



Meeting Agenda

Plan and Zoning Commission

Tuesday, December 19, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning 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:

Consider MOTION to approve and accept the December 19, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

Jack Stinogel, 736 SE Richland Court, Ankeny

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the December 5, 2023 minutes of the Plan and Zoning Commission meeting.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

2. **Request to rezone property owned by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development**

Consider MOTION to close the public hearing, and receive and file documents.

3. **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA 'A')**

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Land Use Plan Amendment 'A'.

4. **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area A.

5. **Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple-Family Residential District (Rezoning Area B)**

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area B.

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. December 18, 2023 City Council Report - Staff
2. Director's Report
Tentative agenda items for Wednesday, January 3, 2024
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

January 2, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

December 19, 2023

6 : 30 PM

 Print

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Jack Stinogel, 736 SE Richland Court, Ankeny

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 [Jack Stinogel 12-12-2023](#)

Regarding three public hearings on rezoning set for December 19th, 2023

Members of the commission,

I represent Imagine Ankeny, a group supporting a built environment that encourages public health, community, affordability, and financially sustainable infrastructure. Please accept this letter of conditional support of this proposed rezoning. I do not have a copy of the master plan for the PUD, but I hope you'll support the rezoning if it contributes to the area's density and mixture of uses, and thus the city's sustainability.

Denser neighborhoods have multiple benefits over R1, as you are likely aware.

For one, this region has some of the most valuable soil in the world, and good farmland is invaluable in this coming century, where we need to feed billions more people on less land. The denser we build our cities, the less farmland is required to house our growing population. Although I regret the pressure that development puts on nearby farms, much of this land is already owned by developers, and our choice is essentially between efficient development (density) or inefficiency (low density). I vote for density, in part to protect other farms from a sprawling Ankeny.

Denser neighborhoods also make public transit more viable, reducing traffic and allowing for cleaner air. The viability of public transit depends on a built environment with a safe and comfortable "first and last mile" while also being efficient for transit routing, which R1 zoning rarely supports. Public transit is a necessity for many, and much more healthy and affordable than driving.

By building more units on less land, we are also decreasing the cost of housing for the residents. If the units share walls or floors, they are also more energy efficient, further reducing costs for residents.

By building more units on less land, we reduce the amount of public infrastructure required to support each household. It also allows for a higher taxable value per acre, making the city doubly more financially sustainable.

If these developments are paired with neighboring or downstairs commercial units or mixed-use parcels, the neighborhood can become more walkable, adding to a sense of place and community, and increasing the health of the residents and the success of the businesses. Walkable neighborhoods are often the most desirable areas in a city. While reviewing the master plan, please also consider how safety for all will be implemented in the design, including the most vulnerable road users. The site on the east side of the interstate is especially well suited for a PUD that encourages active transportation by taking advantage of the adjacent Gay Lea Wilson Trail.

RECEIVED

DEC 12 2023

CITY OF ANKENY

Also of note, part of the property east of the interstate may be in the floodplain. I believe a planned unit development may be better able to accommodate proper storm water control and avoid floodplain development than three distinct developments of different types.

Note that the Housing chapter of the city's Comprehensive Plan includes goals such as "Provide opportunities for higher density developments...", "Encourage a mix of housing types..." and "Consider pedestrian orientation design in new developments...". Additionally, as the Land Use chapter notes, "The more land required to accommodate for the increase in population expected over the next ten-year period, the higher the cost of infrastructure expansion and services and the more agricultural land transforming to non-agricultural uses."

So, for the preservation of our farmland, the health and financial benefit of all residents, and the financial benefit to the city, I support this rezoning if it serves to increase density. If the current PUD master plan does not promote density, active transportation, and a fiscally efficient infrastructure network, I encourage you to work with the developers to achieve these goals.

I welcome any questions or conversations this engenders.

Kind regards,
Jack Stinogel, AICP
736 SE Richland Ct
Ankeny, Iowa



PLAN AND ZONING COMMISSION

December 19, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the December 5, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, December 5, 2023

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

CALL TO ORDER

In the absence of Chair Ted Rapp and Vice Chair Glenn Hunter, Trina Flack served as Chair Pro tem and called the December 5, 2023 meeting of the Plan & Zoning Commission to order at 6:27 p.m.

ROLL CALL

Members present: Trina Flack, Todd Ripper, Annette Renaud and Lisa West. Absent: Ted Rapp, Glenn Hunter and Randy Weisheit. Staff present: E.Jensen, E.Carstens, B.Morrissey and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Ripper to approve and accept the December 5, 2023 agenda without amendments. Second by A.Renaud. All voted aye. Motion carried 4 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the November 21, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Kimberley Villas Plat 1 Final Plat

Motion to recommend City Council approval of the Kimberley Villas Plat 1 Final Plat.

Item #3. Kimberley Villas Plat 2 Final Plat

Motion to recommend City Council approval of the Kimberley Villas Plat 2 Final Plat.

Item #4. Kimberley Villas Plat 3 Final Plat

Motion to recommend City Council approval of the Kimberley Villas Plat 3 Final Plat.

Item #5. Kimberley Villas Site Plan

Motion to approve the Kimberley Villas Site Plan, subject to recordation of the associated final plats; and acceptance of the private street names NE Elmwood Lane, NE Lilac Lane, and NE Lavender Lane.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #5. Second by A.Renaud. All voted aye. Motion carried 4 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the December 4, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 19, 2023 Plan and Zoning Commission meeting and the November 2023 Building Permit Report.

E.Jensen said that there will be three public hearings on the December 19, 2023 Plan and Zoning Commission agenda for the following requests:

- Amendment to the Ankeny Plan 2040 Future Land Use Map for property owned by Hope Kimberley LLC from LDR to HDR (16.20 acres)
- Request by Hope Kimberley LLC to rezone property from R-1 to PUD (36.60 acres) and R-1 to R-3 (28.16 acres)
- Request by Beasley Farms, Inc., Stephen L. Banning Trust and Bettye J. Banning Trust to rezone property from M-1, C-2 and R-1 to PUD (23.03 acres)

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

December 18, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, A.Renaud motioned to adjourn. Meeting adjourned at 6:32 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

December 19, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to rezone property owned by Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

