

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 36th 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 121st 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 126th 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 22nd 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 126th Avenue and NE 22nd 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 126th 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 126th 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 126th 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