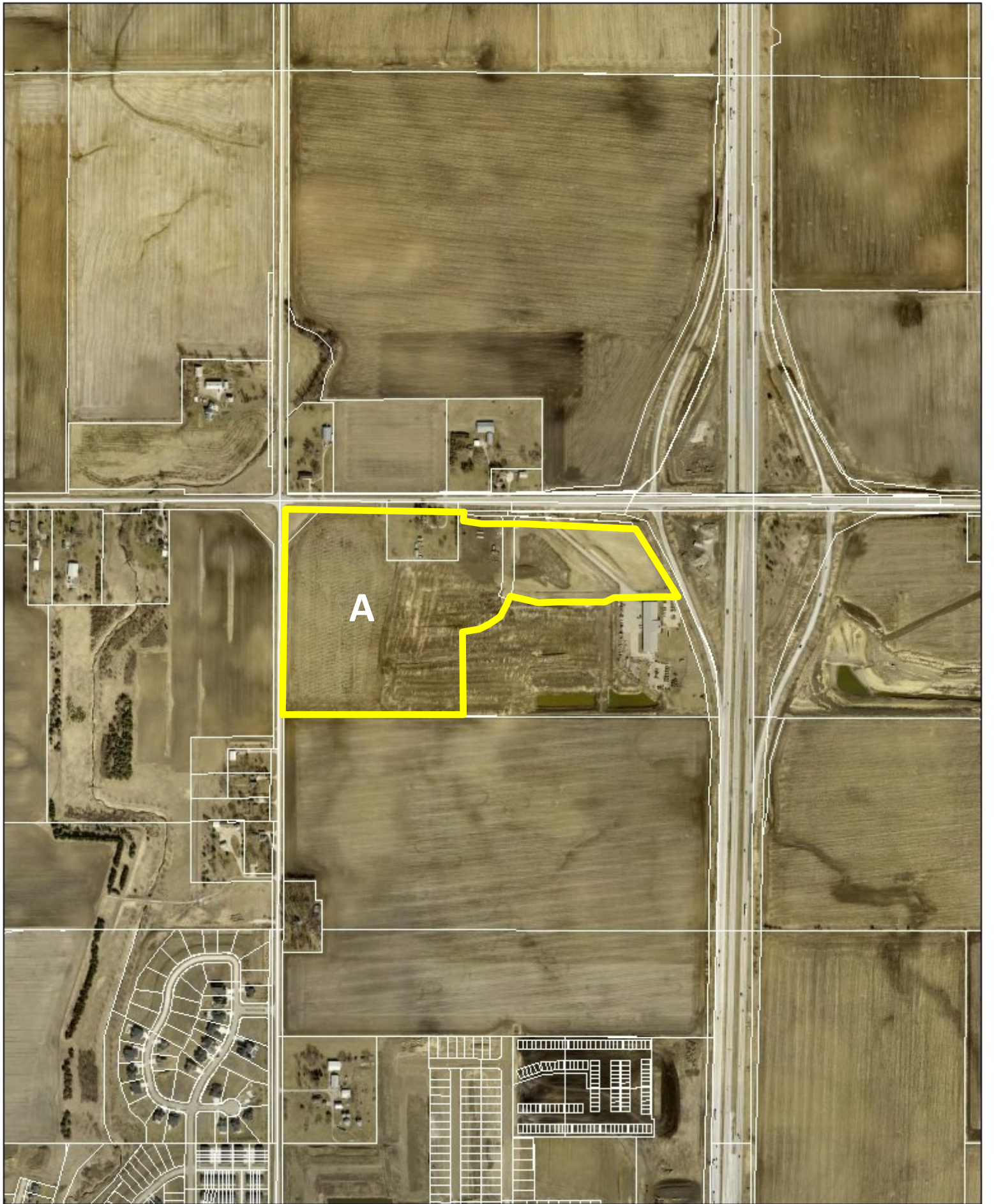
ACTION REQUESTED

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.



## ATTACHMENTS

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





**Agenda Item:** Rueters Property Rezoning (Area A and Area B) - Action  
**Report Date:** May 28, 2025  
**Prepared By:** Laura Hutzell *LHC*  
Associate Planner

**Staff Recommendation**

That the Plan & Zoning Commission 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.

That the Plan & Zoning Commission 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.

**Project Report**

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 72<sup>nd</sup> St/NE 126<sup>th</sup> 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.

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.

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.

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.

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

Bulk Regulations:

- 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-ofway 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.

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.

### **Public Hearing**

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 20, 2025. During the public hearing there was a presentation from City Staff and the applicant's engineer, followed by comments from one member of the public who spoke in regards to the amount of traffic a large gas station and other commercial development would bring near his home.

The proposed development in this area is currently undergoing a traffic impact study by the City's engineering department. The primary purposes of a traffic impact study are to identify the impacts to the transportation system due to the proposed development and to recommend any necessary improvements to the adjacent transportation system. Examples of this can include:

- Adding or lengthening turn lanes at intersections
- Adding roundabouts
- Adding, deleting or modifying traffic signals or signs
- Access management
- Replacement or rehabilitation of the existing pavement.

Recommended roadway improvements will be required to be implemented with future construction plans.

### **Summary:**

The conditions outlined above influence City staff in determining the following: 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. City staff has determined that the proposed rezoning for 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District is appropriate.

Staff has also determined that the proposed rezoning of 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission 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.

That the Plan & Zoning Commission 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.



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 72<sup>nd</sup> 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

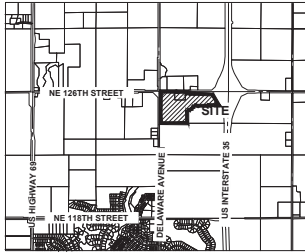
Doug Mandernach

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@CO.COM  
PH: (515) 369-2571

# ENGINEER / SURVEYOR

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

# ZONING

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

# REZONING DESCRIPTION AREA

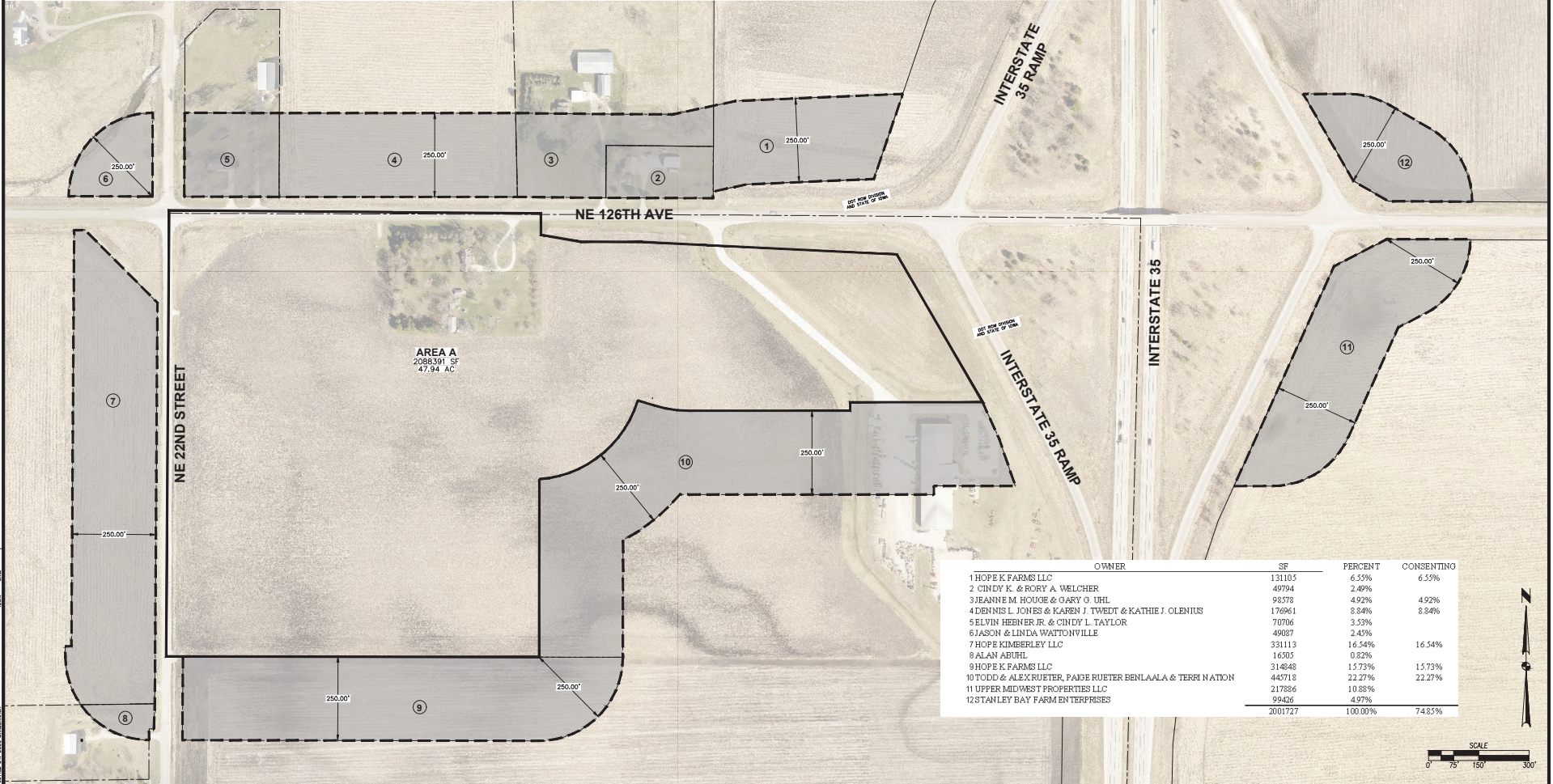
A PART OF PARCEL '2022-1193' AND A PART OF PARCEL '2022-1194' AS SHOWN ON THAT PLAT OF SURVEY  
RECORDED IN BOOK 19379, PAGE 655 AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER  
OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF  
ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL '2022-1193'; THENCE NORTH 00°22'47" 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°31'54" 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  
00°11'26" WEST, 63.89 FEET TO THE NORTHERLY LINE OF SAID PARCEL '2022-1193'; THENCE SOUTH 80°08'54"  
EAST ALONG SAID NORTHERLY LINE, 119.51 FEET; THENCE SOUTH 89°43'21" 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  
509.55 FEET; THENCE NORTH 89°58'51" WEST, 395.22 FEET; THENCE SOUTH 00°02'06" WEST, 25.66 FEET;  
THENCE NORTH 90°00'00" WEST, 491.05 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE  
RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 103.43 FEET AND WHOSE CHORD BEARS NORTH 81°32'02" 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°16'53" WEST, 375.78 FEET; THENCE SOUTH 00°08'49" WEST, 530.63 FEET TO THE SOUTH LINE  
OF SAID PARCEL '2022-1193'; THENCE NORTH 89°52'42" WEST ALONG SAID SOUTH LINE, 1112.48 FEET TO THE  
POINT OF BEGINNING AND CONTAINING 47.94 ACRES (2,088,391 SQUARE FEET).

# BULK REGULATIONS

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   | 2.48%   |            |
| 3 JEANNE M. HOUGE & GARY G. UHL                             | 98378   | 4.92%   | 4.92%      |
| 4 DENNIS L. JONES & KAREN J. TWEED & KATHIE J. OLENIUS      | 176961  | 8.84%   | 8.84%      |
| 5 ELVIN HEEVER 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 MIDWEST PROPERTIES LLC                             | 217886  | 10.88%  |            |
| 12 STANLEY BAY FARM ENTERPRISES                             | 59426   | 4.97%   |            |
|                                                             | 2001727 | 100.00% | 74.85%     |

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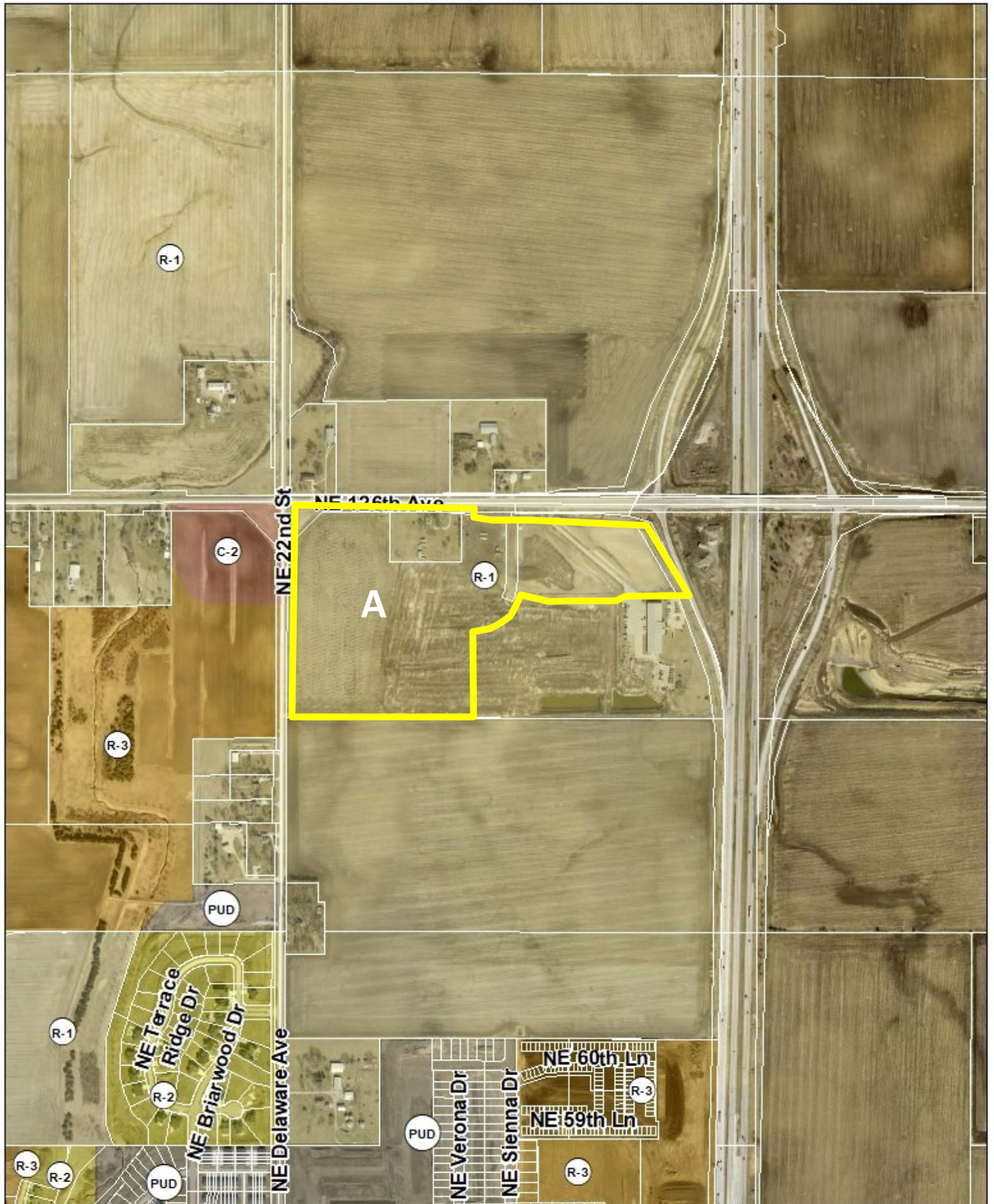


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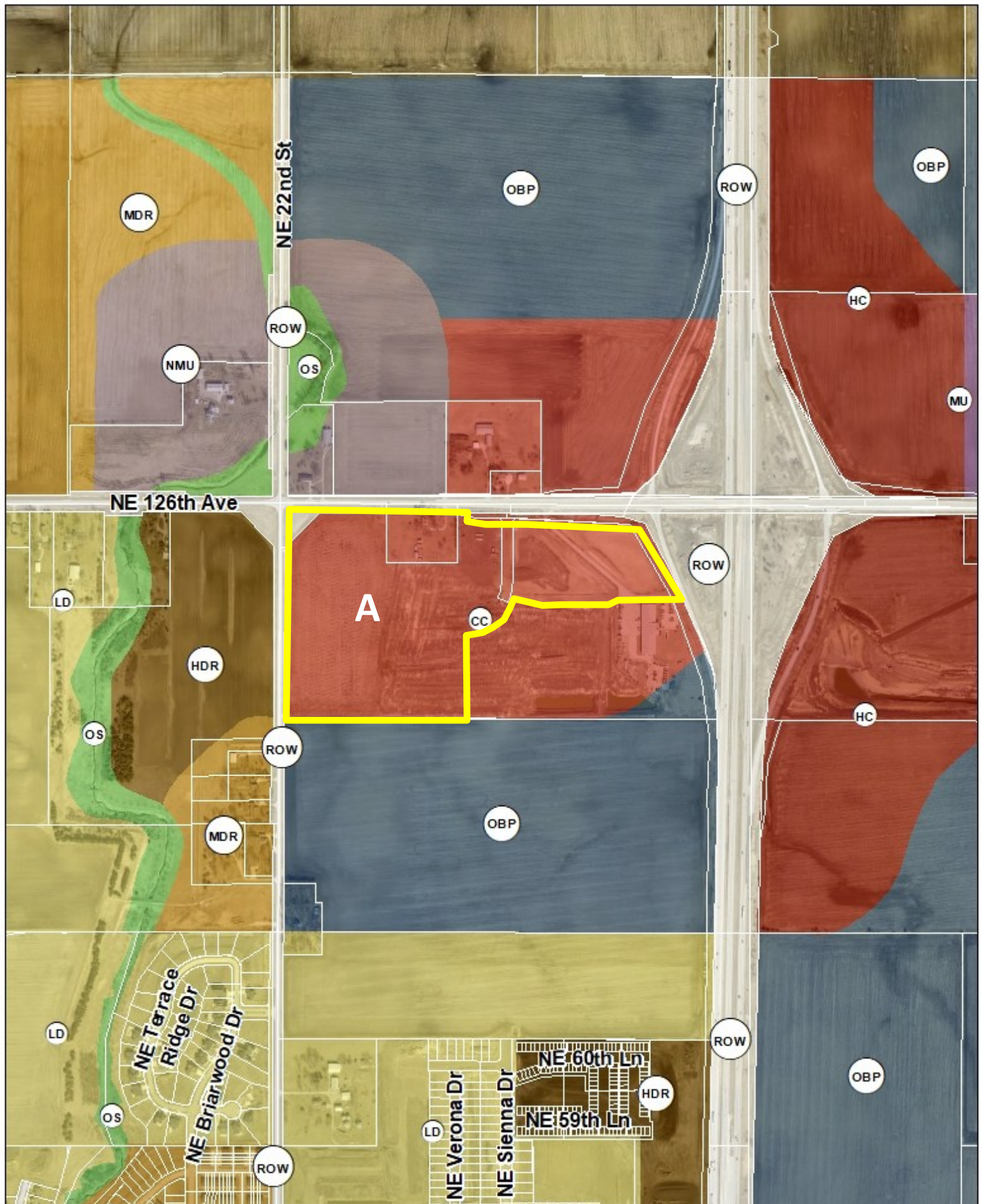
**RUETER PROPERTY**  
**C-2 REZONING EXHIBIT**

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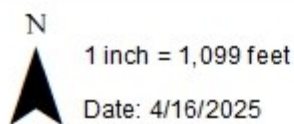
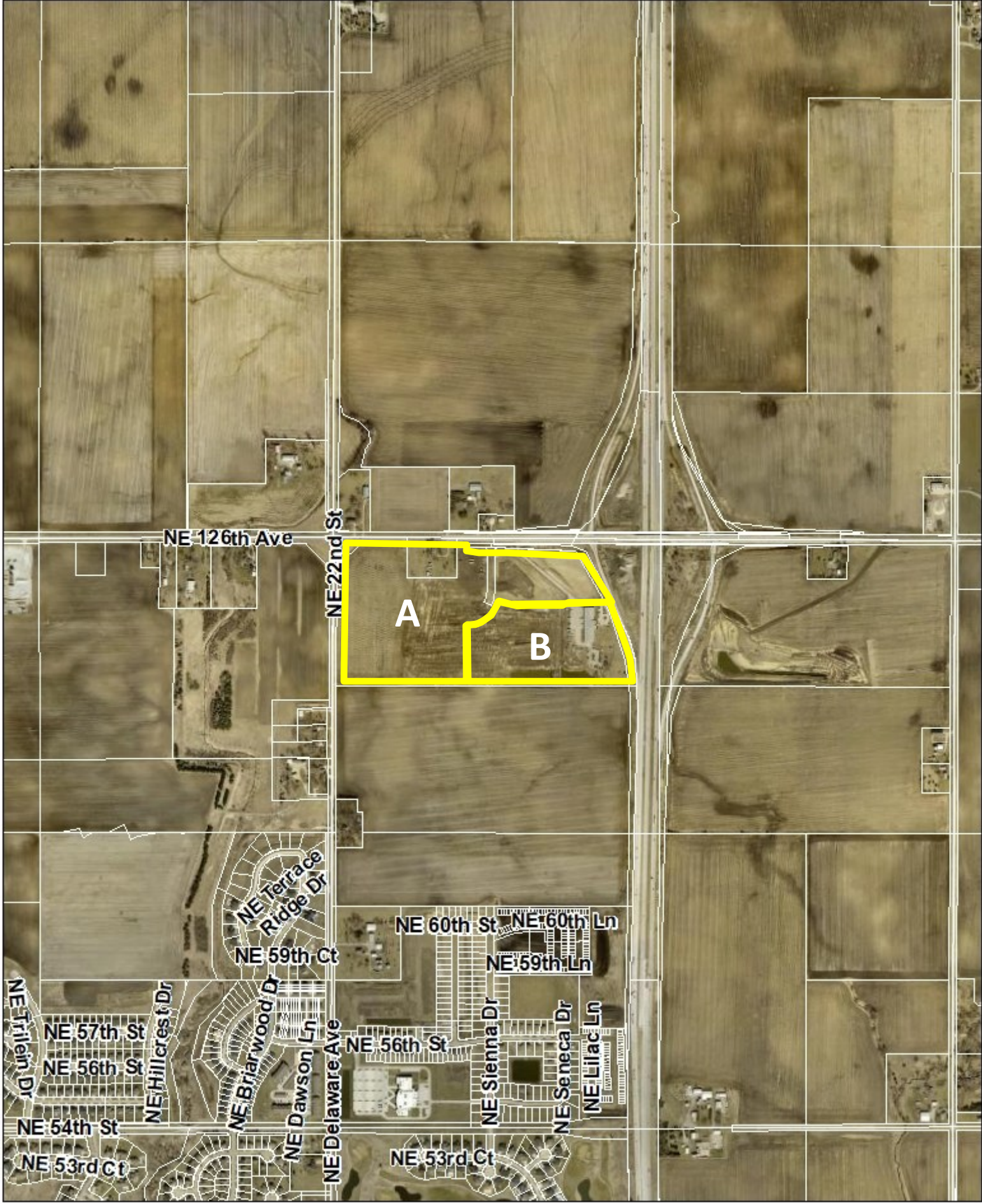