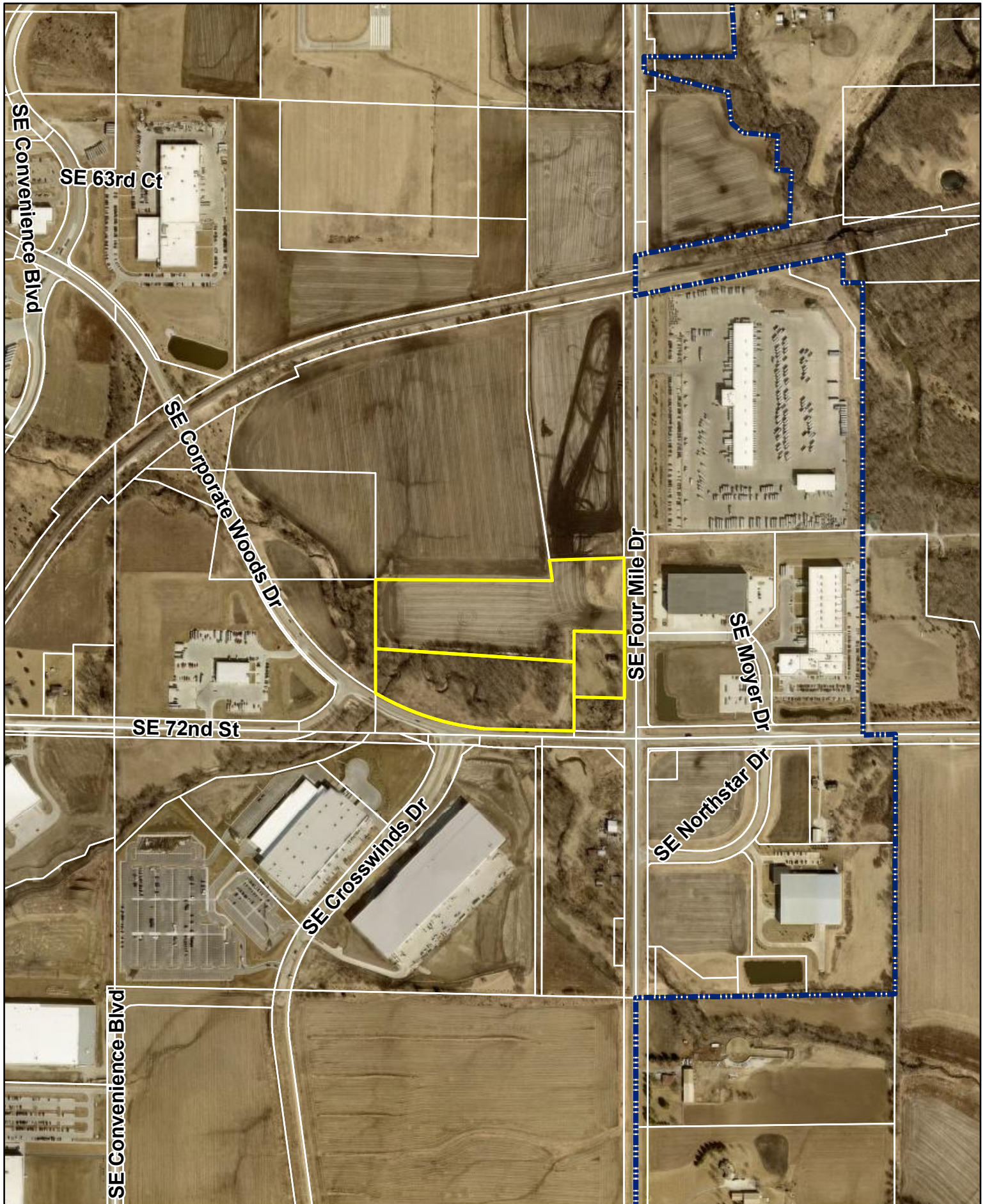
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Exhibit
 PUD Book
 Zoning Map
 Future Land Use Map



Agenda Item: Old Dominion Freight Line West – Public Hearing
Report Date: December 14, 2023
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Discussion

The applicants, Beasley Farms Inc., Stephen L Banning Trust, and Bettye J Banning Trust are requesting to rezone property from R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of three parcels totaling approximately 22.03 acres (+/-) located near the SE Corporate Woods Drive and SE Four Mile Drive intersection. The parcels subject to the rezoning have three different zoning classifications for each property; R-1, One Family Residence District, C-2, General Retail, Highway Oriented and Central Business District, and M-1, Light Industrial District. The project area is surrounded by properties that are zoned R-1 to the northwest & southeast, M-1 to the north, and PUD to the west and south. The Ankeny Plan 2040 Comprehensive plan, *Figure 12.10, Future Land Use Map* identifies the project area as being suitable for Light Industrial development.

The applicant is proposing that the project area be rezoned from their current zoning classifications (R-1, C-2, M-1) to PUD, Planned Unit Development. As is standard for PUD rezonings, a PUD book is included with this request that outlines bulk regulations, project exhibits, supporting evidence, flood maps, and traffic projections for the project site. As this request is intended to be an extension of the existing Old Dominion site on SE Four Mile Drive, the Old Dominion Freight Line West PUD Book is intended to mimic and is formatted in a similar fashion to the PUD Book that was approved with the original Old Dominion rezoning in 2011. The primary feature of this request is to allow Old Dominion to expand their parking and storage for operations in the area. Included in the PUD Book is a request to install an 8' chain link fence with barbed wire for security and federal regulation purposes. Barbed wire fences typically require Council approval; however, it was allowed with the original Old Dominion PUD with the condition that a type "C" screen be installed around the perimeter to screen the barbed wire (and other features) from public view. The same barbed wire and screening features are being proposed by the applicant with this PUD as well. Other features within the PUD Book include the following:

- Bulk Regulations
 - Old Dominion Freight Line relay park lot as the primary use
 - Subject parcels to be combined
 - M-1 zoning regulations for features not in the PUD Book
- Master Plan
 - Area for trailer parking
 - Storm water detention area
 - Utility connections
 - Screening
 - Access drive(s)
- Supporting Evidence
 - Existing site conditions

The applicant has submitted rezoning petitions consisting of 78.78% of the land within 250' of the project area. The submitted petitions exceed the 60% requirement for the surrounding properties within 250' of the rezoning area. Additionally, the applicant has submitted the required rezoning applications for the property owners, consisting of 100% of the land subject to the rezoning.

Notifications of the public hearing were mailed to the surrounding property owners within 250' on December 6, 2023; and a legal notice was published in the Des Moines Register on December 8, 2023. The City of Ankeny's Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning, as well as the time and place of the public hearing. The applicant posted the on-site signage on Monday, December 11, 2023, providing the required seven days of notification for the public hearing.

Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on January 3, 2024.

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

November 1, 2023

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 W. First Street
Ankeny, Iowa 50023

RE: OLD DOMINION FREIGHT LINE PUD
PART OF THE SE 1/4 OF SECTION 6, T79N, R23W

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

On behalf of Seth Collins of Old Dominion Freight Line, as owner and developer,
we respectfully submit the attached Petition for Rezoning.

This rezoning is for a Planned Unit Development on approximately 23.03 acres in southeast Ankeny in an area that is currently zoned R-1. We are requesting that the properties zoned C-1, M-1 and R-1 be modified to PUD.

Attached is a copy of the petition, the rezoning map, PUD Master Plan and associated information. Please contact our office directly should you have any questions.

