



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, July 22, 2025
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

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 July 22, 2025 Agenda

Consider MOTION to approve and accept the July 22, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the June 3, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the June 3, 2025 minutes of the Plan and Zoning Commission meeting.

2. 3707 NE Reinhart Drive - Trestle Ridge Park Site Plan

Consider MOTION to approve the site plan for 3707 NW Reinhart Drive, Trestle Ridge Park.

3. 7405 SE Northstar Drive - New Horizon Cuisine Site Plan

Consider MOTION to approve the site plan for 7405 SE Northstar Drive, New Horizon Cuisine, subject to City Council approval of the required stormwater management facility maintenance

covenant and permanent easement agreement.

4. 5525 NE Delaware Avenue - Keystone Church Building Addition Site Plan

Consider MOTION to approve the site plan for 5525 NE Delaware Avenue, Keystone Church Building Addition.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. July 21, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, August 5, 2025
3. June 2025 Building Permits Report
4. Commissioner's Reports

H. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 22, 2025
6:30 PM

Ted Rapp, Chair
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Lisa West

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Phil Tuning

ITEM NAME

Approval of the July 22, 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 July 22, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Minutes of the June 3, 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 June 3, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-06-03

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, June 3, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the June 3, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Glenn Hunter, Lisa West, and Todd Ripper. Absent: Trina Flack.
Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the June 3, 2025 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

Chair Rapp stated the Commission received correspondence from Linda and Jason Wattonville 12702, NE 22nd Street, Alleman, Iowa regarding agenda Items #8 and #9.

Motion by T.Ripper to receive and file correspondence from Linda and Jason Wattonville. Second by R.Weisheit. All voted aye. Motion carried 5 – 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 20, 2025 Plan and Zoning Commission meeting

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

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

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.

Item #3. Corporate Woods Toy Storage Final Plat

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

Motion by R.Weisheit to approve the recommendations for Consent Agenda Items #1 - #3. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

Item #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

Staff Report: J.Heil reported the city has received a request for an 80/20 Voluntary Urbanized Annexation, also known as the DLE Four Way LC annexation. The proposed annexation is 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; and 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. He noted that this annexation includes the adjacent full right-of-way of Interstate 35 lying in Section 6-80-23 and in Section 31-81-23. He stated that since petitions were 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 city has received verification of the land area from the Polk County auditor. This is an urbanized annexation due to the proximity of the City of Elkhart and City of Alleman to this territory. J.Heil noted

the current land uses per the Polk County Zoning Map for this territory along with identifying the area on the City of Ankeny Future Land Use Plan Map. He stated that if annexed, the properties will initially be 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. J.Heil presented an aerial map illustrating the surrounding roads and the current location of the sanitary sewer and water mains. He said the City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory, this annexation area is partially within the City of Ankeny Fire Protection District and fully covered for EMA and noted that the additional area and population will affect police coverage areas, as does all new development. J.Heil shared that members of the police department regularly attend Technical Review Committee meetings and work with the planning and engineering staff on design concerns. This annexation area lies within the Ankeny and North Polk Community School Districts. He said that a consultation meeting is scheduled to be held on June 9th, 2025. The proposed annexation complies with the City of Ankeny's annexation policy and is identified as a future growth area in the Ankeny Plan 2040 Comprehensive Plan. Public utilities exist in and around the annexation area, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation.

R.Weisheit asked staff where the dividing line is between Ankeny and North Polk Community School Districts. J.Heil responded that it is located along NE 54th Street.

Motion by R.Weisheit to recommend City Council approval of the DLE Four Way LC 80/20 Voluntary Urbanized Annexation. Second by L.West. All voted aye. Motion carried 5 – 0.

Item #5. 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 North Grove PUD. The property is located west of NW Weigel Drive, north of NW 18th Street, and south of NW 36th Street and is approximately 37.17 acres. 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 Trestle Ridge Phase 3 PUD. R.Kirschman presented the Ankeny 2040 Future Land Use Plan Map, and stated that 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 this PUD as partially compatible. The bulk regulations in this PUD are most similar to R-3, however, the intention in the PUD book is to have single family homes and allow the developer a little more flexibility with the property. R.Kirschman stated that the public hearing was held on May 20, 2025 and there were two main questions asked which included how many housing units per acre are there going to be with this development and parkland dedication. He shared that the Masterplan shows 2.6 housing units per acre for parcel A and Parcel B identifies 3.7 acres for parkland dedication. The developer is only required to dedicate 2.3 acres but discussions were held with the city's park department and the decision was made to dedicate the 3.7 acres. 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.

T.Rapp asked if the 3.7 acres of parkland will be tied with any other parkland around the area. R.Kirschman responded that there is a desire to have more parkland in the unplatted land to the west.

The applicant/representative had no further comments for the Commission.

Motion by G.Hunter 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. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Item #6. 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 #7. 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. 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 presented the City's Future Land Use Map and said that both rezoning Area A and rezoning Area B generally align with The Ankeny Plan 2040 Future Land Use Map, which identifies the 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. Area A of the proposed rezoning includes 47.94 acres to be rezoned 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, with access from the north via NE 72nd Street and NE Delaware Avenue from the west. Area B of the proposed rezoning includes approximately 24.07 acres to be rezoned from R-1, One-Family Residence District to PUD, Planned Unit Development and proposes three lots with mixed uses of M-1, Light Industrial and C-2, General Retail, Highway Oriented and Central Business Commercial District. A PUD booklet is included with the Area B Rezoning, which outlines specific uses, utilities, bulk regulations and elevated material requirements. L.Hutzell stated the uses within the PUD shall be screened to effectively prevent visibility from all abutting residential zoning and public rights of way. A public hearing was held on May 20, 2025 with 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. L.Hutzell stated that the proposed development in this area is currently undergoing a traffic impact study by the City's engineering department. The purpose of a traffic impact study is to identify the impacts to the transportation system due to the proposed development and recommend required roadway improvements to be implemented with future construction plans. 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; and 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.

T.Rapp clarified that the approval tonight is for rezoning and not the concept plan that was presented. L.Hutzell responded, yes. E.Carstens responded that future planning can change the concept plan and would need to be in conformity with the PUD.

The applicant/representative had no further comments for the Commission.

Motion by L.West 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. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

Motion by T.Ripper 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. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Item #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

Item #9. Hope K. Farms, LLC request to rezone property (Area A), from R-1, One Family Residence District to M-1, Light Industrial District**Item #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**

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 the proposed map amendment consists of approximately 117.50 acres of land located northeast of the intersection NE Delaware Avenue and NE 72nd Street intersection. He stated that the property subject to 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. B.Morrissey provided an overview of what the use classifications are 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 known as Area A, approximately 117.50 acres and C-2, General Retail, Highway Oriented, and Central Business Commercial District known as Area B approximately 7.24 acres. 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 intersections. The property is currently zoned R-1, One-Family Residence District as this was a zoning classification assigned to the property when it was annexed into the city in late 2022. 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 Plan and Zoning Commission held a public hearing on May 20, 2025 and questions were brought up regarding traffic, light and sound pollution, disturbance of natural features in the area, specifically a stream and trees located near the site. B.Morrissey commented that as stated earlier, the process of a traffic study for the area has started; however, it is not expected to be finalized until later in the development process. He further said that staff will require that any on-sight exterior lighting be in accordance with the Code, which will be reviewed during the site plan process and should noise become an issue, the Ankeny Police Department will conduct a decibel test to determine if any noise is in violation of the Code. He stated that as it relates to the natural features, site specifics are difficult to discuss at this time without a site plan to review. He noted that the direction of post development drainage flows should be similar to where drainage flows currently and redirecting of flows onto neighboring properties is uncommon. On-site detention will be required during the site planning process. 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. Staff recommends 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. 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. 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.

T.Rapp commented that due to the proposed development's proximity to I-35, any kind of access point on NE 126th Avenue and NE 22nd Street will not only be scrutinized by Ankeny's traffic engineer but the IDOT as well.

The applicant/representative had no further comments for the Commission.

Motion by L.West 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. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

Motion by G.Hunter 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. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

Motion by T.Ripper 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. Second by R.Weisheit. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the June 2, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, June 17, 2025 Plan and Zoning Commission meeting and the May 2025 Building Permits Report

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 7:16 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

3707 NE Reinhart Drive - Trestle Ridge Park 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

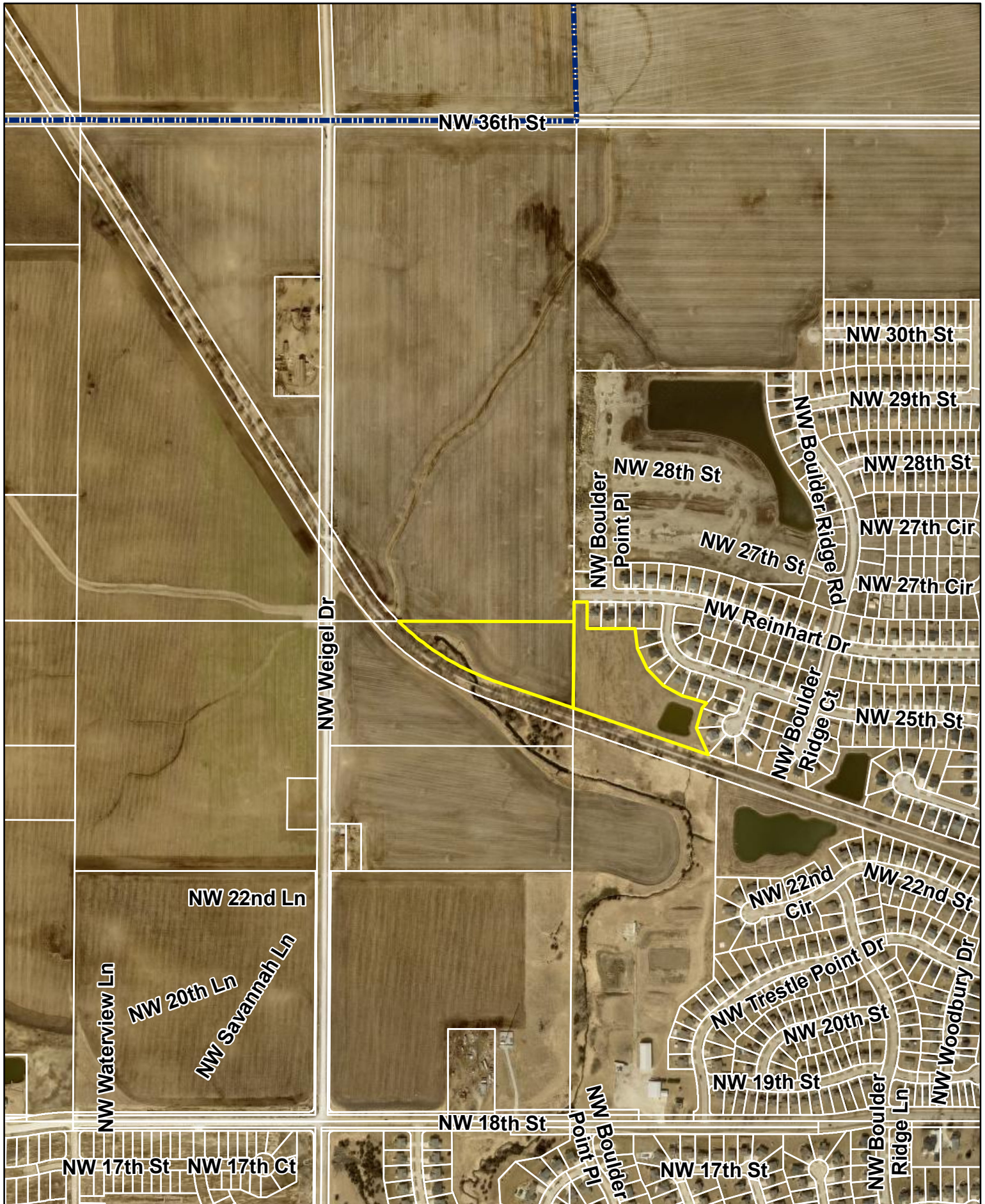
ACTION REQUESTED

Consider MOTION to approve the site plan for 3707 NW Reinhart Drive, Trestle Ridge Park.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Trestle Ridge Park Site Plan
5. Shelter Example



Agenda Item: 3707 NW Reinhart Drive – Trestle Ridge Park Site Plan

Report Date: July 17, 2025

Prepared by: Laura Hutzell
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3707 NW Reinhart Drive, Trestle Ridge Park.

Project Summary:

The subject property is located at 3707 NW Reinhart Drive and is generally located east of NW Weigel Drive and north of the High Trestle Trail in northwest Ankeny. The subject area is approximately 9.2 acres (+/-) in size, and was deeded to the City with Trestle Ridge Estates Plats 2 and 7.

The proposed park features include a playground, shelter, basketball court, parking area and a connection from the park to the High Trestle Trail to the south. The site plan includes a stormwater management area on the east end of the park. Parking on site is situated off NW Reinhart Drive to give patrons easy access to the park. The shelter is the only structure shown on site, and is the standard shelter the City has used for other parks within the City usually brown or green in color with a max height of approximately 13-feet. A trash receptacle, similar to those located in other parks around the City, is anticipated to be installed near the shelter. Landscaping is proposed throughout the park to meet the requirements of code and provide some screening for the residential areas surrounding the park as well as providing headlight screening. The park will be serviced with a 1-inch water line for the proposed drinking fountain on site. Storm water will be detained via a stormwater management area on the east end of the proposed park.

Site Plan Worksheet
3707 NW Reinhard Drive – Trestle Ridge Park 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 lone structure on the site is a shelter situated between the playground area and the parking lot. Vehicular access will come via NW Reinhart Drive. Pedestrian access may come from the proposed connection to the High Trestle Trail to the south and the Trestle Ridge Estates neighborhood to the north.

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

The site plan complies with all landscaping and parking 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 adequate parking and circulation for vehicles and users of the existing trail to the south of the site.

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

A traffic study was not required by staff for the proposed park.

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

The pavement shading requirements of the Code have been met. Headlight screening is provided for the parking stalls as well.

- 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.**

Outdoor storage is not included with these plans. A trash receptacle, similar to what is provided in existing parks throughout the City will be located near the shelter.

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.**

Any lighting on the site will be directed away from adjoining properties 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.**

Storm water drainage will flow to the management area located at the east end of the site.

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 park will be serviced with one-inch water service. This 1-inch line is meant to provide service to the proposed drinking fountain on site.

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.**

Open space is provided throughout 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 landscaping requirements of the Code have been met.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

Buildings are not proposed on the site. The only structure is a park shelter.

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

Buildings are not proposed on the site. The shelter proposed is the standard shelter used in Ankeny's City parks and is usually brown in green in color.

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.**

Outside equipment and trash enclosures are not included as a part of these plans.

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

Buildings are not proposed on the site. The shelter proposed is the standard shelter used in other City of Ankeny parks.

C. Signs

Final design and allowances for signs will be determined with future sign permits.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements**

The plans generally conform to the written regulations of the Code.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks and other sites in the neighboring area.

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

The layout and circulation system for traffic in and around the site has been deemed to appropriate.

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

Buildings are not proposed on the site. The shelter provided is the standard shelter used in Ankeny City Parks. The proposed playground structure will be approved by the City's Parks Department.

5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impact on these utility systems can be accommodated adequately.

July 9, 2025

Plan and Zoning Commission and City Council Members
City of Ankeny
410 W. 1st Street
Ankeny, IA 50023

RE: Trestle Ridge Park, 24421

Dear Members of the Plan and Zoning Commission and City Council,

Confluence is pleased to submit this letter requesting approval of the site plan for Trestle Ridge Park. This new park is 9.6 acres in size located in the Trestle Ridge neighborhood in NW Ankeny along the High Trestle Trail. Park features include a Playground, Shelter, Basketball Court, Parking area and a trail connection from the neighborhood to the High Trestle Trail. We have reviewed and addressed staff comments and are excited to move forward with bidding for the start of construction to begin this fall. On behalf of the Ankeny Parks Department, we request your approval of this site plan.

Thanks in advance for your consideration of this site plan. If you have any questions or would like additional information, please contact me at 515.230.1845 or rsilver@thinkconfluence.com.

Sincerely,



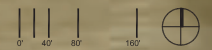
Roger J. Silver, ASLA
Associate Principal

Confluence
525 17th Street
Des Moines, Iowa 50309

Copy: Nick Lenox, Director of Parks & Recreation

C M Y K

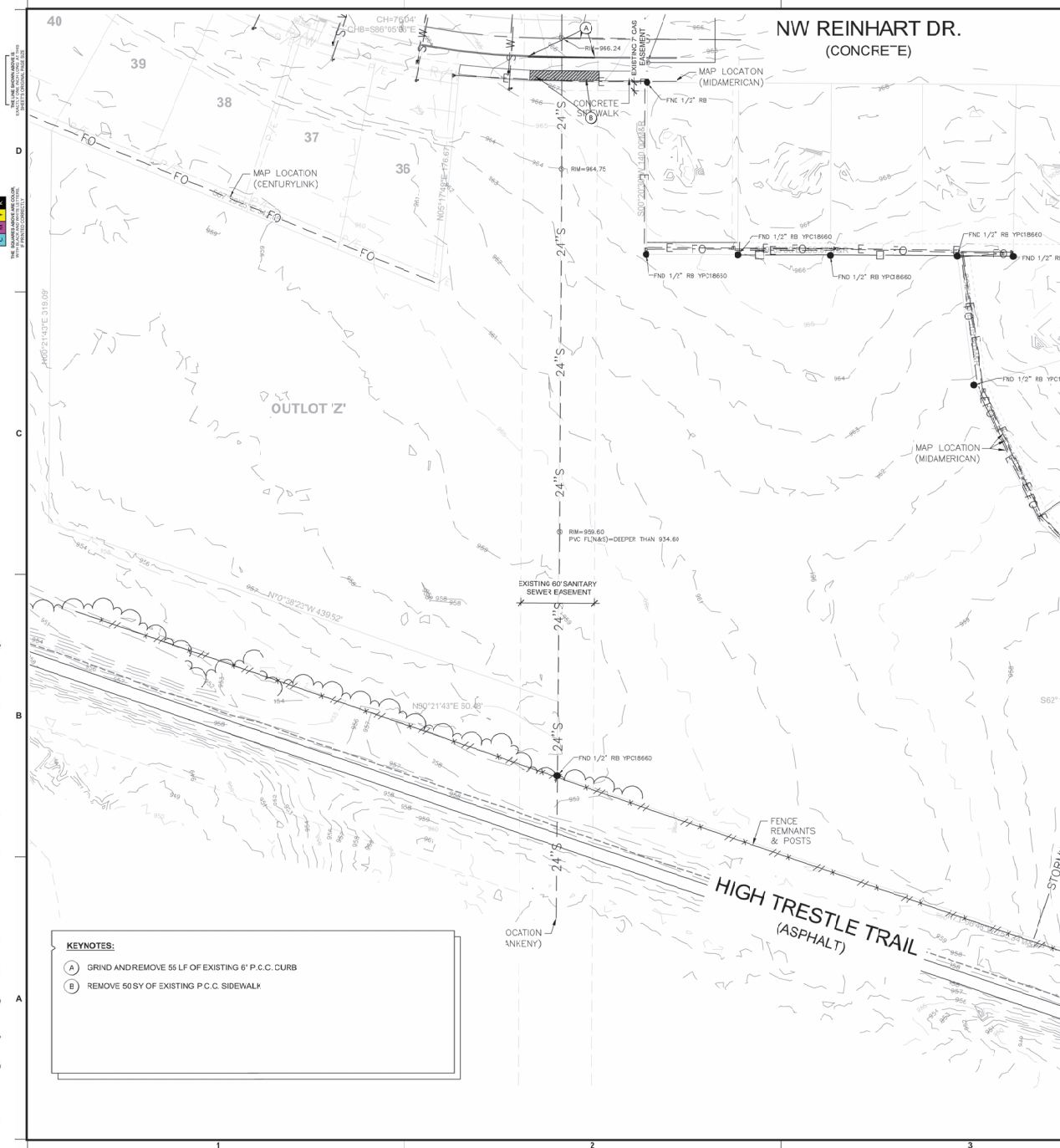
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Professional Seal of Roger J. Silver, Landscape Architect, No. 327, State of Iowa. The seal is circular with a double-lined border. The outer ring contains the text "STATE OF IOWA" at the top and "LICENSED LANDSCAPE ARCHITECT" at the bottom. The center of the seal contains the text "ROGER J. SILVER", "LANDSCAPE ARCHITECT", and "NO. 327".