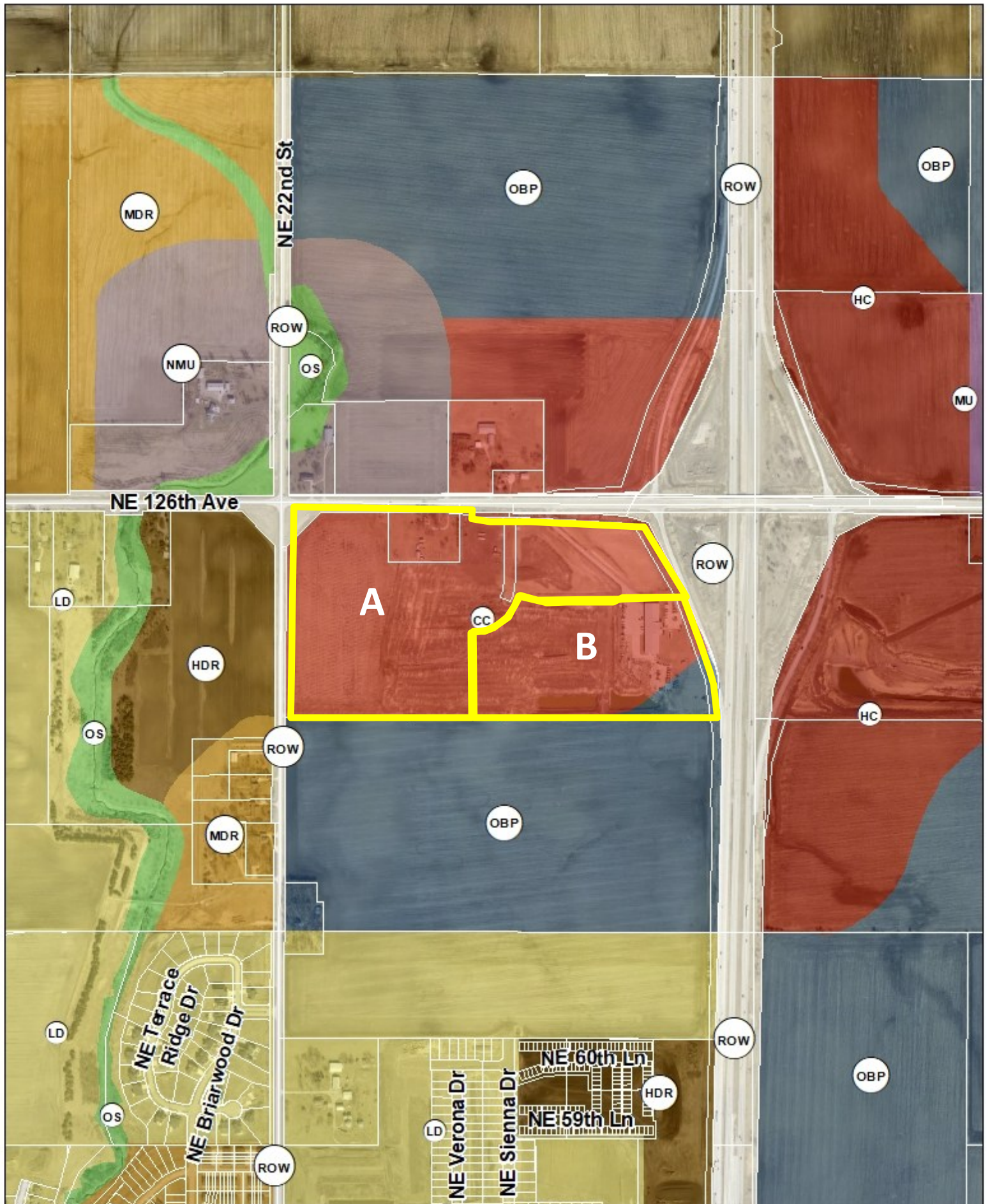




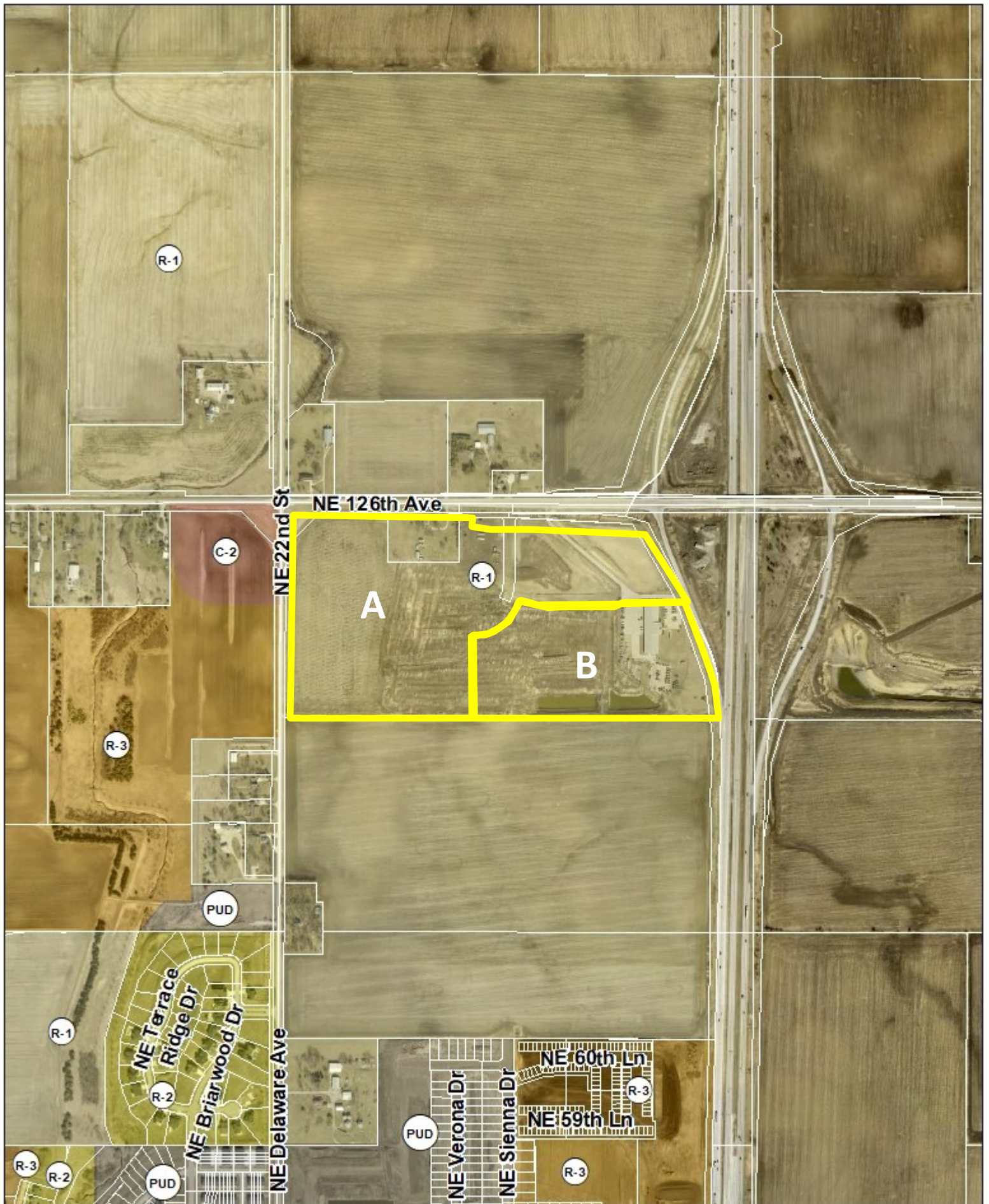
**Rueters Property Rezoing  
R-1 to C-2 and R-1 to PUD  
Aerial Map**











N



1 inch = 757 feet

Date: 4/16/2025

**Rueters Property Rezoning  
R-1 to C-2 and R-1 to PUD  
Zoning Map**





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

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

ORIGINATING DEPARTMENT  
Community Development

COUNCIL GOAL

ACTION REQUESTED  
Motion  
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

The Plan and Zoning Commission held a public hearing at their meeting on May 20, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

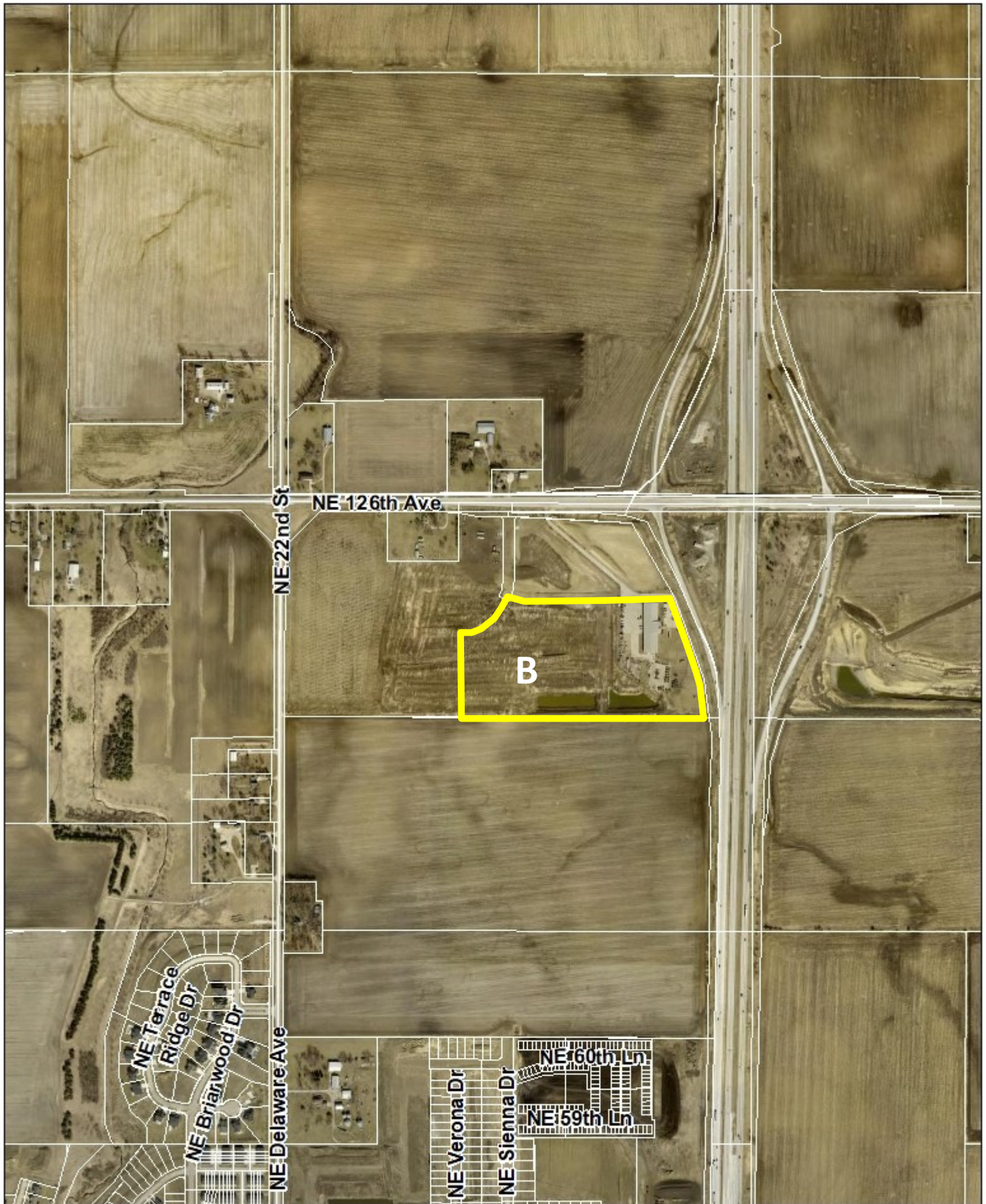
ACTION REQUESTED

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.

## ATTACHMENTS

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





1 inch = 757 feet

Date: 4/16/2025

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





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**Agenda Item:** Rueters Property Rezoning (Area A and Area B) - Action  
**Report Date:** May 28, 2025  
**Prepared By:** Laura Hutzell *LHC*  
Associate Planner

**Staff Recommendation**

That the Plan & Zoning Commission 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.

That the Plan & Zoning Commission 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.

**Project Report**

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 72<sup>nd</sup> St/NE 126<sup>th</sup> 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.

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.

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.

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.

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

Bulk Regulations:

- 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-ofway 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.

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.

### **Public Hearing**

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 20, 2025. During the public hearing there was a presentation from City Staff and the applicant's engineer, followed by comments from one member of the public who spoke in regards to the amount of traffic a large gas station and other commercial development would bring near his home.

The proposed development in this area is currently undergoing a traffic impact study by the City's engineering department. The primary purposes of a traffic impact study are to identify the impacts to the transportation system due to the proposed development and to recommend any necessary improvements to the adjacent transportation system. Examples of this can include:

- Adding or lengthening turn lanes at intersections
- Adding roundabouts
- Adding, deleting or modifying traffic signals or signs
- Access management
- Replacement or rehabilitation of the existing pavement.

Recommended roadway improvements will be required to be implemented with future construction plans.

### **Summary:**

The conditions outlined above influence City staff in determining the following: 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. City staff has determined that the proposed rezoning for 47.94 acres (Area A) from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented and Central Business Commercial District is appropriate.

Staff has also determined that the proposed rezoning of 24.07 acres (Area B) from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission 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.

That the Plan & Zoning Commission 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.





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 72<sup>nd</sup> 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,

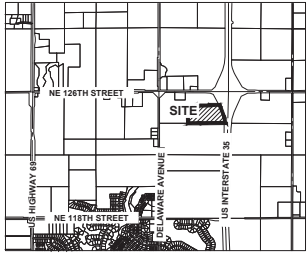
CIVIL DESIGN ADVANTAGE, LLC

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

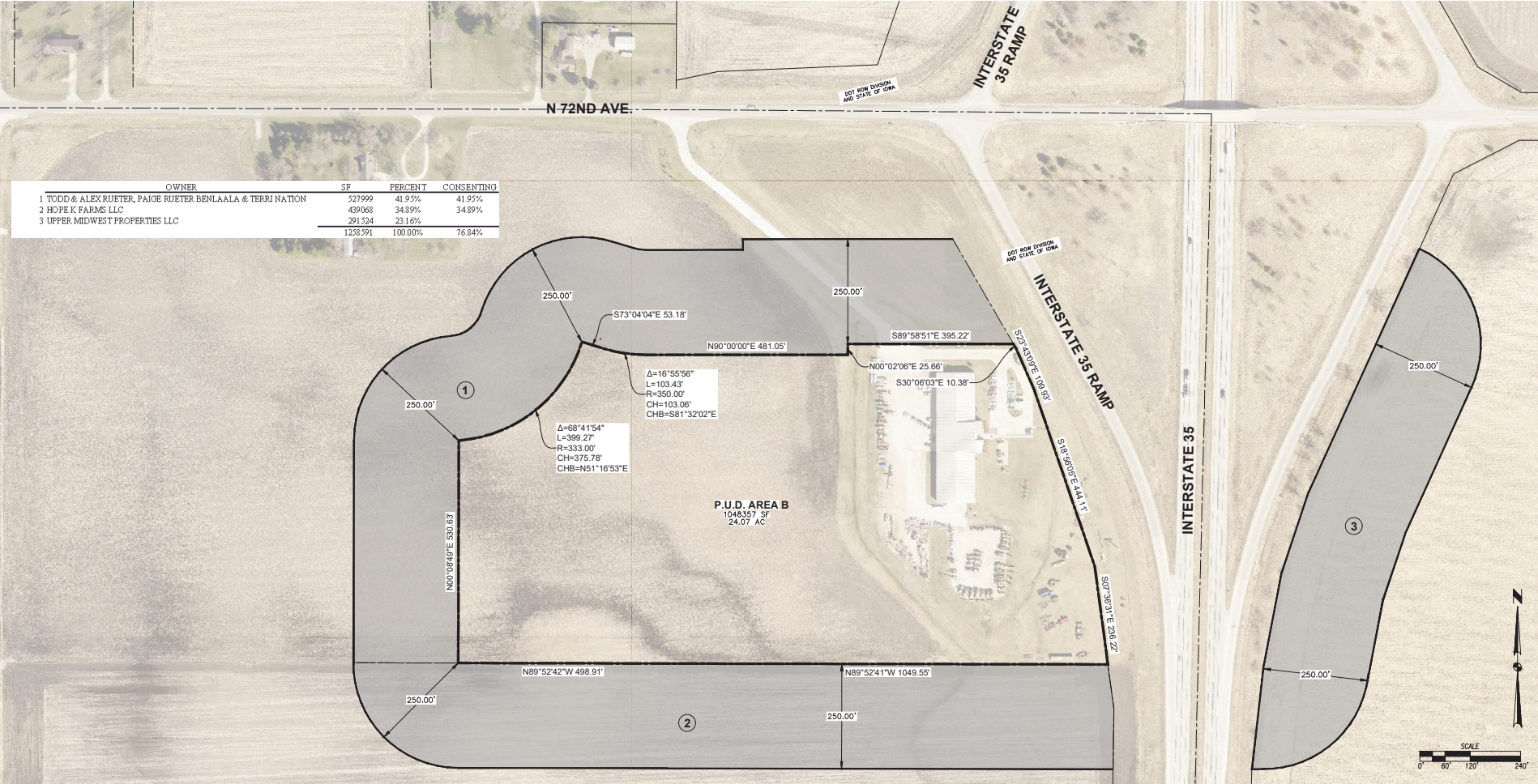
## ZONING

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

REVISIONS

04/24/2021

03/14/2021

CITY COMMENTS

CONSISTENT OWNERSHIP ADDED

PREPARED

01/30/2021

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

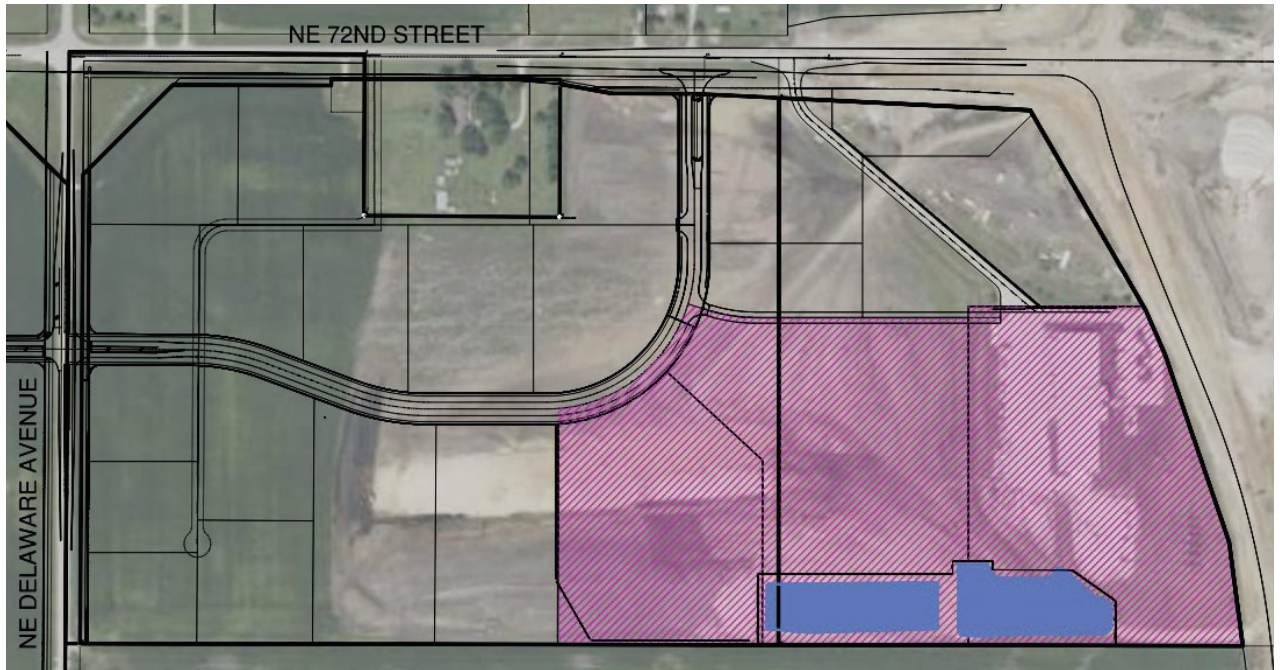
2204.256



# RUETER PROPERTY

## PLANNED UNIT DEVELOPMENT

CITY OF ANKENY



**Applicant:**

***RUETER'S***

**Prepared by:**



**MAY 1, 2025**

**RUETER PROPERTY**  
Planned Unit Development

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**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 72<sup>nd</sup> 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

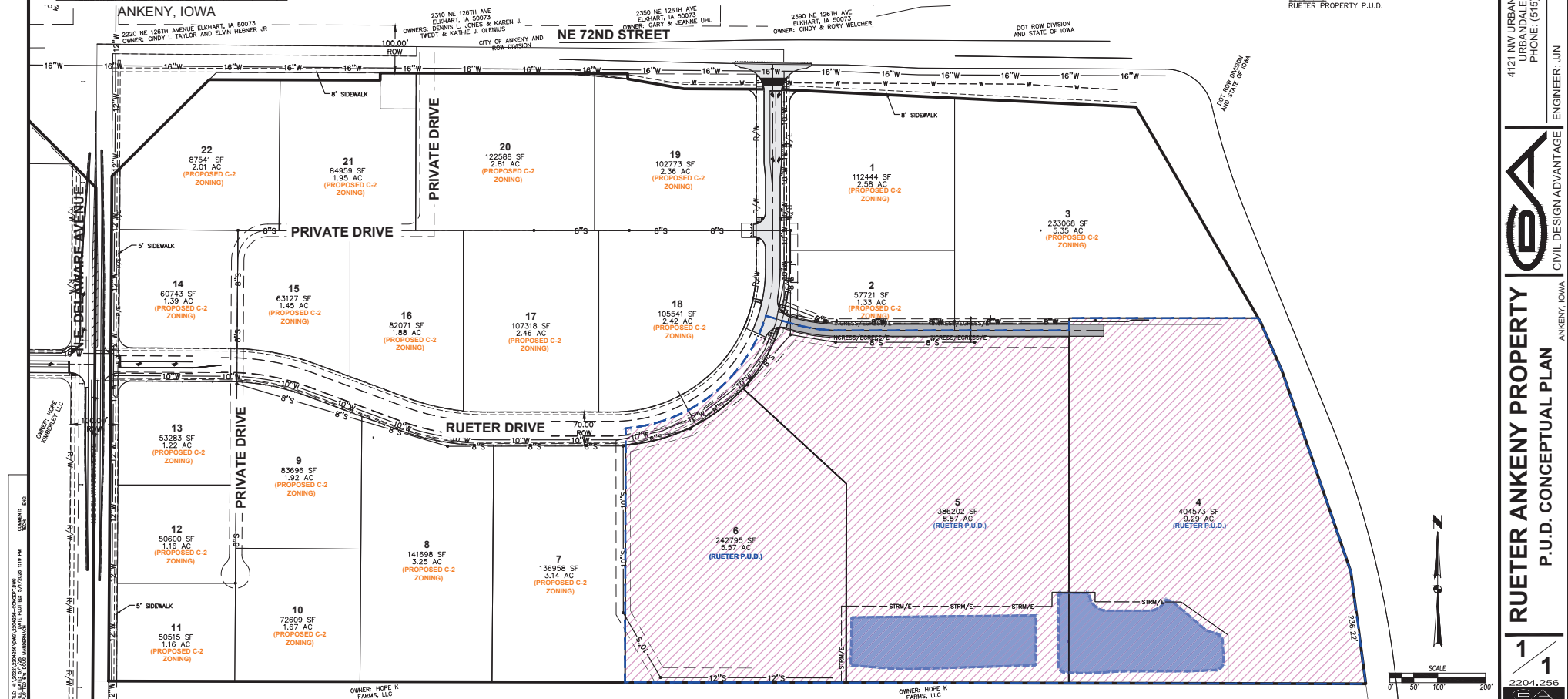
A PART OF PARCEL 2022--1193<sup>a</sup> AND A PART OF PARCEL 2022--1194<sup>a</sup> AS SHOWN ON THAT PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655 IN THE CITY OF KANSAS, COUNTY OF SEYMOUR, STATE OF MISSOURI, BEGINS AND FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2022--1194<sup>a</sup>; THENCE NORTH 89°52'42" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2022--1194<sup>a</sup> AND THE SOUTH LINE OF SAID PARCEL 2022--1193<sup>a</sup>; A DISTANCE OF 154.48 FEET; THENCE NORTH 0°08'49" EAST; 530.63 FEET; THENCE NORTHEASTERLY ALONG AN ARC OF CIRCLE WITH CENTER POINT LOCATED AT THE INTERSECTION OF ACRES 10.38 AND 44.11; HAVING A RADIUS OF 350.00 FEET; AN ARC LENGTH IS 39.927 FEET AND WHOSE CHORD BEARS NORTH 51°56'53" EAST, 37.75 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 39.927 FEET AND WHOSE CHORD BEARS SOUTH 47°07'52" EAST, 37.75 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<sup>a</sup>; 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 ALONG SAID EASTERLY LINE, 44.11 FEET; THENCE SOUTH 07°56'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.07 ACRES (1,048.53 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

EXISTING: R-1

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

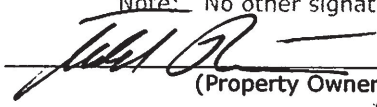
E-mail: MikeB@cda-eng.com

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:

Date:

Printed Name:

Title:

Property Owner:

Address:

Signature:

Date:

Printed Name:

Title:

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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

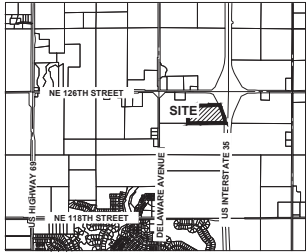
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# VICINITY MAP

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@CO.COM  
PH: (515) 369-2571

## ENGINEER / SURVEYOR

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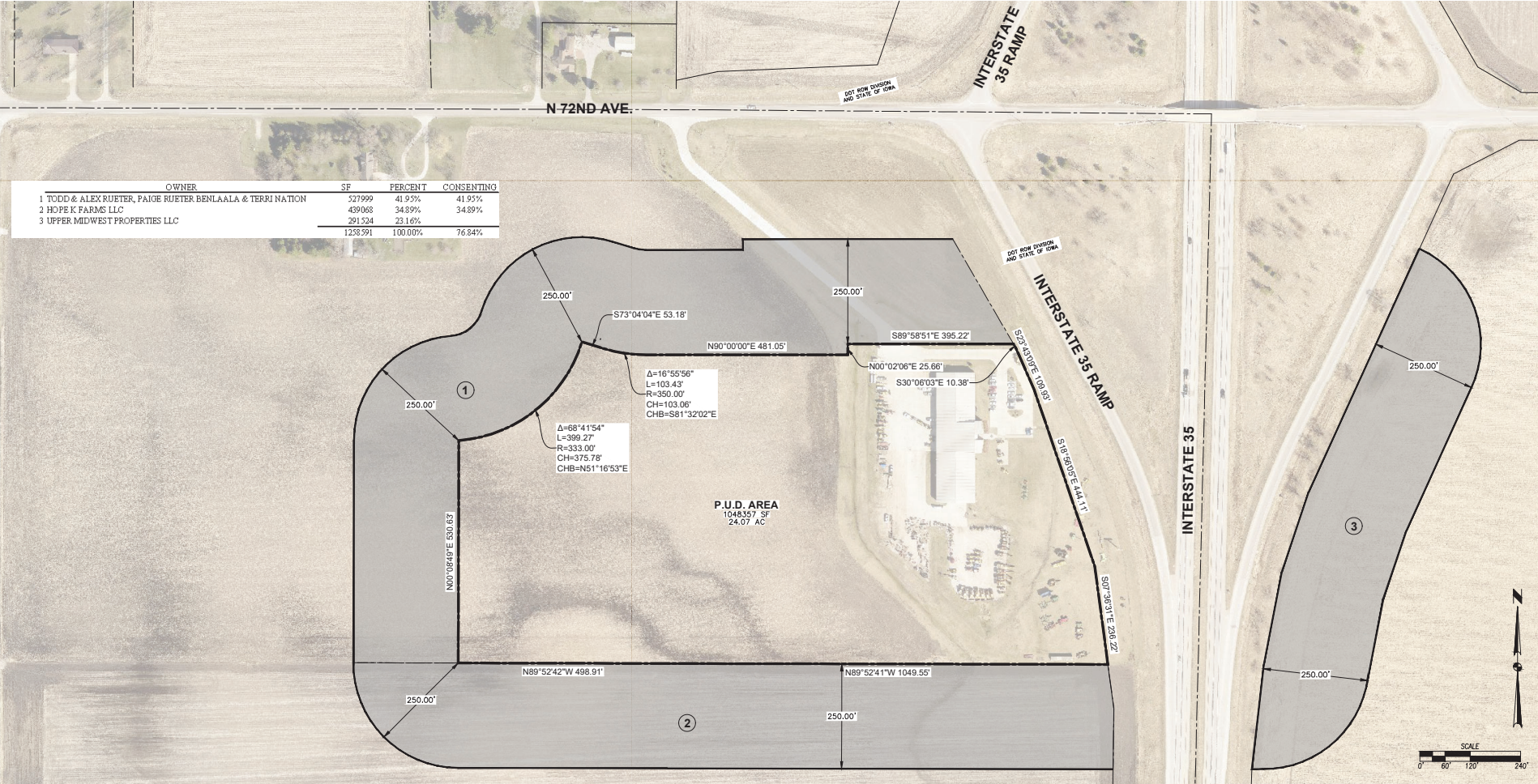
## ZONING

EXISTING: R-1

PROPOSED: RUETER PROPERTY PUD

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| OWNER                                                      | SF      | PERCENT | CONSENTING |
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| 2 HOPE K FARMS LLC                                         | 439068  | 34.59%  | 34.59%     |
| 3 UPPER MIDWEST PROPERTIES LLC                             | 291534  | 23.16%  |            |
|                                                            | 1258391 | 100.00% | 76.84%     |

P.U.D. AREA  
1048357 SF  
24.07 AC

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

1

1

RUETER PROPERTY P.U.D.