Sincerely,

ENGINEERING RESOURCE GROUP, INC.



Doug Saltgaver, P.E.
President

PROPERTY DESCRIPTION

The SE 1/4 of the SE 1/4 of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa, subject to legally established highways.

EXCEPTING THEREFROM any part of the above-described property that is contained in the following 7 described parcels:

1. The South 206.16 feet of the East 316.23 feet of the SE 1/4 of the SE 1/4 of said Section 6.
2. Parcel A of Plat of Survey recorded March 18, 1996, in Book 7359, Page 636.
3. Property conveyed from Beasley Farms, Inc., to Polk County Aviation Authority, in Warranty Deed dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 236.
4. Property conveyed from Beasley Farms, Inc., to Knapp-Elwell, L.C., an Iowa limited liability company, dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 239.
5. Property conveyed in Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Warranty Deed dated March 17, 2003, recorded April 7, 2003, in Book 9739, Page 126.
6. Parcel 2021-126 of Plat of Survey recorded August 23, 2021, in Book 18711, Page 953.
7. Property conveyed in Amended and Re-recorded Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Amended and Re-recorded Warranty Deed dated March 17, 2003, recorded April 11, 2006, in Book 11603, Page 213.

And

The North 334.38 feet of the South 540.54 feet of the East 316.23 feet of the Southeast Quarter (SE 1/4) of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa.

ALSO DESCRIBED AS:

Part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 79 North, Range 23 West of the 5th P.M., including all of Parcel A of that Plat of Survey filed in Book 7359 at Page 636 in the Office of the Recorder for Polk County, Iowa, all now included in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

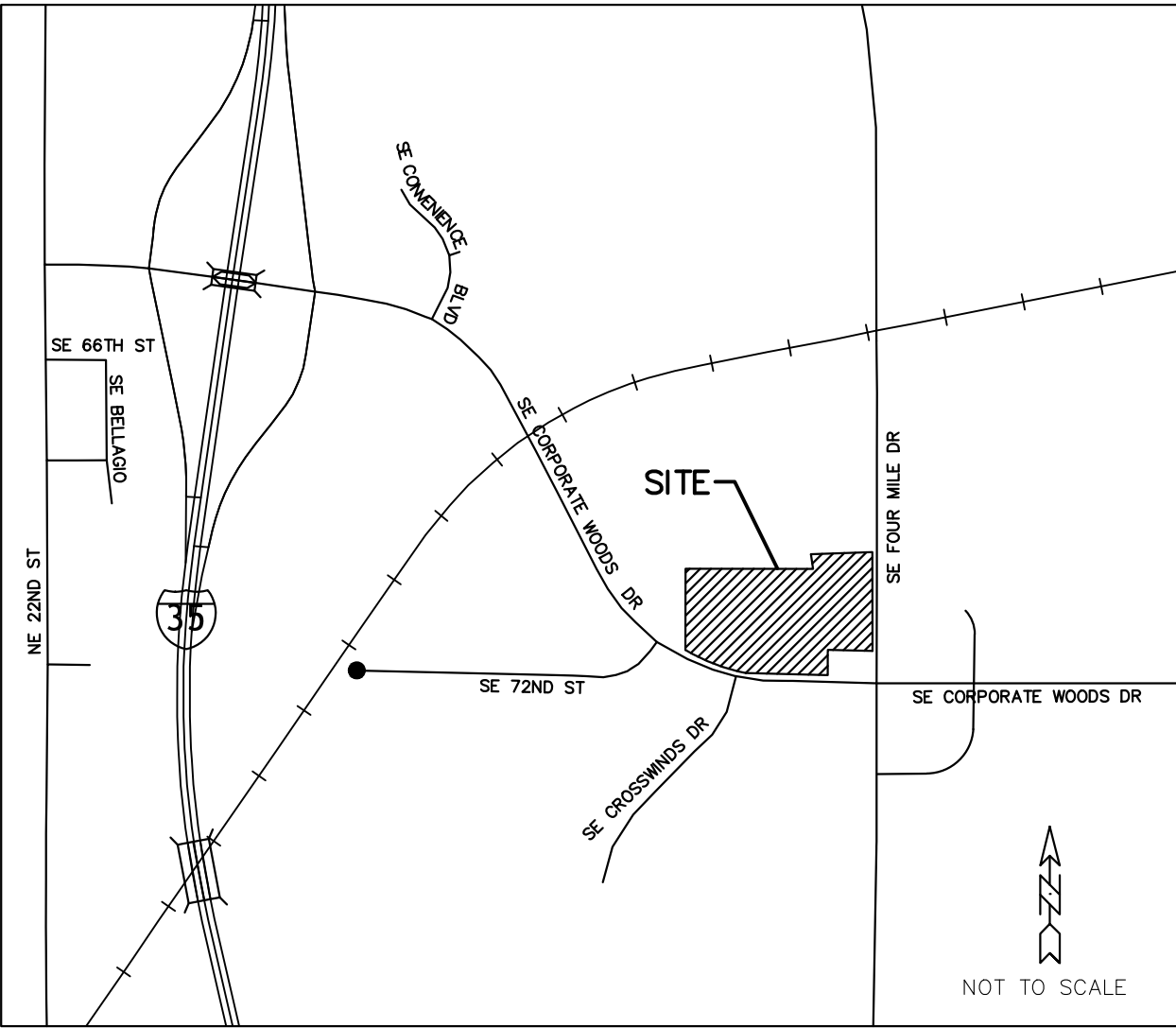
Commencing at the Southeast corner of said Section 6; thence North 00°(degrees) 02'(minutes) 30"(seconds) East, 206.76 feet along the East line of the Southeast Quarter of said Section 6 to the POINT OF BEGINNING at the Southeast corner of said Parcel A; thence North 88°32'49" West, 315.92 feet along the South line of said Parcel A to the Southwest corner of said Parcel A; thence South 00°01'32" West, 156.75 feet to the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 11603 at Page 213 in the Office of the Recorder for Polk County, Iowa; thence North 88°32'49" West, 582.22 feet along the North right-of-way line of said Corporate Woods Drive/ SE 72nd Street to a point on the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 9739 at Page 126 in the Office of the Recorder for Polk County, Iowa; thence northwesterly 460.56 feet along the arc of a curve in the North right-of-way line of said Corporate Woods Drive/ SE 72nd Street concave northeasterly and having a radius of 1,370.00 feet, a central angle of 19°15'41", and a 458.40 feet long chord that bears North 69°05'46" West to the West line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence North 00°07'24" East, 576.33 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 6 to the Southwest corner of Parcel G in the Southeast Quarter of said Section 6 per that Plat of Survey filed in Book 8854 at Page 242 in the Office of the Recorder for Polk County, Iowa; thence South 89°57'41" East, 904.87 feet along the South line of said Parcel G to the Southeast corner of said Parcel G; thence North 08°28'40" West, 104.58 feet along the East line of said Parcel G to the Southwest corner of FOUR MILE DISTRIBUTION CENTER PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 87°56'11" East, 436.27 feet along the South line of said FOUR MILE DISTRIBUTION CENTER PLAT 1 to the East line of said Section 6; thence South 00°02'30" West, 724.46 feet along the East line of said Section 6 to the point of beginning.