Page 20 of 80

File Location: N:\2024\44421_Trestle Ridge Park\44421_1 DEMOLITION PLAN.dwg DATE: 10/20/25 1:07 PM BY: rjw/rev DATE: 10/20/25 1:07 PM BY: rjw/rev



- KEYNOTES:**
- (A) GRIND AND REMOVE 55 LF OF EXISTING 6" P.C.C. CURB
 - (B) REMOVE 50 SY OF EXISTING P.C.C. SIDEWALK

**NW REINHART DR.
(CONCRETE)**

- GENERAL NOTES:**
- A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR., URBANDALE, IA 50222, (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
 - B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
 - D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
 - E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- DEMOLITION NOTES:**
- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
 - B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
 - C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - D. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
 - E. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
 - F. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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CONFLUENCE
525 17th Street
Des Moines, IA 50309
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DESIGNER, PLANNER, LANDSCAPE ARCHITECT, SURVEYOR
CIVIL ENGINEER
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DR.
URBANDALE, IOWA 50322
515.366.4400
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Revision Schedule

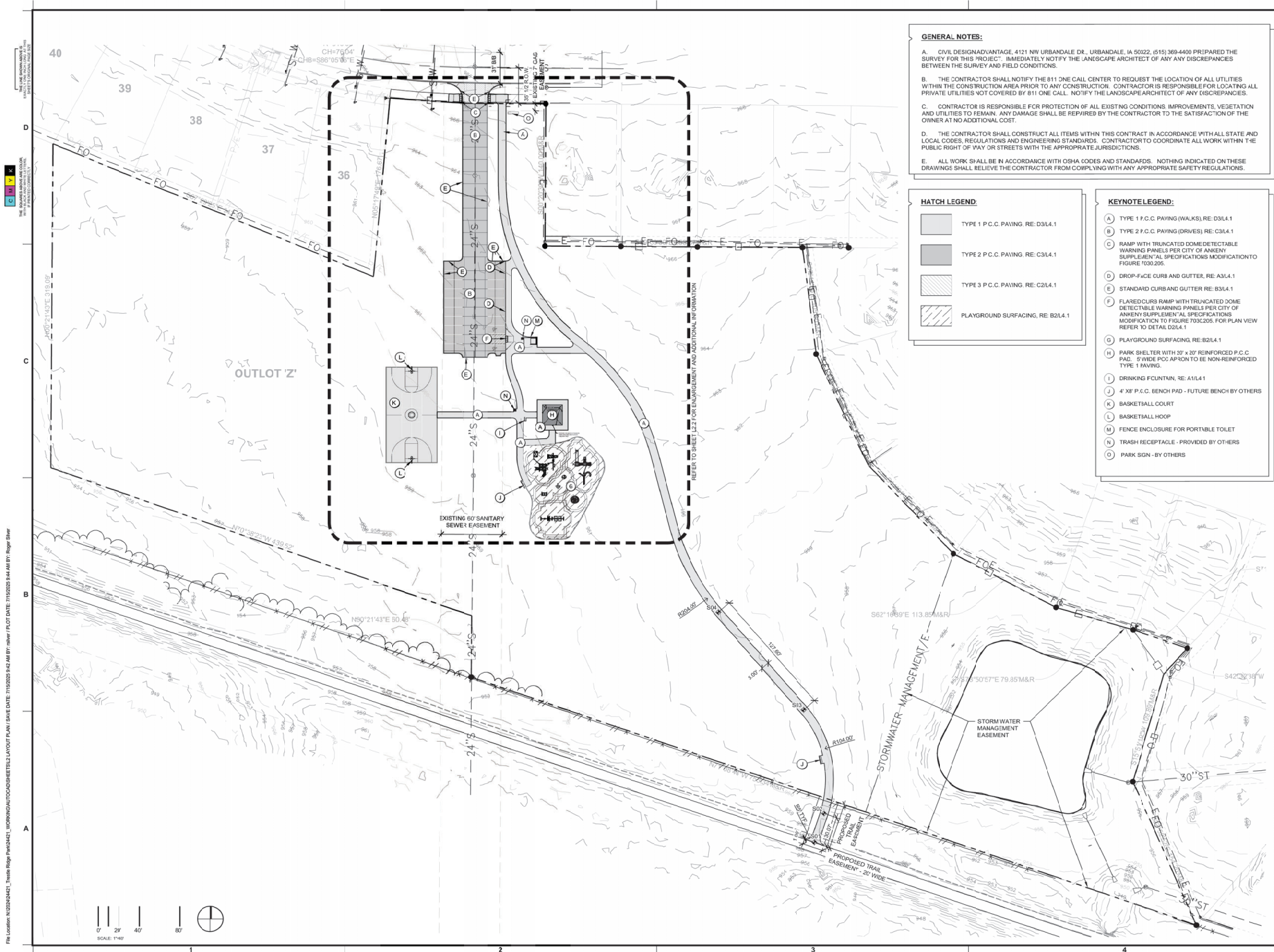
No.	Date	Description
1	10/20/25	Revised Per Staff Comments, Sheet 1 of 2
2	10/20/25	Revised per Staff Comments, Sheet 1 of 2

TRESTLE RIDGE PARK
CITY OF ANKENY
3707 NW REINHART DRIVE

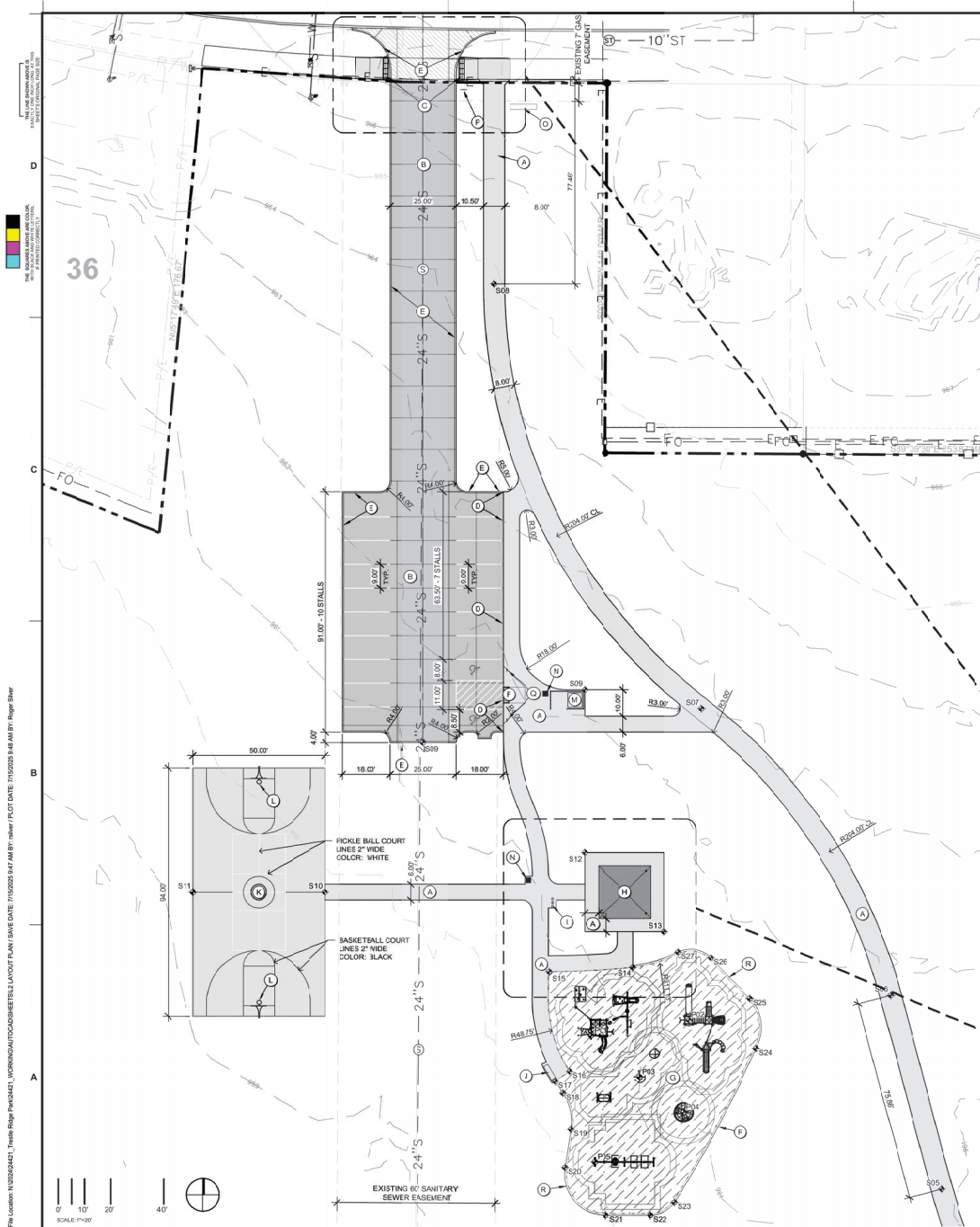
Project Number: 24421
Issue: REVISED SITE PLAN SUBMITTAL
Date: 2025-06-20

DEMOLITION PLAN

L1.1
DESIGNER & REVIEWER: CONFLUENCE



File Location: N:\2024\04\21_Trestle Ridge Pk\240421_Trestle Ridge Pk\240421_LAYOUT\TRESTLE RIDGE PK LAYOUT PLAN (SAVE DATE: 7/15/2025 9:47 AM BY: jshaver / PLOT DATE: 7/15/2025 9:48 AM BY: Roger Shaver



GENERAL NOTES:

- CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR., URBANDALE, IA 50322, (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
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- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

HATCH LEGEND:

- TYPE 1 P.C.C. PAVING, RE: D314.1
- TYPE 2 P.C.C. PAVING, RE: C314.1
- TYPE 3 P.C.C. PAVING, RE: C214.1
- PLAYGROUND SURFACING, RE: B214.1

KEYNOTE LEGEND:

- TYPE 1 P.C.C. PAVING (WALKS), RE: D314.1
- TYPE 2 P.C.C. PAVING (DRIVES), RE: C314.1
- RAMP WITH TRUNCATED DOME DETECTABLE WARNING PANELS PER CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS MODIFICATION TO FIGURE 703.205, FOR PLAN VIEW REFER TO DETAIL D214.1
- DROP-FACE CURB AND GUTTER, RE: A314.1
- STANDARD CURB AND GUTTER, RE: B314.1
- FLARED CURB RAMP WITH TRUNCATED DOME DETECTABLE WARNING PANELS PER CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS MODIFICATION TO FIGURE 703.205, FOR PLAN VIEW REFER TO DETAIL D214.1
- PLAYGROUND SURFACING, RE: B214.1
- PARK SHELTER WITH 20' x 20' REINFORCED P.C.C. PAD, 5" WIDE P.C.C. APRON TO BE NON-REINFORCED TYPE 1 PAVING.
- DRINKING FOUNTAIN, RE: A114.1
- 4' X8' P.C.C. BENCH PAD - FUTURE BENCH BY OTHERS
- BASKETBALL COURT
- BASKETBALL HOOP
- FENCE ENCLOSURE FOR PORTABLE TOILET
- TRASH RECEPTACLE - PROVIDED BY OTHERS
- PARK SIGN - BY OTHERS
- 30' STCP SIGN
- ACCESSIBLE PARKING SIGN
- PLAYGROUND MAINTENANCE CURB

CONTROL POINTS

##	EASTING	NORTHING
P01	777749.06	822293.38
P02	777765.91	822299.33
P03	777767.34	822277.74
P04	777763.93	822264.36
P05	777770.40	822245.59
S01	778079.77	821926.85
S02	778029.49	821955.30
S03	778009.40	822057.34
S04	777925.46	822153.44
S05	777881.91	822235.37
S06	777862.47	822308.70
S07	777790.75	822417.27
S08	777712.22	822578.13
S09	777665.22	822404.43
S09	777746.72	822424.43
S10	777674.96	822347.79
S11	777587.96	822347.79
S12	777746.72	822362.79
S13	777776.72	822332.79
S14	777764.71	822319.31
S15	777733.04	822317.66
S16	777740.84	822279.87
S17	777775.29	822276.18
S18	777738.30	822271.65
S19	777741.31	822257.98
S20	777739.05	822243.47
S21	777754.53	822225.40
S22	777771.48	822225.40
S23	777760.46	822230.32
S24	777811.30	822288.55
S25	777809.07	822307.49
S26	777794.37	822322.91
S27	777781.79	822325.04

Revision Schedule

Rev	Date	Description
1	10-20	Revised Per Staff Comments, Sheet 1 of 2
2	11-20	Revised per staff comments, sheet 1 of 2

TRESTLE RIDGE PARK

CITY OF ANKENY
3707 NW REINHART DRIVE

Project Number: 24421
Issue: REVISED SITE PLAN SUBMITTAL
Date: 2025-06-20

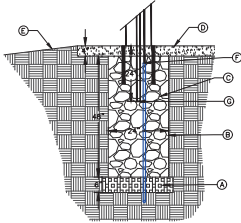
LAYOUT
ENLARGEMENT
PLAN

L2.2

DESIGNED BY: CONFLUENCE

FEMA INFORMATION:

PANEL NUMBER: 19153200497
EFFECTIVE DATE: FEBRUARY 1, 2019
DESIGNATION: ZONE X



- A. 2" DIA. CRUSHED STONE SUBBASE.
- B. 24" DIA. SONOTUBE.
- C. POROUS BACKFILL.
- D. 4" PCC PAVEMENT.
- E. VEGETATION.
- F. CONNECTION 1" WATER SERVICE TO DRINKING FOUNTAIN SUPPLY LINE, AS PER SUDAS 2010.

- A. DRINKING FOUNTAIN AS MANUFACTURED BY MOST DEFENDABLE FOUNTAINS, MODEL #10125 SMTA, RECESSED HOSE END WITH LOCKABLE DOOR, 80% STRAINER SURFACE MOUNTED TO PCC PAVING WITH EXTERIOR MOUNTING RING AND 10" STAINLESS STEEL SURFACE CARRIER, TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
- B. SUMP PIT.

1 SUMP PIT FOR WATER FOUNTAIN NOT TO SCALE

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

NW REINHART DRIVE

GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION. THIS PROJECT REQUIRES AN OWN NPDES GENERAL PERMIT #2 AND CITY OF ANKENY CODES 50 PERMIT.
- CONTRACTOR SHALL PROVIDE ALL DRAINAGE MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND REAPPLIED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND APPLYING TOPSOIL TO THE GRADING.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING WITHIN THE CONSTRUCTION LIMITS AND EXISTENCE SHOWN ON THE PLANS. ANY DAMAGE TO ADJACENT EXISTING OR TO BE CONSTRUCTED SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAIL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER, MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SOFTWAIR.
- MANTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE DEPTH LONGITUDINAL 1/4" TRANSVERSE 1/4".
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE) AND THE INSTALLATION OF THE GROUND PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADDED/INSTALLED AS SOON AS PRACTICAL.
- POST-CONSTRUCTION VOLUME OF THE EXISTING DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY PRIOR TO THE FINAL ACCEPTANCE BY THE CITY.

UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE. CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. BACKFILLING IS COMPLETE.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5" COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STURD TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJACENT WATERMANS AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIGURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE 2025 EDITION OF SUDAS. THE CITY OF ANKENY STANDARD SPECIFICATIONS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

SPOT ELEVATION REFERENCE NOTES

- TC - TOP OF CURB
- FG - FINISHED GRADE
- TP - TOP OF RETAINING WALL
- TR - FINISHED GRADE AT WALL
- HP - HIGH POINT
- LP - LOW POINT
- OE - OVERFLOW ELEVATION
- ME - MATCH EXISTING

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NOT FOR
CONSTRUCTION

Revision Schedule

Rev.	Date	Description
1	7/2/25	Revise Per Staff Comments Sheet 1-2/25
2	7/2/25	Revise Per Staff Comments Sheet 1-2/25

TRESTLE RIDGE PARK
CITY OF ANKENY
3707 NW REINHART DRIVE

Project Number: 24421
Issue: REVISED SITE PLAN SUBMITTAL
Date: 2025-06-20

GRADING & UTILITY
PLAN

C3.1

CONCEPT IS NOT IN CONFLUENCE



PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Date	Description
1	7-6-25	Revised Per Staff Comments Dated 7-3-25
2	7-15-25	Revised per staff comments dated 7-10-25

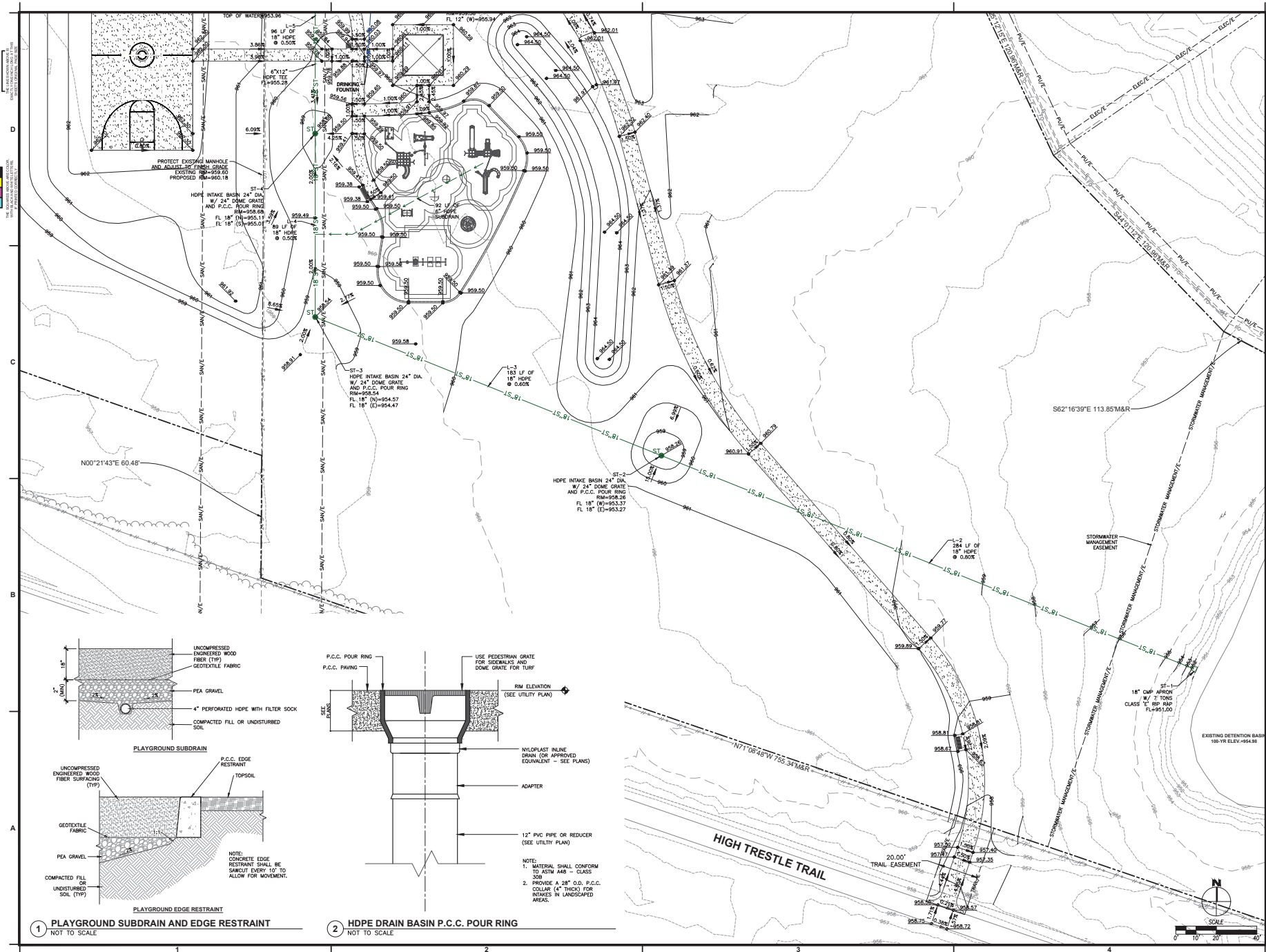
TRESTLE RIDGE PARK
CITY OF ANKENY
3707 NW REINHART DRIVE

Project Number	2442
Issue	REVISED SITE PLAN SUBMITTAL
Date	2025-06-2

GRADING & UTILITY PLAN

C3.2

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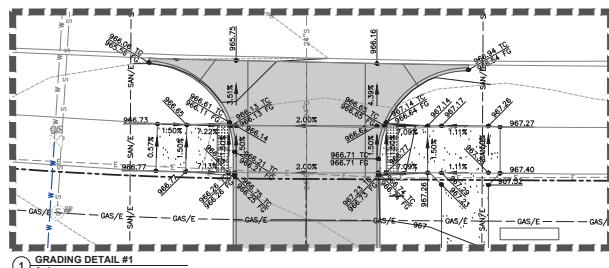
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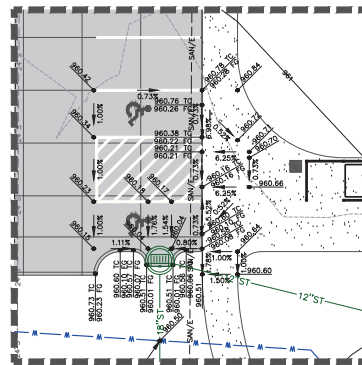
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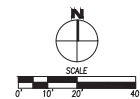
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1 GRADING DETAIL #1
1"=40'



2 GRADING DETAIL #2
1"=40'



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CONSTRUCTION

Revision Schedule		
No.	Date	Description
1	7-2-23	Revised Per Staff Comments Sheet 1-3-23
2	7-25-23	Revised per staff comments Sheet 1-3-23

TRESTLE RIDGE PARK
CITY OF ANKENY
3707 NW REINHART DRIVE

Project Number 24421
Issue REVISED SITE PLAN SUBMITTAL
Date 2023-06-20

GRADING
ENLARGEMENTS

C3.3

CONCEPT © 2023 BY CONFLUENCE

FEMA INFORMATION:

PANEL NUMBER: 1915320049F
EFFECTIVE DATE: FEBRUARY 1, 2019
ZONE: X

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,400
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.88
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO ROCK CREEK, 3320 FT.
TOTAL AREA DISTURBED TO DISCHARGE POINT: 2.88 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT): 10,368 CU FT
VOLUME PROVIDED IN SILT FENCE (2,346 LF @ 4.5 CU FT/LF OF FENCE): 10,557 CU FT

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT TRAP	
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT			

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Revision Schedule

Rev.	Date	Description
1	7/2/20	Revised Per State Construction Order 1/2/20
2	7/2/20	Revised Per State Construction Order 1/2/20
3	7/2/20	Revised Per State Construction Order 1/2/20
4	7/2/20	Revised Per State Construction Order 1/2/20
5	7/2/20	Revised Per State Construction Order 1/2/20
6	7/2/20	Revised Per State Construction Order 1/2/20
7	7/2/20	Revised Per State Construction Order 1/2/20
8	7/2/20	Revised Per State Construction Order 1/2/20
9	7/2/20	Revised Per State Construction Order 1/2/20
10	7/2/20	Revised Per State Construction Order 1/2/20

TRESTLE RIDGE PARK
CITY OF ANKENY
3707 NW REINHART DRIVE

Project Number: 24421
Issue: REVISED SITE PLAN SUBMITTAL
Date: 2025-06-20

EROSION & SEDIMENT CONTROL PLAN

C3.4

CONCEPT © 2025 BY CONFLUENCE

Examples of 20' x 20' Shelter matching proposed shape and roof slope as proposed
Final color selection to be determined by the City of Ankeny Parks department





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

7405 SE Northstar Drive - New Horizon Cuisine 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 7405 SE Northstar Drive, New Horizon Cuisine, subject to City Council approval of the required stormwater management facility maintenance covenant and permanent easement agreement.

ATTACHMENTS

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



Agenda Item: 7405 SE Northstar Drive– New Horizon Cuisine
Report Date: July 16, 2025
Prepared by: Laura Hutzell *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 7405 SE Northstar Drive, New Horizons Cuisine; subject to City Council approval of the required stormwater management facility maintenance covenant and permanent easement agreement.

Project Summary:

The subject site plan for 7405 SE Northstar Drive consists of one parcel of land totaling approximately 6.4 acres (+/-), and is situated on Lot 4 Northstar Power Plat 1; located in the Northstar PUD, just south of SE Northstar Drive and east of SE Four Mile Drive. The site is zoned PUD, Planned Unit Development within the Northstar Power PUD development. Properties immediately east, north and south are also within the Northstar Power PUD, while property to the west is zoned M-1, Light Industrial. The proposed site improvements include a new building, with associated parking, drives, utilities, landscaping and storm sewer.

The project consists of construction of a 29,623 SF building for the use of food processing and warehouse space along with office space.

Access to the site is proposed via SE Northstar Drive at the northeast corner of the site. A southbound left turn lane will be required to be constructed on SE Four Mile Drive at NE Northstar Drive to accommodate traffic to the site.

Parking requirements for the site requires 1 space per 400 SF of office and 1 space per 2 employees on max shift. This site meets the required 30 parking stalls, specifically providing 37 including two ADA accessible stalls.

A sidewalk is proposed along the north side of the building along SE Northstar Drive with a connection to the parking lot and building entrance/exits.

The landscaping as shown on the plan complies with all applicable regulations, such as open space and shade tree requirements. The proposed building will be mostly constructed of insulated metal paneling that is slate gray in color along with slate gray, brick veneer facing for the office portion of the building facing the north and west side of the site. The proposed materials meet the requirements of the Northstar Power PUD. The trash enclosure is shown on the south side of the building and the applicant is proposing the enclosure to be made of CMU and concrete to match the proposed building and fulfill the

requirements of the Northstar Power PUD. Type C, opaque screening is being provided west of the truck loading bays for properties adjacent to the site.

**Site Plan Worksheet
7405 SE Northstar Drive
New Horizon Cuisine 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 has access off of SE Northstar Drive. The orientation, alignment spacing and placement of the proposed building and parking lot are compatible with the surrounding area. Required with this site plan is the construction of a southbound left turn lane on SE Four Mile Drive at NE Northstar Drive to better accommodate traffic to the site.

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

The site complies with the landscaping and parking lot shading 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 for vehicles, and provides for safe pedestrian movement on site. The site has sidewalk proposed on the north side of the site along SE Northstar Drive with connections to the proposed parking lot and building entrance/exit areas.

- 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 access drive is located on the northeast side of the site, with access to SE Northstar Drive. A southbound left turn lane is being required on SE Four Mile Drive at NE Northstar Drive to accommodate traffic to the site. The proposed parking lot is located on the north side of the building. Loading docks are located on the south side of the building, with adequate access and circulation.

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

The site meets the required 30 parking stalls, providing a total of 37 parking stalls, including two ADA accessible stalls on site. Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The trash enclosure is shown on the south side of the site. The trash enclosure will be constructed of CMU and concrete to match the existing building. There are three loading docks located on the south side of the building. Landscaping on the site adequately screens the loading docks from view.