AREA B P.U.D. REZONING EXHIBIT

2204.256



## **SUPPORTING EVIDENCE**

# **Rueter Property - Ankeny**

## **Supporting Evidence**

### VEHICULAR CIRCULATION

The primary access to Rueter Property will be from future NE 72<sup>nd</sup> 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 72<sup>nd</sup> 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 72<sup>nd</sup> Street. A 16" Watermain will be installed along the south side of NE 72<sup>nd</sup> 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:





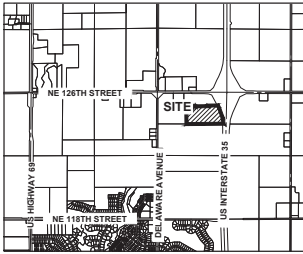


# RUETER PROPERTY

## P.U.D. CONCEPTUAL PLAN

### VICINITY MAP

NOT TO SCALE



### REZONING LEGAL 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).

### OWNER/APPLICANT

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

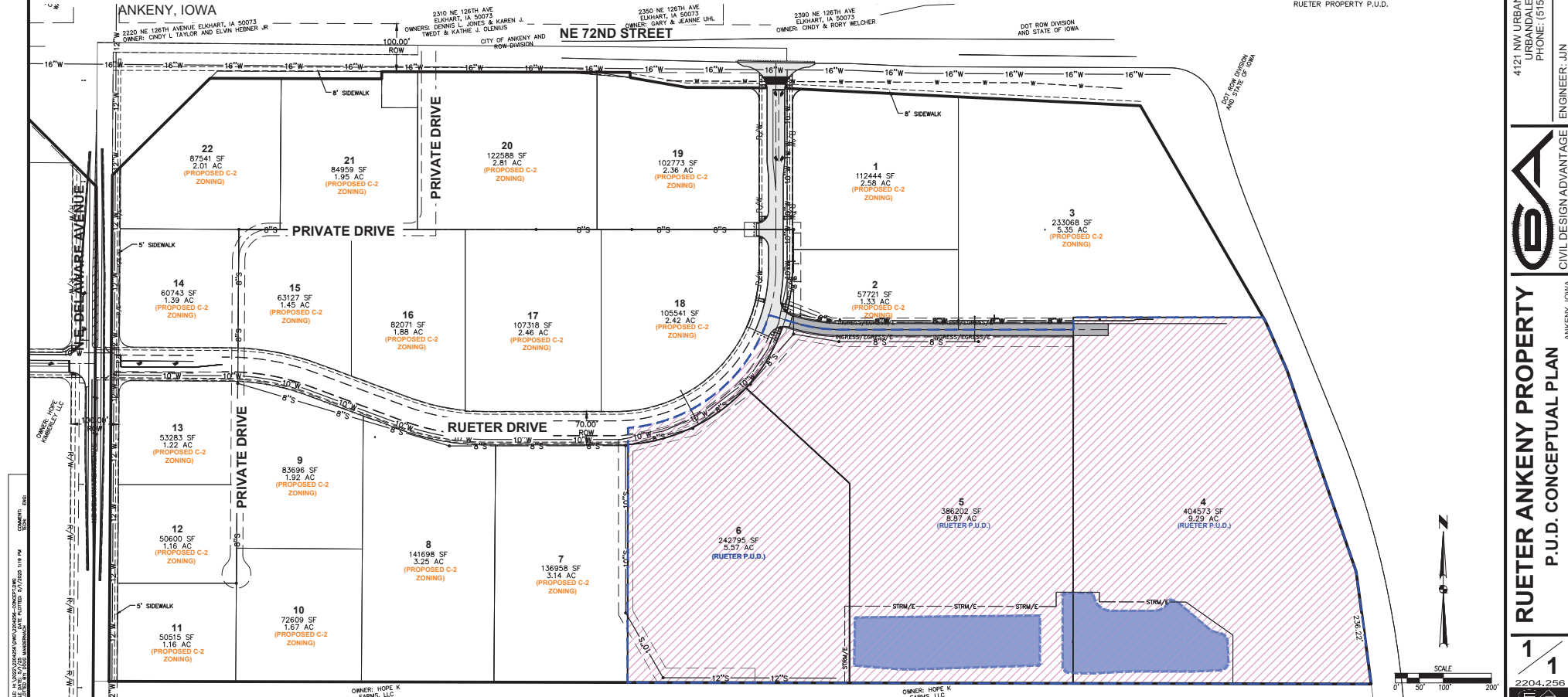
### ENGINEER / SURVEYOR

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

### ZONING

EXISTING: R-1

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

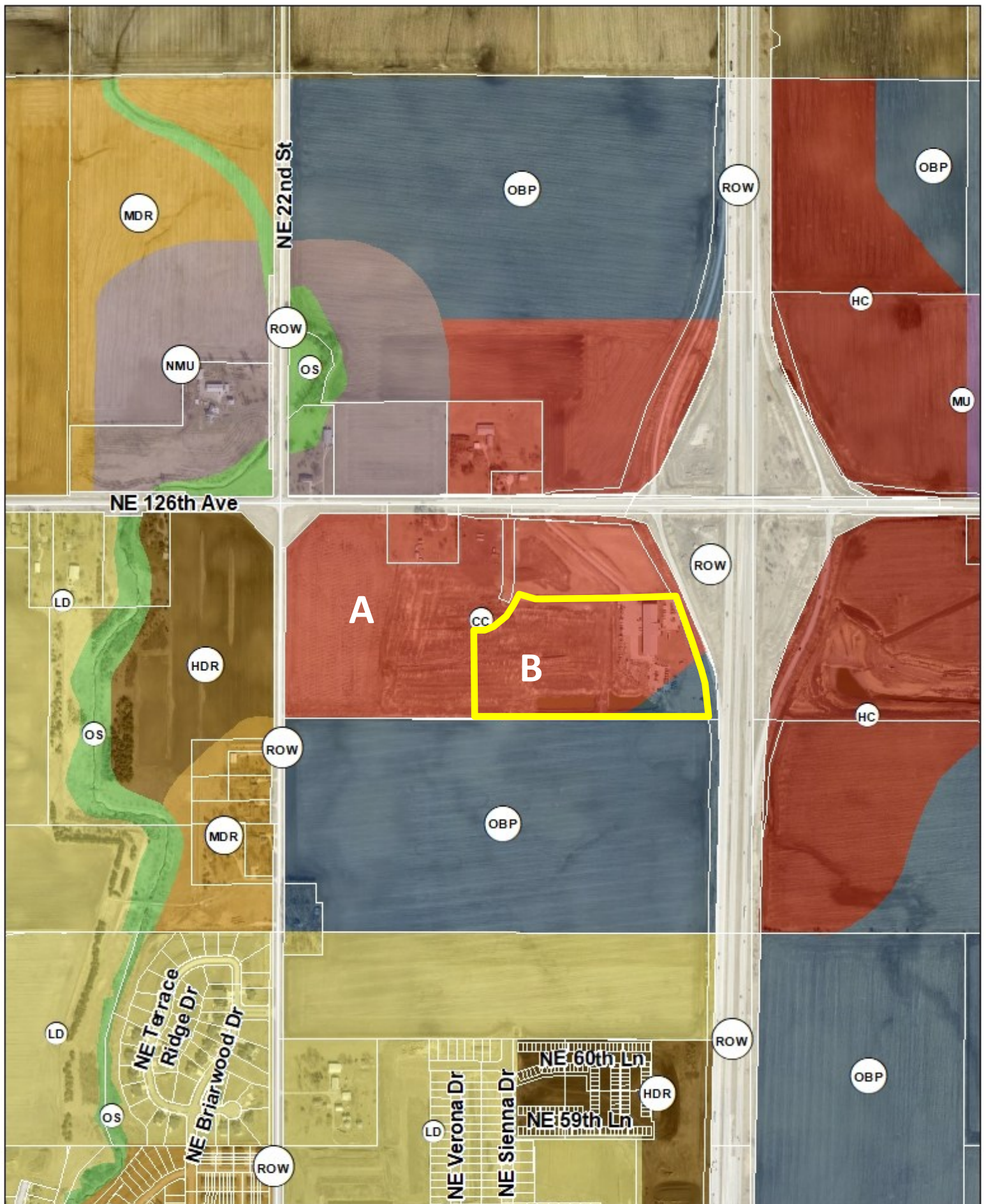


| DATE          | 04/22/2023 |
|---------------|------------|
| REVISIONS     | 01/22/2023 |
| CITY COMMENTS | PREPARED   |

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400  
ENGINEER: JIN  
PM: DAM



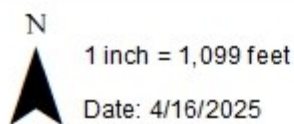
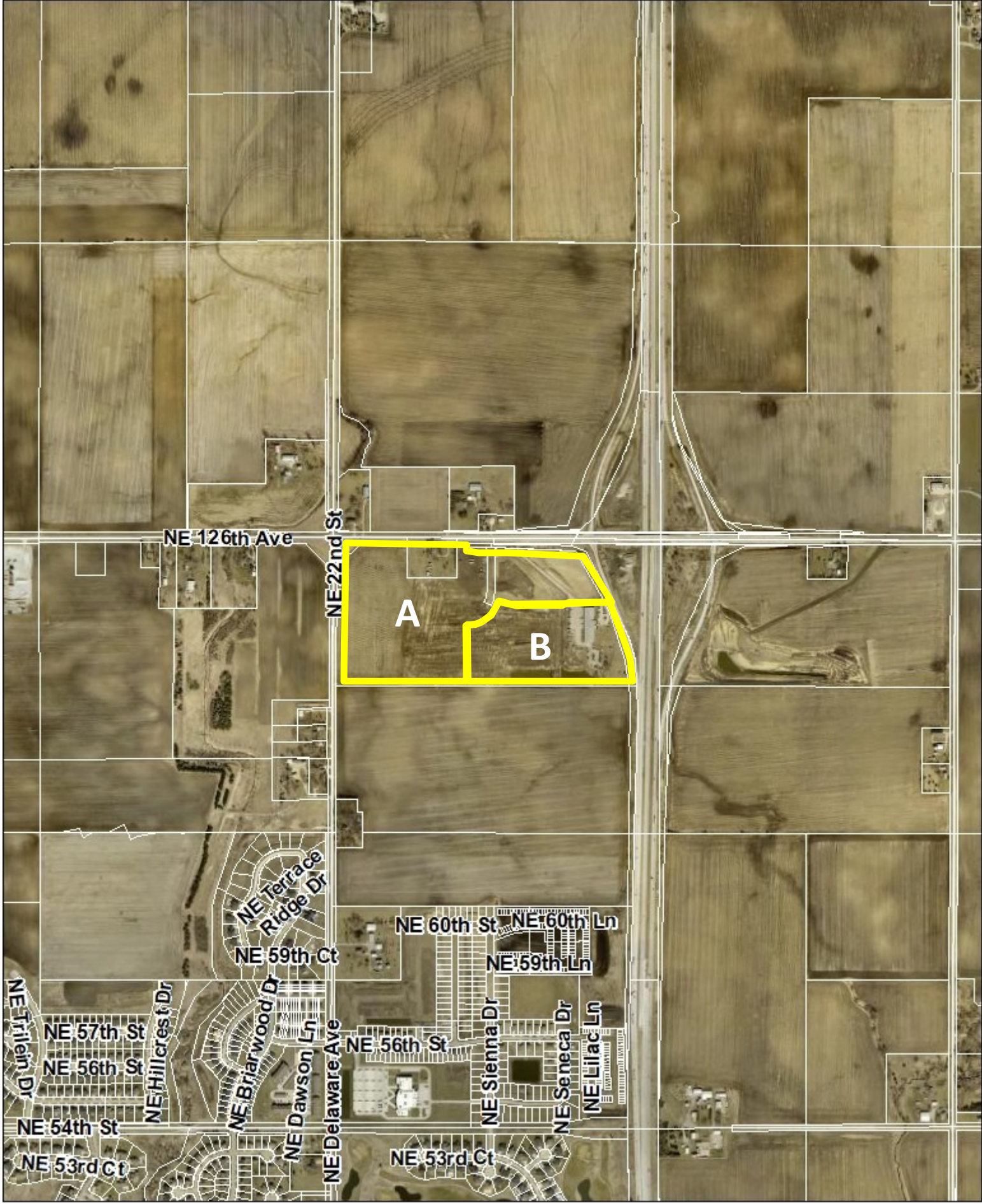
**RUETER ANKENY PROPERTY**  
P.U.D. CONCEPTUAL PLAN  
ANKENY, IOWA







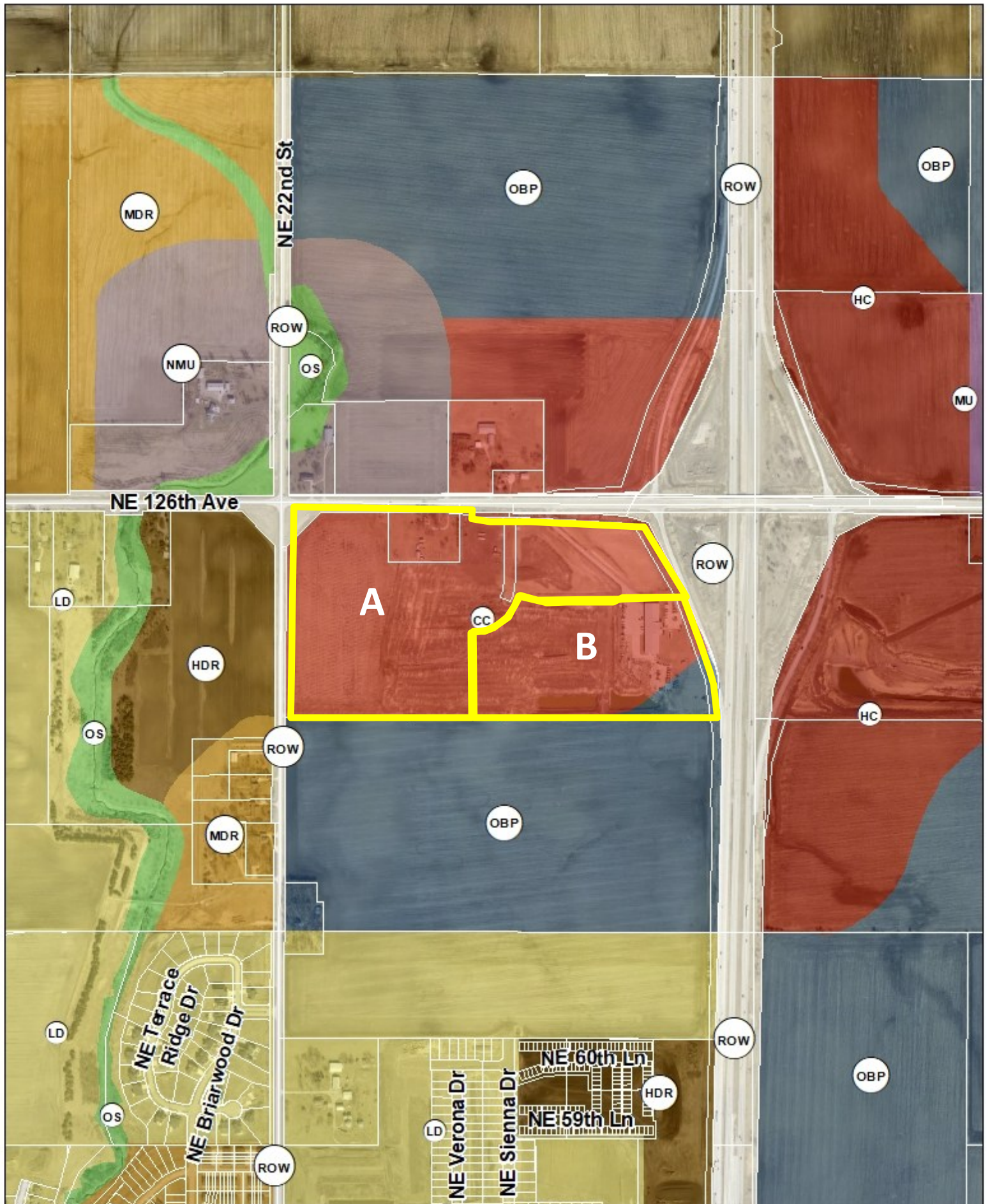




**Rueters Property Rezoing  
R-1 to C-2 and R-1 to PUD  
Aerial Map**

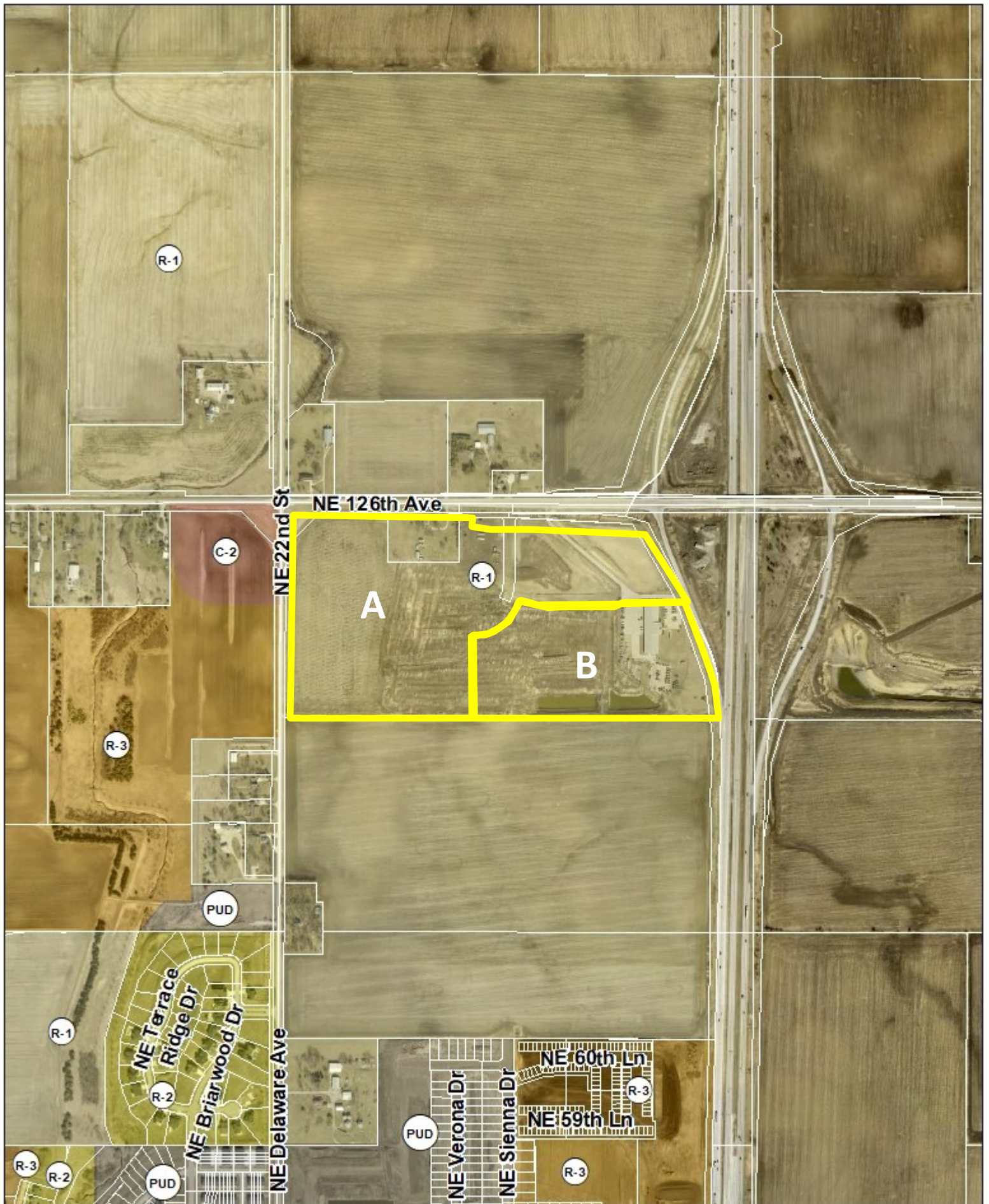






**Rueters Property Rezoing  
R-1 to C-2 and R-1 to PUD  
Future Land Use Map**









PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

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

Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the 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.

## ATTACHMENTS

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







**Agenda Item:** Action: 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 *ESC*  
 Associate Planner

**Staff Recommendation**

That the Plan and Zoning Commission 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.

That the Plan and Zoning Commission 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.

That the Plan and Zoning Commission 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 Commercial District.

**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 72<sup>nd</sup> 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.



|                                       |
|---------------------------------------|
| <b>Existing: Community Commercial</b> |
|---------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                         |
|-----------------------------------------|
| <b>Existing: Neighborhood Mixed Use</b> |
|-----------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                   |
|-----------------------------------|
| <b>Proposed: Light Industrial</b> |
|-----------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 72<sup>nd</sup> 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 72<sup>nd</sup> Street, while *Area 'B'* is approximately 7.24 acres (+/-) and fronts NE 72<sup>nd</sup> 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.

### **Public Hearing**

The Plan and Zoning Commission held a public hearing for the proposed land use plan amendment and rezoning on May 20, 2025. During the public hearing, three members of the public addressed the Commission. The following topics were discussed:

### **Traffic & Access Points**

Traffic concerns were brought up by multiple members of the public along NE 72<sup>nd</sup> Street and NE Delaware Avenue. Property owners shared their concerns about additional traffic the site may bring to the area in the future should it be developed.

The land subject to the Land Use Plan Amendment and Rezoning has started the process of working on a traffic study in coordination with the City; however, it is not expected that the traffic study will be finalized until later in the development process. The associated traffic study will need to be finalized and approved prior to any site plan being approved. The primary purpose of a traffic impact study is to identify impacts to the transportation system due to the proposed development and to recommend any necessary improvements along any public right-of-way. Examples of improvements can include:

- Adding or lengthening turn lanes at intersections
- Adding or modifying traffic signals in the area
- Access management
- Replacement or rehabilitation of existing pavement

Access points that stem from public streets have not been determined at this time for the subject property. Any proposed access point will be reviewed and approved in conjunction with the associated traffic study and site plan. There is a possibility for access drives to stem off both NE Delaware Avenue and NE 72<sup>nd</sup> Street; however, access drives cannot impede on neighboring properties unless those properties are owned by the same entity developing the subject property, or an easement is granted by the property owner.