Containing 22.03 acres, of which 0.99 acres is contained in present road right-of-way easement.

LAND AREAS

GROSS	959,860 SF	(22.03 AC)
ROAD EASEMENT	43,352 SF	(0.99 AC)
NET	916,508 SF	(21.04 AC)

VICINITY MAP



**OLD DOMINION FREIGHT LINE WEST
SE FOUR MILE DRIVE PROPERTY**

ANKENY, IOWA

**Developed for
OLD DOMINION FREIGHT LINE, INC.
22-077**

PUD PLAN

December 2023

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1. REZONING AMENDMENT REQUEST

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

November 1, 2023

Honorable Mayor and City Council
Plan and Zoning Committee
City of Ankeny
410 W. First Street
Ankeny, Iowa. 50023

RE: OLD DOMINION FREIGHT LINE PUD
PART OF THE SE 1/4 OF SEC. 6,
T79N, R23W

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

On behalf of Seth Collins of Old Dominion Freight Line, please find accompanying the revised PUD Master Plan, PUD Booklets 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 plans illustrate a light industrial use development on approximately 22.03 acres.

Please find accompanying the following items:

- \$660.00 PUD Rezoning Fee
- 8 copies of the PUD Booklet

Due to future improvements of SE Four Mile Drive, we request that construction of the sidewalk be waived until such time that improvements are made to convert the existing rural section into the planned urban roadway section. Also, for site security purposes, the developer requests the use of barbed wire on the perimeter fencing for the site, as well as, the potential for electric fencing dependent upon future security concerns of the Developer. If there are additional questions or comments on this project, please contact me at your convenience. Thank You.

Sincerely,

ENGINEERING RESOURCE GROUP, INC.


Doug Saltzgaver, P.E.
President

ERG
ENGINEERING RESOURCE GROUP, INC.

ENGINEERS & SURVEYORS

PH. 515 / 288-4823

November 1, 2023

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 W. First Street
Ankeny, Iowa 50023

RE: OLD DOMINION FREIGHT LINE PUD
PART OF THE SE 1/4 OF SECTION 6, T79N, R23W

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

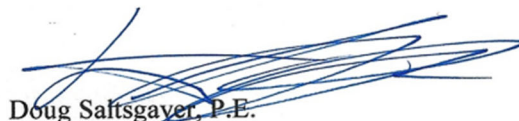
On behalf of Seth Collins of Old Dominion Freight Line, as owner and developer,
we respectfully submit the attached Petition for Rezoning.

This rezoning is for a Planned Unit Development on approximately 23.03 acres in southeast Ankeny in an area that is currently zoned R-1. We are requesting that the properties zoned C-1, M-1 and R-1 be modified to PUD.

Attached is a copy of the petition, the rezoning map, PUD Master Plan and associated information. Please contact our office directly should you have any questions.

Sincerely,

ENGINEERING RESOURCE GROUP, INC.


Doug Saltgaver, P.E.
President

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2413 GRAND AVENUE • DES MOINES, IOWA 50312

Old Dominion Freight

Old Dominion Freight Line West PUD

PROPERTY DESCRIPTION

The SE 1/4 of the SE 1/4 of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa, subject to legally established highways.

EXCEPTING THEREFROM any part of the above-described property that is contained in the following 7 described parcels:

1. The South 206.16 feet of the East 316.23 feet of the SE 1/4 of the SE 1/4 of said Section 6.
2. Parcel A of Plot of Survey recorded March 15, 1996, in Book 7359, Page 636.
3. Property conveyed from Beasley Farms, Inc., to Polk County Aviation Authority, in Warranty Deed dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 236.
4. Property conveyed from Beasley Farms, Inc., to Knapp-Cowell, L.L.C., an Iowa limited liability company, dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 239.
5. Property conveyed in Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Warranty Deed dated March 17, 2003, recorded April 7, 2003, in Book 9739, Page 126.
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And

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ALSO DESCRIBED AS:

Part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 79 North, Range 23, West of the 5th P.M., including all of Parcel A of that Plot of Survey filed in Book 7359 at Page 636 in the Office of the Recorder for Polk County, Iowa, all now included in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

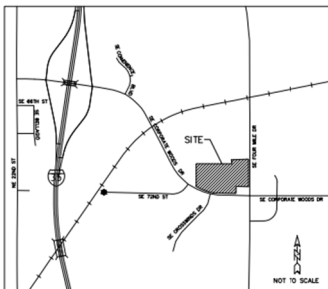
Commencing at the Southeast corner of said Section 6, thence North 00°(degrees) 02'(minutes) 20"(seconds) East, 206.76 feet along the East line of the Southeast Quarter of said Section 6 to the POINT OF BEGINNING at the Southeast corner of said Parcel A; thence North 88°32'49" West, 315.92 feet along the South line of said Parcel A to the Southeast corner of said Parcel A; thence South 00°01'32" West, 156.79 feet to the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 11603 at Page 213 in the Office of the Recorder for Polk County, Iowa; thence North 88°32'49" West, 582.22 feet along the North right-of-way line of said Corporate Woods Drive/SE 72nd Street to a point on the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 9739 at Page 126 in the Office of the Recorder for Polk County, Iowa; thence Northwesterly 460.56 feet along the arc of a curve in the North right-of-way line of said Corporate Woods Drive/SE 72nd Street concave northeasterly and having a radius of 1,370.00 feet, a central angle of 19°15'41", and a 458.40 feet long chord that bears North 69°05'46" West to the West line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence North 00°07'24" East, 576.33 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 6 to the Southeast corner of Parcel G in the Southeast Quarter of said Section 6 per that Plot of Survey filed in Book 8854 at Page 242 in the Office of the Recorder for Polk County, Iowa; thence South 89°07'41" East, 304.87 feet along the South line of said Parcel G to the Southeast corner of said Parcel 2; thence North 89°25'40" West, 104.58 feet along the East line of said Parcel G to the Southwest corner of FOUR MILE DISTRIBUTION CENTER PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 87°50'11" East, 436.27 feet along the South line of said FOUR MILE DISTRIBUTION CENTER PLAT 1 to the East line of said Section 6; thence South 00°02'30" West, 724.46 feet along the East line of said Section 6 to the point of beginning.

Containing 22.03 acres, of which 0.99 acres is contained in present road right-of-way easement.

