

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