- 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 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.**

The existing 6.4-acre site generally drains south and into a regional detention basin designed and constructed as part of the Northstar Power Plat 1 and accounted for the proposed site. Improvements to the site's storm sewer are also proposed.

- 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 site plan shows 6 and 8-inch water service lines connecting to the existing 8-inch water main on site. A connection to the existing sanitary sewer stub via a 6-inch sanitary sewer service line is proposed.

- 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.**

Open space is provided primarily around the perimeter of the site.

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

The proposed parking lot shading and open space landscaping generally 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 buildings and sites of neighboring buildings and sites.**

The proposed building has a maximum height of 44'. The building fits in with the Northstar Power PUD requirements and bulk regulations.

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

The proposed materials match the requirements of the Northstar Power PUD.

- 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.**

The trash enclosure will be located on the south side of the building and will be made of CMU and concrete to match the proposed building. There are 3 loading docks/truck bays on the south side of the site. The site plan notes Type C screening provided west of the truck loading bays for screening purposes.

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

There is only one proposed building on this site.

C. Signs

A ground sign is proposed at the main entrance of the site along with a building sign. All signage is shown for reference, final design allowances will be determined with a separate sign permit.

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 generally 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 site layout is compatible with neighboring sites and conform to the Northstar Power PUD requirements.

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

The layout and circulation system for traffic in and around the site is appropriate.

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

The proposed building meets the architectural and design criteria for the Northstar Power PUD. The location of the ground sign is shown on the site plan, but all signage will be approved through the City's sign permitting process.

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.

July 16, 2025

Planning and Zoning Commission
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: NEW HORIZON CUISINE
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 124.1378.01

Dear Planning and Zoning Commission:

On behalf of the City of Ankeny, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The development is for a new food processing facility on Lot 4 of Northstar Power Plat 1.

Please find accompanying the following items:

- 2 signed copies of the Construction Drawings (SE Four Mile Dr & SE Northstar Dr)
- 4 copies of the Site Plan,
- 1 copy of the signed SWMP
- PDF of SWPPP – via email
- 2 copies of the response letter

Please feel free to contact me at your convenience should you have any questions or comments.
Thanks.

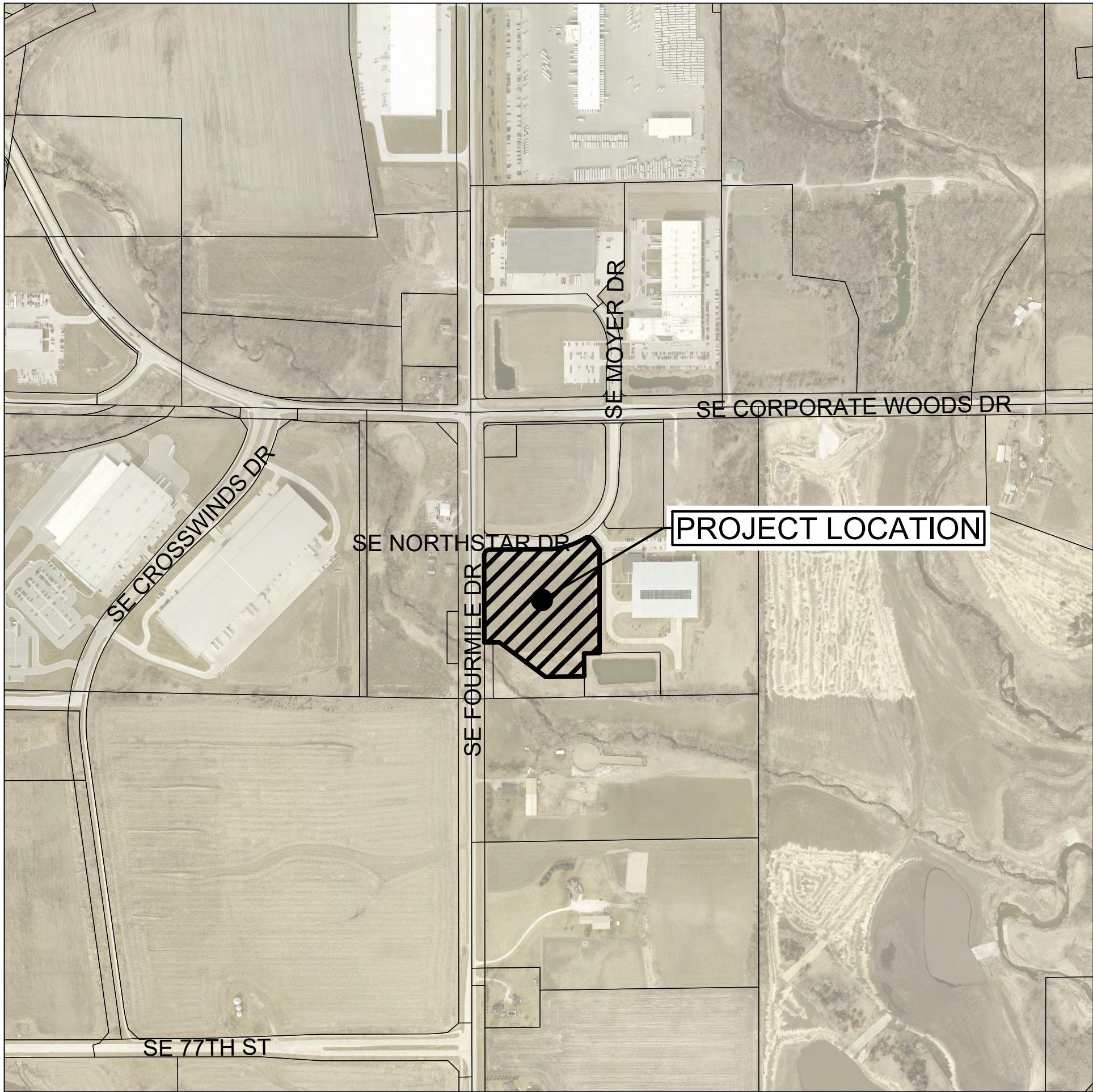
Sincerely,
SNYDER AND ASSOCIATES, INC.



Korey Marsh, P.E.

Cc: Jake Gretz, New Horizon Cuisine
Brian Clark, Sonar Development Partners
File

SITE PLAN
FOR
NEW HORIZON CUISINE
7405 SE NORTHSTAR DRIVE
ANKENY, IOWA



VICINITY MAP

OWNER

NEW HORIZON CUISINE
1430 SE CORTINA DR.
ANKENY, IOWA 50021
CONTACT: JAKE GRETZ
PHONE: 515-965-2294

DEVELOPER

DEAN SNYDER CONSTRUCTION
5151 SE RIO CT.
ANKENY, IOWA 50021
CONTACT: MICHAEL HUFF
PHONE: (515) 289-0720

ENGINEER

SNYDER & ASSOCIATES INC.
2727 SW SNYDER BLVD.
ANKENY, IOWA 50023
CONTACT: KOREY MARSH, P.E.
PHONE: (515) 964-2020 EXT. 2696
EMAIL: KMARSH@SNYDER-ASSOCIATES.COM

SHEET LIST TABLE

- C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 EXISTING SITE CONDITIONS
C300 DIMENSION PLAN
C400 UTILITY PLAN
C500 GRADING AND EROSION CONTROL PLAN
C600 PLANTING PLAN

NEW HORIZON CUISINE

7405 SE NORTHSTAR DRIVE

TITLE SHEET

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 124.1378.01

Sheet C100

4	AS PER CITY COMMENTS	07-15-25 CMC
3	AS PER OWNER REVISIONS	07-11-25 CMC
2	AS PER CITY COMMENTS	03-07-25 CMC
1	AS PER CITY COMMENTS	02-24-25 CMC
MARK	REVISION	DATE
BY		
Engineer: LMW	Checked By: KMM	Scale: 1" = 500'
Technician: CMC	Date: 01-31-2025	T-R-S: TTN-RRW-SS

Project No: 124.1378.01

Sheet C100

FEATURES

FEATURES

(*) Denotes the survey quality service level for utilities

UTILITY QUALITY SERVICE LEVELS

UTILITY WARNING

FOUND

EXISTING

20

SET

PROPOSED

C
OC
FO
E
OE
DUCT
G
HPG

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⊙
▣
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5. NOTIFY OWNER, ENGINEER AND CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
8. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED OR RECONNECTED TO STORM SEWER. PROVIDE THE CITY WITH AS-BUILT LOCATIONS OF ANY TIE LINES.
9. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE FROM THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
11. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
14. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
16. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
18. LAND OWNER SHALL BE RESPONSIBLE FOR SIDEWALK INSTALLATION ALONG SE FOUR MILE DRIVE WHEN THE CITY DETERMINES INSTALLATION IS NEEDED.
19. POST CONSTRUCTION VOLUME OF DETENTION BASIN TO BE VERIFIED AND PROVIDED TO CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.

1. BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
2. FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
3. FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
4. UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DENOTING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
5. UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
6. BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

7405 SE NORTHSTAR DR

PUD PLANNED UNIT DEVELOPMENT

FRONT YARD SETBACK	50'
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	40'
MAX BUILDING HEIGHT	65'
MAX BUILDING STORIES	4

OFFICE:
1 SPACE PER 400 SF OF OFFICE
3711 SF/400SF = 9 STALLS

WAREHOUSE/MANUFACTURING:
1 SPACE PER 2 EMPLOYEES ON MAX SHIFT
30 EMPLOYEES/2 = 15 STALLS

TOTAL STALLS REQUIRED = 30 STALLS
TOTAL STALLS PROVIDED = 37 STALLS (INCLUDING 2 ACCESSIBLE STALLS)

TOTAL IMPERVIOUS AREA/4000 SF
81,974 SF/4000 SF = 20 ERU

A TEMPORARY AND/OR FINAL CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED BY THE CITY FOR THIS SITE UNTIL THE REQUIRED PUBLIC IMPROVEMENTS FOR THE SE NORTHSTAR DRIVE INTERSECTION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY CITY COUNCIL.

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.

3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

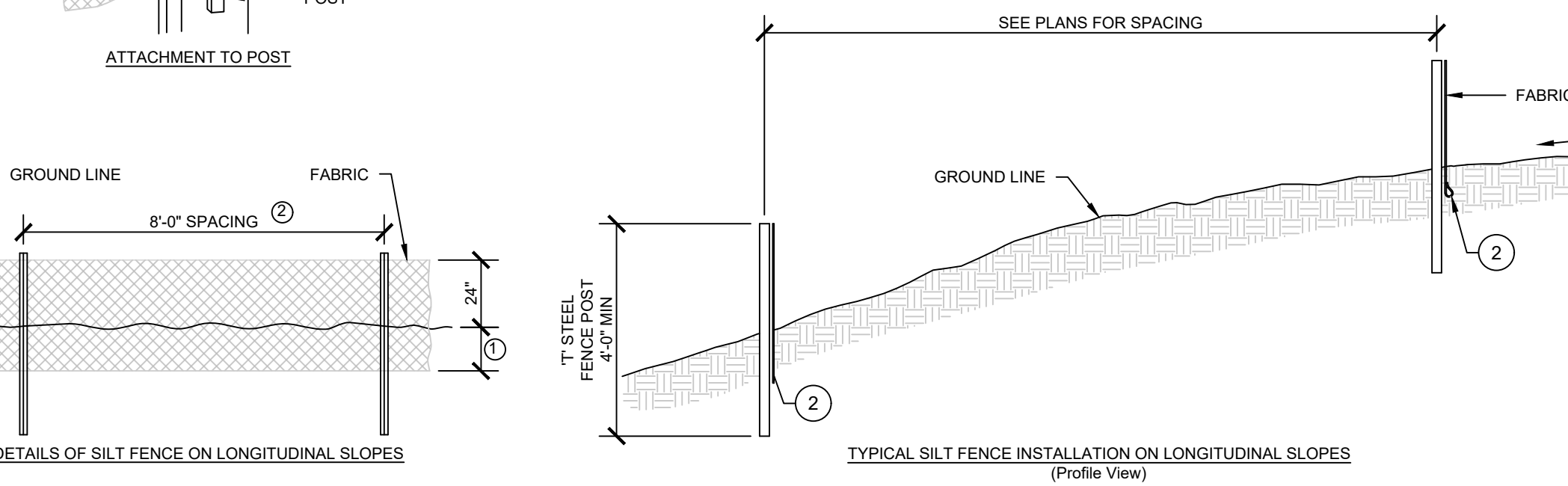
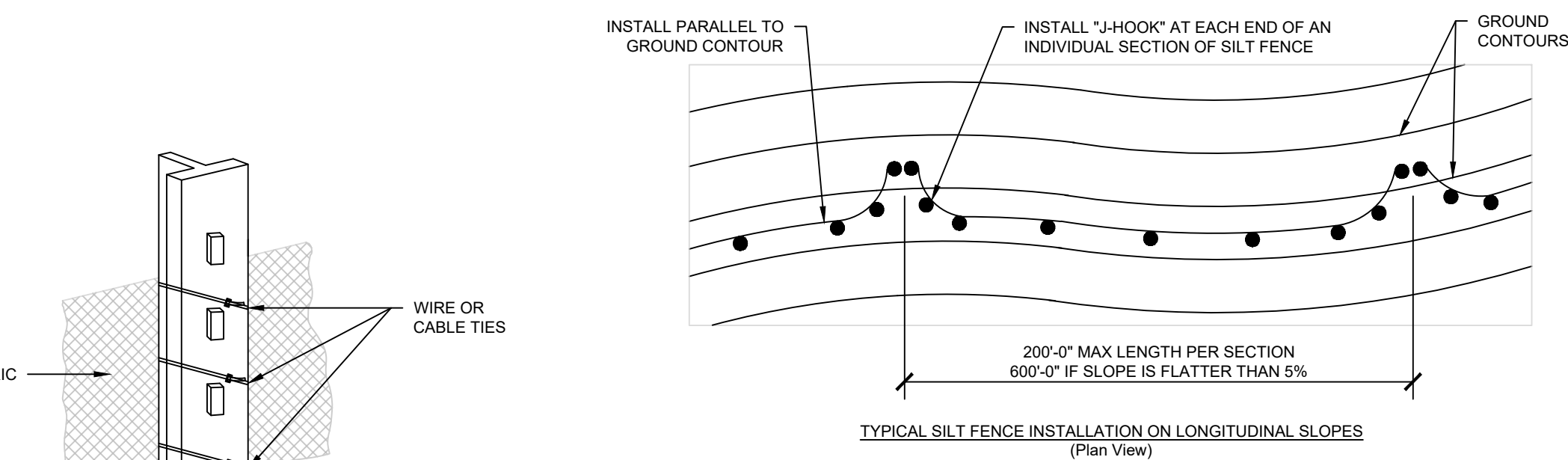
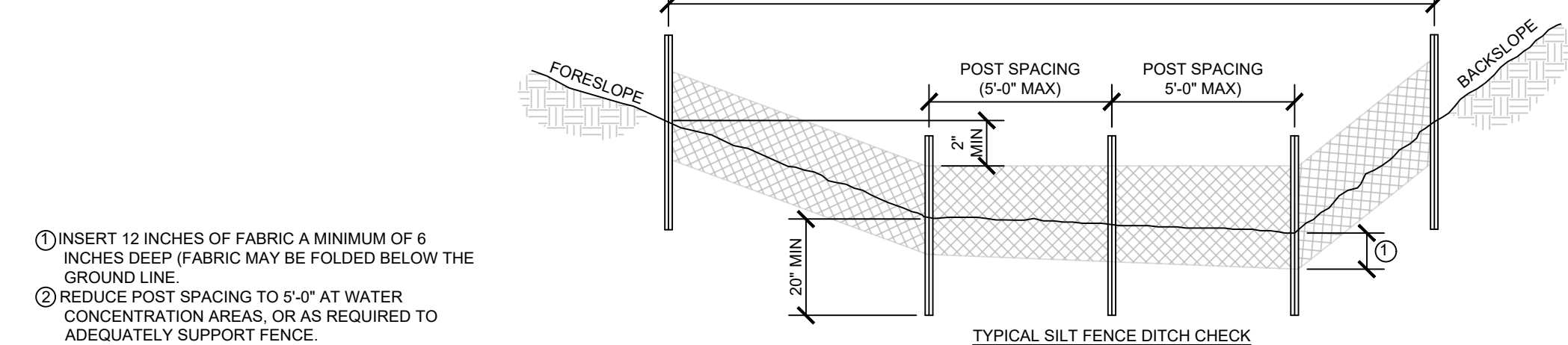
C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.

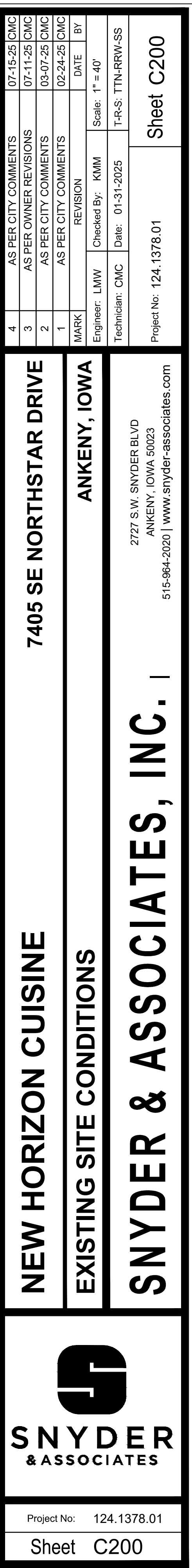
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.

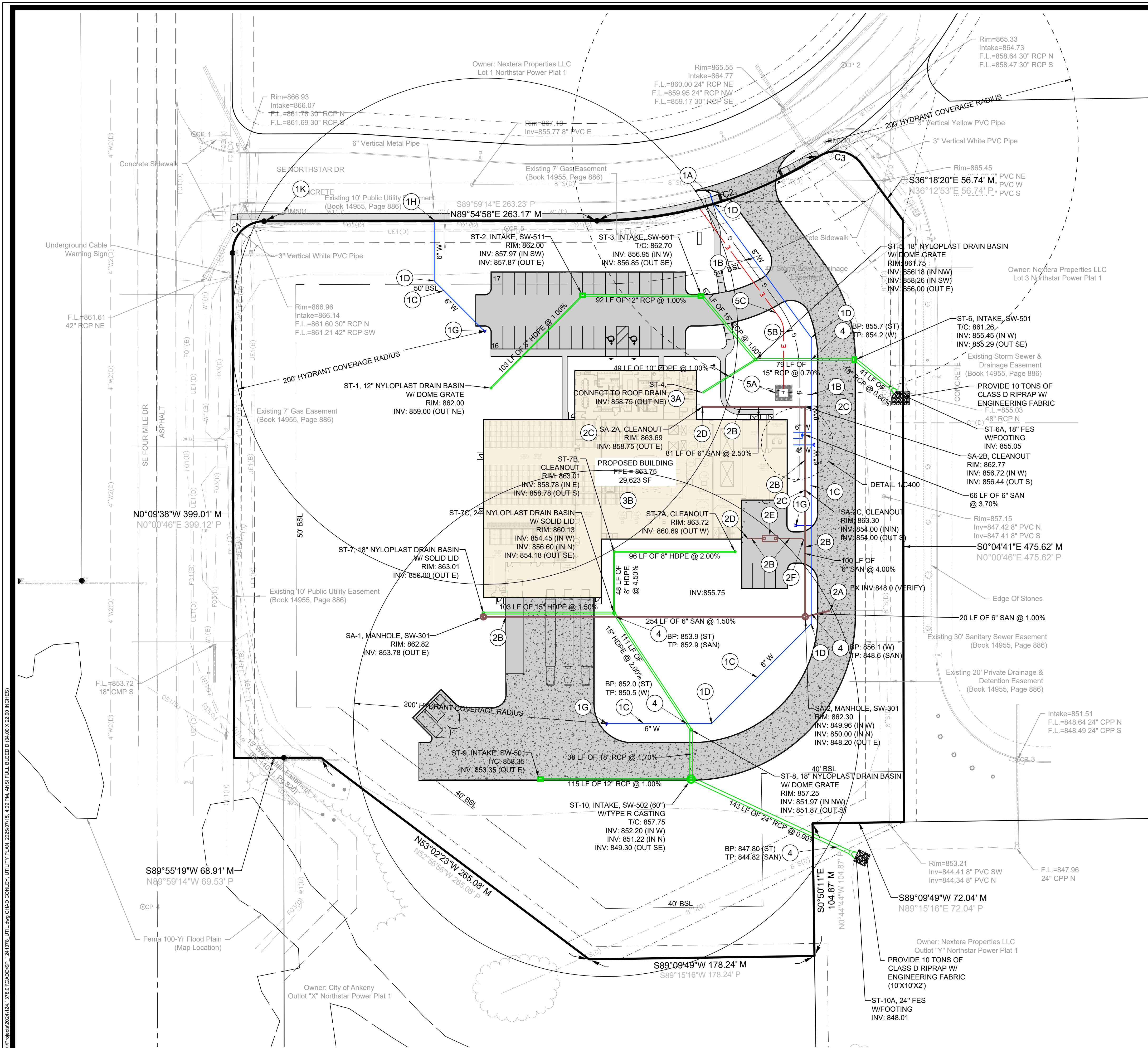
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE: 1.



NO SCALE





UTILITY PLAN CONSTRUCTION NOTES

2. SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING SANITARY SERVICE STUB. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE.
 - C. SANITARY CLEANOUT.
 - D. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - E. GREASE INTERCEPTOR. COORDINATE SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION. CONTACT JASON MERK WITH WRA'S FOG PROGRAM FOR SIZING OF GREASE INTERCEPTOR. (515) 323-8123. JCMERK@DMJGOV.ORG
 - F. 6" WYE CONNECTION.
3. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
 - A. CONNECT INTERNAL ROOF DRAINS TO STORM SEWER SYSTEM AT 2% SLOPE. CONTRACTOR TO VERIFY SIZE, LOCATION AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - B. CONNECT TO BUILDING DOWNSPOUTS WITH 6" PVC COLLECTOR LINE @ MINIMUM 1.0% AND INSERT TEE CONNECTION INTO PARALLEL RCP STORM SEWER. CONTRACTOR TO VERIFY LOCATION, SIZE AND NUMBER OF DOWNSPOUTS WITH ARCHITECT PRIOR TO CONSTRUCTION.
4. CRITICAL CROSSING. CONTRACTOR TO MAINTAIN MINIMUM 18" SEPARATION.
5. SITE AMENITIES. PROVIDE THE FOLLOWING:
 - A. TRANSFORMER PAD. COORDINATE WITH MID AMERICAN ENERGY AND OWNER PRIOR TO CONSTRUCTION.
 - B. GAS SERVICE LINE. COORDINATE WITH OWNER AND MID AMERICAN PRIOR TO CONSTRUCTION.
 - C. ELECTRIC SERVICE LINE. COORDINATE WITH OWNER AND MID AMERICAN PRIOR TO CONSTRUCTION.
6. ALL PROPOSED UTILITIES ARE PRIVATE.

DETAIL 1
1" = 10'

4	AS PER CITY COMMENTS	07-15-25	CWC
3	AS PER OWNER REVISIONS	07-11-25	CWC
2	AS PER CITY COMMENTS	03-07-25	CWC
1	AS PER CITY COMMENTS	02-24-25	CWC
MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: KMM	Scale: 1" = 40'	
Technician: CMC	Date: 01-31-2025	T-R-S: TTN-RRW-SS	

7405 SE NORTHSTAR DRIVE

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

NEW HORIZON CUISINE



Sheet C400



1 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

NOTE:
BRICK COLORS NOTED ARE BASED ON GLEN-GERY PRODUCTS.
BRICK MANUFACTURER HAS NOT YET BEEN SELECTED.