### **Light and Sound Pollution**

One member of the public shared their concerns about the potential development bringing additional light and sound to the area. Being that this is a rezoning and land use plan amendment request, plans have not been reviewed that may impact light or sound for neighboring properties in the area. With that being said, a site plan review will be conducted in the future prior to any development. During the review process, staff will require that any on-sight exterior lighting be directed downwards and away from any neighboring properties in accordance with Code Section 192.02(3)(A). In terms of noise pollution that may stem from the potential development, the Ankeny Police Department handles any noise complaints. Should noise become an issue, the department will conduct a decibel test to determine if any noise is in violation of Chapter 44 of the Code.

### **Preservation of Natural Features**

Members of the public brought up natural features in the area, and more particularly, a stream and mature trees that lie near the southwest corner of the site. Members of the public expressed their wishes that those particular features not be disturbed with the future development. As mentioned previously, this is just the rezoning phase of the potential development. Site specifics are difficult to discuss at this time without a site plan to review. With that being said, a site plan review will take place in the future prior to development. One section of the Code that deals with the review process requires that mature trees be protected whenever possible. Additionally, the trees and stream in question are only partially on the subject property, and sit more so on the property owned by Kathie



Olenius. The site plan review process combined with the stream sitting primarily on a different property make it unlikely that major disturbances will happen to the stream or trees.

### **Stormwater Runoff**

One member of the public had concerns about future stormwater runoff potentially impacting his property if the subject property were to be developed. Generally speaking, the direction of post development drainage flows should be similar to where drainage flows currently. The redirecting of flows onto neighboring properties is uncommon unless it is flowing to a body of water such as stream or creek. Additionally, on-site detention will be required during the site planning process. This will allow for the controlled release of stormwater in the area. A stormwater management plan will be reviewed and approved during the site planning process to ensure that appropriate measures are taken when managing stormwater runoff.

### **Summary**

The conditions outlined previously influence City staff in determining that the proposed change in land use from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial is appropriate on the Future Land Use Map. Staff has also determined that the rezoning request from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District is appropriate.

Lastly, City staff has determined that the rezoning request from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate with the condition that the more intensive uses in the M-1, Light Industrial District be restricted. Staff feels that the restriction of more intensive uses is appropriate when accounting for the existing residential uses, the surrounding future land uses, and the proximity to the northernmost interchange in Ankeny. These use restrictions are similar to the conditions the City has implemented on similar rezonings in the past. The uses staff is recommending not be allowed on the subject property are listed below:

- Circus, Carnival or similar transient enterprise; provided, that such structures or building shall be at least two hundred feet from any R district.
- Coal yard, coke yard or wood yard.
- Enameling, lacquering or japanning.
- Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- Livery stable or riding academy.
- Sawmill and planing mill including manufacture of wood products not involving chemical treatment.
- The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
- Vulcanizing, retreading and recapping of tires.

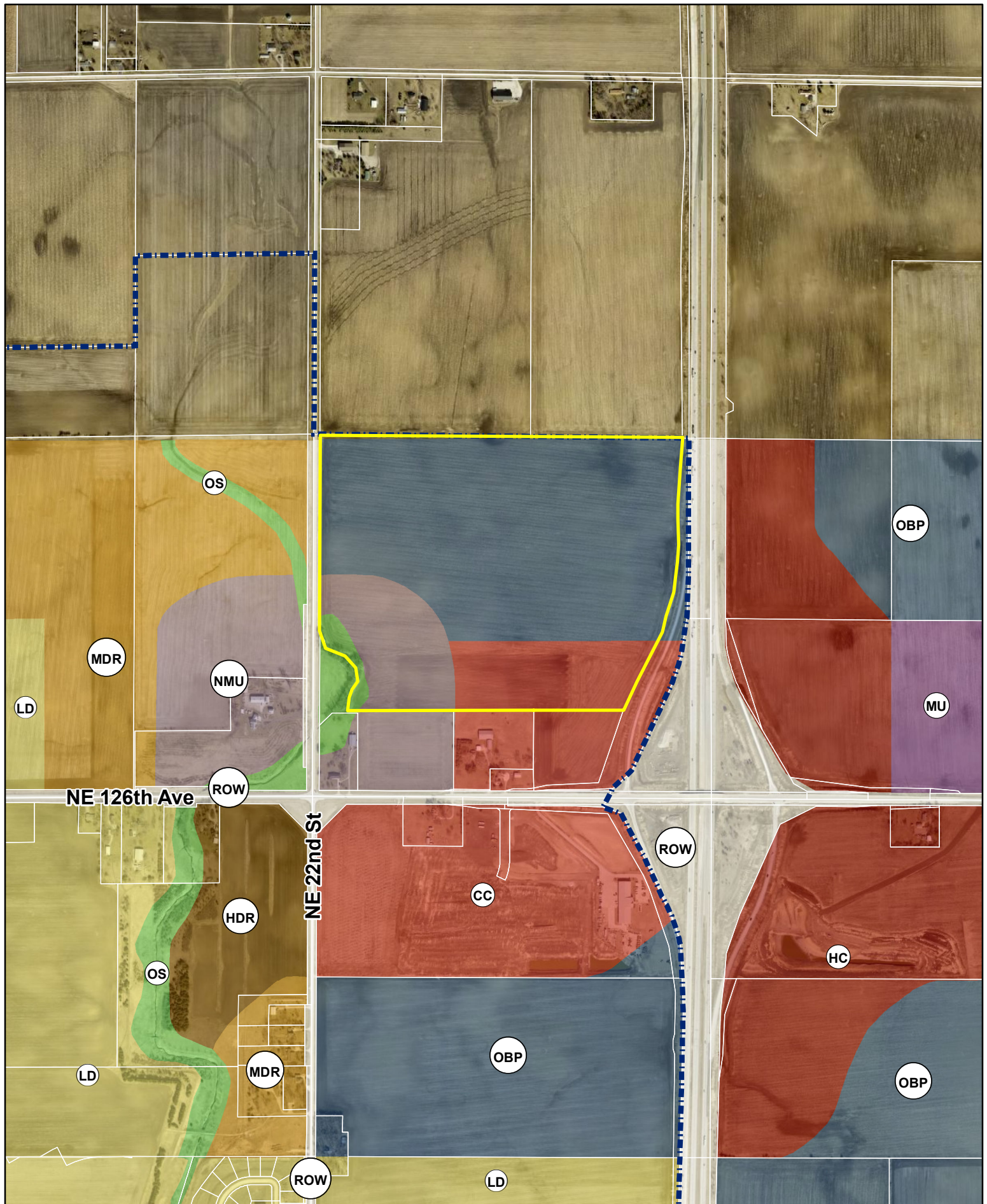
With that being said, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, reclassifying 117.50 acres (+/-) from Office/Business Park, Community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

Additionally, staff recommends that the Plan and Zoning Commission 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.

And lastly, staff recommends that the Plan and Zoning Commission 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 Commercial District.









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 126<sup>th</sup> Ave and NE 22<sup>nd</sup> 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 126<sup>th</sup> Avenue & NE Delaware  
Avenue Ankeny, Iowa

To Whom It May Concern:

Planning has begun on approximately 124 acres located northeast of NE 126<sup>th</sup> 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

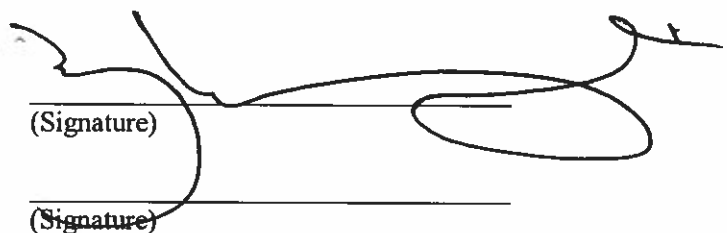
request that said real estate be rezoned from its present classification of R-1 to M-1 for the  
purpose of allowing the following use(s):  
Light Industrial Business Park

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: [Signature] Date: [Date]

Printed Name: [Name] Title: [Title]

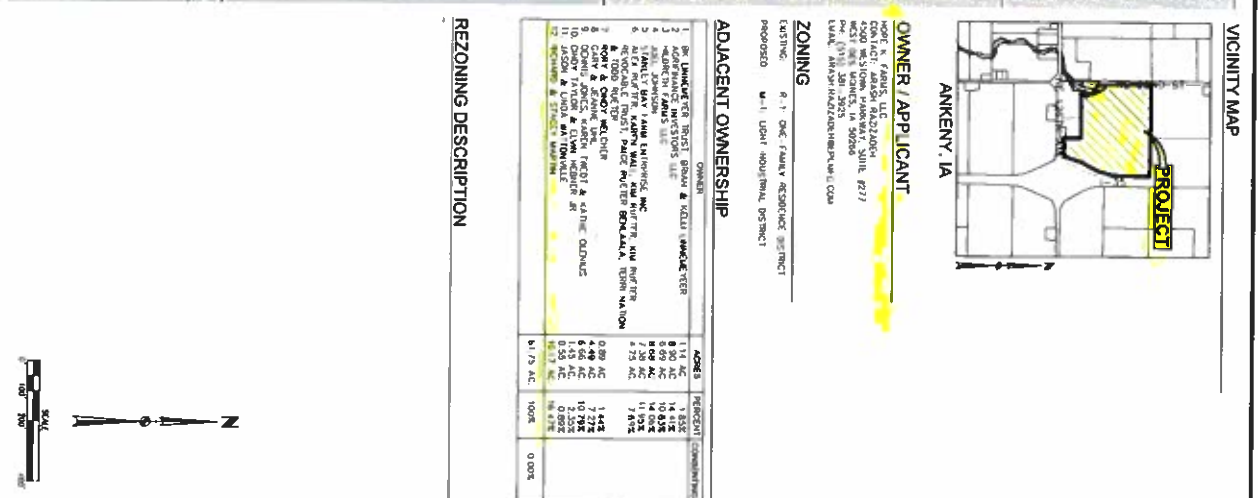
Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_





100

|    | OWNER                                   | AGE    | PERCENT | COMMENTS |
|----|-----------------------------------------|--------|---------|----------|
| 1  | BR LINDSEY TRUST BRYAN & KELLY SWOLETER | 114 AC | 1.52%   |          |
| 2  | WILSON & FARMER LLC                     | 89 AC  | 1.14%   |          |
| 3  | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 4  | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 5  | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 6  | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 7  | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 8  | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 9  | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 10 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 11 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 12 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 13 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 14 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 15 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 16 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 17 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 18 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 19 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 20 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
| 21 | ALLEN JOHNSON                           | 89 AC  | 1.14%   |          |
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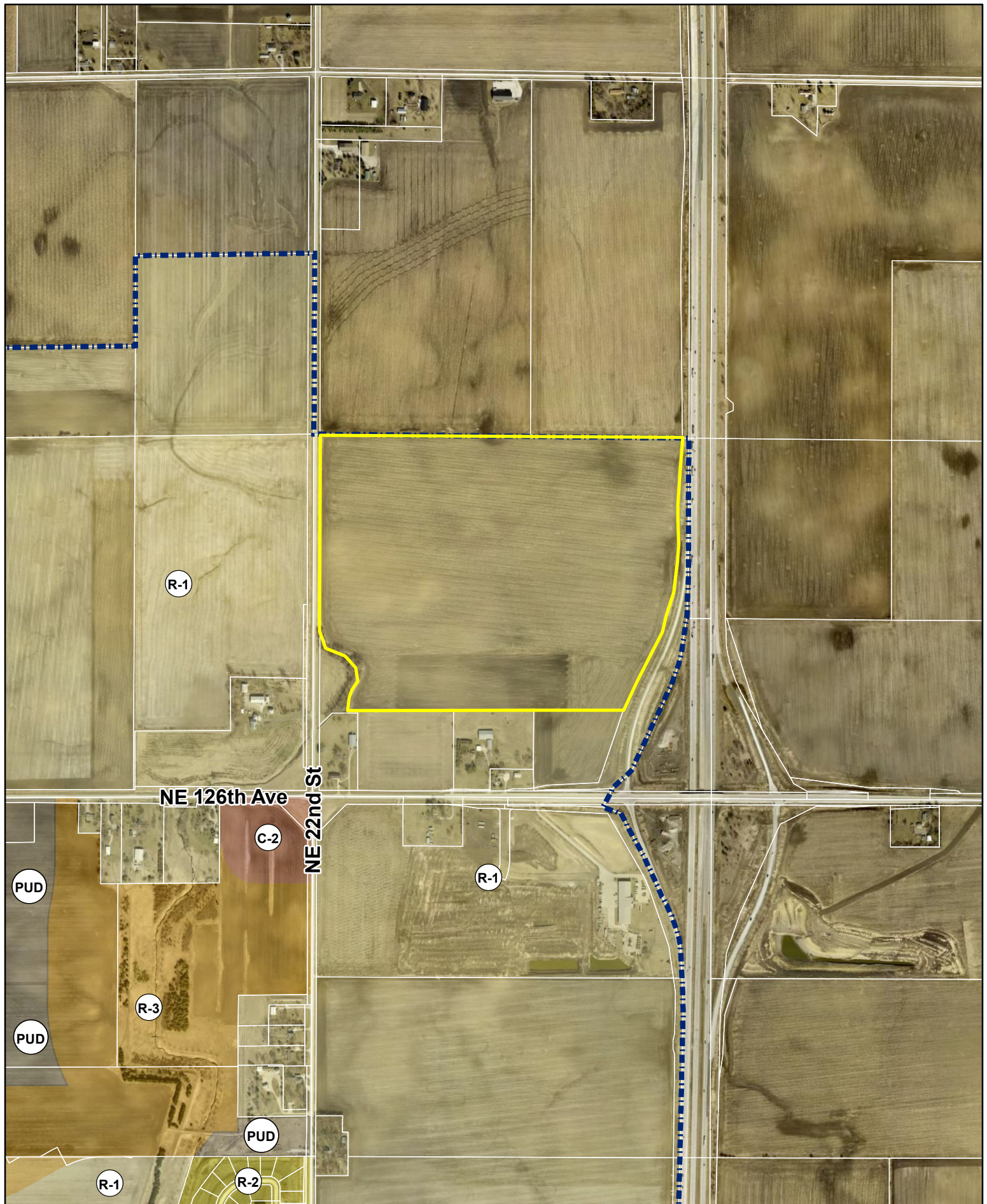
CONTACT: ARASH RAJZADEH  
4500 WESLONA PARKWAY, SUITE #277  
LOS ANGELES, CA 90048

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

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

Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

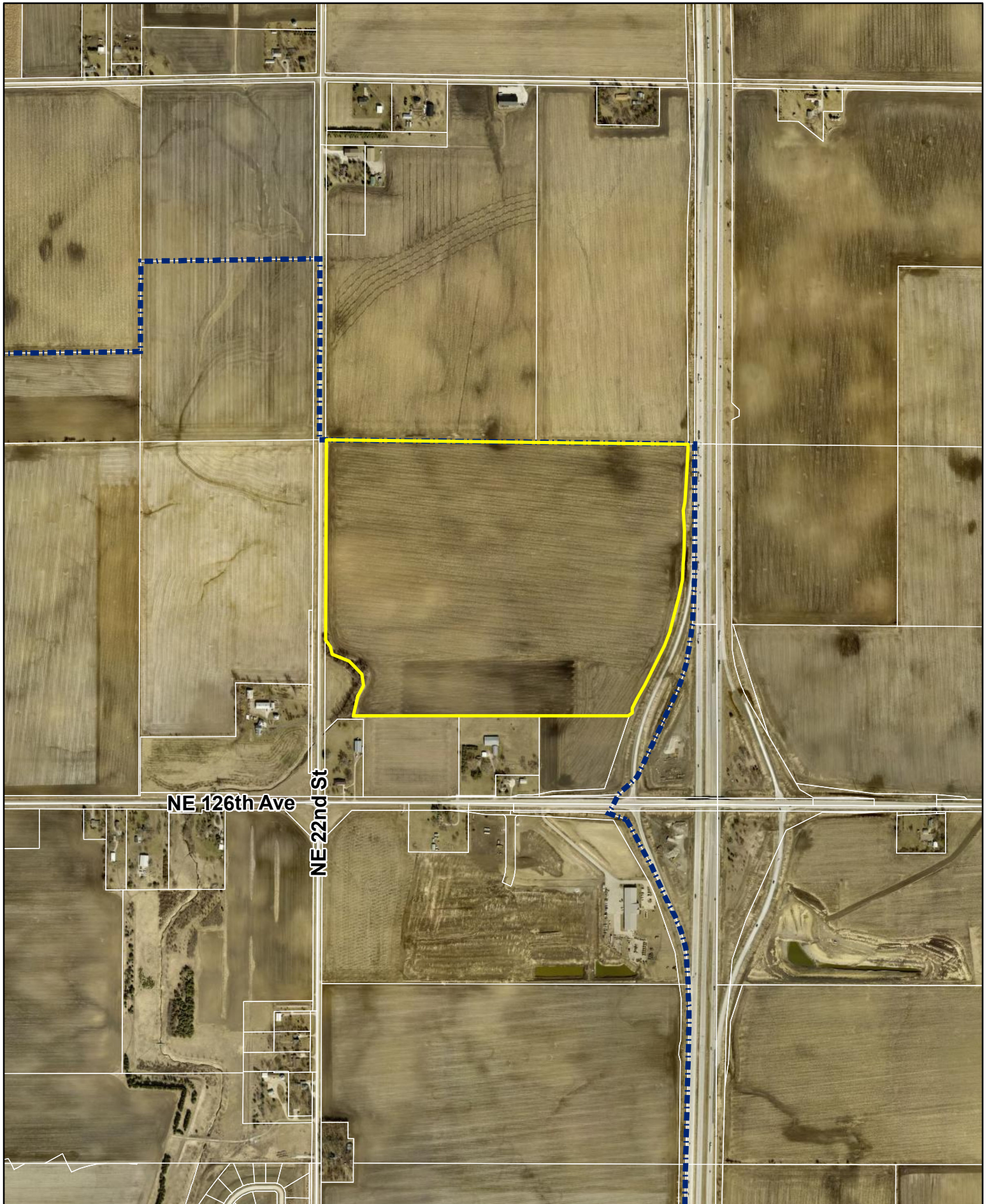
ACTION REQUESTED

Consider MOTION to recommend City Council approval of the 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.

## 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:** Action: 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 *ESC*  
 Associate Planner

**Staff Recommendation**

That the Plan and Zoning Commission 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.

That the Plan and Zoning Commission 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.

That the Plan and Zoning Commission 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 Commercial District.

**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 72<sup>nd</sup> 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.



|                                       |
|---------------------------------------|
| <b>Existing: Community Commercial</b> |
|---------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                         |
|-----------------------------------------|
| <b>Existing: Neighborhood Mixed Use</b> |
|-----------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
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|                                   |
|-----------------------------------|
| <b>Proposed: Light Industrial</b> |
|-----------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| 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 72<sup>nd</sup> 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 72<sup>nd</sup> Street, while *Area ‘B’* is approximately 7.24 acres (+/-) and fronts NE 72<sup>nd</sup> 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.

### **Public Hearing**

The Plan and Zoning Commission held a public hearing for the proposed land use plan amendment and rezoning on May 20, 2025. During the public hearing, three members of the public addressed the Commission. The following topics were discussed:

### **Traffic & Access Points**

Traffic concerns were brought up by multiple members of the public along NE 72<sup>nd</sup> Street and NE Delaware Avenue. Property owners shared their concerns about additional traffic the site may bring to the area in the future should it be developed.

The land subject to the Land Use Plan Amendment and Rezoning has started the process of working on a traffic study in coordination with the City; however, it is not expected that the traffic study will be finalized until later in the development process. The associated traffic study will need to be finalized and approved prior to any site plan being approved. The primary purpose of a traffic impact study is to identify impacts to the transportation system due to the proposed development and to recommend any necessary improvements along any public right-of-way. Examples of improvements can include:

- Adding or lengthening turn lanes at intersections
- Adding or modifying traffic signals in the area
- Access management
- Replacement or rehabilitation of existing pavement

Access points that stem from public streets have not been determined at this time for the subject property. Any proposed access point will be reviewed and approved in conjunction with the associated traffic study and site plan. There is a possibility for access drives to stem off both NE Delaware Avenue and NE 72<sup>nd</sup> Street; however, access drives cannot impede on neighboring properties unless those properties are owned by the same entity developing the subject property, or an easement is granted by the property owner.

### **Light and Sound Pollution**

One member of the public shared their concerns about the potential development bringing additional light and sound to the area. Being that this is a rezoning and land use plan amendment request, plans have not been reviewed that may impact light or sound for neighboring properties in the area. With that being said, a site plan review will be conducted in the future prior to any development. During the review process, staff will require that any on-sight exterior lighting be directed downwards and away from any neighboring properties in accordance with Code Section 192.02(3)(A). In terms of noise pollution that may stem from the potential development, the Ankeny Police Department handles any noise complaints. Should noise become an issue, the department will conduct a decibel test to determine if any noise is in violation of Chapter 44 of the Code.

### **Preservation of Natural Features**

Members of the public brought up natural features in the area, and more particularly, a stream and mature trees that lie near the southwest corner of the site. Members of the public expressed their wishes that those particular features not be disturbed with the future development. As mentioned previously, this is just the rezoning phase of the potential development. Site specifics are difficult to discuss at this time without a site plan to review. With that being said, a site plan review will take place in the future prior to development. One section of the Code that deals with the review process requires that mature trees be protected whenever possible. Additionally, the trees and stream in question are only partially on the subject property, and sit more so on the property owned by Kathie



Olenius. The site plan review process combined with the stream sitting primarily on a different property make it unlikely that major disturbances will happen to the stream or trees.

### **Stormwater Runoff**

One member of the public had concerns about future stormwater runoff potentially impacting his property if the subject property were to be developed. Generally speaking, the direction of post development drainage flows should be similar to where drainage flows currently. The redirecting of flows onto neighboring properties is uncommon unless it is flowing to a body of water such as stream or creek. Additionally, on-site detention will be required during the site planning process. This will allow for the controlled release of stormwater in the area. A stormwater management plan will be reviewed and approved during the site planning process to ensure that appropriate measures are taken when managing stormwater runoff.

### **Summary**

The conditions outlined previously influence City staff in determining that the proposed change in land use from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial is appropriate on the Future Land Use Map. Staff has also determined that the rezoning request from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District is appropriate.

Lastly, City staff has determined that the rezoning request from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate with the condition that the more intensive uses in the M-1, Light Industrial District be restricted. Staff feels that the restriction of more intensive uses is appropriate when accounting for the existing residential uses, the surrounding future land uses, and the proximity to the northernmost interchange in Ankeny. These use restrictions are similar to the conditions the City has implemented on similar rezonings in the past. The uses staff is recommending not be allowed on the subject property are listed below:

- Circus, Carnival or similar transient enterprise; provided, that such structures or building shall be at least two hundred feet from any R district.
- Coal yard, coke yard or wood yard.
- Enameling, lacquering or japanning.
- Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- Livery stable or riding academy.
- Sawmill and planing mill including manufacture of wood products not involving chemical treatment.
- The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
- Vulcanizing, retreading and recapping of tires.

With that being said, staff is recommending that the Plan and Zoning Commission 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.

Additionally, staff recommends that the Plan and Zoning Commission 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.

And lastly, staff recommends that the Plan and Zoning Commission 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 Commercial District.