LAND AREAS

GROSS	959,860 SF	(22.03 AC)
ROAD EASEMENT	43,352 SF	(0.99 AC)
NET	916,508 SF	(21.04 AC)

LOCUNITY MAP



PREPARED FOR

HOYT+BERNARD
346 SEACAST PARKWAY, SUITE 200
MOUNT PLEASANT, SC 29464

KYLE HOYT
(843) 531-5336

RECORD TITLEHOLDERS

TRACT A
BEASLEY FARMS, INC.
1754 S. 40th COURT
WEST DES MOINES, IA 50265
TRUSTEE WARRANTY DEED: BK 8626, PG 335

TRACT B
STEPHEN L. BANNING AND BETTIE J. BANNING,
TRUSTEES OF THE STEPHEN L. BANNING TRUST
AND THE BETTIE J. BANNING TRUST
7140 SE FOUR MILE DRIVE
ANKENY, IA 50021
WARRANTY DEED: BK 14425, PG 543

EXISTING ZONING: M-1 & C-2
& R-1
PROPOSED ZONING: PUD

PART SW 1/4 SE 1/4
SEC. 6-79-23

PARCEL I
(BK 8629, PG 421)

181/00001-001-158
POLK COUNTY AVIATION AUTHORITY
(BK 8874, PG 272)

181/00001-001-128
POLK COUNTY AVIATION AUTHORITY
(BK 8854, PG 236)

PARCEL G
(BK 8854, PG 242)

PART SW 1/4 SE 1/4
SEC. 6-79-23

SURVEY
(BK 10640, PG 849)

181/00001-001-135
DEBORAH L. GALLION
(BK 10850, PG 222)

LOT 1
RUAN CROSSWINDS PLAT 1

181/00554-730-001
RUAN TRANSPORT CORP
(BK 17142, PG 407)

LOT 1
CROSSWINDS PLAT 2
(BK 18372, PG 332)

181/00229-320-012
ALLEGRA IOWA LLC
(BK 18658, PG 538)

LOT 1
CROSSWINDS PLAT 3
(BK 18456, PG 1)

181/00001-002-242
SEALY SE CROSSWINDS DRIVE LLC
(BK 19168, PG 234)

LOT 1
CROSSWINDS PLAT 3
(BK 18456, PG 1)

181/00001-002-201
DTK PROPERTIES, LLC
(BK 15893, PG 853)

181/00001-002-242
SEALY SE CROSSWINDS DRIVE LLC
(BK 19168, PG 234)

LOT 1
CROSSWINDS PLAT 3
(BK 18456, PG 1)

181/00001-002-201
DTK PROPERTIES, LLC
(BK 15893, PG 853)

181/00001-002-242
SEALY SE CROSSWINDS DRIVE LLC
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ANKENY, IA 50021
WARRANTY DEED: BK 14425, PG 543

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BEASLEY FARMS, INC.
1754 S. 40th COURT
WEST DES MOINES, IA 50265
TRUSTEE WARRANTY DEED: BK 8626, PG 335

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ZONING: M-1

ZONING: C-2

SE 1/4 SEC. 6-79-23

181/00001-001-102
THERESA & ERIC
NEDDERMEYER
(BK 9829, PG 479)

181/00001-001-102
THERESA & ERIC
NEDDERMEYER
(BK 9829, PG 479)

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(BK 9829, PG 479)

SIGNED PETITIONS

REZONING FOR OLD DOMINION FREIGHT						
PROPERTY NO.	OWNER	PETITION RECEIVED (X)	IF YES "1"	250' NOTIFICATION AREA (ACRES)	% OF AREA	Response
1	Old Dominion Freight Line, Inc.	X	1	0.51	1.99%	1.99%
2	Penta Partners LLC	X	1	2.86	11.15%	11.15%
3	Purfoods LLC	X	1	2.72	10.61%	10.61%
4	Nextera Properties LLC			0.28	1.09%	0.00%
5	Eric J/Theresa Neddermeyer			0.92	3.59%	0.00%
6	DTK Properties, LLC	X	1	2.26	8.81%	8.81%
7	Sealy SE Crosswinds Drive LLC			2.26	8.81%	0.00%
8	Allegra Iowa LLC			1.83	7.14%	0.00%
9	Ruan Transport Corp.			0.15	0.59%	0.00%
10	Gallion, Deborah L.	X	1	2.81	10.96%	10.96%
11	Polk County /Aviation Authority	X	1	6.78	26.44%	26.44%
12	Four Mile Distribution I LLC	X	1	<u>2.26</u>	<u>8.81%</u>	<u>8.81%</u>
TOTALS				25.64	100.00%	78.78%
	REQUIRED: 60% OF LAND AREA;					

Property Owner: Polk County/Aviation Authority_____

Address: 3700 SE Convenience Blvd. Ankeny, IA_____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Four Mile Distribution 1, LLC_____

Address: 6910 SE Four Mile Drive, Ankeny, IA_____

Signature: _____ Date: 11/1/2023

Printed Name: Doc Pietruszack, SUP Title: Hubbell Realty Company, Officer
HUBBELL REALTY COMPANY

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

Legal Description/Address is provided in the attached "Property Description - ODFL Rezoning" document.

request that said real estate be rezoned from its present classification of C-2 / M-1 / R-1 to PUD for the purpose of allowing the following use(s):

Old Dominion Freight Line Trailer Storage Yard.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from C-2/M-1/R-1 to PUD.

Parcel owner(s) signatures

Beasley Farms, Inc. Stephen T. Beasley
(TRACT A, Owner Name)

Stephen T. Beasley
(TRACT A, Signature)

(TRACT B, Owner Name)

(TRACT B, Signature)

Parcel owners within 250' of the above tract:

Property Owner: Old Dominion Freight

Address: 6925 SE Four Mile Drive, Ankeny, IA

Signature: [Signature]

Date: 10/31/23

Printed Name: C.E. OVERBEY, JR.

Title: SR VP - STRATEGIC DEVELOPMENT

Property Owner: Penta Partners LLC

Address: 7075 SE Four Mile Drive, Ankeny

Signature: _____

Date: _____

Printed Name: _____

Title: _____

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

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(TRACT A, Owner Name)

Stephen T. Beasley
(TRACT A, Signature)

(TRACT B, Owner Name)

(TRACT B, Signature)

Parcel owners within 250' of the above tract:

Property Owner: Old Dominion Freight

Address: 6925 SE Four Mile Drive, Ankeny, IA

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Penta Partners LLC

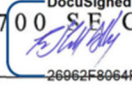
Address: 7075 SE Four Mile Drive, Ankeny

Signature: [Signature] Date: 2003-10-30

Printed Name: THOMAS J. Sisson Title: MANAGER

City of Ankeny

Page 3 of 3

Property Owner: Polk County/Aviation Authority
Address: 3700 SE Convenience Blvd. Ankeny, IA
Signature:  Date: 11/9/23
Printed Name: Todd Ashby Title: Acting Chairperson

Property Owner: Four Mile Distribution 1, LLC
Address: 6910 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