ATURA
architecture
912 North 13th St.
Clear Lake, IA 50428
641.357.1923
ATURAArchitecture.com

DEAN SNYDER
CONSTRUCTION
913 North 14th St.
Clear Lake, IA 50428
641.357.2283
deansnyderconst.com

STRUCT ENGINEER
kpf
604 Locust Street, Suite 202
Des Moines, IA 50309
Ph. 515-279-3900

MEP ENGINEER
Baker Group
1600 SE Corporate Woods Drive
Ankeny, IA 50021
Ph. 855-262-4000

CIVIL ENGINEER
Snyder & Associates
2727 SW Snyder Blvd,
Ankeny, IA 50023
Ph. 515-964-2020

REVISIONS		
NO.	NAME	DATE

NOT FOR CONSTRUCTION

NEW HORIZON CUISINE
NORTHSTAR POWER PLAT 1

ANKENY, IA
Project # 2025-082



- TPO MEMB. ROOFING
- PREFIN. MTL. FASCIA AND GUTTER - "CHARCOAL"
- UPPER EAVE (A) 137'-0"
- LOWER EAVE (B) 131'-10"
- PREFIN MTL. DOWNSPOUT - MATCH "SLATE GRAY"
- IMP WALL - "SLATE GRAY"
- INTERSTITIAL LEVEL 118'-4"
- MAIN LEVEL 100'-0"
- TOP OF FTG. 96'-0"
- CONCRETE
- OVERHEAD DOOR - SEE DOOR SCH.

1
A3.2 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



- PREFIN. MTL. FASCIA
- IMP WALL - "SLATE GRAY"
- UPPER EAVE (B) 134'-10"
- LOWER EAVE (B) 131'-10"
- PREFIN. MTL. FASCIA - "CHARCOAL"
- PREFIN. MTL. GUTTER - "CHARCOAL"
- TOP OF WALL @ ENTRY 114'-0"
- OFFICE CLNG. HGT 109'-0"
- PREFIN. MTL. CANOPY - MATCH "SLATE GRAY"
- PREFIN MTL. DOWNSPOUT - MATCH "SLATE GRAY"
- MAIN LEVEL 100'-0"
- BRICK VENEER - "ASH GRAY"
- BRICK SOLDIER COURSE - MATCH "SLATE GRAY" - TYP.
- CONCRETE

2
A3.2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

NOTE:
BRICK COLORS NOTED ARE BASED ON GLEN-GERY PRODUCTS.
BRICK MANUFACTURER HAS NOT YET BEEN SELECTED.



ATURA
architecture
912 North 13th St.
Clear Lake, IA 50428
641.357.1923
ATURAarchitecture.com

DEAN SNYDER
CONSTRUCTION
913 North 14th St.
Clear Lake, IA 50428
641.357.2283
deansnyderconst.com

STRUCT ENGINEER
kpf
604 Locust Street, Suite 202
Des Moines, IA 50309
Ph. 515-279-3900

MEP ENGINEER
Baker Group
1600 SE Corporate Woods Drive
Ankeny, IA 50021
Ph. 855-262-4000

CIVIL ENGINEER
Snyder & Associates
2727 SW Snyder Blvd.
Ankeny, IA 50023
Ph. 515-964-2020

REVISIONS		
NO.	NAME	DATE

NOT FOR CONSTRUCTION
NEW HORIZON CUISINE
NORTHSTAR POWER PLAT 1

ANKENY, IA
Project # 2025-082

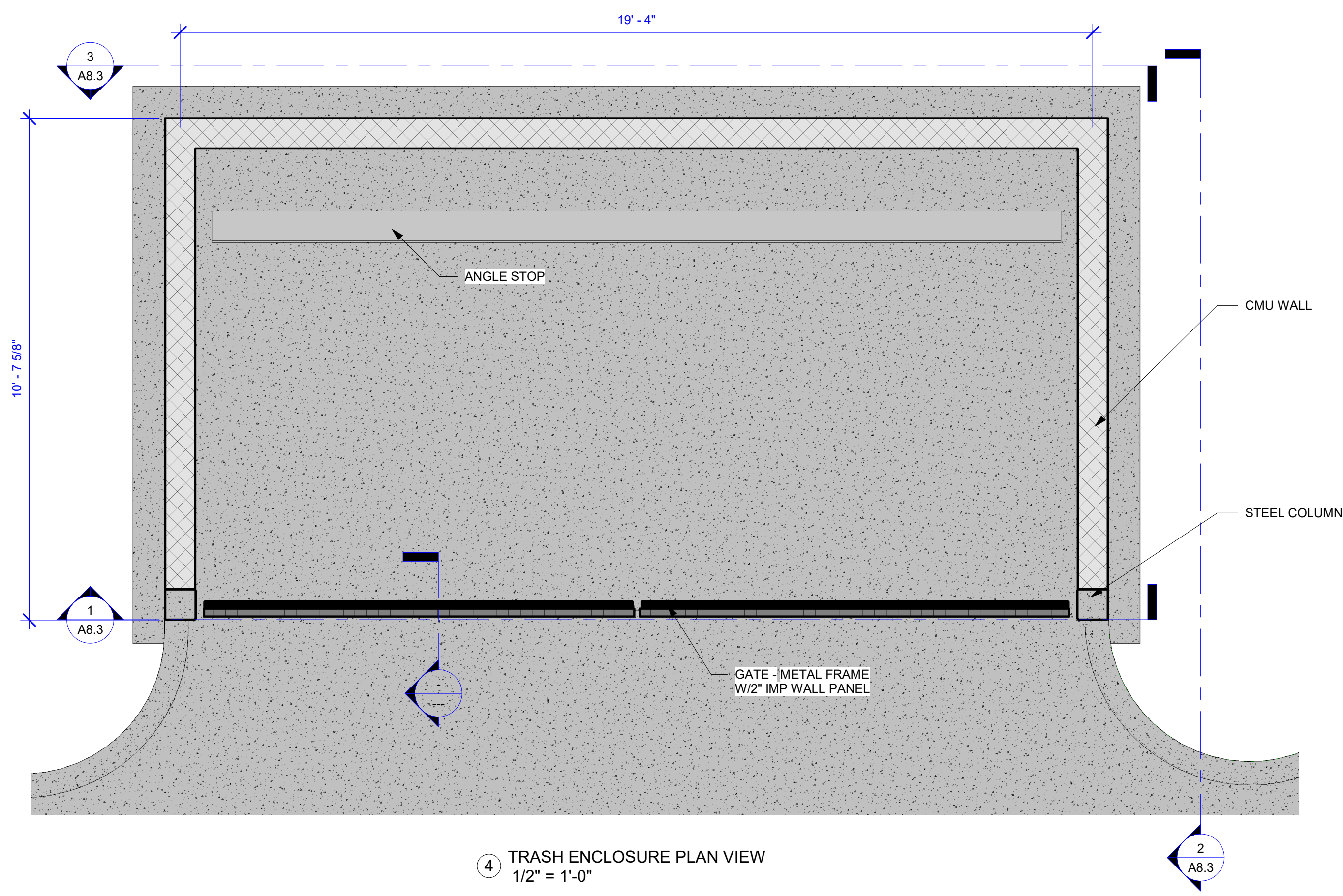
DATE

MAY 6, 2024

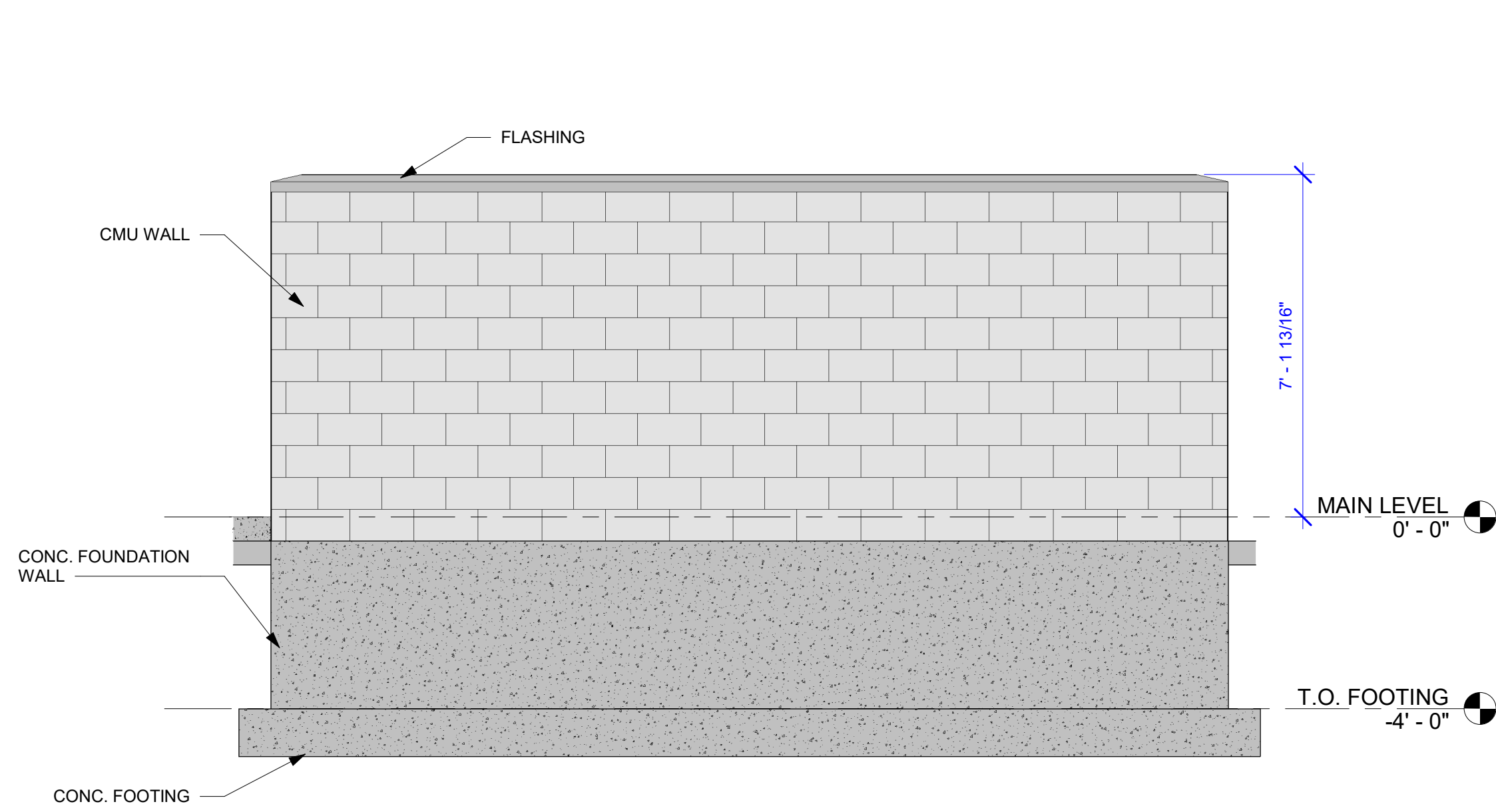
SHEET

A3.2

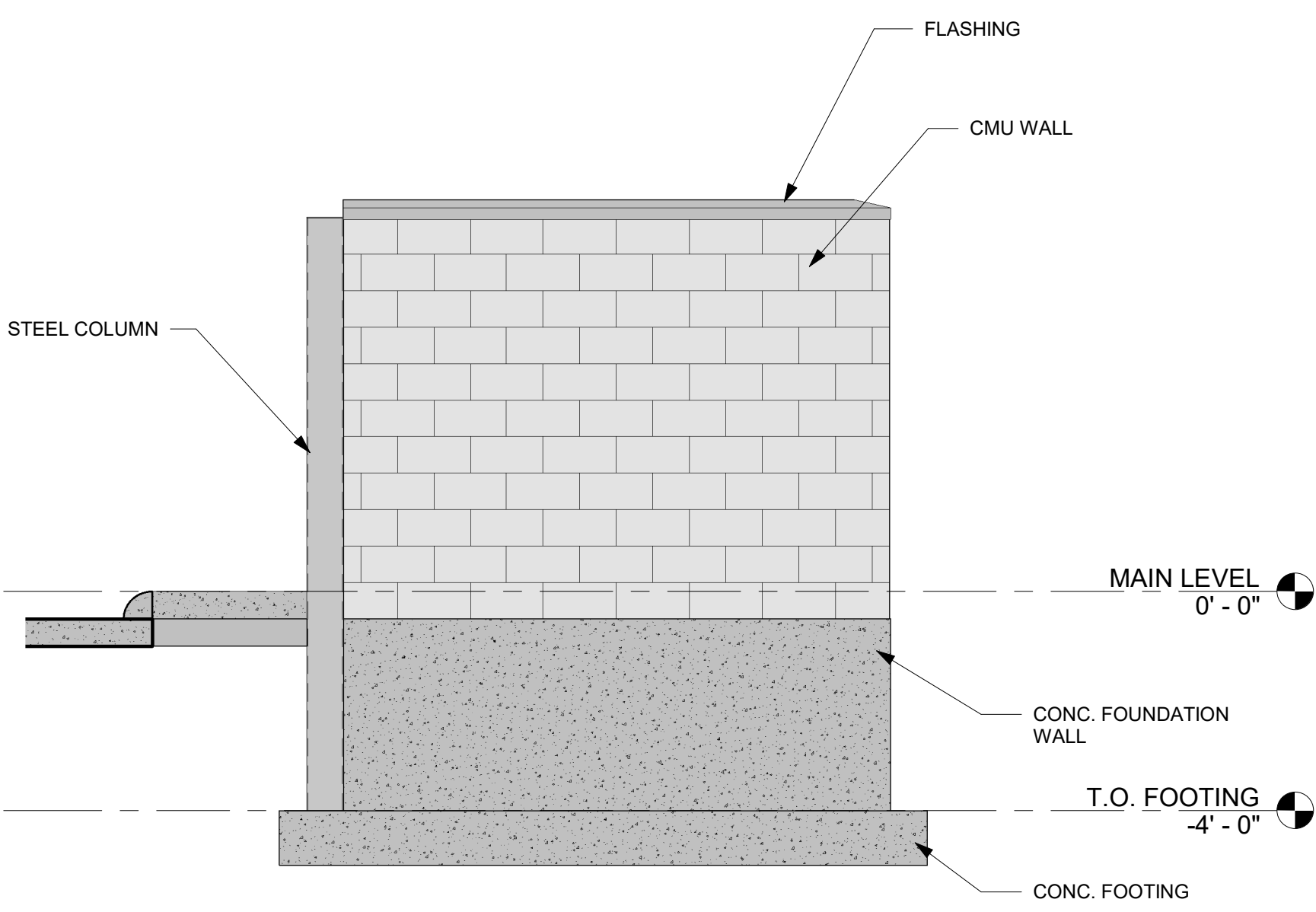
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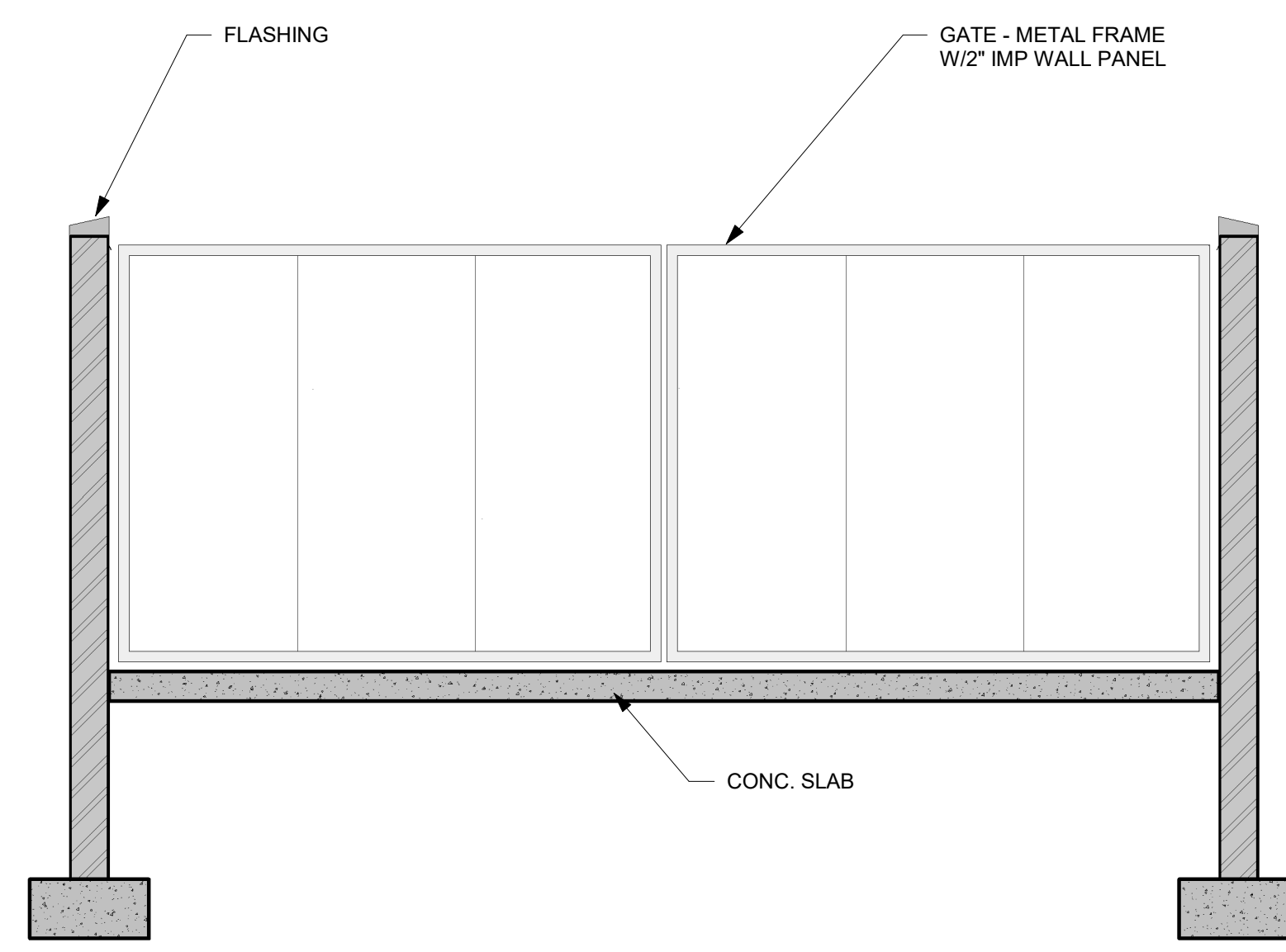
④ TRASH ENCLOSURE PLAN VIEW
1/2" = 1'-0"



③ ELEVATION 3
3/8" = 1'-0"



② ELEVATION 2
3/8" = 1'-0"



① ELEVATION 1
3/8" = 1'-0"

NOT FOR CONSTRUCTION

NEW HORIZON CUISINE

NORTHSTAR POWER PLANT 1
Project # 2024-116



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

5525 NE Delaware Avenue - Keystone Church Building Addition 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

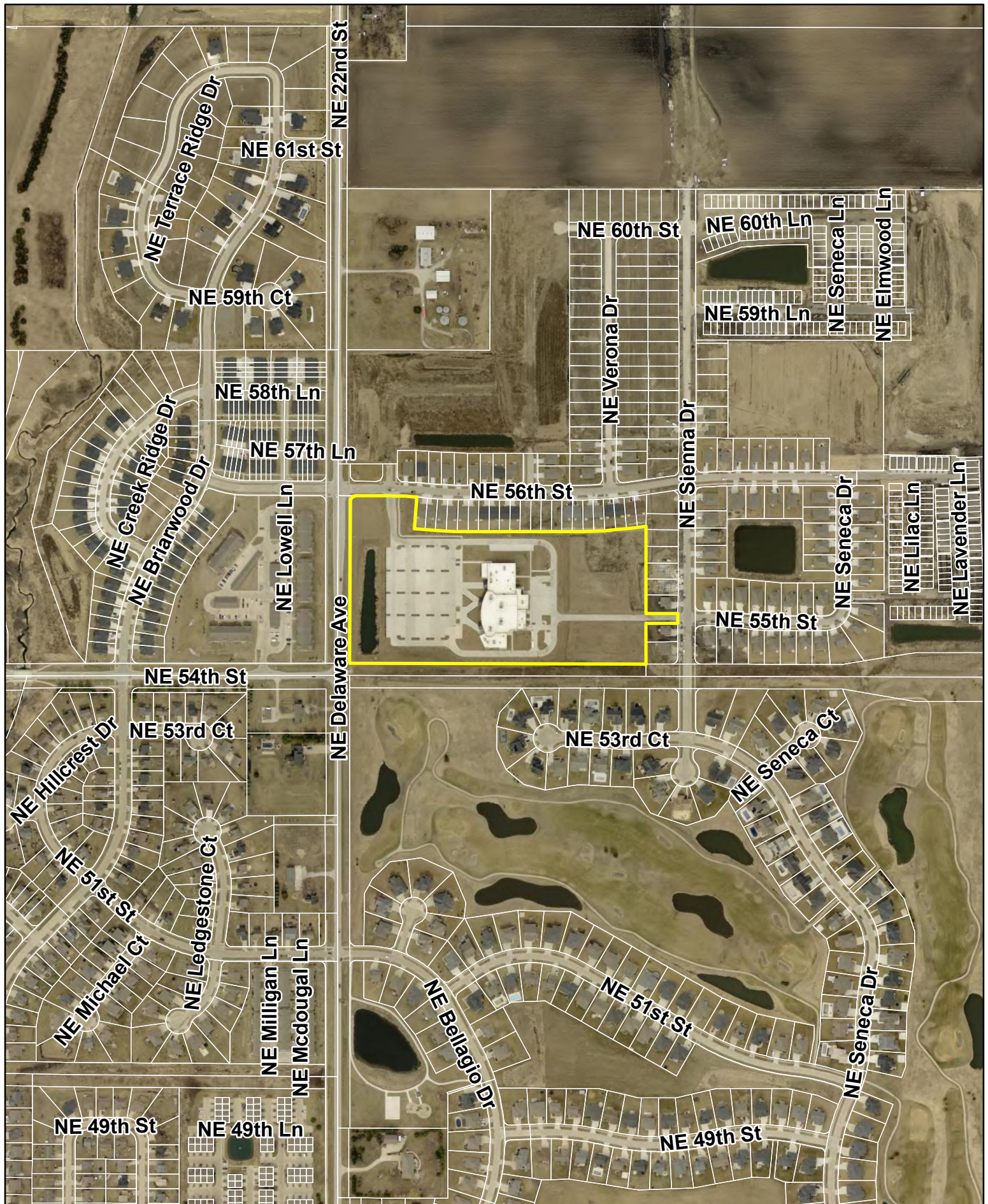
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 5525 NE Delaware Avenue, Keystone Church Building Addition.

ATTACHMENTS

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



N

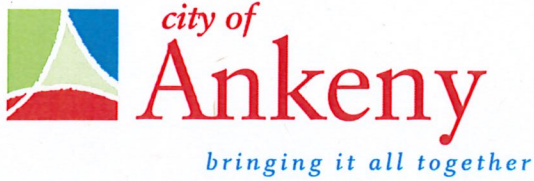


1 inch = 500 feet

Date: 7/17/2025

**5525 SE Delaware Ave
Keystone Church Building Addition Site Plan**





Plan and Zoning Commission
Staff Report

Meeting Date: July 22, 2025

Agenda Item: 5525 NE Delaware Avenue – Keystone Church Building Addition.
Report Date: July 17, 2025
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approves the site plan for 5525 NE Delaware Avenue, Keystone Church Building Addition.