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 126<sup>th</sup> Ave and NE 22<sup>nd</sup> 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 126<sup>th</sup> Avenue & NE Delaware  
Avenue Ankeny, Iowa

To Whom It May Concern:

Planning has begun on approximately 124 acres located northeast of NE 126<sup>th</sup> 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 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: \_\_\_\_\_

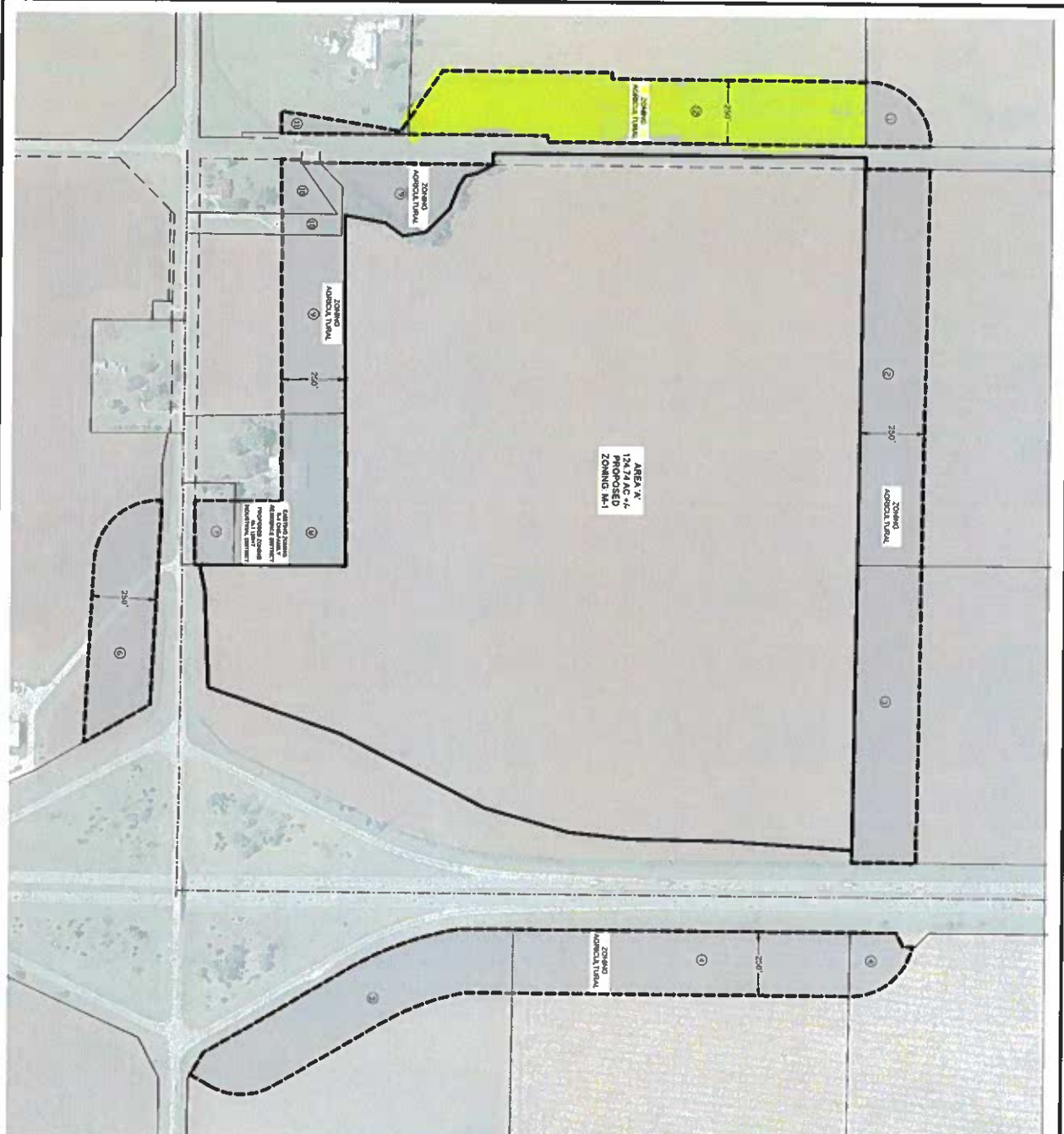
Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_



DATE: 11/15/2017  
 DRAWN BY: JMM  
 CHECKED BY: CWO  
 PROJECT: HOPE INDUSTRIAL REZONING MAP



VICINITY MAP



ANKENY, IA

**OWNER / APPLICANT**

JOHN L. FARRIS, LLC  
 4200 WESTBURY DRIVE, SUITE 200  
 ANKENY, IA 50220  
 PHONE: (515) 369-4400  
 FAX: (515) 369-4401  
 EMAIL: JFARRIS@FARRISLAW.COM

**ZONING**

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

**ADJACENT OWNERSHIP**

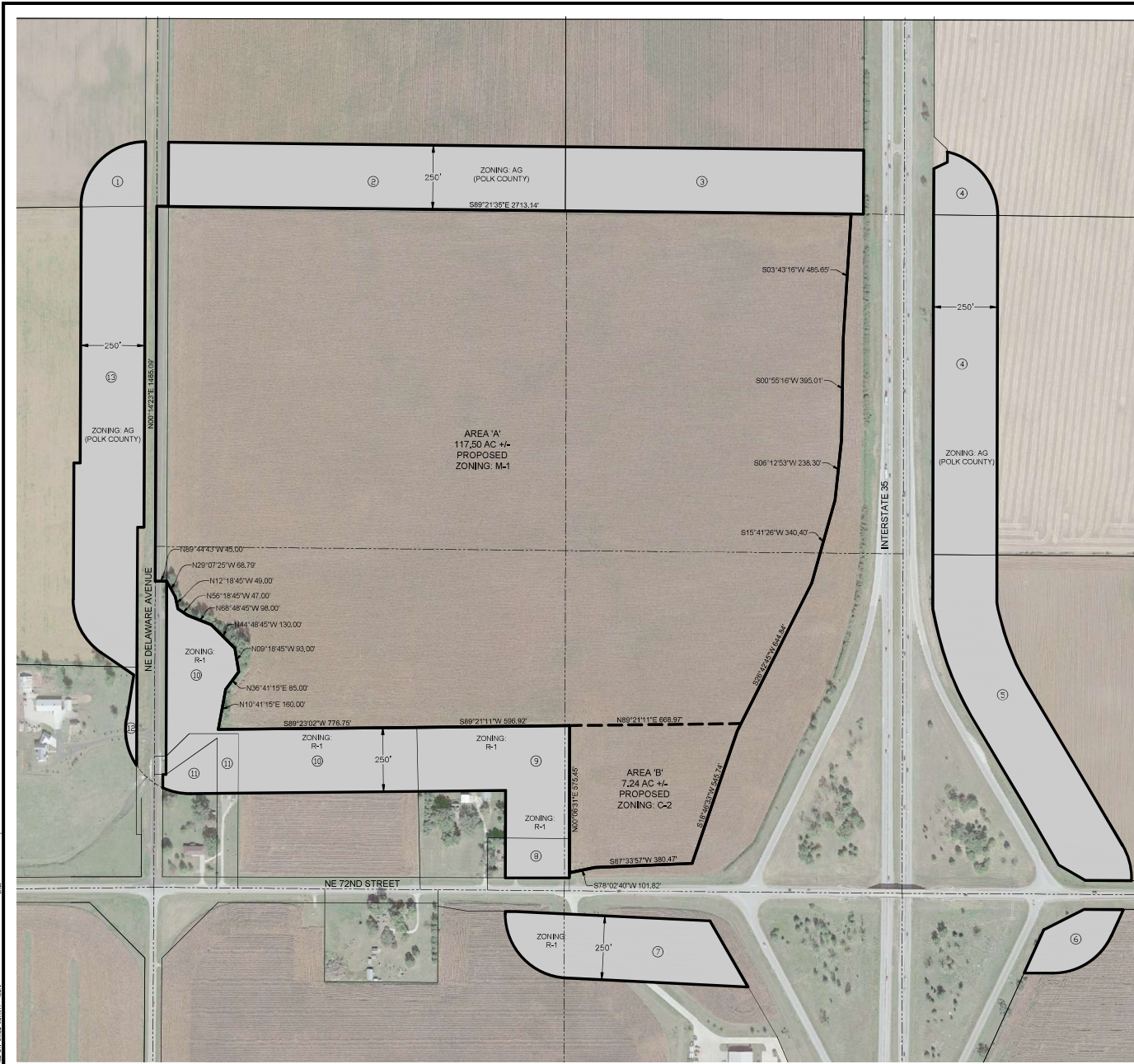
| OWNER                     | ACRES   | PERCENT | COMMENTS |
|---------------------------|---------|---------|----------|
| 1. BILLY & JILL WILSON    | 1.14 AC | 1.85%   |          |
| 2. ADRIAN INVESTMENTS LLC | 8.90 AC | 14.41%  |          |
| 3. JILL WILSON            | 8.90 AC | 14.41%  |          |
| 4. JILL WILSON            | 7.35 AC | 11.93%  |          |
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**REZONING DESCRIPTION**

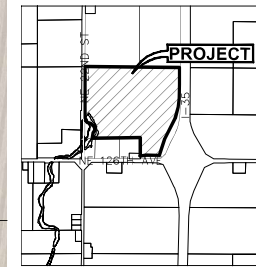
The rezoning is proposed for the area bounded by the intersection of Highway 166 and Highway 167 to the intersection of Highway 166 and Highway 168. The area is currently zoned R-1 and is proposed to be rezoned M-1. The rezoning is proposed to allow for the construction of a light industrial facility. The rezoning is proposed to be effective upon the adoption of the rezoning map by the Ankeny Board of Directors.



FILED IN 2022-02-28 AM 10:02:34 AM REC'D 2022-02-28 PM 4:09 PM  
PLAT 11, 2022-02-28 AM 10:02:34 AM REC'D 2022-02-28 PM 4:09 PM  
FILED IN 2022-02-28 AM 10:02:34 AM REC'D 2022-02-28 PM 4:09 PM



#### 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<br>REVOCABLE TRUST, PAIGE RUETER BENJALALA, TERRI NATION<br>& 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

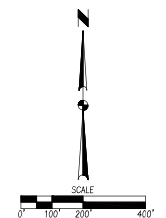
A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89°21'35" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 2713.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-35; THENCE SOUTH 03°43'16" WEST ALONG SAID WESTERLY LINE, 455.65 FEET; THENCE SOUTH 00°55'16" WEST ALONG SAID WESTERLY LINE, 395.01 FEET; THENCE SOUTH 06°12'53" WEST ALONG SAID WESTERLY LINE, 238.30 FEET; THENCE SOUTH 15°41'26" WEST ALONG SAID WESTERLY LINE, 340.40 FEET; THENCE SOUTH 26°42'45" WEST ALONG SAID WESTERLY LINE, 612.31 FEET; THENCE SOUTH 89°21'11" WEST AND ALONG THE NORTH LINE OF THE PROPERTY SHOWN ON THE SURVEY RECORDED IN BOOK 8258, PAGE 218, A DISTANCE OF 1265.89 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 89°23'02" WEST, 776.75 FEET; THENCE NORTH 10°41'15" EAST, 160.00 FEET; THENCE NORTH 36°41'15" EAST, 85.00 FEET; THENCE NORTH 09°18'45" WEST, 93.00 FEET; THENCE NORTH 44°45'45" WEST, 130.00 FEET; THENCE NORTH 68°48'45" WEST, 98.00 FEET; THENCE NORTH 56°18'45" WEST, 47.00 FEET; THENCE NORTH 12°18'45" WEST, 49.00 FEET; THENCE NORTH 28°07'28" WEST, 68.79 FEET; THENCE NORTH 89°44'43" WEST, 45.00 FEET TO THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 00°14'23" EAST ALONG SAID WEST LINE, 1465.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 117.50 ACRES (5,118,317 SQUARE FEET).

#### AREA 'B' 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:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY SHOWN ON THE SURVEY RECORDED IN BOOK 8258, PAGE 218; THENCE NORTH 89°21'11" EAST, 668.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-35; THENCE SOUTH 26°42'45" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 22.53 FEET; THENCE SOUTH 18°40'33" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 545.74 FEET; THENCE SOUTH 87°33'57" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 380.47 FEET; THENCE SOUTH 78°02'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 101.82 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTH 200 FEET OF THE EAST 320 FEET OF THE WEST FRACTIONAL HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 30; THENCE NORTH 00°06'31" EAST ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID PROPERTY SHOWN ON THE SURVEY RECORDED IN BOOK 8258, PAGE 218, A DISTANCE OF 575.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.24 ACRES (315,398 SQUARE FEET).



#### 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@PCMF.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

TECH: CWJOJDS

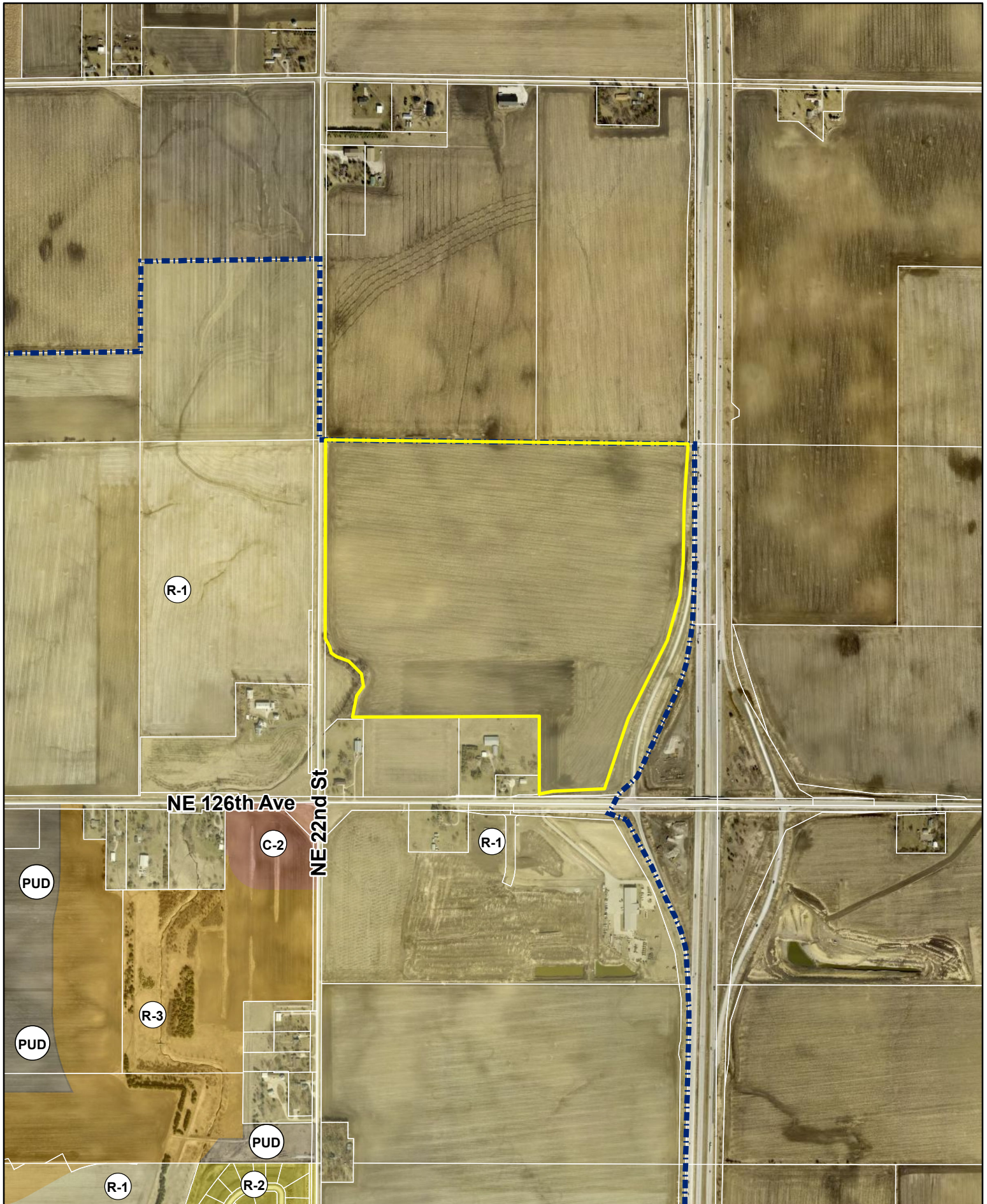
ENGINEER: JMM

ANKENY, IOWA

HOPE INDUSTRIAL PARK  
REZONING EXHIBIT

2212.836

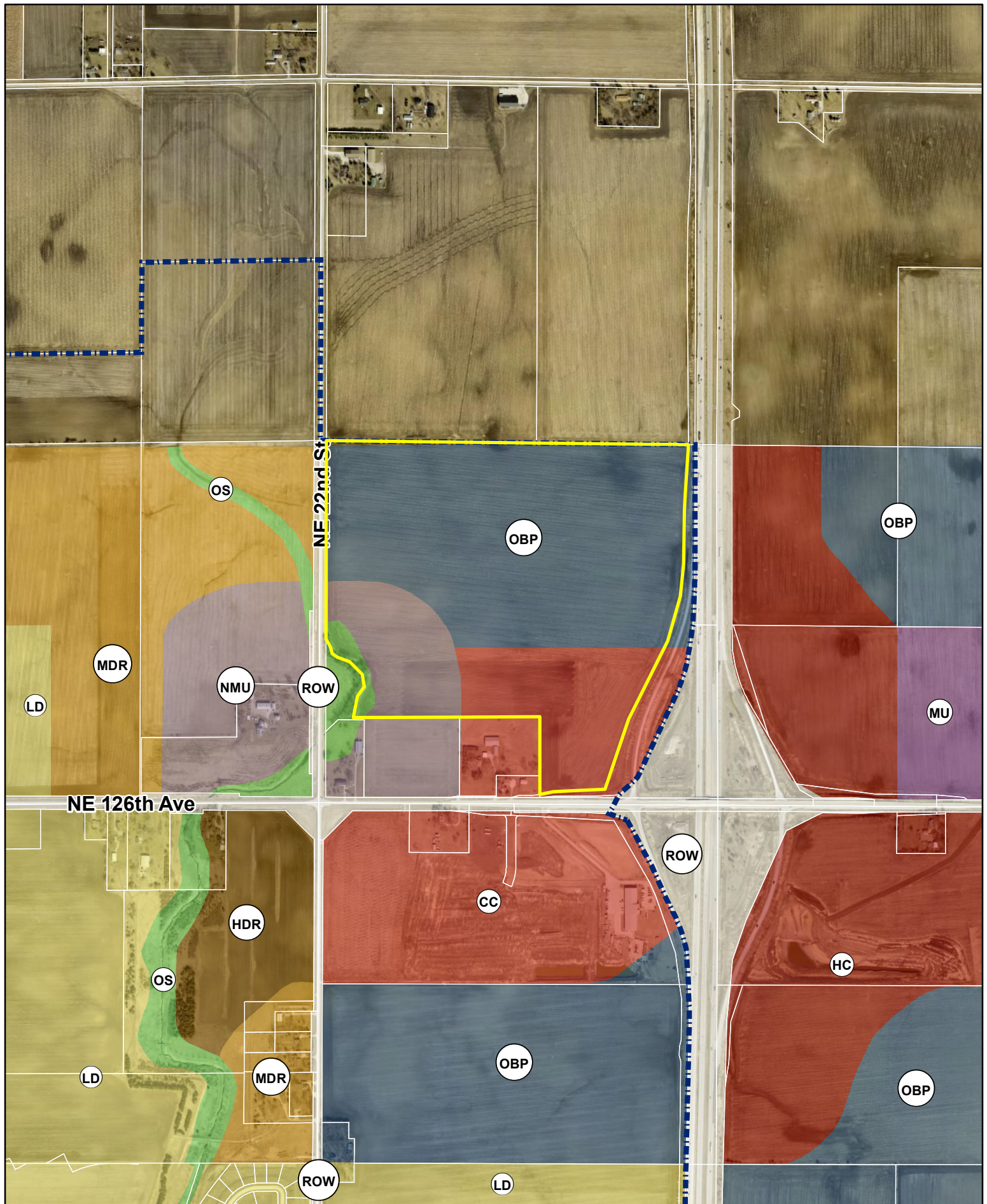




1 inch = 900 feet  
Date: 5/12/2025

**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

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

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  
Motion  
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the 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.



## 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



N

1 inch = 900 feet

Date: 5/12/2025

## Hope Industrial Park - Rezoning Area 'B'



**Agenda Item:** Action: 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 *ESC*  
 Associate Planner

**Staff Recommendation**

That the Plan and Zoning Commission 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.

That the Plan and Zoning Commission 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.

That the Plan and Zoning Commission 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 Commercial District.

**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 72<sup>nd</sup> 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 72<sup>nd</sup> 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 72<sup>nd</sup> Street, while *Area 'B'* is approximately 7.24 acres (+/-) and fronts NE 72<sup>nd</sup> 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.

### **Public Hearing**

The Plan and Zoning Commission held a public hearing for the proposed land use plan amendment and rezoning on May 20, 2025. During the public hearing, three members of the public addressed the Commission. The following topics were discussed:

### **Traffic & Access Points**

Traffic concerns were brought up by multiple members of the public along NE 72<sup>nd</sup> Street and NE Delaware Avenue. Property owners shared their concerns about additional traffic the site may bring to the area in the future should it be developed.

The land subject to the Land Use Plan Amendment and Rezoning has started the process of working on a traffic study in coordination with the City; however, it is not expected that the traffic study will be finalized until later in the development process. The associated traffic study will need to be finalized and approved prior to any site plan being approved. The primary purpose of a traffic impact study is to identify impacts to the transportation system due to the proposed development and to recommend any necessary improvements along any public right-of-way. Examples of improvements can include:

- Adding or lengthening turn lanes at intersections
- Adding or modifying traffic signals in the area
- Access management
- Replacement or rehabilitation of existing pavement

Access points that stem from public streets have not been determined at this time for the subject property. Any proposed access point will be reviewed and approved in conjunction with the associated traffic study and site plan. There is a possibility for access drives to stem off both NE Delaware Avenue and NE 72<sup>nd</sup> Street; however, access drives cannot impede on neighboring properties unless those properties are owned by the same entity developing the subject property, or an easement is granted by the property owner.

### **Light and Sound Pollution**

One member of the public shared their concerns about the potential development bringing additional light and sound to the area. Being that this is a rezoning and land use plan amendment request, plans have not been reviewed that may impact light or sound for neighboring properties in the area. With that being said, a site plan review will be conducted in the future prior to any development. During the review process, staff will require that any on-sight exterior lighting be directed downwards and away from any neighboring properties in accordance with Code Section 192.02(3)(A). In terms of noise pollution that may stem from the potential development, the Ankeny Police Department handles any noise complaints. Should noise become an issue, the department will conduct a decibel test to determine if any noise is in violation of Chapter 44 of the Code.

### **Preservation of Natural Features**

Members of the public brought up natural features in the area, and more particularly, a stream and mature trees that lie near the southwest corner of the site. Members of the public expressed their wishes that those particular features not be disturbed with the future development. As mentioned previously, this is just the rezoning phase of the potential development. Site specifics are difficult to discuss at this time without a site plan to review. With that being said, a site plan review will take place in the future prior to development. One section of the Code that deals with the review process requires that mature trees be protected whenever possible. Additionally, the trees and stream in question are only partially on the subject property, and sit more so on the property owned by Kathie

Olenius. The site plan review process combined with the stream sitting primarily on a different property make it unlikely that major disturbances will happen to the stream or trees.

### **Stormwater Runoff**

One member of the public had concerns about future stormwater runoff potentially impacting his property if the subject property were to be developed. Generally speaking, the direction of post development drainage flows should be similar to where drainage flows currently. The redirecting of flows onto neighboring properties is uncommon unless it is flowing to a body of water such as stream or creek. Additionally, on-site detention will be required during the site planning process. This will allow for the controlled release of stormwater in the area. A stormwater management plan will be reviewed and approved during the site planning process to ensure that appropriate measures are taken when managing stormwater runoff.

### **Summary**

The conditions outlined previously influence City staff in determining that the proposed change in land use from Office/Business Park, Community Commercial, and Neighborhood Mixed Use to Light Industrial is appropriate on the Future Land Use Map. Staff has also determined that the rezoning request from R-1, One-Family Residence District to C-2, General Retail, Highway Oriented, and Central Business Commercial District is appropriate.

Lastly, City staff has determined that the rezoning request from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate with the condition that the more intensive uses in the M-1, Light Industrial District be restricted. Staff feels that the restriction of more intensive uses is appropriate when accounting for the existing residential uses, the surrounding future land uses, and the proximity to the northernmost interchange in Ankeny. These use restrictions are similar to the conditions the City has implemented on similar rezonings in the past. The uses staff is recommending not be allowed on the subject property are listed below:

- Circus, Carnival or similar transient enterprise; provided, that such structures or building shall be at least two hundred feet from any R district.
- Coal yard, coke yard or wood yard.
- Enameling, lacquering or japanning.
- Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- Livery stable or riding academy.
- Sawmill and planing mill including manufacture of wood products not involving chemical treatment.
- The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
- Vulcanizing, retreading and recapping of tires.

With that being said, staff is recommending that the Plan and Zoning Commission 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.

Additionally, staff recommends that the Plan and Zoning Commission 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.

And lastly, staff recommends that the Plan and Zoning Commission 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 Commercial District.