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Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Purfoods LLC _____
Address: 3210 SE Corporate Woods Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Nextera Properties LLC _____
Address: 7315 SE Four Mile Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Eric J./Theresa Neddermeyer _____
Address: 7180 SE Four Mile Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: DTK Properties, LLC _____
Address: 7460 SE Four Mile Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Sealy SE Crosswinds Drive LLC _____
Address: 7305 SE Crosswinds Drive, Ankeny _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Allegra Iowa LLC _____
Address: 7310 SE Crosswinds Drive, Ankeny _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Ruan Transport Corp. _____
Address: 2005 SE Corporate Woods Drive, Ankeny, IA _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: **Deborah L. Gallion** _____
Address: 3700 SE Convenience Blvd., Ankeny, IA _____
Signature: Deborah L. Gallion Date: 11-6-23
Printed Name: Deborah L Gallion Title: owner

Property Owner: Purfoods LLC _____

Address: 3210 SE Corporate Woods Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Nextera Properties LLC _____

Address: 7315 SE Four Mile Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Eric J./Theresa Neddermeyer _____

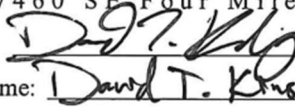
Address: 7180 SE Four Mile Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: DTK Properties, LLC _____

Address: 7460 SE Four Mile Drive, Ankeny, IA _____

Signature:  _____ Date: 10/30/23

Printed Name: David T. Kinsley _____ Title: Owner

Property Owner: Sealy SE Crosswinds Drive LLC _____

Address: 7305 SE Crosswinds Drive, Ankeny _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Allegra Iowa LLC _____

Address: 7310 SE Crosswinds Drive, Ankeny _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Ruan Transport Corp. _____

Address: 2005 SE Corporate Woods Drive, Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Property Owner: Deborah L. Gallion _____

Address: 3700 SE Convenience Blvd., Ankeny, IA _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Old Dominion Freight Line, Inc.

Old Dominion Freight Line West PUD

Property Owner: Purfoods LLC
Address: 3210 SE Corporate Woods Drive, Ankeny, IA
Signature: Emily Kamish Date: 11-2-23
Printed Name: Emily Kamish Title: Director

Property Owner: Nextera Properties LLC
Address: 7315 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Eric J./Theresa Neddermeyer
Address: 7180 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: DTK Properties, LLC
Address: 7460 SE Four Mile Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Sealy SE Crosswinds Drive LLC
Address: 7305 SE Crosswinds Drive, Ankeny
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Allegra Iowa LLC
Address: 7310 SE Crosswinds Drive, Ankeny
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Ruan Transport Corp.
Address: 2005 SE Corporate Woods Drive, Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: Deborah L. Gallion
Address: 3700 SE Convenience Blvd., Ankeny, IA
Signature: _____ Date: _____
Printed Name: _____ Title: _____

2. PUD PLAN EXHIBITS

3. BULK REGULATIONS

OLD DOMINION FREIGHT LINE PUD BULK REGULATIONS

Light Industrial Use

- This project consists of three existing tax parcels that will be combined via a future Final Plat and developed for Old Dominion Freight Line relay parking lot.
- The provisions of Chapter 192.12, M-1 Light Industrial District Regulations of the City of Ankeny Municipal Code are incorporated as the basis for zoning except where listed as follows.
- The following uses shall be prohibited in the Old Dominion Freight Line development:

Chapter 192.12.1

- I. Circus, carnival or similar transient enterprise; provided, that such structures or buildings shall be at least two hundred feet from any R district.
- J. Coal yard, coke yard or wood yard.
- N. Enameling, lacquering or japanning.
- O. Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
- P. Experimental, film or testing laboratories.
- Q. Livery stable or riding academy.
- X. Sawmill and planing mill including manufacture of wood products not involving chemical treatment.
- Y. The manufacturing, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals and food products, except fish and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour; and the rendering or refining of fats and oils.
- Z. The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.
- CC. Vulcanizing, retreading and recapping of tires.

- Area and Size regulations shall be as follows:

Building Setbacks:	
Front Yard:	75 Feet
Side Yard:	None required, except when adjacent to any residential district or street right-of-way line, in which case - 50 feet
Rear Yard:	40 Feet, where a railroad right-of-way line lies immediately adjacent to the rear of the lot, the rear yard requirements need not apply.
Max. Height:	50 Feet
Max. Stories	3 Stories
Min. Fence Setback	50 Feet along street right-of-way
Min. Pavement Setback	60 Feet along street right-of-way, 10 feet on all other locations
- Off-street parking and loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Section 194.01 of the Zoning Ordinance.
- The parking areas along SE Four Mile Drive shall be screened from public right-of-way by a combination of landscaping and earth berms. These berms shall be a minimum of six (6) feet above the existing grade at the right-of-way and be planted with trees and shrubs to create a Type 'C' screen. This same screen will be used along the southern portion of the east property line that is adjacent to an existing residence.
- Site lighting will be handled by 35' to 40' tall pole mounted lights. Light fixtures will include 1000 watt metal halide fixtures or other fixture types and shall be oriented on-site such that they direct light downward and keep light from encroaching into the right-of-way of SE Four Mile Drive or any neighboring property.
- Typical site fencing will consist of 8' of chain link fencing with 1' of 3-strand barb wire above, facing outwards. The Owner may also add interior electric fencing depending upon final security requirements for the site.

4. SUPPORTING EVIDENCE

OLD DOMINION FREIGHT LINE PUD SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

This development generally drains to the south into an un-named waterway. As part of the site development, private storm sewer and or open ditches will be used to convey drainage to one or more on-site detention basins. The detention basin(s) will be provided as per City requirements as part of the Site Plan approval process. Un-named waterway to the south of the site is a FEMA regulated channel adjacent to this property. The 100-year floodplain is on the south side of the property. (See the attached drainage map and FIRM map.)

SANITARY SEWER

If required, the site will be serviced by an existing 8-inch sanitary sewer main running through the eastern portion of the site. This site is located within the Crosswinds Sanitary Sewer Connection Fee District 1.

WATER MAIN

Water service to this site will be provided by the existing 12-inch main that runs along the east side of SE Four Mile Drive. This site is located with the Crosswinds Water Connection Fee District 1.

FRANCHISE UTILITIES

The electric, telephone, and cable television and other franchise utilities are proposed for installation along the existing roadway within a public utility easement. The gas main will be located in a gas easement adjacent to the right-of-way.

SIGNAGE

All proposed signs will conform to City of Ankeny sign requirements. Details such as sign locations, sizes, materials, etc. will be provided as part of the City's Site Plan approval process.

PUBLIC STREETS

No public streets are proposed with this development. The development of this site will access the existing SE Four Mile Drive (NE 29th Street). SE Four Mile Drive is classified as a minor arterial street and ultimately will be subject to access control provisions. As such, entrance locations to this site will need to match the planned access locations for this roadway.