Project Summary:

The subject property is located at 5525 NE Delaware Avenue, on Lot 1, Keystone Church Plat 1—northeast of the intersection at NE Delaware Avenue and NE 54th Street. This site is 16.05 acres (+/-), and is zoned R-1, One-Family Residence District. Surrounding properties to the south are also zoned R-1 and R-2, Two-Family Residence District, while properties to the east are zoned R-3, Multiple-Family Residence District, restricted to single family residential; and properties to the north and west are zoned PUD, Planned Unit Development. The proposed site plan proposes two alternatives for building additions; the base bid includes a 4,320-sf building addition, adding four classrooms and additional bathrooms to the northeast side of the existing church; including sidewalk connections, landscaping and associated site improvements. The alternate bid includes the base bid and has an additional 5,740-sf building addition, that expands the secondary worship area and hallway; including sidewalk connections, landscaping and associated site improvements.

The subject site will maintain its current access points; one to the north to NE 56th Street, providing access to NE Delaware Ave, and the other to the east, accessing NE Sienna Drive. Parking for the site requires 1 space per 80 sf of worship area plus one space for every two employees with sufficient space for safe and convenient loading and unloading. In the last few years the site has had two parking lot additions on the northeast corner of the site. The site plan currently meets the parking requirements with 556 total parking stalls with 12 being ADA accessible.

The proposed additions are both 26' in height, and will be constructed of the same stone, EIFS and glass as the current building. The proposed building materials conform to Section 192.02.3.B, providing more than the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations for the entire site. There are no proposed utility connections with either of the building bids. Both would extend existing water and sanitary service connections and extend storm sewer lines to adequately drain the new additions.

Site Plan Worksheet
5525 NE Delaware Avenue – Keystone Church Building Addition – 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 proposed building addition does not change the orientation of the existing building or affect any of the existing access points. Materials being used on the addition match the existing building's materials.

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

The site plan complies with the landscaping and parking lot requirements of the code.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

The site provides for adequate parking and circulation. Parking for the site requires 1 space per 80 sf of worship area plus one space for every two employees with sufficient space for safe and convenient loading and unloading. In the last few years the site has had two parking lot additions on the northeast corner of the site. The site plan currently meets the parking requirements with 556 total parking stalls with 12 being ADA accessible.

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

The proposed site will maintain its current access points; one to the north to NE 56th Street, providing access to NE Delaware Ave, and the other to the east, accessing NE Sienna Drive

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

The primary parking for the site is located on the west and east side of the site. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Headlight screening is provided where necessary.

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 newly proposed trash enclosures or service areas with this building addition.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Stormwater for the site is directed west and east into two created detention ponds. The western detention pond along NE Delaware Avenue will be conveyed southerly off-site to Otter Creek Golf Course. The eastern detention pond will be conveyed easterly off-site to an existing detention pond on Outlot X, Kimberley Crossing Plat 1 before outletting into Otter Creek Golf Course. Ultimately, all stormwater for this plat will convey into Four Mile Creek.

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.**

There are no new utility connections with the building additions.

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.**

This site provides open space primarily on the west and east portions of the site for stormwater detention along NE Delaware Avenue and Kimberley Crossing Plat 1 residents, enhancing the streetscape and minimizing negative impacts on neighboring residential properties.

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 additions are both 26' in height, matching the height of the existing building. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

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

The proposed additions will be constructed of the same stone, EIFS and glass as the current building. These proposed materials meet the required building material standards and are compatible to those used on existing building.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

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

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

The proposed additions utilize the same materials as the existing building.

C. Signs

There are no new signs 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 building meets all setbacks required by Code, and is complementary to adjacent development.

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

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

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

The proposed additions are both 26' in height, and will be constructed of the same stone, EIFS and glass as the current building. The proposed materials and colors are similar to other developments around this site.

5. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

It appears that the impacts on these utility systems can be accommodated adequately.

July 11, 2025

Planning & Zoning Commission
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Keystone Church – Building Addition
5525 NE Delaware Avenue
Site Plan Approval

Planning and Zoning Commission;

On behalf of Keystone Church Ankeny LLC, we submit herewith a site plan showing a building addition to the existing Keystone Church building. The overall project area contains 16.05 acres and is located southeast of the intersection of NE 56th Street and NE Delaware Avenue. There are two options for the building that include a base bid of approximately 4,320 sf and an approximate 5,740 sf alternate addition that might be constructed depending on funding. There are no improvements to the parking lot as the site exceeds the required number of parking spaces. Please accept this submittal for the next available Planning & Zoning meeting. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



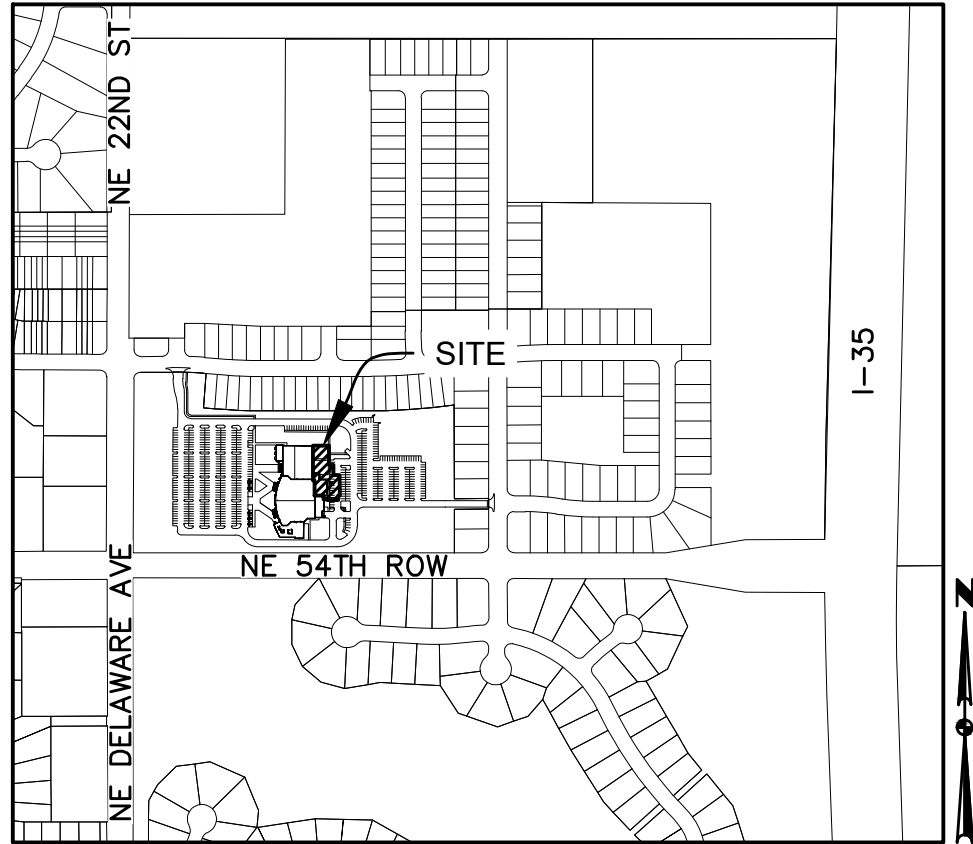
Erin K. Ollendike, P.E.

SITE PLAN FOR:

KEYSTONE CHURCH - BUILDING ADDITION

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

KEYSTONE CHURCH ANKENY INC
849 S. ANKENY BLVD
ANKENY, IOWA 50023
CONTACT: ERIN CARLSON
PH. (515) 216-5959

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: ERIN OLLENDIKE
EMAIL: ERINO@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

SPACE DESIGN
CONTACT: CRYSTAL DENKER
108 SOUTH BROADWAY
EDMOND, OKLAHOMA 73034
PH. (405) 310-8866

DATE OF SURVEY

JUNE 6, 2025

BENCHMARKS

- BURY BOLT ON HYDRANT ON NORTH SIDE OF KEYSTONE CHURCH SOUTH OF DRIVE.
ELEVATION=981.04
- ARROW ON SECOND HYDRANT EAST OF NE TRILIEN DRIVE ON SOUTH SIDE OF NE 28TH STREET.
ELEVATION=925.48

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2025
ANTICIPATED FINISH DATE = SPRING 2026

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

SUBMITTAL DATES

FIRST SUBMITTAL: 06/20/2025
SECOND SUBMITTAL: 07/11/2025

LEGAL DESCRIPTION

LOT 1 KEYSTONE CHURCH PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AND CONTAINING 16.05 ACRES (698,947 SF)

ZONING

R-1 ONE-FAMILY RESIDENCE DISTRICT

PROJECT SITE ADDRESS

5525 NE DELAWARE AVENUE

DEVELOPMENT SUMMARY (BASE BID)

DISTURBED AREA: 0.17 ACRES (7,191 SF)

ZONING: R-1 ONE-FAMILY RESIDENCE DISTRICT

SETBACKS:

FRONT: 35'
SIDE: 35'
REAR: 35'

OPEN SPACE CALCULATION:

TOTAL SITE: = 698,947 SF (16.05 AC)
IMPERVIOUS AREA: = 383,129 SF
OPEN SPACE PROVIDED = 315,818 SF (45.2%)

PARKING:

CHURCH:

REQUIRED

1 SPACE FOR EVERY 80 SQUARE FEET OF WORSHIP AREA PLUS ONE SPACE FOR EVERY 2 EMPLOYEES WITH SUFFICIENT SPACE FOR SAFE AND CONVENIENT LOADING AND UNLOADING.

17,000 SF OF WORSHIP AREA/80 = 213 SPACES
25 EMPLOYEES = 25 SPACES
TOTAL REQUIRED = 238 SPACES

EXISTING PARKING = 556 SPACES

ADDITIONAL PARKING = 0 SPACES

TOTAL PARKING = 556 SPACES

ACCESSIBLE SPACES REQUIRED = 12 SPACES

ACCESSIBLE SPACES PROVIDED = 12 SPACES

ADDITIONAL IMPERVIOUS AREA: 3,984 SF

ERU CALCULATION (BASE BID)

IMPERVIOUS SURFACES = 383,129 SF
ERU TOTAL (IMPERVIOUS/4,000 SF) = 96
MAXIMUM ERU = 90

LANDSCAPE REQUIREMENTS (BASE BID)

OPEN SPACE REQUIREMENT:
TOTAL SITE = 698,947 SF (16.05 AC)
OPEN SPACE REQUIRED (20%) = 139,790 SF
OPEN SPACE PROVIDED = 315,818 SF (45.2%)

PAVEMENT SHADING REQUIREMENT:

PAVEMENT DECREASE = 333 SF

NO ADDITIONAL TREES ARE REQUIRED

INDEX OF SHEETS

NO. DESCRIPTION

C1.0 COVER SHEET

C2.0-2.1 DEMOLITION PLAN

C3.0-3.1 DIMENSION PLAN

C4.0-4.1 GRADING PLAN

C5.0-5.1 UTILITY PLAN

DEVELOPMENT SUMMARY (WITH ALTERNATE)

DISTURBED AREA: 0.42 ACRES (18,305 SF)

ZONING: R-1 ONE-FAMILY RESIDENCE DISTRICT

SETBACKS:

FRONT: 35'
SIDE: 35'
REAR: 35'

OPEN SPACE CALCULATION:

TOTAL SITE: = 698,947 SF (16.05 AC)
IMPERVIOUS AREA: = 383,498 SF
OPEN SPACE PROVIDED = 315,449 SF (45.1%)

PARKING:

CHURCH:

REQUIRED

1 SPACE FOR EVERY 80 SQUARE FEET OF WORSHIP AREA PLUS ONE SPACE FOR EVERY 2 EMPLOYEES WITH SUFFICIENT SPACE FOR SAFE AND CONVENIENT LOADING AND UNLOADING.

18,500 SF OF WORSHIP AREA/80 = 232 SPACES
25 EMPLOYEES = 25 SPACES
TOTAL REQUIRED = 257 SPACES

EXISTING PARKING = 556 SPACES

REMOVED PARKING = 11 SPACES

TOTAL PARKING = 545 SPACES

ACCESSIBLE SPACES REQUIRED = 11 SPACES

ACCESSIBLE SPACES PROVIDED = 12 SPACES

ADDITIONAL IMPERVIOUS AREA: 4,353 SF

ERU CALCULATION (ALTERNATE BID)

IMPERVIOUS SURFACES = 383,498 SF
ERU TOTAL (IMPERVIOUS/4,000 SF) = 96
MAXIMUM ERU = 90

LANDSCAPE REQUIREMENTS (ALTERNATE BID)

OPEN SPACE REQUIREMENT:
TOTAL SITE = 698,947 SF (16.05 AC)
OPEN SPACE REQUIRED (20%) = 139,790 SF
OPEN SPACE PROVIDED = 315,449 SF (45.1%)

PAVEMENT SHADING REQUIREMENT:

PAVEMENT DECREASE = 2,175 SF

NO ADDITIONAL TREES ARE REQUIRED

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY

SECTION LINE

CENTER LINE

RIGHT OF WAY

BUILDING SETBACK

PERMANENT EASEMENT

TEMPORARY EASEMENT

TYPE SW-501 STORM INTAKE

TYPE SW-502 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-512 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-516 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

WATER CURB STOP

SANITARY SEWER

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

MINIMUM PROTECTION ELEVATION

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EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

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CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2506.447



1-800-292-8989

www.iowaonecall.com

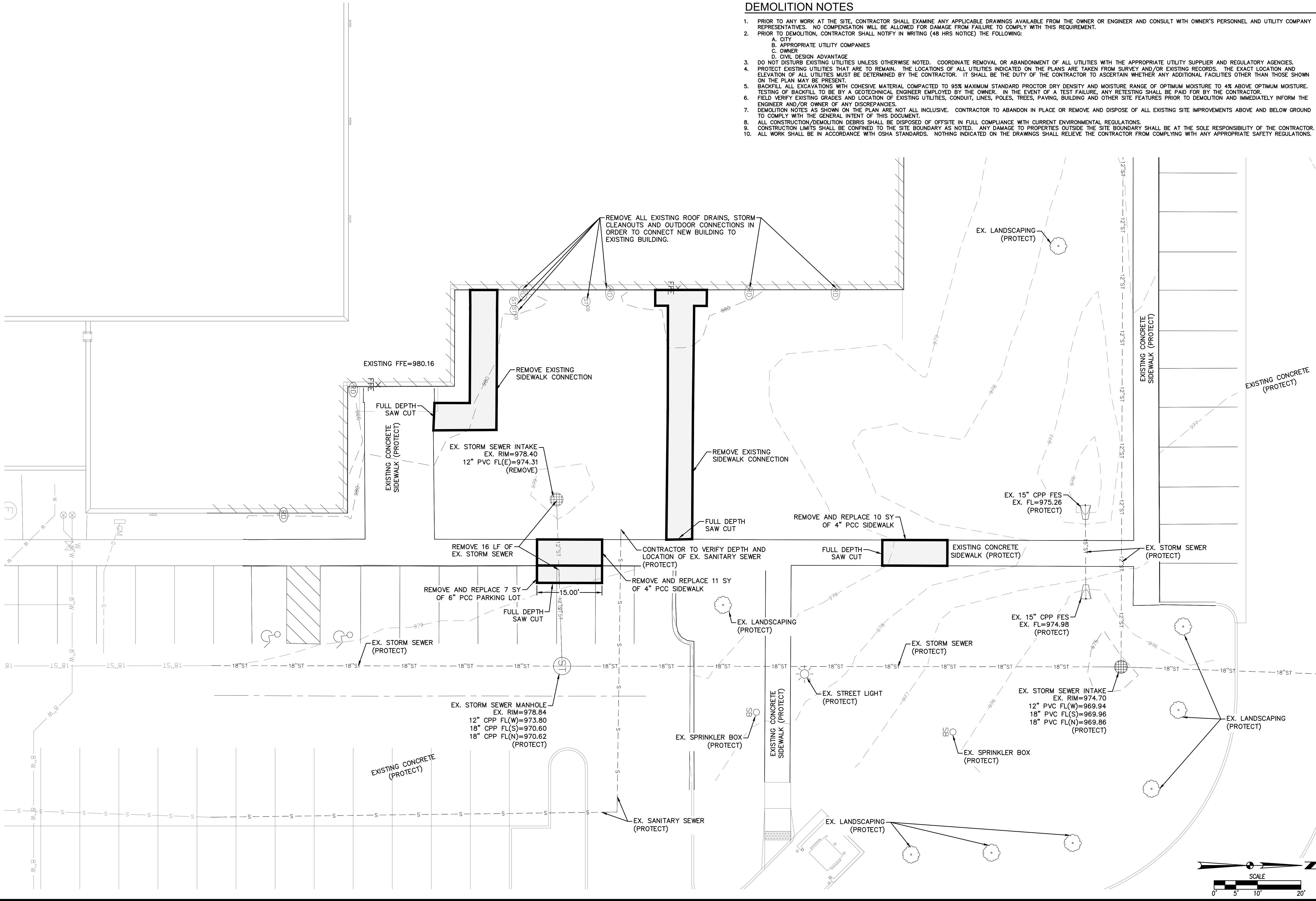


Know what's below. Call before you dig.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2025 EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM SURVEY AND/OR EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

DATE

07/11/2025

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

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

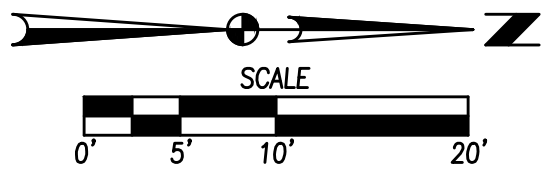
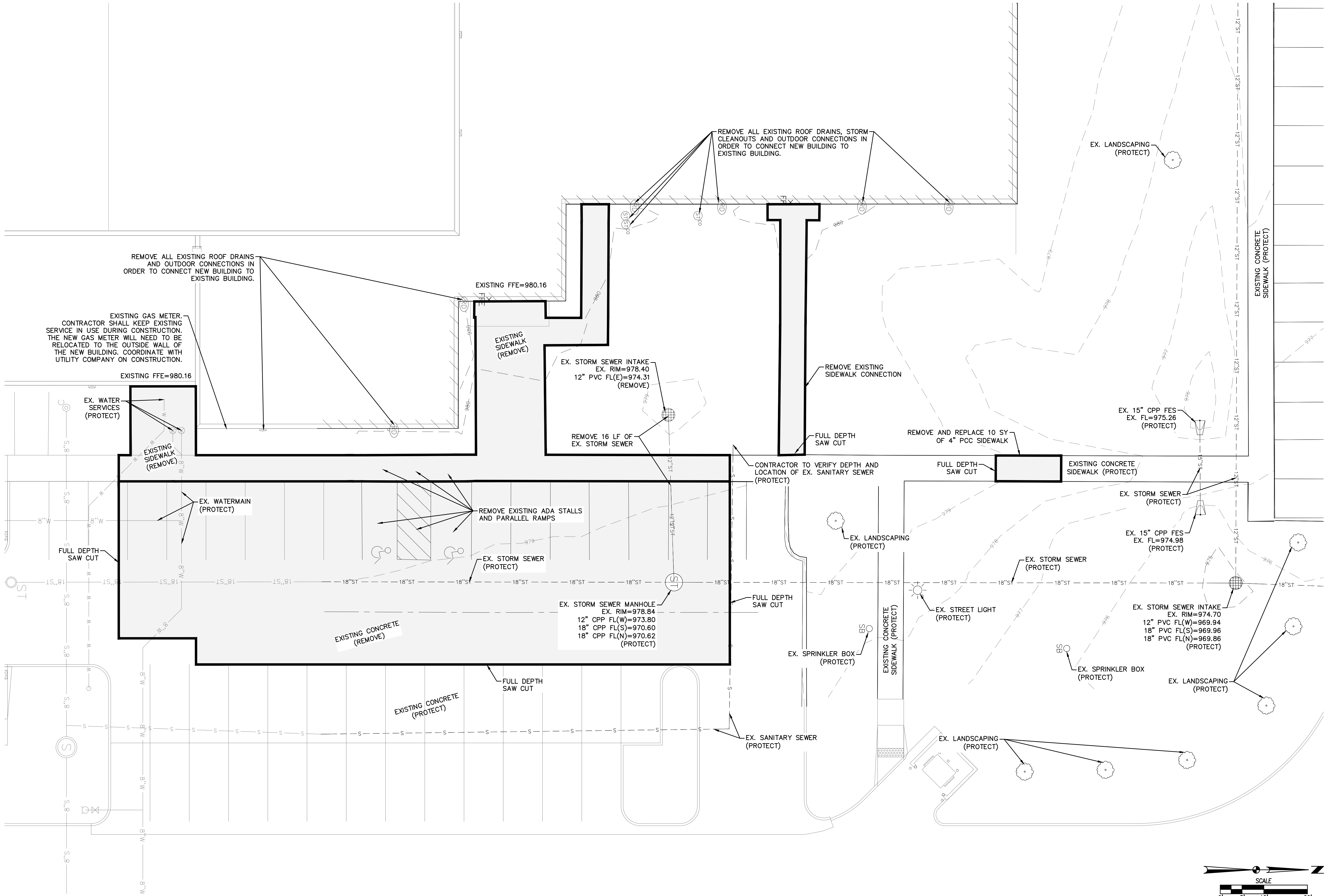
ENGINEER: EKO
ENGINEER: GH
EI: MAE

KEYSTONE CHURCH - BUILDING ADDITION
DEMOLITION PLAN - BASE BID

ANKENY, IOWA

SHEET NUMBER:

C2.0
2506.407

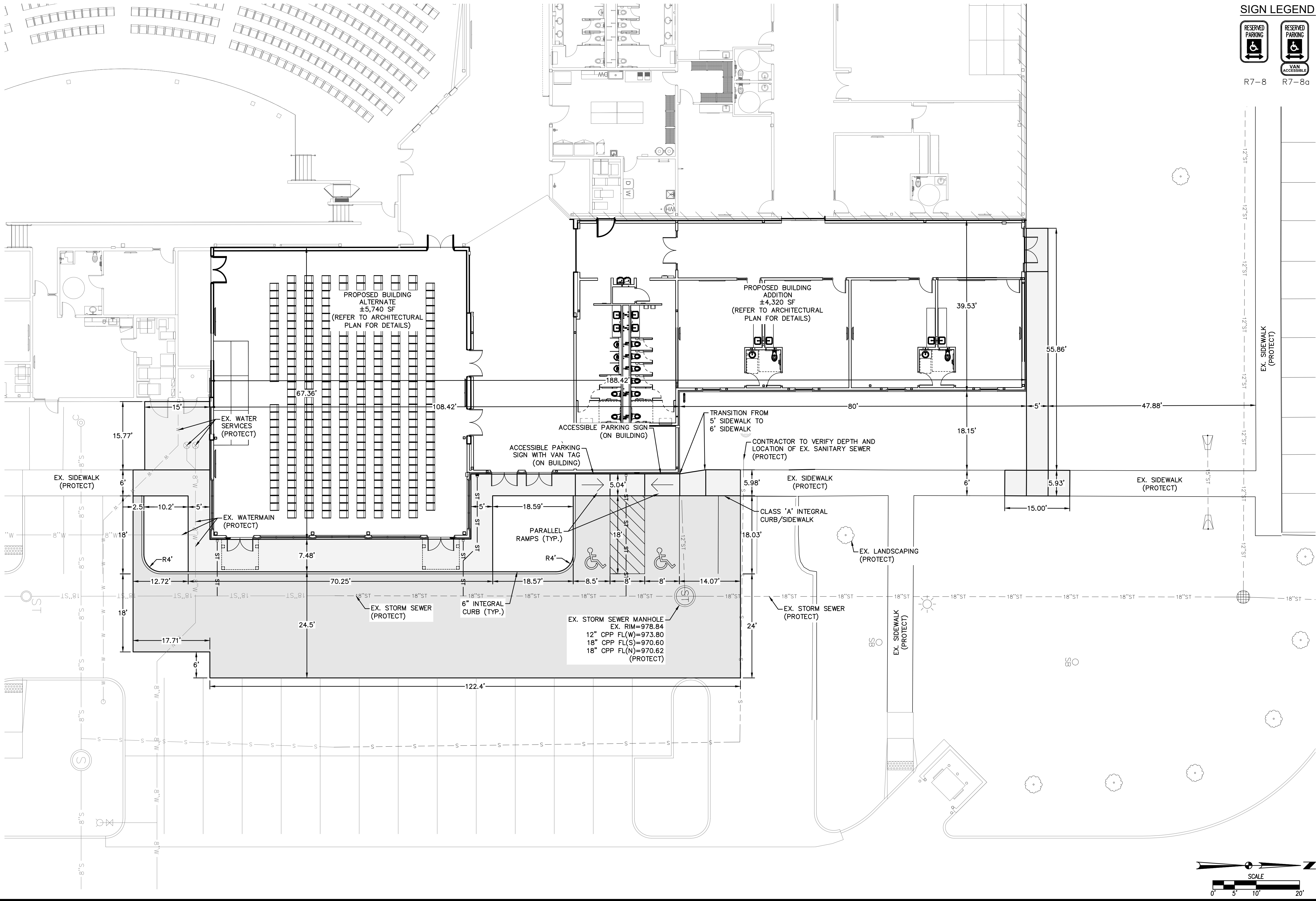


DATE		07/11/2025	
REVISIONS		SECOND SUBMITTAL	
ENGINEER: EKO		ENGINEER: GH	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		EI: MAE	