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 126<sup>th</sup> Ave and NE 22<sup>nd</sup> 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 126<sup>th</sup> Avenue & NE Delaware  
Avenue Ankeny, Iowa

To Whom It May Concern:

Planning has begun on approximately 124 acres located northeast of NE 126<sup>th</sup> 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

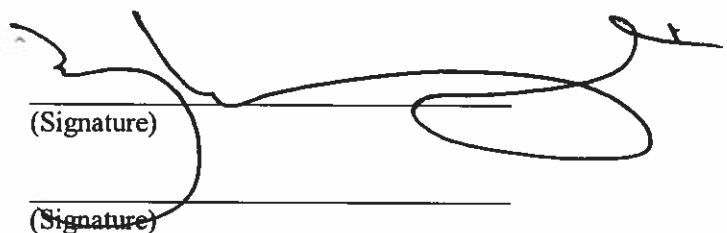
request that said real estate be rezoned from its present classification of R-1 to M-1 for the  
purpose of allowing the following use(s):  
Light Industrial Business Park

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: [Signature] Date: [Date]

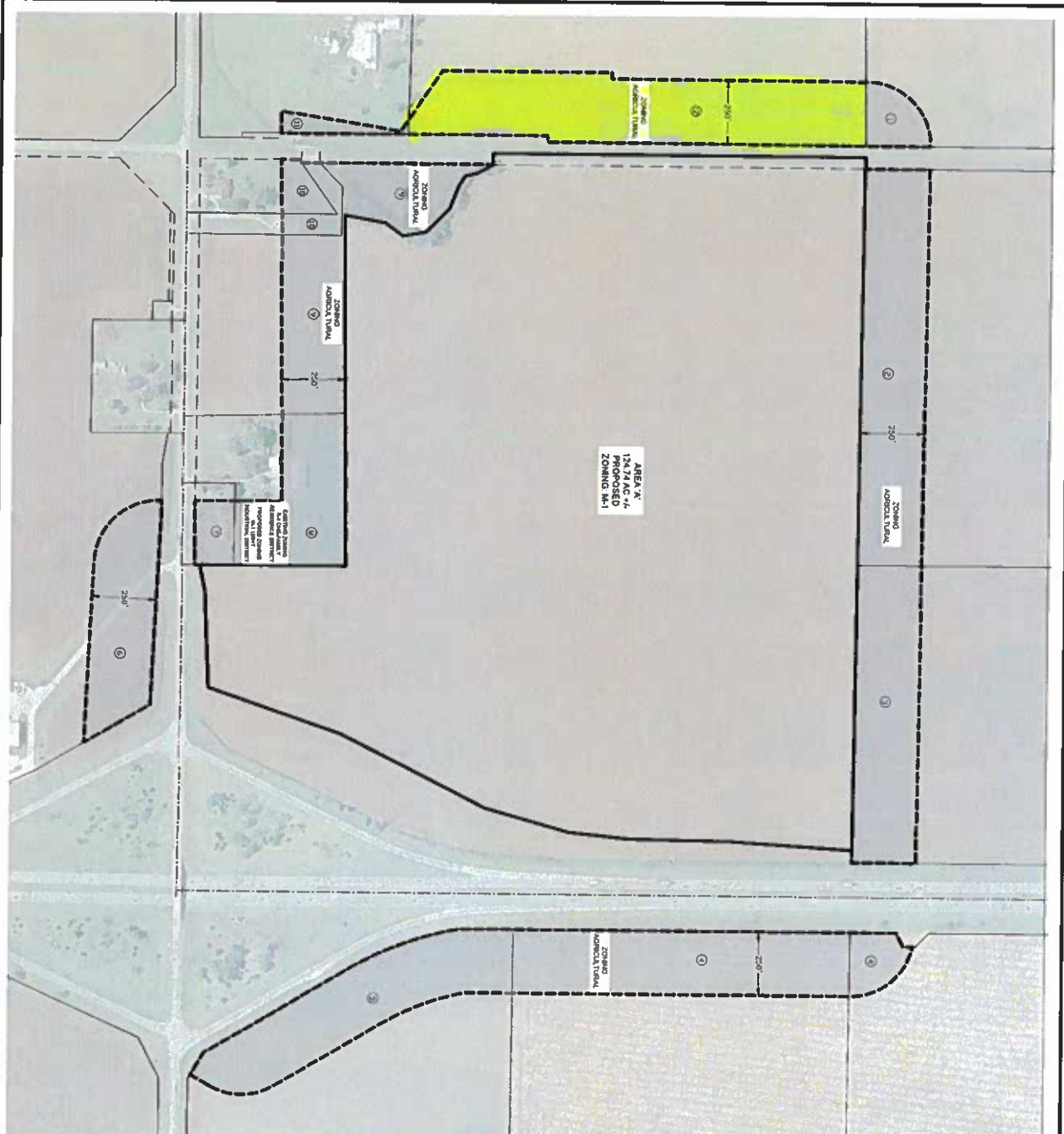
Printed Name: [Name] Title: [Title]

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_



VICINITY MAP



ANKENY, IA

**OWNER / APPLICANT**

JOHN L. FARRIS, LLC  
 4200 WESTBURY DRIVE, SUITE 200  
 ANKENY, IA 50020  
 TEL: (515) 369-4400

**ZONING**

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

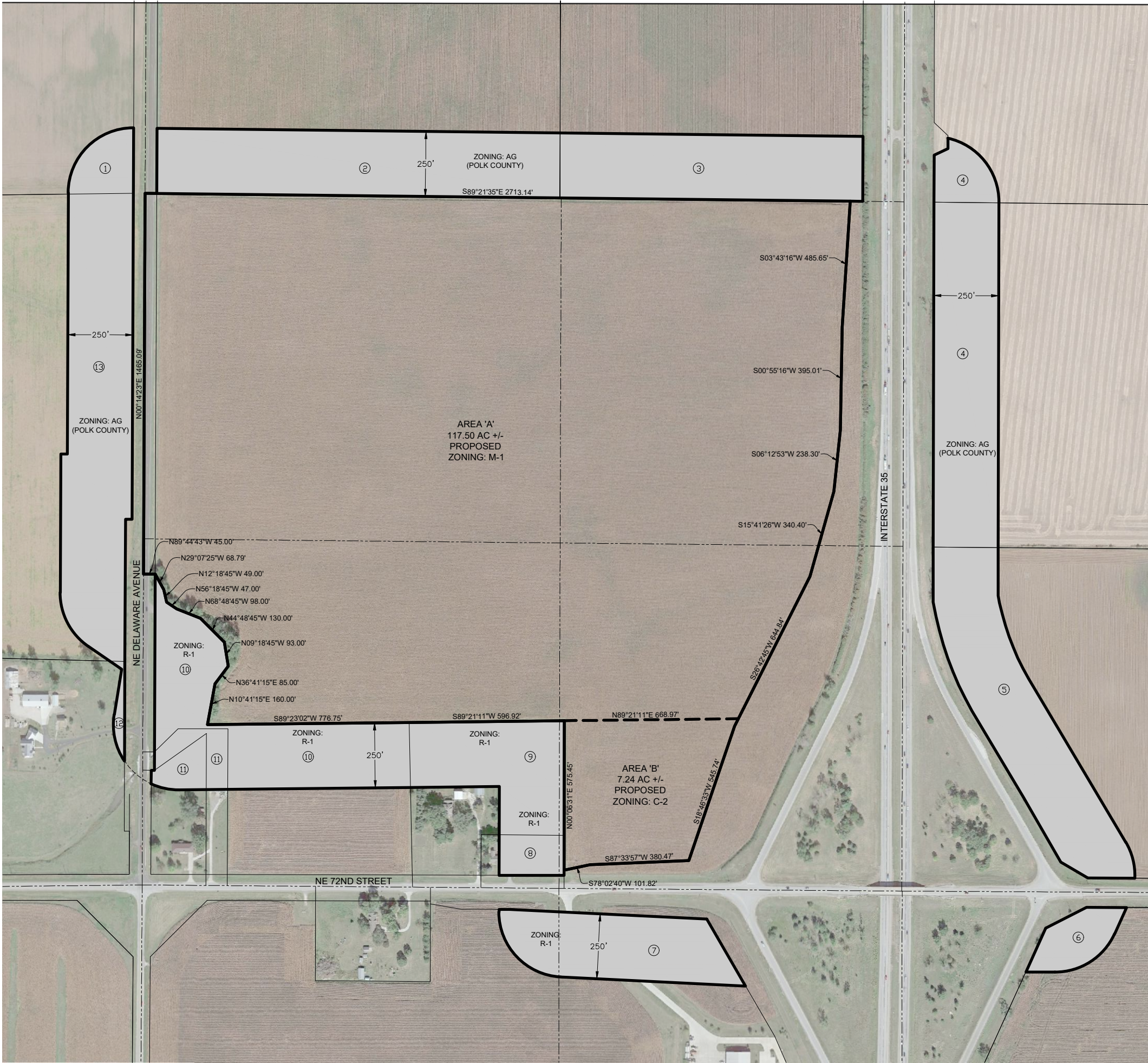
**ADJACENT OWNERSHIP**

| OWNER                                                      | ACRES    | PERCENT | COMMENTS |
|------------------------------------------------------------|----------|---------|----------|
| 1. BILLYE E. TRUST, GRANT & KELLY (MORTGAGEE)              | 11.4 AC. | 1.85%   |          |
| 2. ADRIAN INVESTMENTS LLC                                  | 8.90 AC. | 14.41%  |          |
| 3. JBL JOHNSON                                             | 8.09 AC. | 14.02%  |          |
| 4. FARMER, MAY & KIM (MORTGAGEE)                           | 7.35 AC. | 11.93%  |          |
| 5. RECOVERABLE TRUST, PRICED PAPER BENEFIT, BENEFIT VENDOR | 0.89 AC. | 1.44%   |          |
| 6. CARY & CHOD WELCHER                                     | 4.49 AC. | 7.27%   |          |
| 7. CARY & CHOD WELCHER                                     | 4.49 AC. | 7.27%   |          |
| 8. CARY & CHOD WELCHER                                     | 4.49 AC. | 7.27%   |          |
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| 10. CARY & CHOD WELCHER                                    | 4.49 AC. | 7.27%   |          |
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| 96. JACOB & LYNN M. TENNILLE                               | 4.49 AC. | 7.27%   |          |
| 97. JACOB & LYNN M. TENNILLE                               | 4.49 AC. | 7.27%   |          |
| 98. JACOB & LYNN M. TENNILLE                               | 4.49 AC. | 7.27%   |          |
| 99. JACOB & LYNN M. TENNILLE                               | 4.49 AC. | 7.27%   |          |
| 100. JACOB & LYNN M. TENNILLE                              | 4.49 AC. | 7.27%   |          |

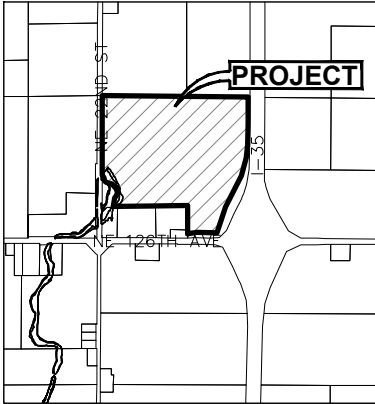
**REZONING DESCRIPTION**







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

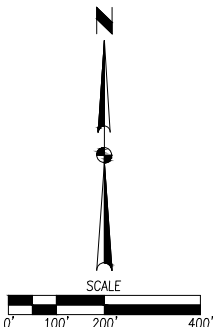
A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 89°21'35" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST FRACTION QUARTER, 2713.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-35; THENCE SOUTH 03°43'16" WEST ALONG SAID WESTERLY LINE, 485.65 FEET; THENCE SOUTH 00°55'16" WEST ALONG SAID WESTERLY LINE, 395.01 FEET; THENCE SOUTH 06°12'53" WEST ALONG SAID WESTERLY LINE, 238.30 FEET; THENCE SOUTH 15°41'26" WEST ALONG SAID WESTERLY LINE, 340.40 FEET; THENCE SOUTH 26°42'45" WEST ALONG SAID WESTERLY LINE, 612.31 FEET; THENCE SOUTH 89°21'11" WEST AND ALONG THE NORTH LINE OF THE PROPERTY SHOWN ON THE SURVEY RECORDED IN BOOK 8258, PAGE 218, A DISTANCE OF 1265.89 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 89°23'02" WEST, 776.75 FEET; THENCE NORTH 10°41'15" EAST, 160.00 FEET; THENCE NORTH 36°41'15" EAST, 85.00 FEET; THENCE NORTH 09°18'45" WEST, 93.00 FEET; THENCE NORTH 44°48'45" WEST, 130.00 FEET; THENCE NORTH 68°48'45" WEST, 98.00 FEET; THENCE NORTH 56°18'45" WEST, 47.00 FEET; THENCE NORTH 12°18'45" WEST, 49.00 FEET; THENCE NORTH 29°07'25" WEST, 68.79 FEET; THENCE NORTH 89°44'43" WEST, 45.00 FEET TO THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 00°14'23" EAST ALONG SAID WEST LINE, 1465.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 117.50 ACRES (5,118,317 SQUARE FEET).

AREA 'B' 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:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY SHOWN ON THE SURVEY RECORDED IN BOOK 8258, PAGE 218; THENCE NORTH 89°21'11" EAST, 668.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-35; THENCE SOUTH 26°42'45" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 32.53 FEET; THENCE SOUTH 18°46'33" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 545.74 FEET; THENCE SOUTH 87°33'57" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 380.47 FEET; THENCE SOUTH 78°02'40" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 101.82 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTH 200 FEET OF THE EAST 320 FEET OF THE WEST FRACTIONAL HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 30; THENCE NORTH 00°06'31" EAST ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID PROPERTY SHOWN ON THE SURVEY RECORDED IN BOOK 8258, PAGE 218, A DISTANCE OF 575.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.24 ACRES (315,398 SQUARE FEET).



OWNER / APPLICANT

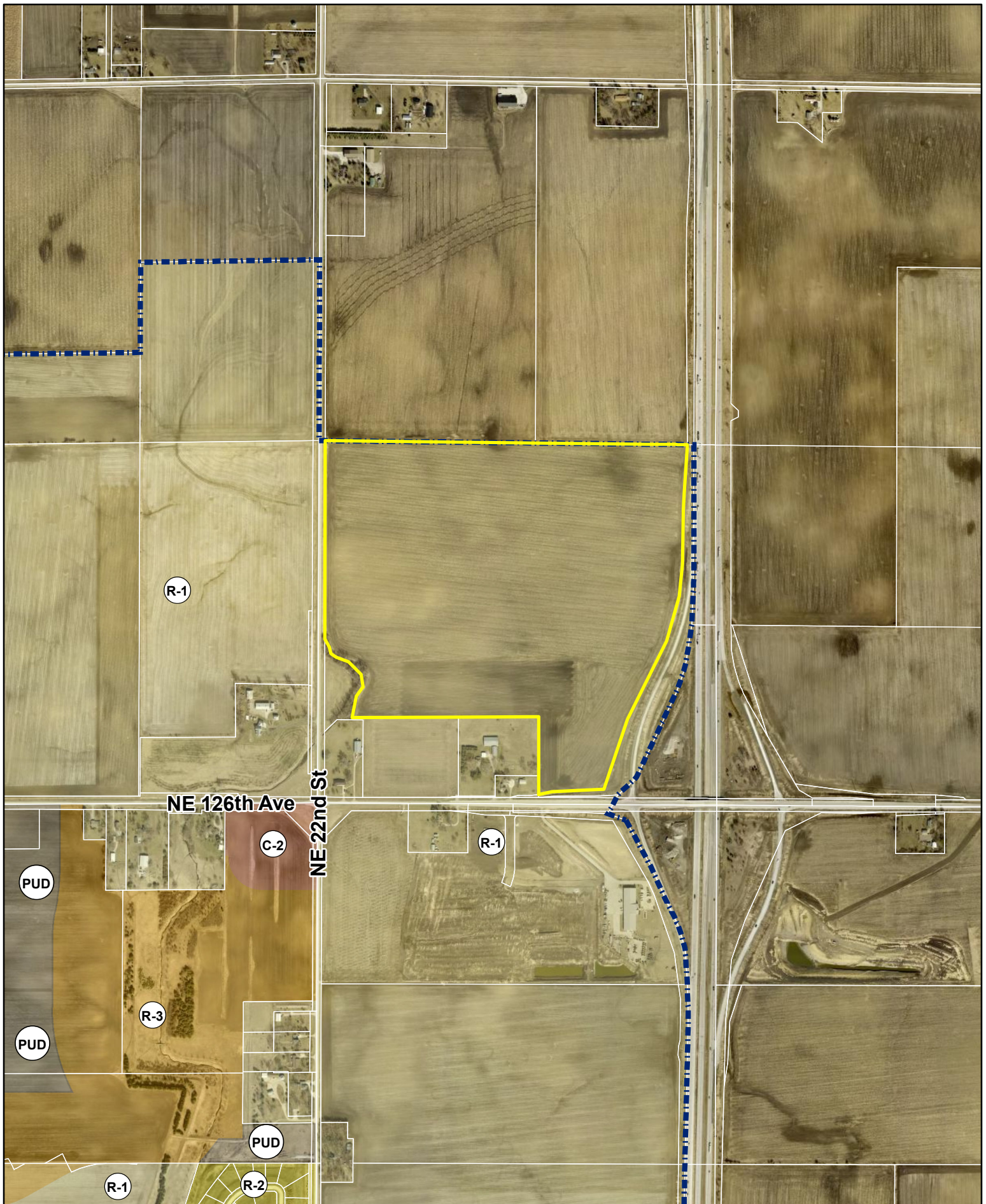
HOPE K. FARMS, LLC  
CONTACT: ARASH RAZIZADEH  
4500 WESTOWN PARKWAY, SUITE #277  
WEST DES MOINES, IA 50266  
PH: (515) 381-3925  
EMAIL: ARASH.RAZIZADEH@EPCMFG.COM

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

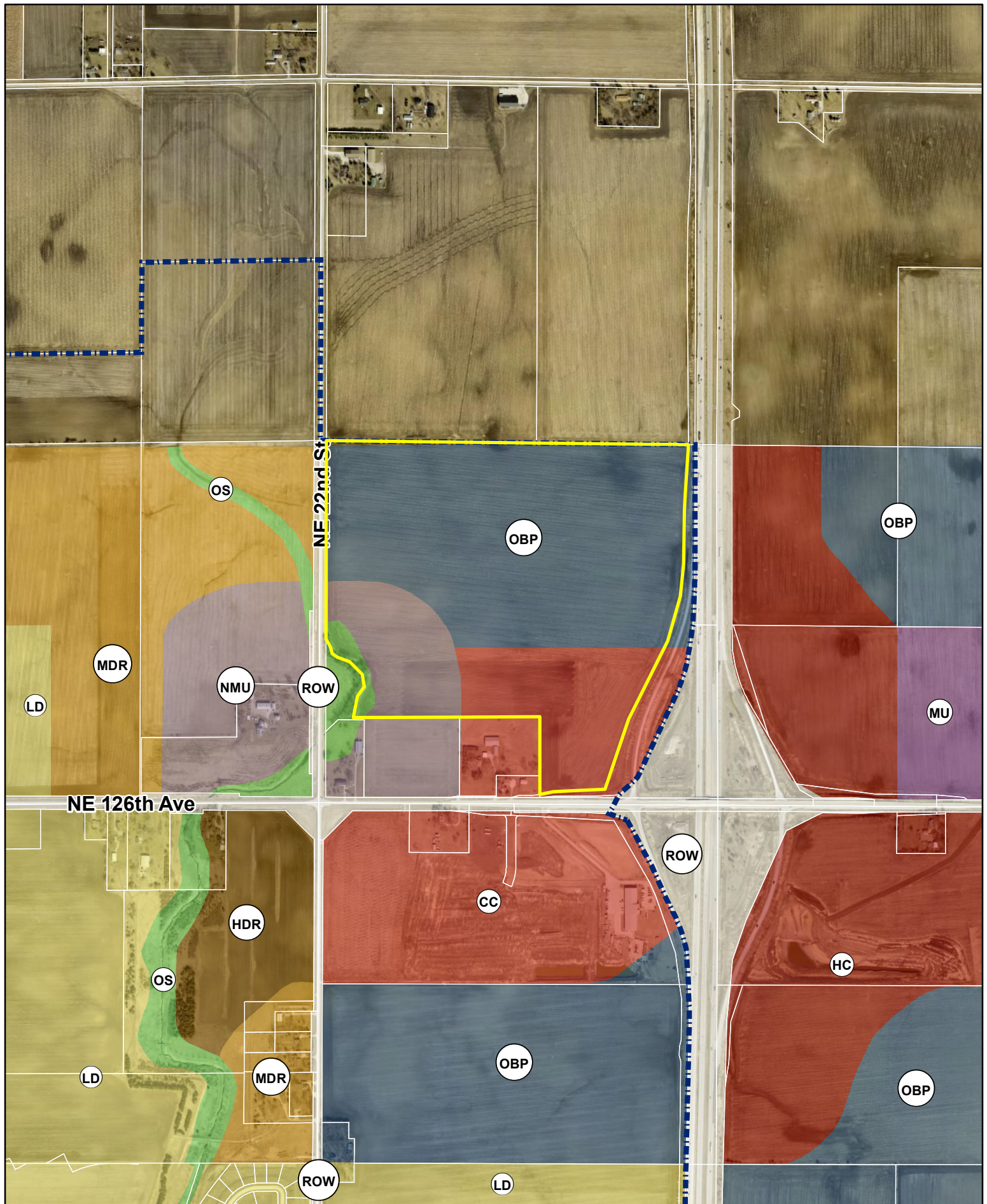




1 inch = 900 feet  
Date: 5/12/2025

## Hope Industrial Park - Current Zoning





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

## Hope Industrial Park - Future Land Use









## PLAN AND ZONING COMMISSION

### Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

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. 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

## ATTACHMENTS

1. May 2025 Building Permits Report



**City of Ankeny  
Building Permit Report**

**Month of May 2025**

|                                      | Issued     |                     | Issued     |                     | Issued Calendar Year |                      |                    |                      | Issued Fiscal Year |                      |
|--------------------------------------|------------|---------------------|------------|---------------------|----------------------|----------------------|--------------------|----------------------|--------------------|----------------------|
|                                      | May-25     |                     | May-24     |                     | 1/1/2025-5/31/2025   |                      | 1/1/2024-5/31/2024 |                      | 7/1/2024-5/31/2025 |                      |
|                                      | Num        | Valuation           | Num        | Valuation           | Num                  | Valuation            | Num                | Valuation            | Num                | Valuation            |
| <b>RESIDENTIAL</b>                   |            |                     |            |                     |                      |                      |                    |                      |                    |                      |
| New Dwellings                        |            |                     |            |                     |                      |                      |                    |                      |                    |                      |
| New Single Family Detached           | 20         | \$8,425,265         | 44         | \$17,229,931        | 131                  | \$51,371,396         | 212                | \$80,816,247         | 276                | \$109,146,971        |
| New Single Family Attached/Duplex    | 46         | \$12,390,438        | 11         | \$3,564,446         | 229                  | \$58,648,276         | 46                 | \$13,060,621         | 412                | \$103,215,381        |
| New Multi - Family                   | 0          | \$0                 | 0          | \$0                 | 3                    | \$54,673,750         | 0                  | \$0                  | 9                  | \$71,498,693         |
| <b>Total New Residential Permits</b> | <b>66</b>  | <b>\$20,815,703</b> | <b>55</b>  | <b>\$20,794,377</b> | <b>363</b>           | <b>\$164,693,422</b> | <b>258</b>         | <b>\$93,876,868</b>  | <b>697</b>         | <b>\$283,861,045</b> |
| Additions/Alterations/Other (1)      | 83         | \$795,862           | 85         | \$1,258,011         | 318                  | \$21,302,617         | 284                | \$3,356,722          | 711                | \$26,044,598         |
| <b>Total New Dwelling Units</b>      | <b>66</b>  |                     | <b>55</b>  |                     | <b>788</b>           |                      | <b>258</b>         |                      | <b>1288</b>        |                      |
|                                      |            |                     |            |                     |                      |                      |                    |                      |                    |                      |
| <b>NON-RESIDENTIAL</b>               |            |                     |            |                     |                      |                      |                    |                      |                    |                      |
| New Commercial *                     | 7          | \$45,205,653        | 1          | \$3,193,252         | 11                   | \$52,748,210         | 5                  | \$10,665,080         | 24                 | \$123,491,916        |
| COM Additions/Alterations/Other      | 7          | \$1,123,661         | 7          | \$2,176,533         | 34                   | \$9,328,514          | 40                 | \$25,228,685         | 83                 | \$26,700,226         |
| New Church                           | 0          | \$0                 | 0          | \$0                 | 0                    | \$0                  | 0                  | \$0                  | 0                  | \$0                  |
| CHR Additions/Alterations/Other      | 0          | \$0                 | 1          | \$66,948            | 2                    | \$3,540,950          | 2                  | \$81,748             | 5                  | \$3,777,110          |
| New School                           | 0          | \$0                 | 0          | \$0                 | 0                    | \$0                  | 0                  | \$0                  | 0                  | \$0                  |
| SCH Additions/Alterations/Other      | 2          | \$558,490           | 2          | \$3,612,000         | 2                    | \$558,490            | 2                  | \$3,612,000          | 2                  | \$558,490            |
| <b>Total Non Residential Permits</b> | <b>16</b>  | <b>\$46,887,804</b> | <b>11</b>  | <b>\$9,048,733</b>  | <b>49</b>            | <b>\$66,176,164</b>  | <b>49</b>          | <b>\$39,587,513</b>  | <b>114</b>         | <b>\$154,527,742</b> |
|                                      |            |                     |            |                     |                      |                      |                    |                      |                    |                      |
| MISC PERMITS (2)                     | 124        | \$433,261           | 82         | \$51,084            | 371                  | \$801,886            | 334                | \$679,447            | 747                | \$1,309,692          |
|                                      |            |                     |            |                     |                      |                      |                    |                      |                    |                      |
| <b>TOTALS</b>                        | <b>289</b> | <b>\$68,932,630</b> | <b>233</b> | <b>\$31,152,205</b> | <b>1101</b>          | <b>\$252,974,089</b> | <b>925</b>         | <b>\$137,500,550</b> | <b>2269</b>        | <b>\$465,743,077</b> |