KEYSTONE CHURCH - BUILDING ADDITION
DEMOLITION PLAN - WITH ALTERNATE
ANKENY, IOWA

SHEET NUMBER:
C2.1
2506.407

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DATE PLOTTED: 7/11/2025 3:44 PM
PLOT BY: JAE EVANS
COMMENT:
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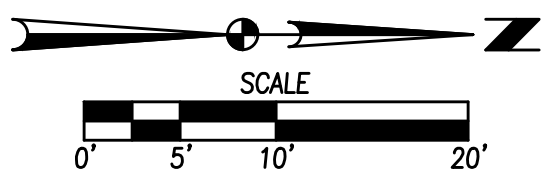
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R7-8



R7-8a

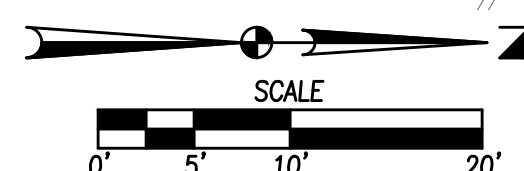


DATE		07/11/2025	
REVISIONS		SECOND SUBMITTAL	
ENGINEER: EKO		ENGINEER: GH	
ENGINEER: MAE		EI: MAE	

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

KEYSTONE CHURCH - BUILDING ADDITION
DIMENSION PLAN - WITH ALTERNATE
ANKENY, IOWA

SHEET NUMBER:
C3.1
2506.407



1. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE.
2. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL STANDARDS, CODES AND POLICIES ADOPTED BY CITY COUNCIL.
3. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
4. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
5. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
9. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
10. SIDEWALKS:
 - a. MINIMUM 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL PROPOSED WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" DEPTH; LONGITUDINAL T/3; TRANSVERSE T/4.
11. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

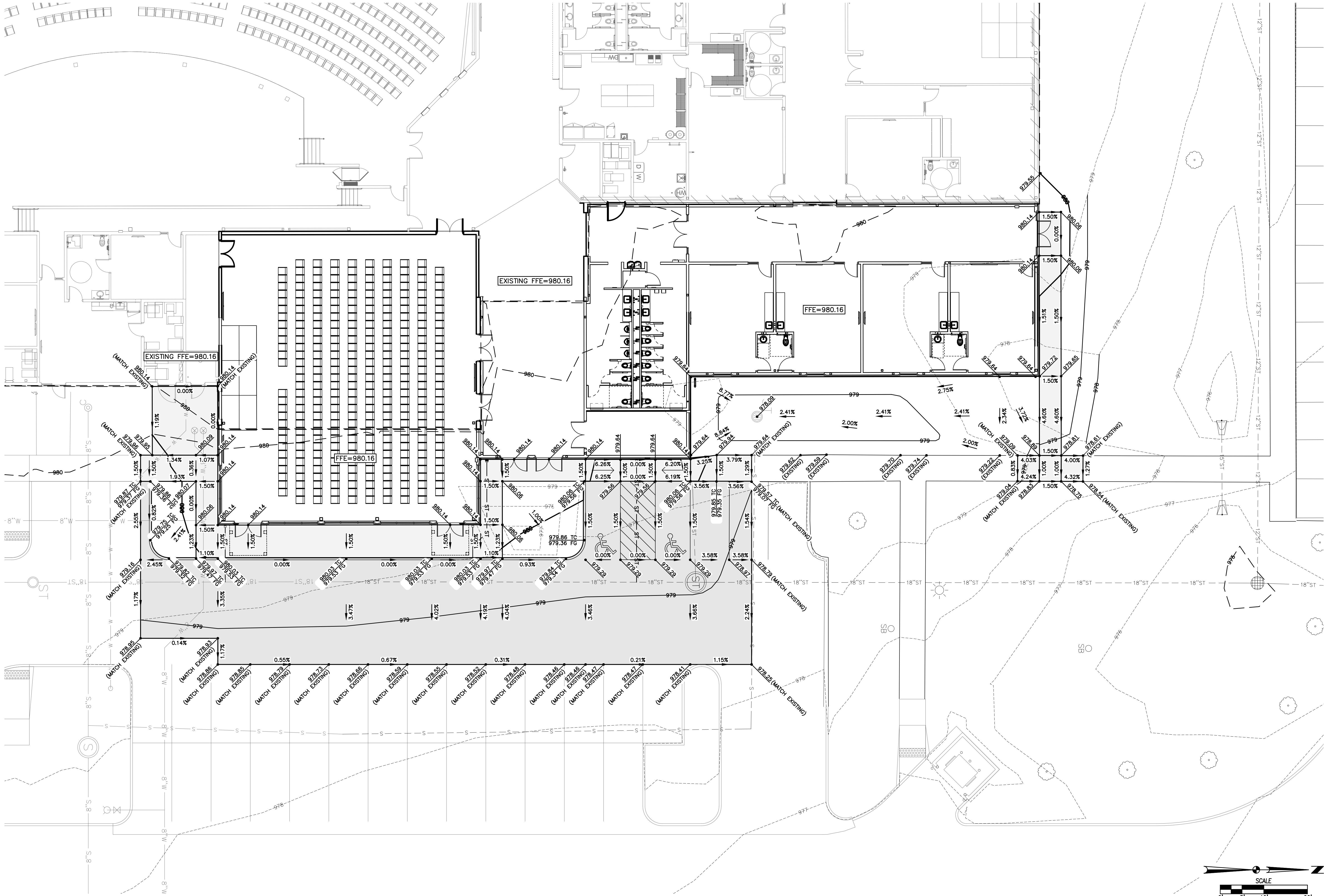
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		
ENGINEER: EKO	ENGINEER: GH	EI: MAE

ENGINEER: EKO	ENGINEER: GH	EI: MAE
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GRADING PLAN - BASE BID

0.07



KEYSTONE CHURCH - BUILDING ADDITION
GRADING PLAN - WITH ALTERNATE

SA

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

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

ENGINEER: EKO
ENGINEER: GH
EI: MAE

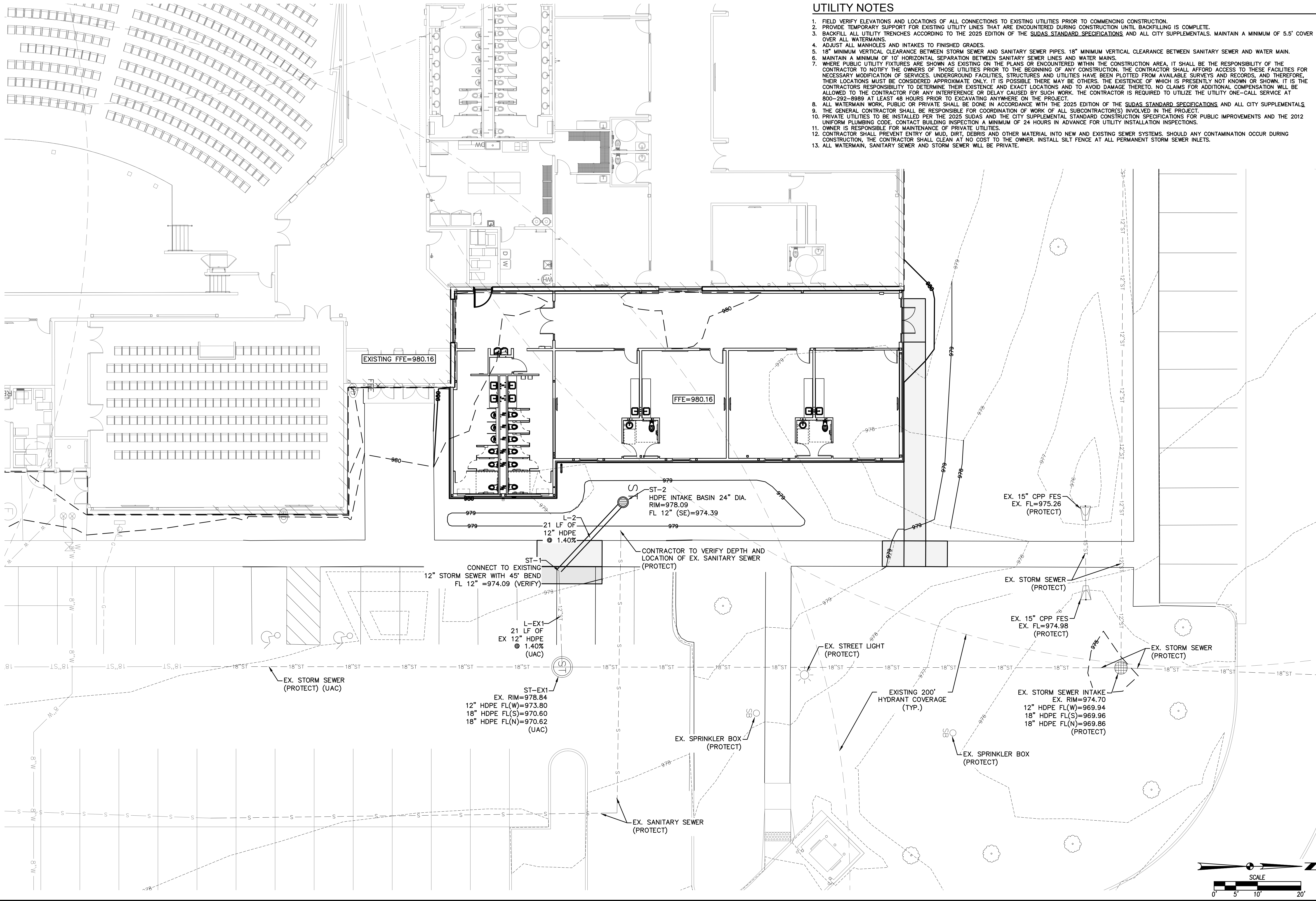
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DATE	DESCRIPTION
07/11/2025	SECOND SUBMITTAL
06/20/2025	FIRST SUBMITTAL

SHEET NUMBER:

C4.1

2506.407



UTILITY NOTES

1. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
3. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
4. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
5. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
6. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
7. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
8. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
10. PRIVATE UTILITIES TO BE INSTALLED PER THE 2025 SUDAS AND THE CITY SUPPLEMENTAL STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
11. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
12. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
13. ALL WATERMAIN, SANITARY SEWER AND STORM SEWER WILL BE PRIVATE.

DATE		07/11/2025
REVISIONS		06/20/2025
SECOND SUBMITTAL		
FIRST SUBMITTAL		

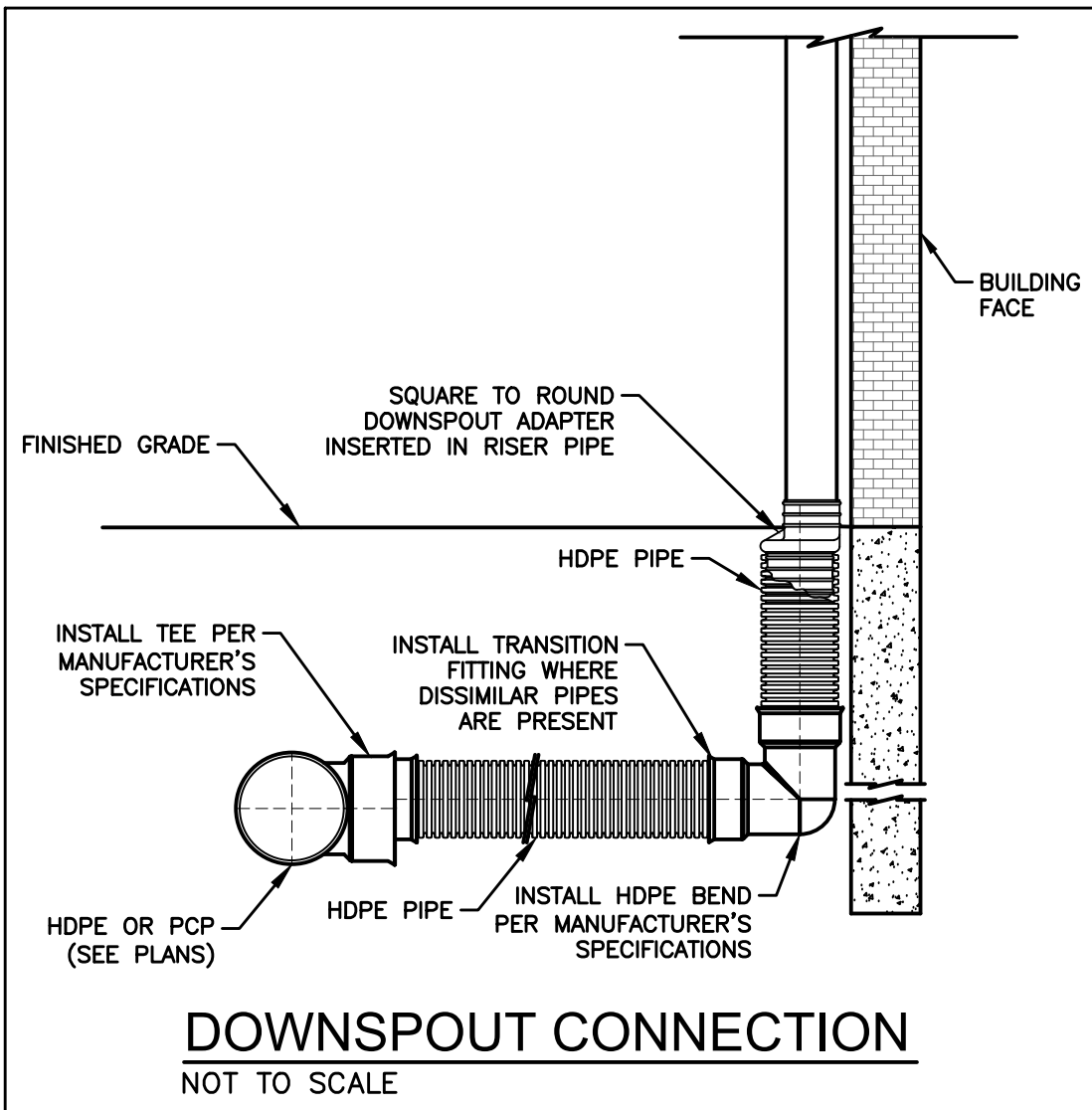
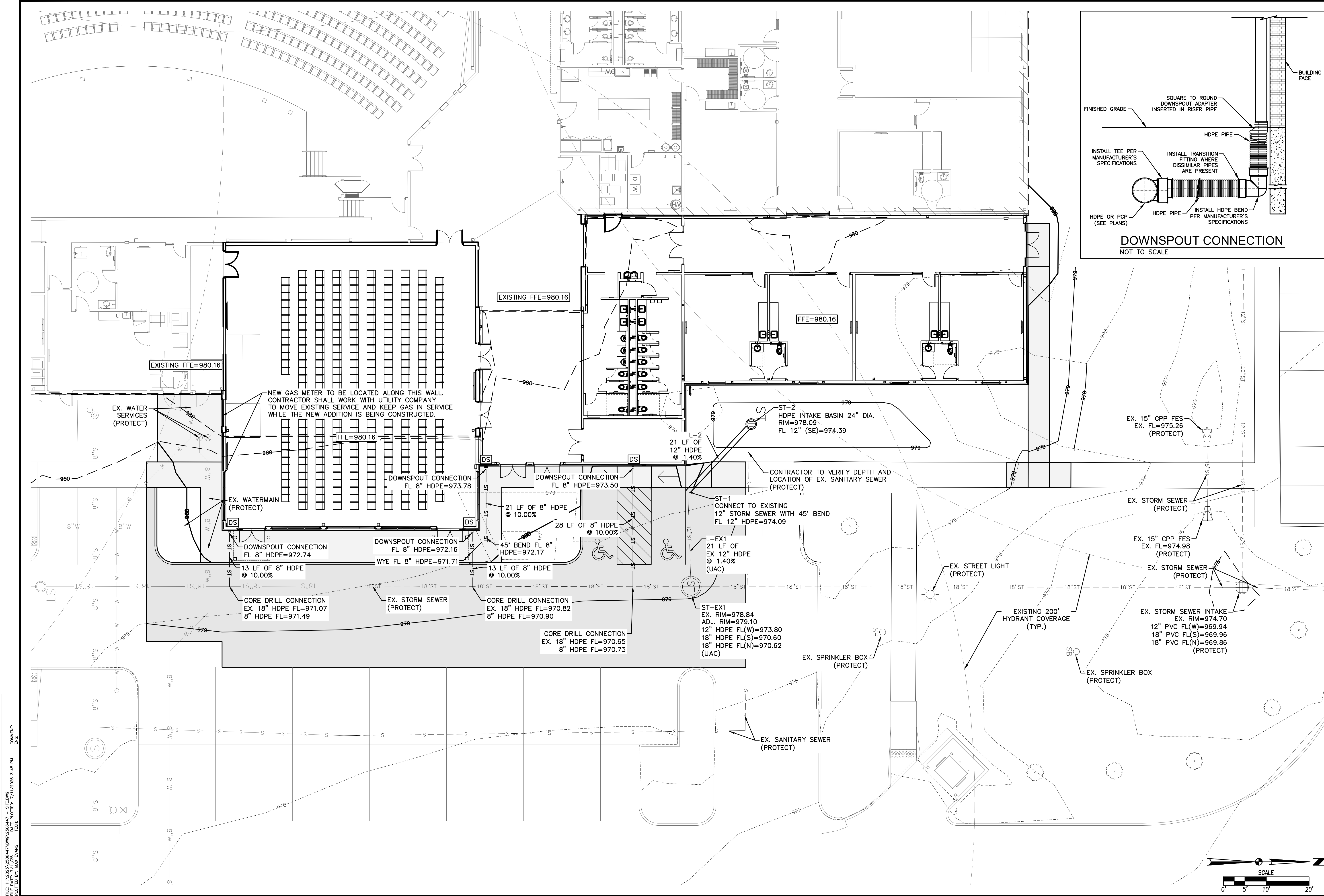
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO
ENGINEER: GH
EI: MAE

KEYSTONE CHURCH - BUILDING ADDITION
UTILITY PLAN - BASE BID

AKENY, IOWA

SHEET NUMBER:
C5.0
2506.407



KEYSTONE CHURCH - BUILDING ADDITION
UTILITY PLAN - WITH ALTERNATE

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

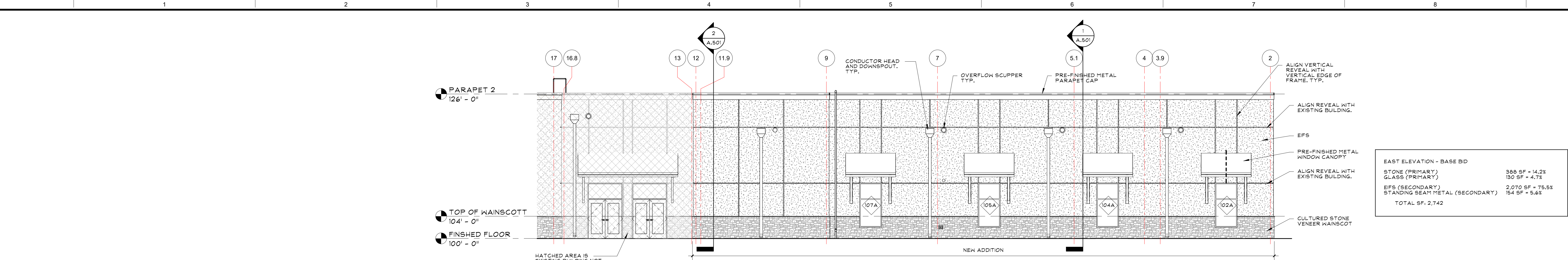
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FIRST SUBMITTAL

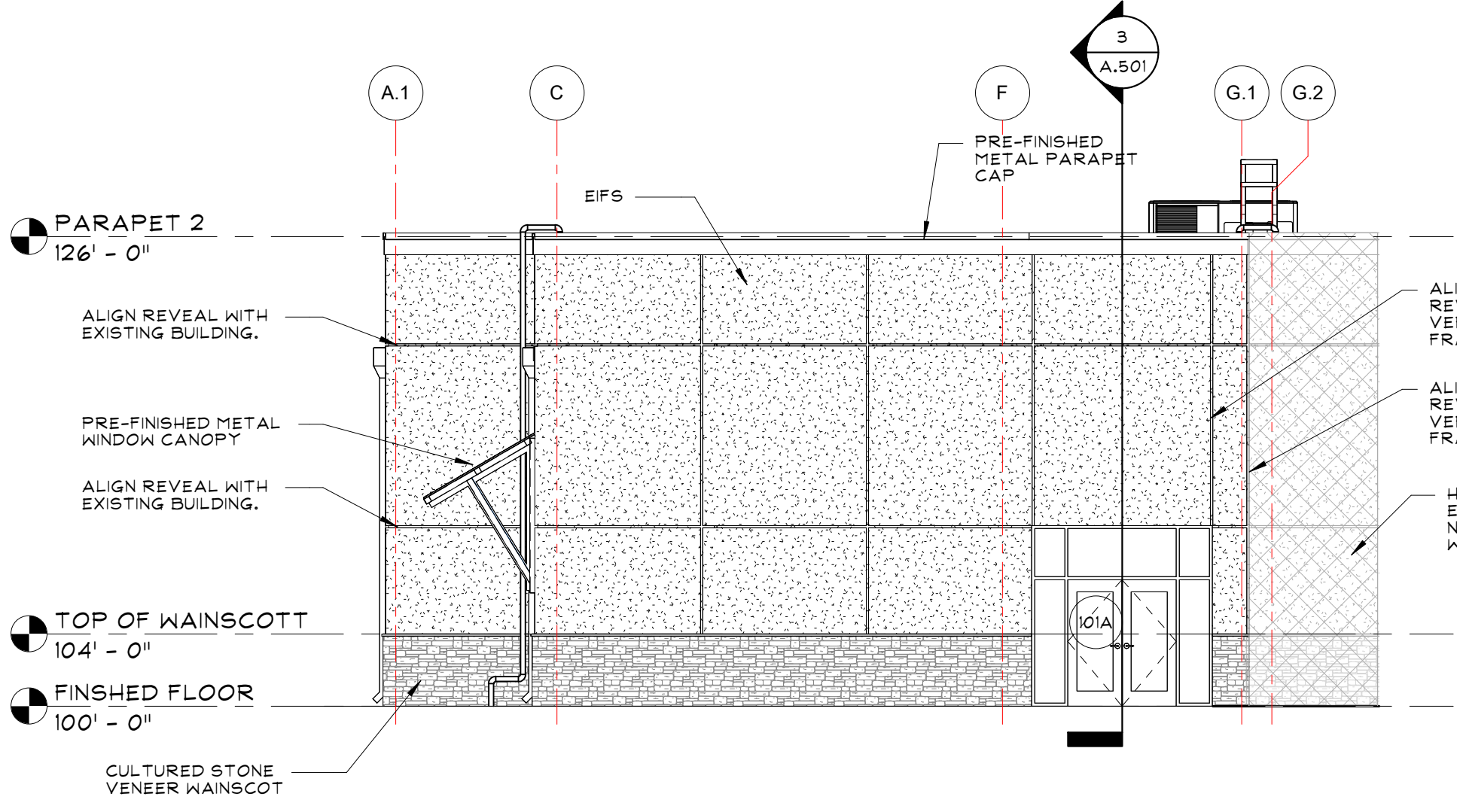
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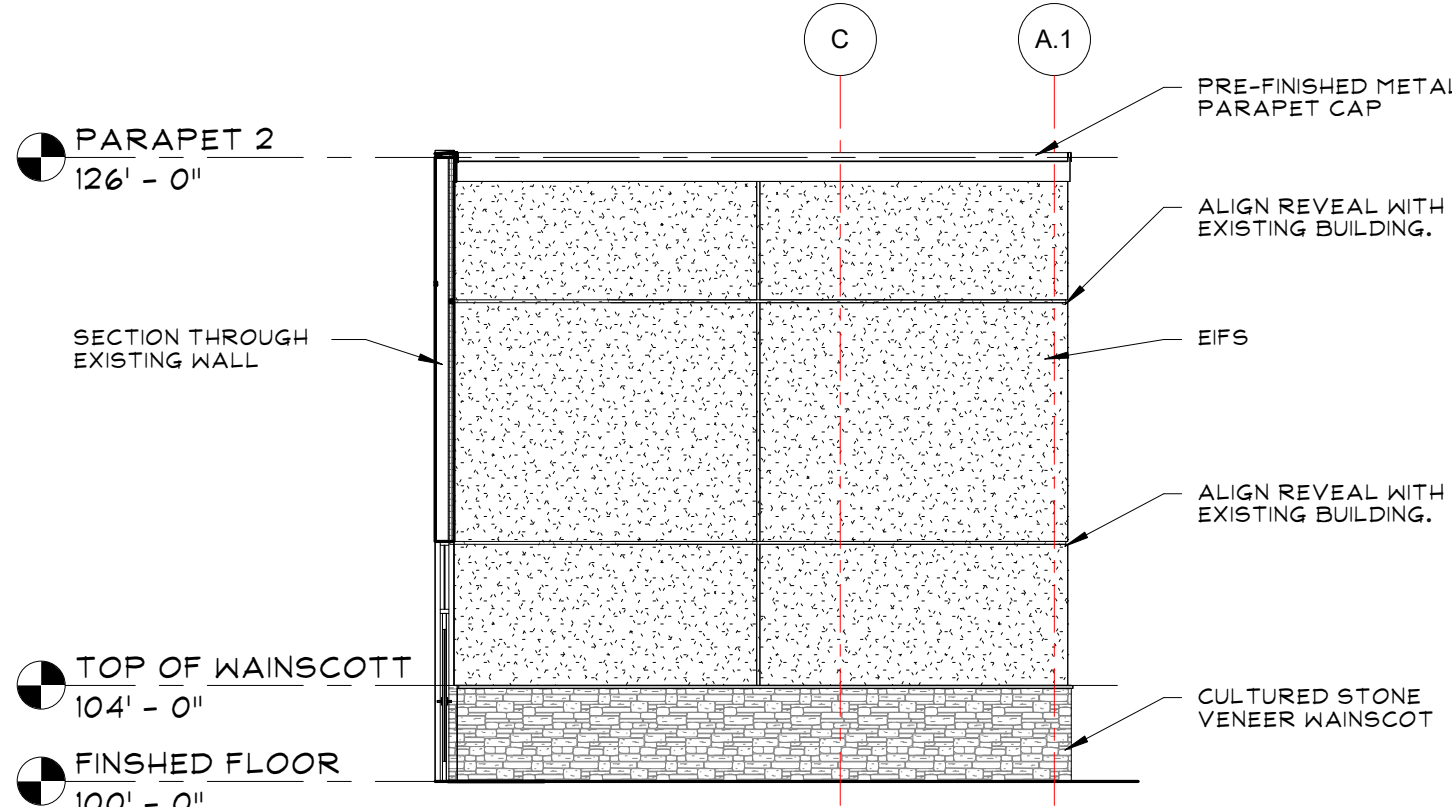
4121 NW URBANDALE DRIVE
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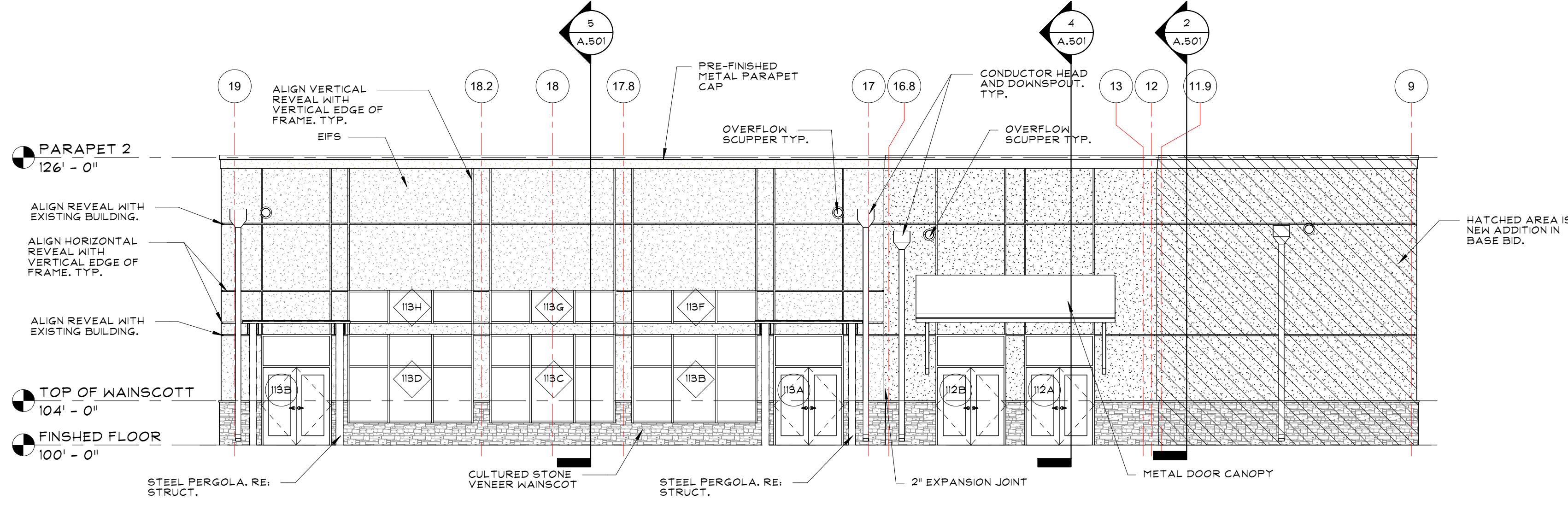
1 EAST ELEVATION - BASE BID
A.301 1/8" = 1'-0"



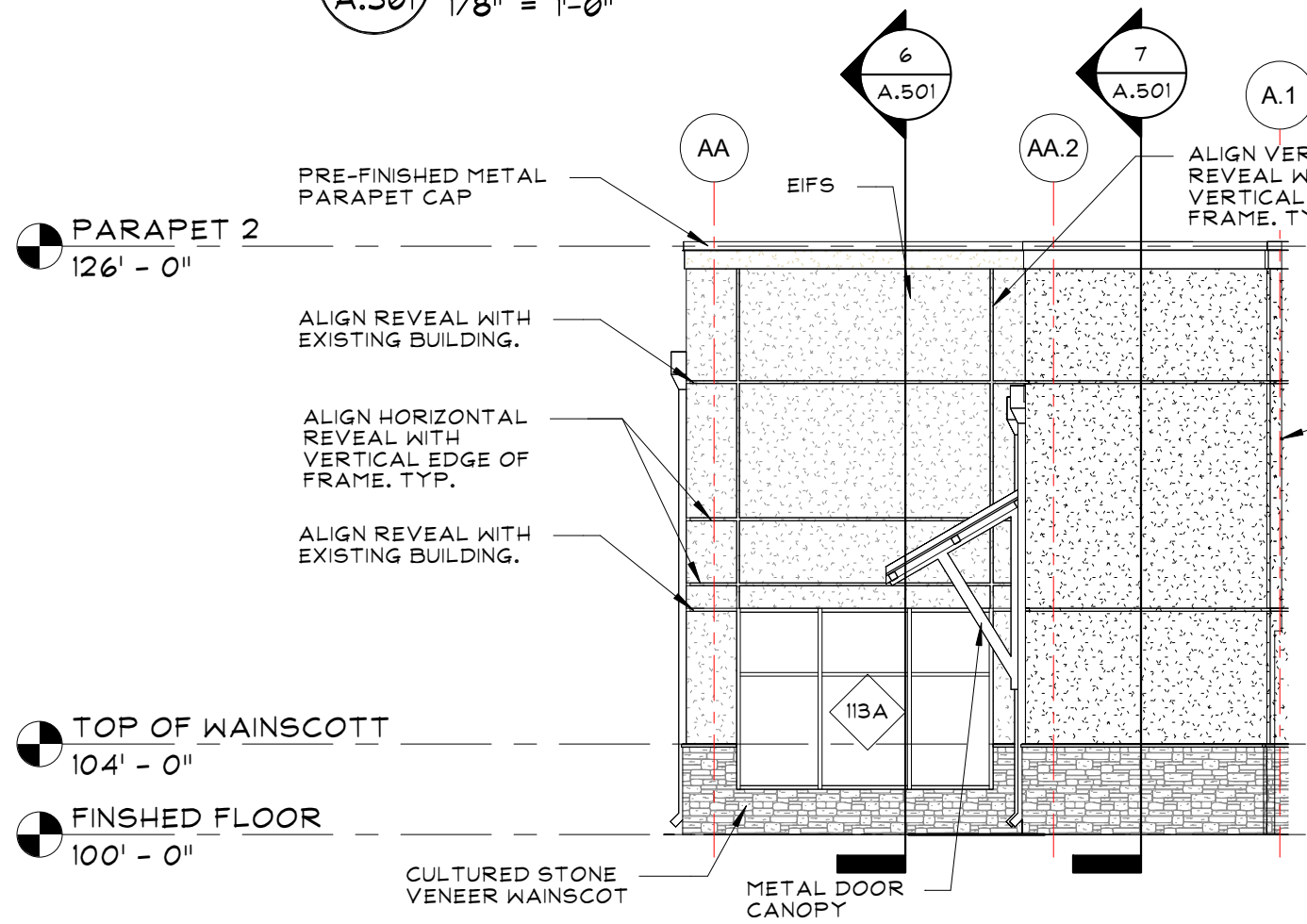
2 NORTH ELEVATION - BASE BID
A.301 1/8" = 1'-0"



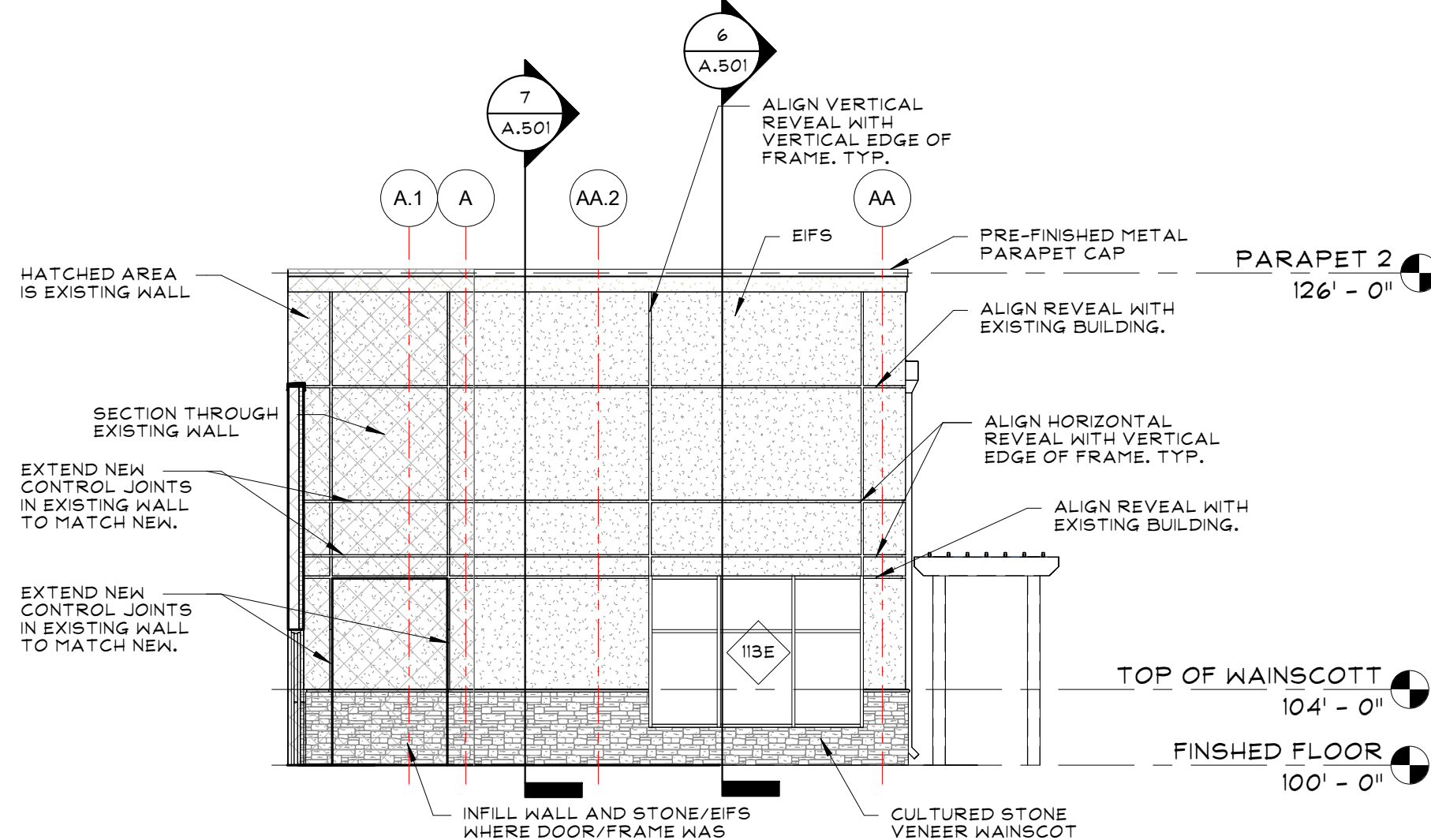
3 SOUTH ELEVATION - BASE BID
A.301 1/8" = 1'-0"



4 EAST ELEVATION - ALTERNATE 1
A.301 1/8" = 1'-0"



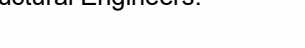
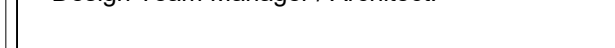
5 NORTH ELEVATION - ALTERNATE 1
A.301 1/8" = 1'-0"



6 SOUTH ELEVATION - ALTERNATE 1
A.301 1/8" = 1'-0"

NOTES:

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Revisions:	Date	Civil Engineers:	Mechanical Engineers:	Electrical Engineers:	AVL Consultants:	Structural Engineers:	Construction Manager:	Seal	Design Team Manager / Architect:	Drawing Title	Project Title	Date		
										BUILDING ELEVATIONS	KEYSTONE CHURCH PHASE 2	04.30.2025		
						wallace design collective, pc structural • civil • landscape • survey 400 north walnut avenue, suite 200 oklahoma city, oklahoma 73104 405.261.5555 • 800.344.5555						Project No. 24.28.027		
										Specialized Planning & Architecture for Church Environments, LLC 108 South Broadway Edmond, Oklahoma 73034 405.310.8866 (T)	Submittal 100% CD'S	Checked FTS	Drawn Author	DRAWING NO. A.301
											Location ANKENY, IOWA			



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

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. July 21, 2025 City Council Report - Staff
2. Tentative Agenda items for Tuesday, August 5, 2025
3. June 2025 Building Permits Report
4. Commissioner's Reports

ATTACHMENTS

1. June 2025 Building Permits Report

**City of Ankeny
Building Permit Report**

Month of June 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	June-25		June-24		1/1/2025-6/30/2025		1/1/2024-6/30/2024		7/1/2024-6/30/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	31	\$12,103,898	36	\$13,195,978	162	\$63,475,294	248	\$94,012,225	307	\$121,250,869
New Single Family Attached/Duplex	4	\$1,325,308	30	\$6,577,182	233	\$59,973,584	76	\$19,637,803	416	\$104,540,689
New Multi - Family	4	\$15,175,127	3	\$1,614,766	7	\$69,848,877	3	\$1,614,766	13	\$86,673,820
Total New Residential Permits	39	\$28,604,333	69	\$21,387,926	402	\$193,297,755	327	\$115,264,794	736	\$312,465,378
Additions/Alterations/Other (1)	76	\$643,471	76	\$868,992	394	\$21,946,088	360	\$4,225,714	787	\$26,688,069
Total New Dwelling Units	197		76		985		334		1485	
NON-RESIDENTIAL										
New Commercial	3	\$3,529,593	0	\$0	14	\$56,277,803	5	\$10,665,080	27	\$127,021,509
COM Additions/Alterations/Other	6	\$7,501,134	12	\$6,520,796	40	\$16,829,648	52	\$31,749,481	89	\$34,201,360
New Church	1	\$300,000	0	\$0	1	\$300,000	0	\$0	1	\$300,000
CHR Additions/Alterations/Other	0	\$0	0	\$0	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	0	\$0	0	\$0	2	\$558,490	2	\$3,612,000	2	\$558,490
Total Non Residential Permits	10	\$11,330,727	12	\$6,520,796	59	\$77,506,891	61	\$46,108,309	124	\$165,858,469
MISC PERMITS (2)	111	\$531,778	97	\$83,138	482	\$1,333,664	431	\$762,585	858	\$1,841,470
TOTALS	236	\$41,110,309	254	\$28,860,852	1337	\$294,084,398	1179	\$166,361,402	2505	\$506,853,386

(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)
6/1/2025 - 6/30/2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	6/2/2025	\$392,957	25-3067-NEW	5704 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	6/2/2025	\$347,436	25-3068-NEW	5703 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	6/4/2025	\$633,625	25-2719-NEW	3213 NE 17th St	Adam Peuse	Adam Peuse
Single Family Detached	New Building	6/5/2025	\$570,240	25-3199-NEW	1915 NE Pond View Ct	Redwood Builders	Redwood Builders
Single Family Detached	New Building	6/9/2025	\$304,838	25-3042-NEW	4311 NE 3rd St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$325,311	25-3043-NEW	4207 NE 7th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$337,453	25-3044-NEW	4203 NE 7th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$277,927	25-3071-NEW	4310 NE 3rd St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$259,784	25-3072-NEW	4315 NE 3rd St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$311,374	25-3219-NEW	4102 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/9/2025	\$298,400	25-3270-NEW	612 NE Oak Ridge Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/16/2025	\$279,275	25-3073-NEW	419 NE Crossing Oaks Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/17/2025	\$577,155	25-3255-NEW	2107 NE 19th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/18/2025	\$430,135	25-3201-NEW	1905 NE 19th St	MJ Properties	MJ Properties
Single Family Detached	New Building	6/18/2025	\$430,122	25-3476-NEW	2707 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$547,669	25-3477-NEW	2711 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3493-NEW	3313 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3512-NEW	3306 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3513-NEW	3302 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3514-NEW	3224 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3515-NEW	3220 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3516-NEW	3216 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/18/2025	\$351,727	25-3517-NEW	3212 NE Fawn Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/23/2025	\$266,989	25-3474-NEW	3727 NE 6th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/24/2025	\$424,590	25-3296-NEW	501 SW 18th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/24/2025	\$540,160	25-3391-NEW	1515 NW Benjamin Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/25/2025	\$440,130	25-3354-NEW	3124 NW 27th Cir	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/25/2025	\$349,296	25-3356-NEW	3116 NW 27th Cir	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/25/2025	\$413,090	25-3499-NEW	3120 NW 27th Cir	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/26/2025	\$445,022	25-3561-NEW	2916 NW 27th Ct	Haven Homes Design Build	Haven Homes Design Build
Single Family Detached	New Building	6/30/2025	\$438,831	25-3401-NEW	1603 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Attached	New Building	6/2/2025	\$279,126	25-3065-NEW	1312 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	6/2/2025	\$279,126	25-3066-NEW	1316 NE Country Meadow Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	6/25/2025	\$384,392	25-3317-NEW	5702 NE Creek Ridge Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/25/2025	\$382,664	25-3319-NEW	5706 NE Creek Ridge Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Multi-Family (39 Units)	New Building	6/25/2025	\$3,682,342	25-2283-NEW	2824 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Multi-Family (39 Units)	New Building	6/25/2025	\$3,682,342	25-2284-NEW	2828 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Multi-Family (39 Units)	New Building	6/25/2025	\$3,682,342	25-2285-NEW	2832 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Multi-Family (45 Units)	New Building	6/25/2025	\$4,128,101	25-2286-NEW	2836 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Single Family Detached	Gazebo	6/2/2025	\$3,360	25-3254-GAZ	1007 NW 33rd St	Kevin E Goehring	Kevin E Goehring