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

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

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

\* includes footing & foundation permits

The City Of Ankeny  
Building Permit Report (Monthly)  
Date xlRange from May 2025

| Type of Use            | Type of Work | Issue Date | Valuation | Permit Number | Street Address            | Applicant Name                  | Contractor Name                 |
|------------------------|--------------|------------|-----------|---------------|---------------------------|---------------------------------|---------------------------------|
| Single Family Attached | New Building | 5/5/2025   | \$260,409 | 25-2504-NEW   | 1304 NE Country Meadow Dr | DR Horton - Iowa LLC            | DR Horton - Iowa LLC            |
| Single Family Attached | New Building | 5/5/2025   | \$260,409 | 25-2503-NEW   | 1308 NE Country Meadow Dr | DR Horton - Iowa LLC            | DR Horton - Iowa LLC            |
| Single Family Attached | New Building | 5/22/2025  | \$339,535 | 25-1405-NEW   | 4249 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$339,535 | 25-1406-NEW   | 4237 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1407-NEW   | 4241 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1408-NEW   | 4245 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1675-NEW   | 2104 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1676-NEW   | 2108 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1677-NEW   | 2112 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1679-NEW   | 2116 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1680-NEW   | 2120 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1681-NEW   | 2124 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1682-NEW   | 2128 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$159,748 | 25-1683-NEW   | 2132 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$339,535 | 25-1848-NEW   | 2109 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1847-NEW   | 2113 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1846-NEW   | 2117 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1845-NEW   | 2121 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1844-NEW   | 2125 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$339,535 | 25-1842-NEW   | 2129 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1925-NEW   | 4104 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1926-NEW   | 4108 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1927-NEW   | 4112 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1928-NEW   | 4116 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1929-NEW   | 4120 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1930-NEW   | 4124 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1931-NEW   | 4128 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/22/2025  | \$286,635 | 25-1932-NEW   | 4132 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$286,635 | 25-1483-NEW   | 2003 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$286,635 | 25-1484-NEW   | 2007 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$286,635 | 25-1485-NEW   | 2011 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$286,635 | 25-1486-NEW   | 2015 NW Watercrest Ln     | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$339,535 | 25-1411-NEW   | 4206 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$286,635 | 25-1410-NEW   | 4210 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$286,635 | 25-1409-NEW   | 4214 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/27/2025  | \$339,535 | 25-1412-NEW   | 4218 NW 22nd Ln           | Benson Orth General Contractors | Benson Orth General Contractors |
| Single Family Attached | New Building | 5/28/2025  | \$306,040 | 25-2800-NEW   | 1145 NE 56th St           | Kimberley Development Corp      | Kimberley Development Corp      |
| Single Family Attached | New Building | 5/28/2025  | \$306,040 | 25-2803-NEW   | 1201 NE 56th St           | Kimberley Development Corp      | Kimberley Development Corp      |
| Single Family Attached | New Building | 5/28/2025  | \$306,040 | 25-2804-NEW   | 1205 NE 56th St           | Kimberley Development Corp      | Kimberley Development Corp      |
| Single Family Attached | New Building | 5/28/2025  | \$306,040 | 25-2805-NEW   | 1209 NE 56th St           | Kimberley Development Corp      | Kimberley Development Corp      |
| Single Family Attached | New Building | 5/30/2025  | \$267,033 | 25-2855-NEW   | 4402 NW Olivia Ln         | Greenland Homes IA INC          | Greenland Homes IA INC          |
| Single Family Attached | New Building | 5/30/2025  | \$265,489 | 25-2861-NEW   | 4406 NW Olivia Ln         | Greenland Homes IA INC          | Greenland Homes IA INC          |
| Single Family Attached | New Building | 5/30/2025  | \$265,489 | 25-2863-NEW   | 4335 NW Olivia Ln         | Greenland Homes IA INC          | Greenland Homes IA INC          |



|                        |                     |           |           |             |                          |                                   |                                   |
|------------------------|---------------------|-----------|-----------|-------------|--------------------------|-----------------------------------|-----------------------------------|
| Single Family Attached | New Building        | 5/30/2025 | \$267,033 | 25-2865-NEW | 4339 NW Olivia Ln        | Greenland Homes IA INC            | Greenland Homes IA INC            |
| Single Family Attached | New Building        | 5/30/2025 | \$267,033 | 25-2866-NEW | 4308 NW Olivia Ln        | Greenland Homes IA INC            | Greenland Homes IA INC            |
| Single Family Attached | New Building        | 5/30/2025 | \$265,489 | 25-2868-NEW | 4312 NW Olivia Ln        | Greenland Homes IA INC            | Greenland Homes IA INC            |
| Single Family Detached | New Building        | 5/5/2025  | \$394,774 | 25-2499-NEW | 2802 NW 28th St          | DR Horton - Iowa LLC              | DR Horton - Iowa LLC              |
| Single Family Detached | New Building        | 5/5/2025  | \$458,394 | 25-2500-NEW | 2801 NW 28th St          | DR Horton - Iowa LLC              | DR Horton - Iowa LLC              |
| Single Family Detached | New Building        | 5/6/2025  | \$274,011 | 25-2005-NEW | 616 NE Oak Ridge Dr      | Greenland Homes IA INC            | Greenland Homes IA INC            |
| Single Family Detached | New Building        | 5/6/2025  | \$531,203 | 25-2379-NEW | 1910 NE Pond View Ct     | Redwood Builders                  | Redwood Builders                  |
| Single Family Detached | New Building        | 5/6/2025  | \$428,355 | 25-2447-NEW | 2724 NW Cedarwood Dr     | MJ Properties                     | MJ Properties                     |
| Single Family Detached | New Building        | 5/8/2025  | \$465,873 | 25-2399-NEW | 2920 NW 27th Ct          | RDP Properties LLC                | RDP Properties LLC                |
| Single Family Detached | New Building        | 5/12/2025 | \$513,019 | 25-2528-NEW | 1504 NW Benjamin Dr      | Sage Homes Inc.                   | Sage Homes Inc                    |
| Single Family Detached | New Building        | 5/14/2025 | \$384,469 | 25-2473-NEW | 1607 NW Jackson Dr       | Sage Homes Inc.                   | Sage Homes Inc                    |
| Single Family Detached | New Building        | 5/16/2025 | \$641,638 | 25-2635-NEW | 301 SW 18th St           | Giovanti Homes LLC                | Giovanti Homes LLC                |
| Single Family Detached | New Building        | 5/19/2025 | \$392,957 | 24-6002-NEW | 5604 NE Sienna Dr        | DR Horton - Iowa LLC              | DR Horton - Iowa LLC              |
| Single Family Detached | New Building        | 5/19/2025 | \$370,770 | 24-6008-NEW | 5608 NE Sienna Dr        | DR Horton - Iowa LLC              | DR Horton - Iowa LLC              |
| Single Family Detached | New Building        | 5/27/2025 | \$569,396 | 25-2676-NEW | 1911 NE Pond View Ct     | Redwood Builders                  | Redwood Builders                  |
| Single Family Detached | New Building        | 5/28/2025 | \$583,352 | 25-2819-NEW | 6104 NE Terrace Ridge Dr | Kimberley Development Corp        | Kimberley Development Corp        |
| Single Family Detached | New Building        | 5/29/2025 | \$369,155 | 25-2058-NEW | 206 SW 17th St           | Hubbell Homes LC                  | Hubbell Homes LC                  |
| Single Family Detached | New Building        | 5/29/2025 | \$403,362 | 25-2715-NEW | 3610 NE 12th St          | Astoria Homes LLC                 | Astoria Homes LLC                 |
| Single Family Detached | New Building        | 5/29/2025 | \$365,825 | 25-2806-NEW | 3613 NW 27th St          | Jerry's Homes Inc.                | Jerry's Homes Inc.                |
| Single Family Detached | New Building        | 5/29/2025 | \$374,451 | 25-2919-NEW | 202 SW 17th St           | Hubbell Homes LC                  | Hubbell Homes LC                  |
| Single Family Detached | New Building        | 5/29/2025 | \$368,379 | 25-2955-NEW | 201 SW 17th St           | Hubbell Homes LC                  | Hubbell Homes LC                  |
| Single Family Detached | New Building        | 5/30/2025 | \$268,713 | 25-2694-NEW | 4410 NW Olivia Ln        | Greenland Homes IA INC            | Greenland Homes IA INC            |
| Single Family Detached | New Building        | 5/30/2025 | \$267,169 | 25-2695-NEW | 4414 NW Olivia Ln        | Greenland Homes IA INC            | Greenland Homes IA INC            |
| Single Family Detached | Building Addition   | 5/19/2025 | \$17,064  | 25-2723-ADD | 1617 NE Frisk Dr         | Partners By Design Homes, Inc     | Partners By Design Homes Inc      |
| Single Family Detached | Building Addition   | 5/28/2025 | \$45,062  | 25-3147-ADD | 834 SE Michael Dr        | Harold D Zarr Jr                  | Harold D Zarr Jr                  |
| Single Family Detached | Building Alteration | 5/1/2025  | \$16,569  | 25-2469-ALT | 620 NE 47th St           | Thanh Nguyen                      | Thanh Nguyen                      |
| Single Family Detached | Building Alteration | 5/5/2025  | \$24,854  | 25-2532-ALT | 1606 NW Driftwood Dr     | Happe Homes                       | Happe Homes                       |
| Single Family Detached | Building Alteration | 5/5/2025  | \$24,854  | 25-2534-ALT | 1610 NW Driftwood Dr     | Happe Homes                       | Happe Homes                       |
| Single Family Detached | Building Alteration | 5/6/2025  | \$11,025  | 25-2571-ALT | 1012 SE Chaparral Dr     | RTCFC LLC                         | RTCFC LLC                         |
| Single Family Detached | Building Alteration | 5/7/2025  | \$6,473   | 25-2537-ALT | 2411 NE Innsbruck Dr     | Thrasher Foundation Repair        | Thrasher Foundation Repair        |
| Single Family Detached | Building Alteration | 5/7/2025  | \$5,000   | 25-2597-ALT | 5018 NE Seneca Dr        | Zenith Design Build               | Zenith Design Build               |
| Single Family Detached | Building Alteration | 5/8/2025  | \$26,932  | 25-2658-ALT | 235 NE 62nd St           | Kristopher Kleiner                | Kristopher Kleiner                |
| Single Family Detached | Building Alteration | 5/13/2025 | \$18,994  | 25-2671-ALT | 2316 NW 31st St          | DLR Construction                  | DLR Construction                  |
| Single Family Detached | Building Alteration | 5/16/2025 | \$0       | 25-2903-ALT | 301 NE Crestmoor Pl      | HOME Inc                          | HOME Inc                          |
| Single Family Detached | Building Alteration | 5/21/2025 | \$13,473  | 25-2973-ALT | 2707 SW 23rd St          | FOUNDATION RECOVERY SYSTEMS       | Groundworks Foundation Rec Sys    |
| Single Family Detached | Building Alteration | 5/27/2025 | \$11,592  | 25-3105-ALT | 509 NW Chapel Dr         | Daave Custom Flooring             | Daave Custom Flooring             |
| Single Family Detached | Building Alteration | 5/29/2025 | \$19,782  | 25-3109-ALT | 3414 SE 17th St          | Dane Nolte                        | KBS Remodeling & Restoration, LLC |
| Single Family Detached | Building Alteration | 5/29/2025 | \$10,000  | 25-3123-ALT | 513 SW Camden Dr         | Strahan Construction Inc.         | Strahan Construction Company Inc  |
| Single Family Detached | Shed                | 5/1/2025  | \$1,600   | 25-1632-SHD | 1328 NE 55th St          | Sandi Kajtazovic Sandi Kajtazovic | Sandi Kajtazovic Sandi Kajtazovic |
| Single Family Detached | Shed                | 5/2/2025  | \$2,400   | 25-2479-SHD | 2018 SW 17th St          | Jeffrey J Reynolds                | Jeffrey J Reynolds                |
| Single Family Detached | Shed                | 5/2/2025  | \$4,000   | 25-2502-SHD | 5227 NE Seneca Dr        | Matthew Posusta                   | MJP Home Solutions                |
| Single Family Detached | Shed                | 5/6/2025  | \$1,600   | 25-2580-SHD | 2807 NW 27th St          | Freeland Todd                     | Freeland Todd                     |
| Single Family Detached | Shed                | 5/7/2025  | \$1,200   | 25-2579-SHD | 706 NW School St         | Haley Harms                       | HS Concrete Inc                   |
| Single Family Detached | Shed                | 5/12/2025 | \$2,800   | 25-2721-SHD | 1521 NW Pine View Cir    | Tuff Shed                         | Tuff Shed                         |

|                        |               |           |                       |                            |                            |                            |
|------------------------|---------------|-----------|-----------------------|----------------------------|----------------------------|----------------------------|
| Single Family Detached | Shed          | 5/15/2025 | \$3,840 25-2857-SHD   | 505 NW Horizon Ct          | Devin Dillingham           | Devin Dillingham           |
| Single Family Detached | Shed          | 5/16/2025 | \$2,400 25-2722-SHD   | 104 SW Maple St            | Tuff Shed                  | Tuff Shed                  |
| Single Family Detached | Shed          | 5/16/2025 | \$1,920 25-2904-SHD   | 201 NE 6th St              | Dale W Sanders             | Premier Buildings of Iowa  |
| Single Family Detached | Shed          | 5/27/2025 | \$2,560 25-3096-SHD   | 901 NE 15th St             | Jeff Sytsma                | Jeff Sytsma                |
| Single Family Detached | Shed          | 5/28/2025 | \$2,240 25-3153-SHD   | 2315 NW 31st St            | May Sheesley               | May Sheesley               |
| Single Family Detached | Shed          | 5/29/2025 | \$1,920 25-3197-SHD   | 628 NE 56th St             | Kristofer Edwards          | Kristofer Edwards          |
| Single Family Detached | Slab          | 5/21/2025 | \$0 25-2946-SLAB      | 1510 NW Boulder Point Pl   | Top Tier Construction LLC  | Top Tier Construction LLC  |
| Single Family Detached | Spa/Hot Tub   | 5/5/2025  | \$0 25-2562-SPA       | 402 NW Winterberry St      | Matthew Glander            | Matthew Glander            |
| Single Family Detached | Spa/Hot Tub   | 5/15/2025 | \$0 25-2807-SPA       | 4814 NE Oak Dr             | Joel Keenan                | Joel Keenan                |
| Single Family Detached | Spa/Hot Tub   | 5/29/2025 | \$0 25-3026-SPA       | 4312 SW Ash Ct             | H & H WINDOWS/DOOR REPLACE | H & H WINDOWS/DOOR REPLACE |
| Single Family Detached | Swimming Pool | 5/8/2025  | \$0 25-2662-POOL      | 501 NW Westwood St         | Robert Weir                | Robert Weir                |
| Single Family Detached | Swimming Pool | 5/14/2025 | \$0 25-2813-POOL      | 1004 NW Rolling Rock Rd    | Steve Fontanini            | Central Iowa Pool & Spa    |
| Single Family Detached | Swimming Pool | 5/15/2025 | \$0 25-2770-POOL      | 4814 NE Oak Dr             | Joel Keenan                | Joel Keenan                |
| Single Family Detached | Swimming Pool | 5/16/2025 | \$0 25-1579-POOL      | 411 SW 18th St             | Paradise Pools of Iowa     | Paradise Pools of Iowa     |
| Single Family Detached | Swimming Pool | 5/16/2025 | \$0 25-2886-POOL      | 2506 NW Pleasant St        | Chad D Cunningham          | Chad D Cunningham          |
| Single Family Detached | Swimming Pool | 5/19/2025 | \$0 25-2892-POOL      | 1206 NE 42nd Ct            | SpeckUSA                   | Speck USA                  |
| Single Family Detached | Swimming Pool | 5/19/2025 | \$0 25-2925-POOL      | 12334 NE 22nd St           | Morgan Lynn Keasler        | Morgan Lynn Keasler        |
| Single Family Detached | Swimming Pool | 5/21/2025 | \$0 25-2951-POOL      | 309 NW Stratford Ln        | Loren Dentlinger Michael   | Loren Dentlinger Michael   |
| Single Family Detached | Swimming Pool | 5/29/2025 | \$0 25-3194-POOL      | 405 NW Rock Creek Cir      | Terry L Carlson            | Terry L Carlson            |
| Single Family Detached | Deck          | 5/2/2025  | \$1,152 25-2177-DECK  | 7368 NE Berwick Dr TRLR 19 | Jon Fontana                | Jon Fontana                |
| Single Family Detached | Deck          | 5/7/2025  | \$2,616 25-2577-DECK  | 2803 NW 41st St            | Amanda Westercamp          | Amanda Westercamp          |
| Single Family Detached | Deck          | 5/9/2025  | \$2,304 25-2440-DECK  | 2710 NW 43rd St            | Duane A Gray               | Duane A Gray               |
| Single Family Detached | Deck          | 5/12/2025 | \$2,496 25-2455-DECK  | 4207 NE Trilein Dr         | Wyatt H. LLC               | Wyatt H. LLC               |
| Single Family Detached | Deck          | 5/12/2025 | \$2,880 25-2712-DECK  | 2609 SE 19th Ct            | Jason Ceretti              | Edge Commercial            |
| Single Family Detached | Deck          | 5/13/2025 | \$1,584 25-2659-DECK  | 4727 NW 13th St            | William Francis Williams   | William Francis Williams   |
| Single Family Detached | Deck          | 5/13/2025 | \$2,280 25-2718-DECK  | 401 SW 17th St             | Paul Cartwright            | Paul Cartwright            |
| Single Family Detached | Deck          | 5/13/2025 | \$3,600 25-2739-DECK  | 5517 NE Seneca Dr          | Grace Fox                  | Revamp Fence               |
| Single Family Detached | Deck          | 5/14/2025 | \$1,728 25-2575-DECK  | 1009 SE Rio Dr             | Nick Bjork                 | Nick Bjork                 |
| Single Family Detached | Deck          | 5/14/2025 | \$2,400 25-2811-DECK  | 3131 SW Butternut Ct       | Keith E Wesack             | Screenbuilders             |
| Single Family Detached | Deck          | 5/15/2025 | \$1,680 25-2402-DECK  | 305 NE Meadow Ln           | Colin Concrete Enterprise  | Colin Concrete Enterprise  |
| Single Family Detached | Deck          | 5/16/2025 | \$3,360 25-2730-DECK  | 126 SW Meadowlark Ct       | Shepherd Construction      | Shepherd Construction      |
| Single Family Detached | Deck          | 5/20/2025 | \$1,200 25-2935-DECK  | 625 SW Elm St              | Iowa Home Doc LLC          | Iowa Home Doc LLC          |
| Single Family Detached | Deck          | 5/22/2025 | \$8,136 25-3018-DECK  | 712 NW Seasons Dr          | Tyler Pontius              | Tyler Pontius              |
| Single Family Detached | Deck          | 5/23/2025 | \$1,920 25-3078-DECK  | 3604 SE Grant St           | Deck & Drive Solutions     | Deck and Drive Solutions   |
| Single Family Detached | Deck          | 5/27/2025 | \$5,328 25-2914-DECK  | 413 NE Mission Ct          | Custom Decks LLC           | Custom Decks, LLC          |
| Single Family Attached | Deck          | 5/27/2025 | \$1,920 25-3097-DECK  | 840 SW Springfield Dr      | Primetime Remodels         | Primetime Remodels         |
| Single Family Detached | Deck          | 5/27/2025 | \$3,024 25-3106-DECK  | 1506 NW Parkridge Pl       | Dan Johnsen                | Dan Johnsen                |
| Single Family Detached | Deck          | 5/28/2025 | \$4,608 25-1311-DECK  | 2815 NW Beechwood St       | Tim M McCloud              | Tim M McCloud              |
| Single Family Detached | Deck          | 5/28/2025 | \$4,728 25-3098-DECK  | 1218 NW Cedarwood Dr       | Deck & Drive Solutions     | Deck and Drive Solutions   |
| Single Family Attached | Deck          | 5/29/2025 | \$10,416 25-1011-DECK | 1002 NE Fountain View Dr   | Yaovi Gbogbo               | Yaovi Gbogbo               |
| Single Family Detached | Deck          | 5/29/2025 | \$1,560 25-3119-DECK  | 2613 NW 30th Ln            | Fernando Aveiga            | Fernando Aveiga            |
| Single Family Detached | Deck          | 5/29/2025 | \$6,984 25-3158-DECK  | 5815 NE Sherman Ct         | Kenny Phiakhamta           | Kenny Phiakhamta           |
| Single Family Detached | Deck          | 5/30/2025 | \$2,952 25-2927-DECK  | 2426 NW Park Meadows Dr    | Justin Allen               | Justin Allen               |
| Single Family Detached | Deck          | 5/30/2025 | \$576 25-3217-DECK    | 1405 NE Megan Ct           | Mike Nehring               | Mike Nehring               |



|                        |                     |           |              |              |                               |                                 |                                  |
|------------------------|---------------------|-----------|--------------|--------------|-------------------------------|---------------------------------|----------------------------------|
| Single Family Detached | Solar               | 5/2/2025  | \$18,663     | 25-2497-SOL  | 3506 NW Reinhart Dr           | Purelight Power                 | Purelight Power                  |
| Single Family Detached | Solar               | 5/9/2025  | \$27,500     | 25-2680-SOL  | 1309 NW Parkridge Pl          | Purelight Power                 | Purelight Power                  |
| Single Family Detached | Solar               | 5/15/2025 | \$53,687     | 25-2844-SOL  | 3405 NW 25th St               | Purelight Power                 | Purelight Power                  |
| Single Family Detached | Solar               | 5/15/2025 | \$30,628     | 25-2847-SOL  | 5016 NW 5th St                | Purelight Power                 | Purelight Power                  |
| Single Family Detached | Solar               | 5/15/2025 | \$45,396     | 25-2848-SOL  | 3316 NW 25th St               | Purelight Power                 | Purelight Power                  |
| Single Family Detached | Solar               | 5/20/2025 | \$30,703     | 25-2959-SOL  | 703 NE 41st Ct                | Purelight Power                 | Purelight Power                  |
| Single Family Detached | Fire Repair         | 5/16/2025 | \$146,881    | 25-2395-FREP | 810 SE Rio Cir                | Jeff Lindquist                  | First Call Construction          |
| Single Family Detached | Gazebo              | 5/2/2025  | \$2,680      | 25-2509-GAZ  | 521 SW Maple St               | Rolf Osteraas                   | Sanchez Construction LLC         |
| Single Family Detached | Gazebo              | 5/7/2025  | \$3,360      | 25-2523-GAZ  | 2122 NW School St             | Terry L Anderson                | Terry L Anderson                 |
| Single Family Detached | Gazebo              | 5/21/2025 | \$2,000      | 25-3006-GAZ  | 3228 NW 28th St               | Spencer Hastings                | Spencer Hastings                 |
| Single Family Detached | Pergola             | 5/23/2025 | \$22,000     | 25-3022-PERG | 2818 NW 38th Ln               | Paramount Pergolas              | Paramount Pergolas               |
| Single Family Detached | Pergola             | 5/30/2025 | \$21,000     | 25-1733-PERG | 3311 NW 27th St               | Paramount Pergolas              | Paramount Pergolas               |
| Single Family Detached | Porch               | 5/12/2025 | \$2,880      | 25-2463-PRCH | 2819 NW 41st St               | Zachary Flanagan                | Zachary Flanagan                 |
| Single Family Attached | Porch               | 5/13/2025 | \$3,840      | 25-2691-PRCH | 3907 NW 6th Pl                | Vincent Horras                  | Vincent Horras                   |
| Single Family Detached | Porch               | 5/22/2025 | \$3,000      | 25-3015-PRCH | 712 NW Seasons Dr             | Tyler Pontius                   | Tyler Pontius                    |
| Single Family Detached | Porch               | 5/28/2025 | \$4,480      | 25-3099-PRCH | 1607 NW Boulder Dr            | Better Builders                 | Better Builders                  |
| Single Family Detached | Porch               | 5/28/2025 | \$9,680      | 25-3154-PRCH | 4219 SW 2nd Ct                | Craig Lusthoff                  | Townhouse my House               |
| Single Family Detached | Porch               | 5/29/2025 | \$5,900      | 25-3019-PRCH | 4907 NE Rio Dr                | Fernando Aveiga                 | Fernando Aveiga                  |
| Office                 | New Building        | 5/2/2025  | \$41,495,653 | 25-1746-NEW  | 2701 SE 90th St               | Brandon Mills                   | Burns & McDonnell Engineering Co |
| Retail                 | New Building        | 5/9/2025  | \$3,400,000  | 25-1748-NEW  | 6155 SE Delaware Ave          | Nate Byom                       | Nate Byom                        |
| Retail                 | New Building        | 5/9/2025  | \$80,000     | 25-2512-NEW  | 6155 SE Delaware Ave          | Kwik Trip/Kwik Star - Nate Byom | Dean Snyder Construction         |
| Retail                 | New Building        | 5/9/2025  | \$90,000     | 25-2513-NEW  | 6155 SE Delaware Ave          | Kwik Trip/Kwik Star - Nate Byom | Storey Fascia                    |
| Retail                 | New Building        | 5/9/2025  | \$60,000     | 25-2514-NEW  | 6155 SE Delaware Ave          | Kwik Trip/Kwik Star - Nate Byom | Storey Fascia                    |
| Other                  | New Building        | 5/22/2025 | \$40,000     | 25-1849-NEW  | 4239 NW 20th Ln               | Benson Orth General Contractors | Benson Orth General Contractors  |
| Other                  | New Building        | 5/22/2025 | \$40,000     | 25-1933-NEW  | 4340 NW 21st Ln               | Benson Orth General Contractors | Benson Orth General Contractors  |
| Other                  | Building Addition   | 5/2/2025  | \$633,661    | 25-1951-ADD  | 3717-3719 SE Convenience Blvd | Jensen Builders Ltd             | Jensen Builders LTD              |
| Mixed Use              | Building Alteration | 5/15/2025 | \$6,800      | 25-2646-ALT  | 812 SW Cherry St Ste 102      | Anthony Wilson                  | Anthony Wilson                   |
| Other                  | Building Alteration | 5/15/2025 | \$80,000     | 25-2693-ALT  | 1615 SW Main St Ste 109       | Rock Valley Construction        | Rock Valley Construction         |
| Restaurant             | Building Alteration | 5/16/2025 | \$275,000    | 25-0620-ALT  | 2410 SE Delaware Ave          | Brandy Seago                    | Brandy Seago                     |
| Mixed Use              | Building Alteration | 5/19/2025 | \$32,000     | 24-6010-ALT  | 920 NE 18th St                | Denny Elwell Company            | Denny Elwell Company             |
| Retail                 | Building Alteration | 5/27/2025 | \$21,200     | 25-2996-ALT  | 2510 SW State St              | Hy-Vee Construction             | Hy-Vee Construction              |
| Restaurant             | Building Alteration | 5/28/2025 | \$75,000     | 25-2893-ALT  | 1615 SW Main St Ste 105       | Pappageorge Haymes Partners     | DRA Properties LLC               |
| School                 | Building Alteration | 5/21/2025 | \$308,490    | 25-2864-ALT  | 710 SE 3rd St                 | Edge Commercial                 | Edge Commercial                  |
| School                 | Building Alteration | 5/22/2025 | \$250,000    | 25-2272-ALT  | 1604 W 1st St                 | Leever Homes Inc                | Leever Homes Inc                 |
| Retail                 | Fuel Tanks          | 5/9/2025  | \$300,000    | 25-2510-FUEL | 6155 SE Delaware Ave          | Kwik Trip/Kwik Star - Nate Byom | Seneca Companies                 |
| Single Family Detached | Fence/Wall          | 5/1/2025  | \$0          | 25-2464-FNCE | 1410 NW Benjamin Dr           | Huber Fencing                   | Huber Fencing                    |
| Single Family Detached | Fence/Wall          | 5/1/2025  | \$0          | 25-2478-FNCE | 1701 NE Lowell Ct             | Dilpreet Singh                  | Dilpreet Singh                   |
| Single Family Detached | Fence/Wall          | 5/2/2025  | \$0          | 25-2508-FNCE | 2605 NW 40th St               | Marsden Hand                    | All Star Fencing & Remodeling    |