Single Family Detached	Building Addition	6/3/2025	\$43,074	25-3279-ADD	1405 NW Reinhart Dr	DLR Construction	DLR Construction
Single Family Detached	Porch	6/5/2025	\$2,880	25-2826-PRCH	2603 SW 20th Cir	Mapes Construction Company, Inc.	Mapes Construction Company, Inc.
Single Family Detached	Building Addition	6/5/2025	\$85,932	25-3002-ADD	2603 SW 20th Cir	Mapes Construction Company, Inc.	Mapes Construction Company, Inc.
Single Family Detached	Building Alteration	6/5/2025	\$100,000	25-3004-ALT	2603 SW 20th Cir	Mapes Construction Company, Inc.	Mapes Construction Company, Inc.
Single Family Detached	Building Alteration	6/10/2025	\$19,688	25-2363-ALT	3723 SW Stonehaven Ln	Long Construction Services LLC	Long Construction Services LLC
Single Family Detached	Building Alteration	6/10/2025	\$4,185	25-3346-ALT	2004 NW 31st St	SafeBasements of Iowa	SafeBasements of Iowa
Single Family Detached	Building Addition	6/10/2025	\$23,856	25-3370-ADD	2714 NW Boulder Ridge RD	Midwest Construction	Midwest Construction
Single Family Detached	Building Alteration	6/10/2025	\$20,412	25-3394-ALT	906 SE 10th St	Mahmoud Chabayta	Mahmoud Chabayta
Single Family Detached	Building Addition	6/12/2025	\$34,113	25-2542-ADD	231 NE 48th St	David Nylan	Central Iowa Solutions, LLC
Single Family Detached	Gazebo	6/16/2025	\$1,499	25-2306-GAZ	1802 NE Trilein Dr	Stephanie Nguyen	Stephanie Nguyen
Single Family Detached	Building Alteration	6/16/2025	\$3,000	25-3562-ALT	5210 NW 7th St	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	6/17/2025	\$4,185	25-3614-ALT	1310 NW 2nd St	SafeBasements of Iowa	SafeBasements of Iowa
Single Family Detached	Pergola	6/18/2025	\$9,000	25-2568-PERG	1309 NE 56th St	Jacob's Ladder Construction LLC	Jacob's Ladder Construction LLC
Single Family Detached	Building Alteration	6/18/2025	\$17,230	25-3357-ALT	306 NE Country Meadow Dr	Sean Fitzsimmons	Sean Fitzsimmons
Single Family Detached	Building Alteration	6/19/2025	\$22,806	25-3816-ALT	517 NE 58th St	Paragon Builds LLC	Paragon Builds LLC
Single Family Detached	Pergola	6/23/2025	\$10,000	25-3853-PERG	2213 NW Greenwood St	Charles D Moore	Charles D Moore
Single Family Detached	Building Alteration	6/23/2025	\$15,844	25-3863-ALT	4308 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Solar	6/24/2025	\$30,000	25-3895-SOL	2804 NW 27th St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	6/25/2025	\$4,900	25-3925-ALT	918 SE Peterson Dr	Iowa Concrete Cutting	Iowa Concrete Cutting
Single Family Attached	Building Addition	6/26/2025	\$25,845	25-3454-ADD	5521 NE Creek Ridge Dr	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Pergola	6/26/2025	\$400	25-3860-PERG	2620 NW 43rd St	Blake Michaelsen	Blake Michaelsen
Single Family Detached	Building Alteration	6/28/2025	\$15,026	25-3549-ALT	2416 NW North Creek Dr	Gerardo Rodriguez	Gerardo Rodriguez
Single Family Detached	Gazebo	6/30/2025	\$2,880	25-2376-GAZ	4103 NE 7th St	Jacobsen Tim	Jacobsen Tim
Single Family Attached	Deck	6/2/2025	\$2,016	25-1624-DECK	403 NE 31st St	Robby K Beyer	Beyer Building Solutions LLC
Single Family Detached	Deck	6/2/2025	\$4,356	25-3137-DECK	801 SE Sherman Dr	James White	Kitchn & Baths Tony, LLC
Single Family Detached	Deck	6/3/2025	\$1,392	25-3260-DECK	1405 NW Reinhart Dr	DLR Construction	DLR Construction
Single Family Detached	Deck	6/4/2025	\$3,600	25-3280-DECK	5517 NE Seneca Dr	Grace Fox	Grace Fox
Single Family Detached	Deck	6/5/2025	\$4,032	25-3327-DECK	3119 SW 21st St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/5/2025	\$2,496	25-3335-DECK	904 NW Boulder Brook Dr	Daniel Presler	Daniel Presler
Single Family Detached	Deck	6/9/2025	\$480	25-1606-DECK	708 NE Meadow Landing Dr	Leon James Klemisch	Leon James Klemisch
Single Family Detached	Deck	6/10/2025	\$1,440	25-3287-DECK	302 NE Meadow Ln	Colin Concrete Enterprise	Colin Concrete Enterprise
Single Family Detached	Deck	6/11/2025	\$864	25-3453-DECK	602 NE 7th St	Tracey R Hildreth	Tracey R Hildreth
Single Family Detached	Deck	6/12/2025	\$2,880	25-3482-DECK	3521 SW Maize Dr	Nick Bjork	Nick Bjork
Single Family Detached	Deck	6/13/2025	\$1,968	25-3364-DECK	3123 SE 20th St	Andersen Const and Remodeling	Andersen Const and Remodeling
Single Family Detached	Deck	6/16/2025	\$5,040	25-2305-DECK	1802 NE Trilein Dr	Stephanie Nguyen	Stephanie Nguyen
Single Family Detached	Deck	6/18/2025	\$1,440	25-3813-DECK	2309 NW Maple St	John Holman	John Holman
Single Family Detached	Deck	6/19/2025	\$3,072	25-3828-DECK	924 NW Reinhart Dr	Ultimate Construction Services	Ultimate Construction Services
Single Family Attached	Deck	6/20/2025	\$648	25-3559-DECK	499 NW Autumn Crest Dr	DK3J Handyman Services	DK3J Handyman Services
Single Family Detached	Deck	6/23/2025	\$1,920	25-3859-DECK	405 SE 3rd St	Halbrook Jason	Halbrook Jason
Single Family Detached	Deck	6/23/2025	\$2,184	25-3867-DECK	2504 NW Northpark Dr	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	6/23/2025	\$2,484	25-3878-DECK	1414 SE Wanda Dr	Buresh Home Solutions	Buresh Home Solutions
Single Family Detached	Deck	6/23/2025	\$4,452	25-3880-DECK	3407 SE Plum Ct	Chapman Decks LLC	Chapman Decks LLC
Duplex	Deck	6/24/2025	\$336	25-3916-DECK	1607 NW 4th St	Allen Lee Porter	Allen Lee Porter
Duplex	Deck	6/24/2025	\$336	25-3923-DECK	1605 NW 4th St	Allen Lee Porter	Allen Lee Porter
Single Family Detached	Deck	6/25/2025	\$2,784	25-3809-DECK	606 NW Abbie Dr	Timberline Builders Corporation Inc	Timberline Builders Corporation Inc
Single Family Detached	Deck	6/25/2025	\$1,200	25-3894-DECK	4304 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	Deck	6/25/2025	\$2,032	25-3933-DECK	4503 NE Milligan Ln	Mike Hobbs	Mr. Handyman Of Des Moines

Single Family Detached	Deck	6/26/2025	\$2,160	25-2526-DECK	327 NW Jackson Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/26/2025	\$8,166	25-3817-DECK	2818 NW Park Ln	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/26/2025	\$3,312	25-3887-DECK	1301 SE Hayes Dr	Haggerty Windows & Siding, LLC	Haggerty Windows & Siding, LLC
Single Family Detached	Deck	6/26/2025	\$4,176	25-3909-DECK	2503 SW 31st St	Allison Lee Gioffredi	Allison Lee Gioffredi
Single Family Detached	Deck	6/30/2025	\$2,760	25-3262-DECK	902 NE 15th St	Michelle Heim	Michelle Heim
Single Family Detached	Garage	6/10/2025	\$33,892	25-3323-GAR	522 SW Kenworthy Dr	True Construction Services	True Construction Services
Single Family Detached	Shed	6/1/2025	\$2,400	25-3125-SHD	2530 NW Greenwood St	Kyle Corbin	Kyle Corbin
Single Family Detached	Shed	6/2/2025	\$2,800	25-3250-SHD	5008 NW 13th St	Zeke Brewer	Zeke Brewer
Single Family Attached	Shed	6/2/2025	\$1,920	25-3256-SHD	4603 NW 17th St	Joy Bird	Joy Bird
Single Family Detached	Shed	6/3/2025	\$1,920	25-3218-SHD	1215 NW 29th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/3/2025	\$2,400	25-3277-SHD	2002 NE Bel-Aire Dr	Laura Bratland	Laura Bratland
Single Family Detached	Shed	6/3/2025	\$1,600	25-3284-SHD	3714 NW 4th St	Kevin Dontje	Kevin Dontje
Single Family Detached	Shed	6/9/2025	\$2,000	25-3095-SHD	2703 NW 25th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/9/2025	\$1,600	25-3266-SHD	5513 NE Seneca Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/10/2025	\$6,400	25-2358-SHD	401 SE 4th St	Affinity Construction, LLC	Affinity Construction, LLC
Single Family Detached	Shed	6/10/2025	\$2,800	25-3414-SHD	418 NW Scott St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/13/2025	\$1,600	25-2988-SHD	1301 NW Wagner Blvd	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/13/2025	\$2,400	25-3536-SHD	1415 NE Williamsburg Dr	Amber Cole	Tuff Shed
Single Family Detached	Shed	6/19/2025	\$1,600	25-3540-SHD	1406 NW Seasons Dr	Kevin Kelly	Kevin Kelly
Single Family Detached	Shed	6/27/2025	\$2,400	25-3958-SHD	109 SW Pleasant St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/30/2025	\$1,600	25-3984-SHD	2826 NW 2nd Ct	Miguel Luciano	Tuff Shed (Home Depot)
Single Family Attached	Spa/Hot Tub	6/10/2025	\$0	25-3403-SPA	413 NE Mission Ct	AAA Electric	AAA Electric, Custom Decks, LLC
Single Family Detached	Spa/Hot Tub	6/13/2025	\$0	25-3488-SPA	129 NE 51st St	Eric Link	Kline Electric
Single Family Detached	Swimming Pool	6/3/2025	\$0	25-3276-POOL	2002 NE Bel-Aire Dr	Laura Bratland	Laura Bratland
Single Family Detached	Swimming Pool	6/4/2025	\$0	25-3322-POOL	708 NW 31st St	Joshua Strother	Joshua Strother
Single Family Detached	Swimming Pool	6/16/2025	\$0	25-1839-POOL	1305 SE Waywin Cir	AJ Gumino	AJ Gumino
Single Family Detached	Swimming Pool	6/20/2025	\$0	25-3848-POOL	301 NW Bayberry Ln	David Rizzuto	David Rizzuto
Single Family Detached	Swimming Pool	6/25/2025	\$0	25-3926-POOL	858 NW Orchard Dr	Premier Pools & Spas	Premier Pools & Spas
Retail	New Building	6/11/2025	\$1,600,000	25-0793-NEW	601 SW Oralabor Rd	Daniel Willrich	Daniel Willrich
Office	New Building	6/24/2025	\$1,358,860	25-2280-NEW	1430 SW Tradition Dr	Ben Olson	Keen Project Solutions
Other	New Building	6/25/2025	\$570,733	25-1891-NEW	2840 S Ankeny Blvd	Hubbell Construction Services	Hubbell Construction Services
Church	New Building	6/10/2025	\$300,000	25-2380-NEW	5180 NE Delaware Ave	Des Moines Meeting Rooms INC	Des Moines Meeting Rooms INC
Retail	Building Alteration	6/18/2025	\$1,055,000	25-2859-ALT	2010 SE Delaware Ave Ste 214	Michael O'rourke	Commercial Contractors inc
Office	Building Alteration	6/24/2025	\$283,000	25-2451-ALT	1535 SW Market St Ste 401	DRA Properties	DRA Properties LLC
Office	Building Alteration	6/24/2025	\$6,000,000	25-3369-ALT	2701 SE 90th St	Burns & McDonnell Engineering Co	Burns & McDonnell Engineering Co
Other	Building Alteration	6/25/2025	\$33,134	25-3876-ALT	2006 S Ankeny Blvd Bldg 4	Koester Construction	Koester Construction
Retail	Building Alteration	6/27/2025	\$30,000	25-1731-ALT	1002 SE National Dr	Galloway & Company, Inc.	GM Northrup Corporation
Industrial	Building Addition	6/27/2025	\$100,000	25-3350-ADD	7305 SE Crosswinds Dr UNIT 101	Elite Property Maintenance LLC	Elite Property Maintenance LLC
Single Family Detached	Fence/Wall	6/1/2025	\$0	25-3181-FNCE	311 SW 17th St	Post to Post Fence LLC	Post to Post Fence LLC
Single Family Detached	Fence/Wall	6/2/2025	\$0	25-3205-FNCE	4406 SW Driftwood Ct	American Fence Company	American Fence Co

Single Family Detached	Fence/Wall	6/2/2025	\$0 25-3206-FNCE	1506 NW Jackson Dr	American Fence Company	American Fence Co
Single Family Attached	Fence/Wall	6/2/2025	\$0 25-3264-FNCE	205 SE Willow Run Ln	Alfred Kallhoff	Iowa Concrete & More LLC
Single Family Attached	Fence/Wall	6/3/2025	\$0 25-1869-FNCE	601 NE Meadow Landing Dr	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	6/3/2025	\$0 25-3258-FNCE	513 NE 58th St	Wesley Hoyer	Wesley Hoyer
Single Family Detached	Fence/Wall	6/3/2025	\$0 25-3273-FNCE	925 SE 4th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3286-FNCE	303 SW 48th St	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3290-FNCE	406 NW Arlan Dr	Faith Baptist Bible College	Faith Baptist Bible College
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3291-FNCE	1710 NW 4th St	Faith Baptist Bible College	Faith Baptist Bible College
Single Family Detached	Fence/Wall	6/4/2025	\$0 25-3316-FNCE	4209 NE 5th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	6/5/2025	\$0 25-3295-FNCE	4715 NW 13th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/5/2025	\$0 25-3297-FNCE	407 SW 32nd St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/6/2025	\$0 25-3367-FNCE	2805 NW Linwood Ct	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	6/9/2025	\$0 25-3366-FNCE	1007 W 1st St	Jerry Houk	Jerry Houk
Single Family Detached	Fence/Wall	6/9/2025	\$0 25-3380-FNCE	716 NE 41st Ct	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	6/9/2025	\$0 25-3382-FNCE	1211 NW 27th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	6/10/2025	\$0 25-2357-FNCE	401 SE 4th St	Affinity Construction, LLC	Affinity Construction, LLC
Single Family Detached	Fence/Wall	6/10/2025	\$0 25-3404-FNCE	1606 NW Rockcrest Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/10/2025	\$0 25-3411-FNCE	3805 SW Westview Dr	Ben Gray	Ben Gray
Single Family Detached	Fence/Wall	6/11/2025	\$0 25-3472-FNCE	3904 NE 8th St	Toni Schiltz	Toni Schiltz
Single Family Detached	Fence/Wall	6/12/2025	\$0 25-2360-FNCE	501 NW Westwood St	Robert Weir	Robert Weir
Single Family Attached	Fence/Wall	6/12/2025	\$0 25-3075-FNCE	5017 NE Trilein Dr	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	6/12/2025	\$0 25-3081-FNCE	1307 NE 55th St	Superior Fence & Rail	Superior Fence & Rail
Single Family Detached	Fence/Wall	6/13/2025	\$0 25-3498-FNCE	5212 NW 10th St	Alexia Fisher	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	6/16/2025	\$0 25-3497-FNCE	521 SW Maple St	Rolf Osteraas	Sanchez Construction LLC
Single Family Detached	Fence/Wall	6/16/2025	\$0 25-3609-FNCE	830 SE 9th St	Eric Roa	Eric Roa
Single Family Detached	Fence/Wall	6/17/2025	\$0 25-3777-FNCE	1318 NE 56th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Attached	Fence/Wall	6/18/2025	\$0 25-3797-FNCE	4321 NE 13th St	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	6/19/2025	\$0 25-3546-FNCE	1522 NW Wagner Blvd	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-2390-FNCE	317 SW Carriage Dr	Gary Oldenburger	Gary Oldenburger
Single Family Attached	Fence/Wall	6/23/2025	\$0 25-3353-FNCE	3416 NW Reinhart Dr	Juan M Coronel	Juan M Coronel
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3545-FNCE	3171 NW 18th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3783-FNCE	2818 NW 2nd Ct	Precision Fencing	Precision Fencing
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3871-FNCE	858 NW Orchard Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3872-FNCE	2949 SW Country Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/23/2025	\$0 25-3888-FNCE	2716 NW Boulder Point Pl	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/24/2025	\$0 25-3911-FNCE	413 SW Elm St	Bob Buckroyd	Bob Buckroyd
Single Family Detached	Fence/Wall	6/25/2025	\$0 25-3912-FNCE	2107 NW Greenwood St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/25/2025	\$0 25-3964-FNCE	304 NE 62nd St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	6/26/2025	\$0 25-3972-FNCE	1108 SW Elm St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	6/27/2025	\$0 25-3986-FNCE	2414 NW 43rd St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	6/27/2025	\$0 25-3994-FNCE	4405 SW Sawgrass Pkwy	Doug Adkisson	Doug Adkisson
Single Family Detached	Fence/Wall	6/30/2025	\$0 25-3917-FNCE	1339 NE 55th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	6/30/2025	\$0 25-4016-FNCE	2405 NW 29th St	Grant Judkins	Grant Judkins
Single Family Detached	Fence/Wall	6/30/2025	\$0 25-4019-FNCE	731 NE Deerfield Dr	American Fence Company	American Fence Co
Office	Sign	6/2/2025	\$6,215 25-3196-SIGNP	225 NW 18th St Ste 109	Coach Light Clinic	Performance Sign & Design
Hotel/Motel	Sign	6/3/2025	\$1,500 25-2491-SIGNP	133 SE Delaware Ave	Wilfredo Melgar	Wilfredo Melgar
Hotel/Motel	Sign	6/3/2025	\$800 25-2519-SIGNP	133 SE Delaware Ave	Wilfredo Melgar	Wilfredo Melgar

Restaurant	Sign	6/3/2025	\$1,000	25-2521-SIGNP	133 SE Delaware Ave	Wilfredo Melgar	Wilfredo Melgar
Retail	Sign	6/10/2025	\$36,500	25-3056-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/16/2025	\$500	25-3325-SIGNP	1631 SW Main St Ste 101	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	6/18/2025	\$2,500	25-0767-SIGNP	817 N Ankeny Blvd	Signs 'N More	Signs 'N More
Retail	Sign	6/23/2025	\$2,530	25-3048-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530	25-3049-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,430	25-3050-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530	25-3051-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530	25-3052-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,530	25-3053-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,035	25-3054-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Retail	Sign	6/23/2025	\$2,960	25-3055-SIGNP	6155 SE Delaware Ave	La Crosse Sign Group	La Crosse Sign Group
Restaurant	Sign	6/23/2025	\$8,372	25-3475-SIGNP	1550 N Ankeny Blvd Ste 114	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	6/25/2025	\$1,500	25-3582-SIGNP	2010 SE Delaware Ave Ste 222	Wilfredo Melgar	iSigns First LLC
Retail	Sign	6/30/2025	\$830	25-3313-SIGNP	301 SW Walnut St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	6/30/2025	\$6,184	25-3996-SIGNP	2120 NE 36th St Ste 103	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Retail	Sign	6/30/2025	\$7,582	25-3997-SIGNP	2120 NE 36th St Ste 103	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Restaurant	Temporary Sign	6/9/2025	\$0	25-3267-SIGNT	1550 N Ankeny Blvd Ste 114	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Temporary Sign	6/17/2025	\$0	25-3589-SIGNT	921 SE Oralabor Rd	Wild Willy's Fireworks	Wild Willy's Fireworks
Retail	Temporary Sign	6/17/2025	\$0	25-3593-SIGNT	2505 SE Delaware Ave	Colin Bohac	Colin Bohac
Retail	Temporary Sign	6/17/2025	\$0	25-3598-SIGNT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/17/2025	\$0	25-3605-SIGNT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/17/2025	\$0	25-3616-SIGNT	1002 SE National Dr	Jake's Fireworks, Inc	Jake's Fireworks, Inc
Retail	Temporary Sign	6/27/2025	\$0	25-3882-SIGNT	109 SE Oralabor Rd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Temporary Sign	6/27/2025	\$0	25-3883-SIGNT	3205 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Temporary Sign	6/27/2025	\$0	25-3905-SIGNT	509 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/17/2025	\$0	25-3588-TENT	921 SE Oralabor Rd	Wild Willy's Fireworks	Wild Willy's Fireworks
Retail	Canopy/Tent	6/17/2025	\$0	25-3591-TENT	2505 SE Delaware Ave	Colin Bohac	Colin Bohac
Retail	Canopy/Tent	6/17/2025	\$0	25-3597-TENT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Canopy/Tent	6/17/2025	\$0	25-3599-TENT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Canopy/Tent	6/17/2025	\$0	25-3613-TENT	1002 SE National Dr	Mary Leritz	Mary Leritz
Retail	Canopy/Tent	6/27/2025	\$0	25-3595-TENT	3205 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/27/2025	\$0	25-3596-TENT	509 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/27/2025	\$0	25-3903-TENT	109 SE Oralabor Rd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Single Family Detached	Drive Approach	6/2/2025	\$0	25-3263-RSTRM	909 NE 28th St	Concrete PRF LLC	Concrete PRF LLC
Single Family Detached	Drive Approach	6/5/2025	\$0	25-3336-RSTRM	410 SE 11th St	Todd Waddell	Todd Waddell
Single Family Attached	Drive Approach	6/6/2025	\$0	25-3339-RSTRM	2901 NW Park Ln	Innovate Concrete Services	Innovate Concrete Services
Single Family Detached	Drive Approach	6/10/2025	\$0	25-3423-RSTRM	605 NW School St	Rebel Concrete Services	Rebel Concrete Services
Single Family Detached	Drive Approach	6/11/2025	\$0	25-3468-RSTRM	517 NE Robert Dr	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	6/13/2025	\$0	25-3556-RSTRM	1606 NE Hayes Dr	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	6/16/2025	\$0	25-3321-RSTRM	1124 SW 50th St	Avalos Concrete LLC	Avalos Concrete LLC
Single Family Detached	Drive Approach	6/16/2025	\$0	25-3564-RSTRM	1109 NW Maple St	Michael Solem	Michael Solem
Single Family Detached	Drive Approach	6/17/2025	\$0	25-3611-RSTRM	303 NE Mission Ct	1891 PSC LLC	1892 PSC LLC
Restaurant	Drive Approach	6/27/2025	\$0	25-3993-RSTRM	715 SE Oralabor Rd	CMC Solutions	CMC Solutions
Single Family Detached	Drive Approach	6/30/2025	\$0	25-3249-RSTRM	3203 SW 26th St	Lynch Conrad	Lynch Conrad

Single Family Detached	Drive Approach	6/30/2025	\$0 25-4027-RSTRM	222 NE 12th Street Pl	M & F Concrete	M & F Concrete
Single Family Detached	Sidewalk	6/2/2025	\$0 25-3222-RSWRP	506 SE 8th St	Des Moines Excavating	Des Moines Excavating
Single Family Detached	Sidewalk	6/2/2025	\$0 25-3227-RSWRP	505 SE 8th St	Des Moines Excavating	Des Moines Excavating
Single Family Detached	Sidewalk	6/5/2025	\$0 25-3333-RSWRP	110 NE Grant St	Des Moines Excavating	Des Moines Excavating
Single Family Attached	Sidewalk	6/6/2025	\$0 25-3340-RSWRP	2901 NW Park Ln	Innovate Concrete Services	Innovate Concrete Services
Single Family Detached	Sidewalk	6/11/2025	\$0 25-3466-RSWRP	1302 NE Stone Valley Cir	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	6/12/2025	\$0 25-3487-RSWRP	4424 NW 17th St	Utility Traffic and Restoration	Utility Traffic and Restoration
Single Family Detached	Sidewalk	6/12/2025	\$0 25-3511-RSWRP	4102 NW 17th Ct	Utility Traffic and Restoration	Utility Traffic and Restoration
Office	Sidewalk	6/13/2025	\$0 25-3441-RSWRP	910 E 1st St	Ridnour Construction	Ridnour Construction
Single Family Detached	Sidewalk	6/13/2025	\$0 25-3539-RSWRP	3004 NW 18th St	Utility Traffic and Restoration	Utility Traffic and Restoration
Single Family Detached	Sidewalk	6/19/2025	\$0 25-3803-RSWRP	3816 NW Linwood Ln	Matt Barker	Matt Barker
Single Family Detached	Sidewalk	6/19/2025	\$0 25-3804-RSWRP	2902 NW 36th St	Matt Barker	Matt Barker
Single Family Detached	Sidewalk	6/19/2025	\$0 25-3830-RSWRP	1021 NW Rolling Rock Rd	Prime concrete LLC	Prime concrete LLC
Single Family Detached	Sidewalk	6/26/2025	\$0 25-3970-RSWRP	1606 NE Hayes Dr	Solis Concrete	Solis Concrete
Mixed Use	Demolition	6/17/2025	\$0 25-3610-DEMO	1205 SE 16th Ct Ste 125	Ball Team LLC	Ball Team LLC
Single Family Detached	Demolition	6/24/2025	\$0 25-2731-DEMO	518 NE 5th St	Stephanie Myers	Stephanie Myers
Other	Fuel Tanks	6/25/2025	\$438,220 25-3885-FUEL	3760 SE Convenience Blvd	Seneca Companies Inc.	Seneca Companies



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 22, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

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