|                        |            |           |                  |                          |                           |                              |
|------------------------|------------|-----------|------------------|--------------------------|---------------------------|------------------------------|
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2150-FNCE | 1505 NW Campus Dr        | Thrive Fencing            | Thrive Fencing               |
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2168-FNCE | 5515 NE Sienna Dr        | Riley Warren              | Riley Warren                 |
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2265-FNCE | 6303 NE Harvest Ridge Ln | Archadeck of Central Iowa | Archadeck Of Central Iowa    |
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2396-FNCE | 2806 NW Park Ln          | Thrive Fencing            | Thrive Fencing               |
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2397-FNCE | 1006 NE 51st St          | Thrive Fencing            | Thrive Fencing               |
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2465-FNCE | 5216 NW 8th St           | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2527-FNCE | 3108 NW 27th Cir         | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/5/2025  | \$0 25-2531-FNCE | 618 NW 31st St           | Thrive Fencing            | Thrive Fencing               |
| Single Family Detached | Fence/Wall | 5/6/2025  | \$0 25-2530-FNCE | 701 NE Country Meadow Dr | Des Moines Steel Fence Co | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall | 5/6/2025  | \$0 25-2535-FNCE | 3124 NW 25th St          | Des Moines Steel Fence Co | Des Moines Steel Fence Co    |
| Single Family Attached | Fence/Wall | 5/6/2025  | \$0 25-2578-FNCE | 1222 NW Driftwood Dr     | Randall L Venenga         | Justus Fencing               |
| Single Family Detached | Fence/Wall | 5/6/2025  | \$0 25-2585-FNCE | 411 SW 18th St           | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/6/2025  | \$0 25-2586-FNCE | 840 NE 51st St           | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/7/2025  | \$0 25-2617-FNCE | 1911 SW Vintage Pkwy     | Des Moines Steel Fence Co | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall | 5/7/2025  | \$0 25-2627-FNCE | 309 SE 8th St            | Ivan Gatewood             | Raul Garcia                  |
| Single Family Detached | Fence/Wall | 5/8/2025  | \$0 25-2539-FNCE | 5309 NW 17th St          | Rylux Fence Company       | Rylux Fence Company          |
| Single Family Detached | Fence/Wall | 5/9/2025  | \$0 25-2642-FNCE | 915 SW 46th St           | Bret Staples              | Bret Staples                 |
| Single Family Detached | Fence/Wall | 5/9/2025  | \$0 25-2644-FNCE | 4412 NE 11th St          | Bret Staples              | Bret Staples                 |
| Single Family Detached | Fence/Wall | 5/9/2025  | \$0 25-2647-FNCE | 2812 NW 27th St          | Central Iowa Fencing      | Central Iowa Fencing         |
| Single Family Detached | Fence/Wall | 5/9/2025  | \$0 25-2664-FNCE | 3235 NW 27th Cir         | Central Iowa Fencing      | Central Iowa Fencing         |
| Single Family Detached | Fence/Wall | 5/9/2025  | \$0 25-2679-FNCE | 335 SE Willow Run Ln     | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/9/2025  | \$0 25-2689-FNCE | 1005 NW Linden St        | Shawna Giron              | Shawna Giron                 |
| Office                 | Fence/Wall | 5/12/2025 | \$0 25-2674-FNCE | 1210 NW 18th St          | Superior Fence & Rail     | Superior Fence and Rail      |
| Single Family Detached | Fence/Wall | 5/13/2025 | \$0 25-2740-FNCE | 5517 NE Seneca Dr        | Grace Fox                 | Revamp Fence                 |
| Single Family Detached | Fence/Wall | 5/13/2025 | \$0 25-2745-FNCE | 5602 NE Verona Dr        | Rusmir Mahalbasic         | Rusmir Mahalbasic            |
| Single Family Detached | Fence/Wall | 5/13/2025 | \$0 25-2760-FNCE | 1326 NW 32nd St          | Bret Staples              | Bret Staples                 |
| Single Family Detached | Fence/Wall | 5/14/2025 | \$0 25-2741-FNCE | 2312 SW 17th St          | Des Moines Steel Fence Co | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall | 5/14/2025 | \$0 25-2742-FNCE | 705 NE 7th St            | Des Moines Steel Fence Co | Des Moines Steel Fence Co    |
| Single Family Detached | Fence/Wall | 5/14/2025 | \$0 25-2812-FNCE | 5815 NE Sherman Ct       | Affordable Fencing Inc.   | Affordable Fencing Inc.      |
| Single Family Detached | Fence/Wall | 5/14/2025 | \$0 25-2838-FNCE | 3513 NW 14th St          | Shawn Chaney              | Shawn Chaney                 |
| Single Family Detached | Fence/Wall | 5/15/2025 | \$0 25-1890-FNCE | 219 NE Harvest Ridge Ln  | Bos Fencing               | Bos Fencing                  |
| Single Family Detached | Fence/Wall | 5/15/2025 | \$0 25-2218-FNCE | 510 NW Bayberry Ct       | Bos Fencing               | Bos Fencing                  |
| Single Family Detached | Fence/Wall | 5/15/2025 | \$0 25-2267-FNCE | 809 NW 38th St           | Bos Fencing               | Bos Fencing                  |
| Single Family Detached | Fence/Wall | 5/15/2025 | \$0 25-2839-FNCE | 605 NW Beechwood St      | Grace Fox                 | Revamp Fence                 |
| Single Family Detached | Fence/Wall | 5/15/2025 | \$0 25-2845-FNCE | 2114 SW College Ave      | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/15/2025 | \$0 25-2846-FNCE | 3204 SW Timberline Dr    | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/16/2025 | \$0 25-1723-FNCE | 2806 NW Park Ln          | Kallie Simmons            | Kallie Simmons               |
| Single Family Detached | Fence/Wall | 5/16/2025 | \$0 25-1945-FNCE | 1918 NW 31st St          | Albert Farr               | Albert Farr                  |
| Single Family Detached | Fence/Wall | 5/16/2025 | \$0 25-2907-FNCE | 1206 NE 42nd Ct          | Spencer Elliot            | Platinum Fence Company LLC   |
| Single Family Detached | Fence/Wall | 5/16/2025 | \$0 25-2915-FNCE | 1316 NE 55th St          | Simon Holt                | Justus Fencing               |
| Single Family Detached | Fence/Wall | 5/17/2025 | \$0 25-1600-FNCE | 1622 NW Benjamin Dr      | Spencer Elliot            | Platinum Fence Company LLC   |
| Single Family Detached | Fence/Wall | 5/19/2025 | \$0 25-2047-FNCE | 2911 NW Beechwood Ct     | Clanton Creek Fence       | Clanton Creek Fence and Gate |
| Single Family Detached | Fence/Wall | 5/19/2025 | \$0 25-2641-FNCE | 2801 NW 29th St          | Bret Staples              | Bret Staples                 |
| Single Family Detached | Fence/Wall | 5/19/2025 | \$0 25-2880-FNCE | 4218 NW Countrywood Dr   | Central Iowa Fencing      | Central Iowa Fencing         |
| Single Family Detached | Fence/Wall | 5/19/2025 | \$0 25-2895-FNCE | 1314 SW 5th St           | Clanton Creek Fence       | Clanton Creek Fence and Gate |
| Single Family Detached | Fence/Wall | 5/19/2025 | \$0 25-2896-FNCE | 2609 NW 44th St          | Clanton Creek Fence       | Clanton Creek Fence and Gate |
| Single Family Detached | Fence/Wall | 5/19/2025 | \$0 25-2905-FNCE | 3504 NW 27th St          | American Fence Company    | American Fence Co            |
| Single Family Detached | Fence/Wall | 5/20/2025 | \$0 24-4576-FNCE | 402 NE Whitetail Dr      | Spencer Elliot            | Platinum Fence Company LLC   |



|                        |            |           |                        |                              |                                  |                                  |
|------------------------|------------|-----------|------------------------|------------------------------|----------------------------------|----------------------------------|
| Single Family Detached | Fence/Wall | 5/20/2025 | \$0 25-2078-FNCE       | 2505 SW 23rd St              | Spencer Elliot                   | Platinum Fence Company LLC       |
| Single Family Detached | Fence/Wall | 5/20/2025 | \$0 25-2079-FNCE       | 525 NE 58th St               | Spencer Elliot                   | Platinum Fence Company LLC       |
| Single Family Detached | Fence/Wall | 5/20/2025 | \$0 25-2435-FNCE       | 712 NE Meadow Landing Dr     | Spencer Elliot                   | Platinum Fence Company LLC       |
| Single Family Detached | Fence/Wall | 5/20/2025 | \$0 25-2958-FNCE       | 1322 NE 56th St              | Thrive Fencing                   | Thrive Fencing                   |
| Single Family Detached | Fence/Wall | 5/21/2025 | \$0 25-1877-FNCE       | 3502 SW Edgewood Ln          | Landscapes By Design             | Landscapes By Design             |
| Single Family Detached | Fence/Wall | 5/21/2025 | \$0 25-2944-FNCE       | 3910 NW Windbrooke Ct        | Affordable Fencing Inc.          | Affordable Fencing Inc.          |
| Single Family Detached | Fence/Wall | 5/21/2025 | \$0 25-2984-FNCE       | 1201 NW Driftwood Dr         | Ethan Miller                     | CKS Fence & Construction         |
| Single Family Detached | Fence/Wall | 5/21/2025 | \$0 25-2989-FNCE       | 3811 NW 9th St               | Halcyon Fencing                  | Halcyon Fencing                  |
| Single Family Detached | Fence/Wall | 5/21/2025 | \$0 25-2998-FNCE       | 1006 SE Michael Dr           | Heather Holton                   | Heather Holton                   |
| Single Family Detached | Fence/Wall | 5/22/2025 | \$0 25-2875-FNCE       | 302 NE 12th Street Pl        | Central Iowa Contractor Services | Central Iowa Contractor Services |
| Single Family Detached | Fence/Wall | 5/22/2025 | \$0 25-3017-FNCE       | 413 SE 3rd St                | Des Moines Steel Fence Co        | Des Moines Steel Fence Co        |
| Single Family Detached | Fence/Wall | 5/23/2025 | \$0 25-3031-FNCE       | 3707 NW 4th St               | Robert Lange                     | Robert Lange                     |
| Single Family Detached | Fence/Wall | 5/23/2025 | \$0 25-3045-FNCE       | 2610 NW School St            | American Fence Company           | American Fence Co                |
| Single Family Detached | Fence/Wall | 5/23/2025 | \$0 25-3046-FNCE       | 405 NE Country Meadow Dr     | American Fence Company           | American Fence Co                |
| Single Family Detached | Fence/Wall | 5/23/2025 | \$0 25-3085-FNCE       | 920 SW 43rd St               | Bret Staples                     | Bret Staples                     |
| Single Family Detached | Fence/Wall | 5/27/2025 | \$0 25-2980-FNCE       | 1205 NW Driftwood Dr         | Tien Trung Thai                  | CKS Fence & Construction         |
| Single Family Detached | Fence/Wall | 5/27/2025 | \$0 25-2983-FNCE       | 4116 NW Countrywood Dr       | Thrive Fencing                   | Thrive Fencing                   |
| Single Family Detached | Fence/Wall | 5/27/2025 | \$0 25-3084-FNCE       | 2609 SW 23rd St              | Des Moines Steel Fence Co        | Des Moines Steel Fence Co        |
| Single Family Detached | Fence/Wall | 5/27/2025 | \$0 25-3118-FNCE       | 6206 NE Grant Ln             | Huber Fencing                    | Huber Fencing                    |
| Duplex                 | Fence/Wall | 5/27/2025 | \$0 25-3124-FNCE       | 840 SW Springfield Dr        | Primetime Remodels               | Primetime Remodels               |
| Single Family Detached | Fence/Wall | 5/28/2025 | \$0 25-2678-FNCE       | 2106 NW 9th St               | Jeremy Helmke                    | Jeremy Helmke                    |
| Single Family Detached | Fence/Wall | 5/28/2025 | \$0 25-3077-FNCE       | 530 SW Carriage Ct           | Superior Fence & Rail            | Superior Fence & Rail            |
| Single Family Detached | Fence/Wall | 5/28/2025 | \$0 25-3080-FNCE       | 3612 NW 13th St              | Superior Fence & Rail            | Superior Fence & Rail            |
| Single Family Detached | Fence/Wall | 5/28/2025 | \$0 25-3082-FNCE       | 512 NE 57th Ct               | Superior Fence & Rail            | Superior Fence & Rail            |
| Single Family Detached | Fence/Wall | 5/29/2025 | \$0 25-2840-FNCE       | 1319 NE 55th St              | Great Barrier Fence Co           | Great Barrier Fence Co           |
| Duplex                 | Fence/Wall | 5/29/2025 | \$0 25-2841-FNCE       | 4412 NE 13th St              | Great Barrier Fence Co           | Great Barrier Fence Co           |
| Duplex                 | Fence/Wall | 5/29/2025 | \$0 25-2842-FNCE       | 4408 NE 13th St              | Great Barrier Fence Co           | Great Barrier Fence Co           |
| Single Family Detached | Fence/Wall | 5/29/2025 | \$0 25-2843-FNCE       | 717 NW Boulder Brook Dr      | Great Barrier Fence Co           | Great Barrier Fence Co           |
| Single Family Detached | Fence/Wall | 5/29/2025 | \$0 25-3192-FNCE       | 405 NW Rock Creek Cir        | Terry L Carlson                  | Terry L Carlson                  |
| Single Family Detached | Fence/Wall | 5/29/2025 | \$0 25-3203-FNCE       | 3120 SW Townpark Dr          | Huber Fencing                    | Huber Fencing                    |
| Single Family Detached | Fence/Wall | 5/30/2025 | \$0 25-3009-FNCE       | 901 NE 9th St                | Curtis Sparks                    | Curtis Sparks                    |
| Single Family Detached | Fence/Wall | 5/30/2025 | \$0 25-3092-FNCE       | 3203 SE 20th St              | Chris Fitzgerald                 | Chris Fitzgerald                 |
|                        |            |           |                        |                              |                                  |                                  |
| Office                 | Sign       | 5/5/2025  | \$5,000 25-2237-SIGNP  | 1465 SW Park Square Dr # 206 | Signarama Ankeny and YESCO DM    | Signarama Ankeny and YESCO DM    |
| Retail                 | Sign       | 5/6/2025  | \$420 25-2506-SIGNP    | 707 S Ankeny Blvd            | Lisa Hanrahan                    | Iowa Sign Company                |
| Retail                 | Sign       | 5/8/2025  | \$3,000 25-1631-SIGNP  | 2010 SE Delaware Ave Ste 252 | First Class Signs                | First Class Signs                |
| Retail                 | Sign       | 5/8/2025  | \$3,000 25-1938-SIGNP  | 2010 SE Delaware Ave Ste 252 | First Class Signs                | First Class Signs                |
| Retail                 | Sign       | 5/8/2025  | \$100 25-1942-SIGNP    | 2010 SE Delaware Ave Ste 252 | First Class Signs                | First Class Signs                |
| Office                 | Sign       | 5/8/2025  | \$40,000 25-2488-SIGNP | 2750 NE 36th St              | Latitude Signage + Design        | Latitude Signage + Design        |
| Restaurant             | Sign       | 5/9/2025  | \$8,681 25-2482-SIGNP  | 1615 SW Main St Ste 105      | Nesper Sign Advertising          | Nesper Sign Advertising          |
| Restaurant             | Sign       | 5/9/2025  | \$6,798 25-2484-SIGNP  | 1615 SW Main St Ste 105      | Nesper Sign Advertising          | Nesper Sign Advertising          |
| Restaurant             | Sign       | 5/9/2025  | \$6,798 25-2485-SIGNP  | 1615 SW Main St Ste 105      | Nesper Sign Advertising          | Nesper Sign Advertising          |
| Restaurant             | Sign       | 5/16/2025 | \$7,064 25-1619-SIGNP  | 1465 SW Park Square Dr #102  | Iowa Sign Company                | Iowa Sign Company                |
| Office                 | Sign       | 5/16/2025 | \$40,000 25-2487-SIGNP | 2750 NE 36th St              | Latitude Signage + Design        | Latitude Signage + Design        |
| Office                 | Sign       | 5/19/2025 | \$1,800 25-0781-SIGNP  | 1640 SW White Birch Cir      | Signs 'N More                    | Signs 'N More                    |
| Office                 | Sign       | 5/19/2025 | \$2,500 25-0782-SIGNP  | 1640 SW White Birch Cir      | Signs 'N More                    | Signs 'N More                    |
| Office                 | Sign       | 5/19/2025 | \$1,800 25-0783-SIGNP  | 1640 SW White Birch Cir      | Signs 'N More                    | Signs 'N More                    |
| Office                 | Sign       | 5/19/2025 | \$1,300 25-0785-SIGNP  | 1640 SW White Birch Cir      | Signs 'N More                    | Signs 'N More                    |

|                        |                |           |                       |                               |                            |                            |
|------------------------|----------------|-----------|-----------------------|-------------------------------|----------------------------|----------------------------|
| Retail                 | Sign           | 5/20/2025 | \$1,000 25-0567-SIGNP | 3607 NE Otterview Cir STE 101 | Wilfredo Melgar            | iSigns First LLC           |
| Restaurant             | Sign           | 5/20/2025 | \$2,000 25-0672-SIGNP | 3607 NE Otterview Cir STE 101 | Wilfredo Melgar            | iSigns First LLC           |
| Retail                 | Sign           | 5/20/2025 | \$1,000 25-1079-SIGNP | 721 N Ankeny Blvd             | Wilfredo Melgar            | iSigns First LLC           |
| Retail                 | Sign           | 5/20/2025 | \$1,000 25-2490-SIGNP | 833 E 1st St Ste 101          | Wilfredo Melgar            | iSigns First LLC           |
| Other                  | Canopy/Tent    | 5/7/2025  | \$0 25-2410-TENT      | 3405 NE Trilein Dr            | Sophia Millang             | Sophia Millang             |
| Retail                 | Canopy/Tent    | 5/9/2025  | \$0 25-1689-TENT      | 410 N Ankeny Blvd             | Abby Evans                 | Abby Evans                 |
| Single Family Detached | Drive Approach | 5/5/2025  | \$0 25-2524-RSTRM     | 606 SW Cherry St              | J&J Concrete Inc           | J&J Concrete Inc           |
| Church                 | Drive Approach | 5/7/2025  | \$0 25-2629-RSTRM     | 2506 SW 3rd St                | Arnold Porath              | Arnold Porath              |
| Single Family Detached | Drive Approach | 5/9/2025  | \$0 25-2677-RSTRM     | 2705 NW Park Ln               | Lupe Alvarez               | Lupe Alvarez               |
| Single Family Detached | Drive Approach | 5/12/2025 | \$0 25-2705-RSTRM     | 4111 SW Snyder Blvd           | Harter Concrete            | Harter Concrete            |
| Single Family Detached | Drive Approach | 5/12/2025 | \$0 25-2709-RSTRM     | 905 NW Maple St               | Joel A Coonradt            | Joel A Coonradt            |
| Single Family Detached | Drive Approach | 5/19/2025 | \$0 25-2924-RSTRM     | 306 NE Crestmoor Pl           | Solis Concrete             | Solis Concrete             |
| Single Family Detached | Drive Approach | 5/21/2025 | \$0 25-3011-RSTRM     | 155 SE 33rd St                | Avalos Concrete LLC        | Avalos Concrete LLC        |
| Single Family Detached | Drive Approach | 5/22/2025 | \$0 25-3032-RSTRM     | 1119 NE Milan Ave             | Church Jacqueline          | Church Jacqueline          |
| Single Family Detached | Drive Approach | 5/22/2025 | \$0 25-3038-RSTRM     | 1105 NW Wagner Ct             | Todd Waddell               | Todd Waddell               |
| Retail                 | Sidewalk       | 5/1/2025  | \$0 25-2326-RSWRP     | 801 S Ankeny Blvd             | Real Concrete Solutions    | Real Concrete Solutions    |
| Single Family Detached | Sidewalk       | 5/1/2025  | \$0 25-2472-RSWRP     | 602 SW Cherry St              | J&J Concrete Inc           | J&J Concrete Inc           |
| Single Family Detached | Sidewalk       | 5/6/2025  | \$0 25-2599-RSWRP     | 4313 NW 5th St                | Hill & Culp Concrete       | Hill & Culp Concrete       |
| Single Family Detached | Sidewalk       | 5/12/2025 | \$0 25-2703-RSWRP     | 614 SW 2nd St                 | Harter Concrete            | Harter Concrete            |
| Single Family Detached | Sidewalk       | 5/12/2025 | \$0 25-2707-RSWRP     | 2908 NW 27th Ct               | TRW Concrete               | TRW Concrete               |
| Single Family Detached | Sidewalk       | 5/14/2025 | \$0 25-2810-RSWRP     | 1221 SW Kenworthy Dr          | Aimee Crooks               | Aimee Crooks               |
| Single Family Detached | Sidewalk       | 5/20/2025 | \$0 25-2942-RSWRP     | 2605 NW 5th St                | HS Concrete Inc            | HS Concrete Inc            |
| Single Family Detached | Sidewalk       | 5/21/2025 | \$0 25-3010-RSWRP     | 1902 SW Franklin Dr           | Avalos Concrete LLC        | Avalos Concrete LLC        |
| Single Family Detached | Sidewalk       | 5/23/2025 | \$0 25-3070-RSWRP     | 705 NE Bristol Dr             | GLC Construction LLC       | GLC Construction LLC       |
| Industrial             | Demolition     | 5/15/2025 | \$0 25-2837-DEMO      | 700 SE Dalbey Dr              | DeCarlo Demolition Company | DeCarlo Demolition Company |





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 3, 2025  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack

Lisa West  
Glenn Hunter

Todd Ripper

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT  
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