OPEN SPACE, LANDSCAPING AND PARKING LOT SHADING

Unique features, such as heavy tree cover on the south and a flood plain exists on the perimeter of the site that questions the need for full perimeter screening. The final Site Plan will include calculations for the planting requirements for this site. Due to the potential number of trees required for screening, open space and pavement shading on this site, the Developer will work with Staff during final Site Plan design to develop a landscape plan that meets the intent of the Ordinance.

VICINITY MAP AND LEGAL DESCRIPTION

A map showing the location of the site. The site is a hatched rectangular area located at the intersection of SE Corporate Woods Dr and SE 72nd St. SE Corporate Woods Dr runs diagonally from the top left to the bottom right. SE 72nd St runs horizontally across the middle. SE 66th St runs horizontally at the top. SE 4th Mile Dr runs vertically on the right. SE Crosswinds Dr runs diagonally from the bottom left to the middle right. NE 22nd St runs vertically on the far left. SE Bellagio runs horizontally between NE 22nd St and SE 66th St. A highway labeled '35' runs vertically through the center. A north arrow is located in the bottom right corner, pointing upwards. The text 'NOT TO SCALE' is at the bottom right.

Property Description – ODFL Rezoning

The SE 1/4 of the SE 1/4 of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa, subject to legally established highways.

EXCEPTING THEREFROM any part of the above-described property that is contained in the following 7 described parcels:

1. The South 206.16 feet of the East 316.23 feet of the SE 1/4 of the SE 1/4 of said Section 6.
2. Parcel A of Plat of Survey recorded March 18, 1996, in Book 7359, Page 636.
3. Property conveyed from Beasley Farms, Inc., to Polk County Aviation Authority, in Warranty Deed dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 236.
4. Property conveyed from Beasley Farms, Inc., to Knapp-Elwell, L.C., an Iowa limited liability company, dated October 30, 2000, recorded June 1, 2008, in Book 8854, Page 239.
5. Property conveyed in Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Warranty Deed dated March 17, 2003, recorded April 7, 2003, in Book 9739, Page 126.
6. Parcel 2021-126 of Plat of Survey recorded August 23, 2021, in Book 18711, Page 953.
7. Property conveyed in Amended and Re-recorded Warranty Deed from Beasley Farms, Inc., an Iowa corporation, to Polk County, in Amended and Re-recorded Warranty Deed dated March 17, 2003, recorded April 11, 2006, in Book 11603, Page 213.

And

The North 334.38 feet of the South 540.54 feet of the East 316.23 feet of the Southeast Quarter (SE 1/4) of Section 6, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa.

Also described as:

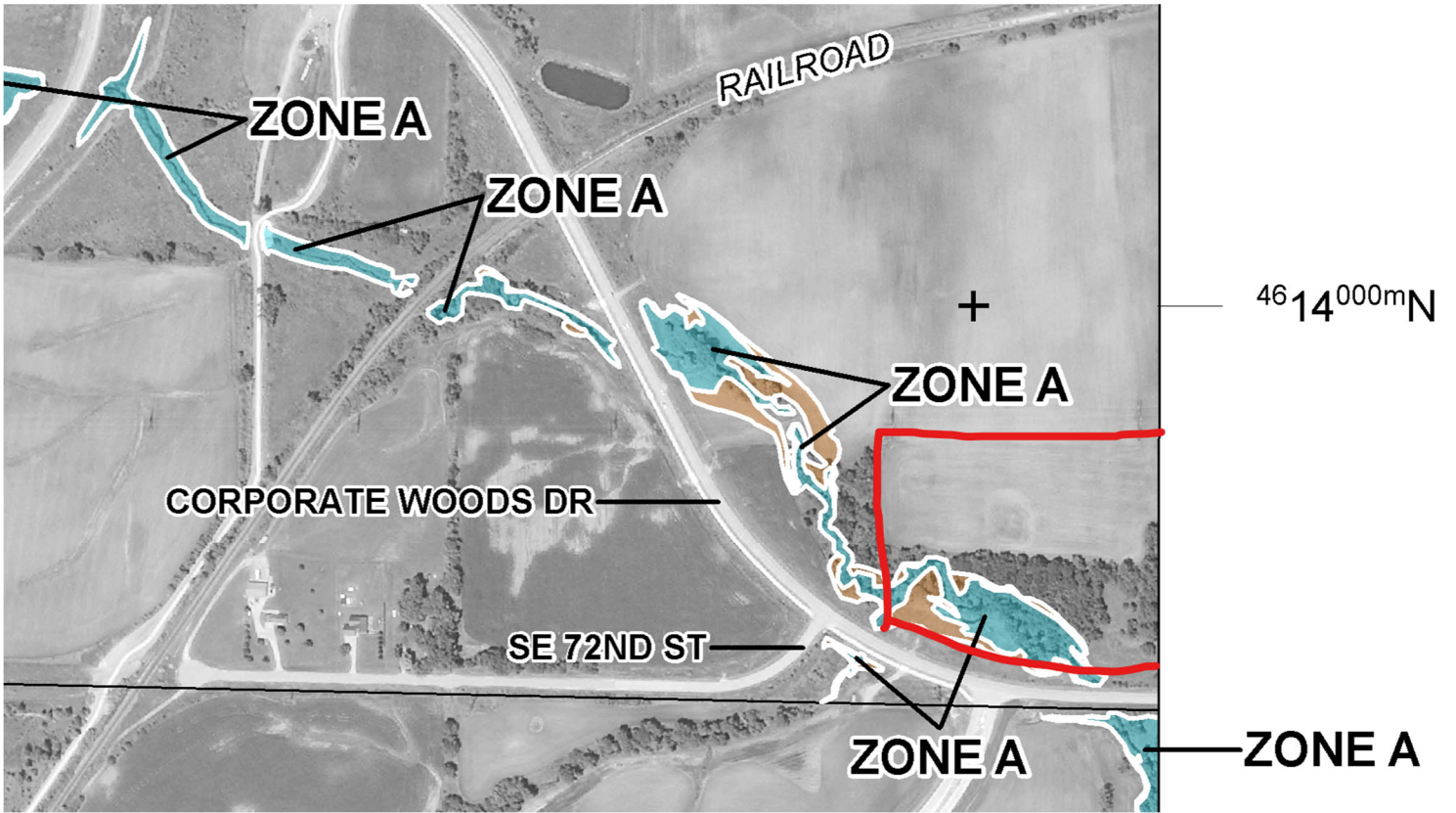
Part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 79 North, Range 23 West of the 5th P.M., including all of Parcel A of that Plat of Survey filed in Book 7359 at Page 636 in the Office of the Recorder for Polk County, Iowa, all now included in and forming a part of the City of Ankeny, Polk County, Iowa, being more particularly described as follows:

Commencing at the Southeast corner of said Section 6; thence North 00°(degrees) 02'(minutes) 30"(seconds) East, 206.76 feet along the East line of the Southeast Quarter of said Section 6 to the POINT OF BEGINNING at the Southeast corner of said Parcel A; thence North 88°32'49" West, 315.92 feet along the South line of said Parcel A to the Southwest corner of said Parcel A; thence South 00°01'32" West, 156.75 feet to the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 11603 at Page 213 in the Office of the Recorder for Polk County, Iowa; thence North 88°32'49" West, 582.22 feet along the North right-of-way line of said Corporate Woods Drive/SE 72nd Street to a point on the North right-of-way line of Corporate Woods Drive/ SE 72nd Street as established in that Warranty Deed filed in Book 9739 at Page 126 in the Office of the Recorder for Polk County, Iowa; thence northwesterly 460.56 feet along the arc of a curve in the North right-of-way line of said Corporate Woods Drive/SE 72nd Street concave northeasterly and having a radius of 1,370.00 feet, a central angle of 19°15'41", and a 458.40 feet long chord that bears North 69°05'46" West to the West line of the Southeast Quarter of the Southeast Quarter of said Section 6; thence North 00°07'24" East, 576.33 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 6 to the Southwest corner of Parcel G in the Southeast Quarter of said Section 6 per that Plat of Survey filed in Book 8854 at Page 242 in the Office of the Recorder for Polk County, Iowa; thence South 89°57'41" East, 904.87 feet along the South line of said Parcel G to the Southeast corner of said Parcel G; thence North 08°28'40" West, 104.58 feet along the East line of said Parcel G to the Southwest corner of FOUR MILE DISTRIBUTION CENTER PLAT 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa; thence North 87°56'11" East, 436.27 feet along the South line of said FOUR MILE DISTRIBUTION CENTER PLAT 1 to the East line of said Section 6; thence South 00°02'30" West, 724.46 feet along the East line of said Section 6 to the point of beginning.

Containing 22.03 acres, of which 0.99 acres is contained in present road right-of-way easement.

EXISTING TOPOGRAGHY / DRAINAGE AREAS

FIRM DRAWING





NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

POLK COUNTY, IOWA
AND INCORPORATED AREAS

PANEL **215** OF **555**



FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ANKENY, CITY OF	190226	0215	F
DES MOINES, CITY OF	190227	0215	F
POLK COUNTY	190901	0215	F

VERSION NUMBER
2.2.2.1

MAP NUMBER
19153C0215F

EFFECTIVE DATE
FEBRUARY 1, 2019

TRAFFIC GENERATION PROJECTIONS

memo

Kimberley L. Rouse Engineering

To: Leslie Hart
City of Ankeny

From: Kim Rouse
KLR Engineering

CC: Kyle Hoyt – Hoyt+Berenyi
Doug Saltsgaver – ERG Corp

Date: September 16, 2023

Re: Old Dominion Freight Line
Trip Generation and Distribution

As requested by the City of Ankeny, Kimberley L. Rouse Engineering (KLR) has reviewed the trip generation and distribution for the proposed relay lot for Old Dominion Freight Line (ODFL). **Figure 1** shows the site plan.

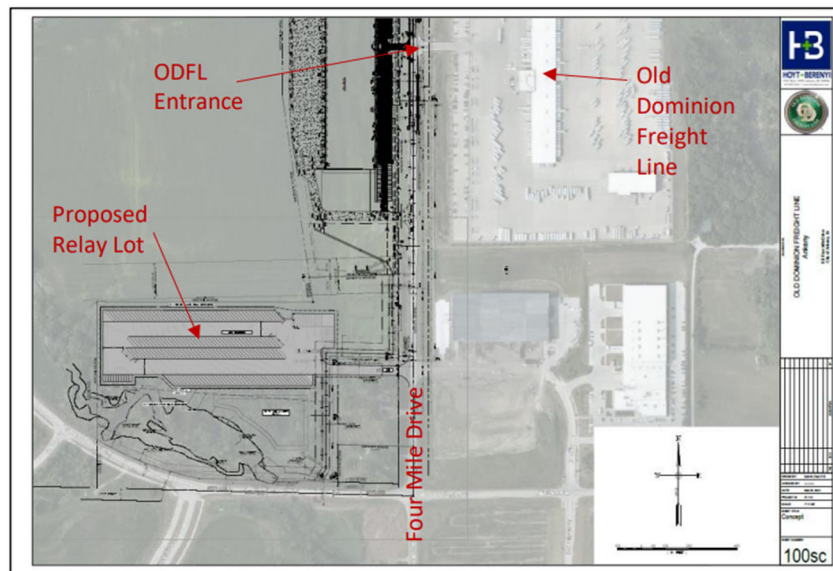


Figure 1 – Site Plan

Trip Generation

Old Dominion Freight Line (ODFL) is proposing a trailer relay lot with 196 parking spaces. A relay lot is an area where trucks can exchange trailers without having to enter the Old Dominion shipping yard. The trips that will be generated by a relay lot are existing trips that would have entered the Old Dominion shipping yard. The majority of the impact of the relay lot on the Four Mile Drive traffic will be from the Old Dominion shipping yard south to the relay lot and vice versa.

ODFL provided daily traffic numbers that would be using the relay lot. Typical daily peak hours of the shipping yard lot are 7:00-10:00 AM and 4:00-6:00 PM, with downtime from 11:00 AM -3:00 PM. The peak hours of the relay lot are anticipated to be midnight to 7:00 AM. After reviewing the shipping numbers provided, it is assumed that approximately 328 trips daily (163 in/165 out) enter ODFL. Approximately 114 trips (57 in/57 out) of those daily trips could potentially use the relay lot. Approximately 95% of the trucks accessing ODFL do so from the south using Corporate Woods Drive.

Traffic counts were taken at the ODFL entrance between the hours of 7:00-9:00 AM and 4:00-6:00 PM.

The **Table 1** shows the existing traffic counts at the ODFL entrance and Four Mile Drive taken on August 9, 2023. **Table 2** shows just the tractor trailers entering/exiting the ODFL existing site.

Table 1 – ODFL Entrance and Four Mile Drive

Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00 AM	0	4	3	0	7	0	2	0	1	0	0	0
7:15 AM	0	9	2	0	9	0	1	0	0	0	0	0
7:30 AM	0	8	5	2	12	0	8	0	1	0	0	0
7:45 AM	0	9	11	0	16	0	2	0	2	0	0	0
8:00 AM	0	10	6	1	15	0	7	0	1	0	0	0
8:15 AM	0	11	7	0	14	0	4	0	1	0	0	0
8:30 AM	0	7	6	2	5	0	6	0	1	0	0	0
8:45 AM	0	9	8	0	11	0	3	0	3	0	0	0
Total	0	67	48	5	89	0	33	0	10	0	0	0
Peak Hour Total	0	38	29	3	57	0	21	0	5	0	0	0
Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4:00 PM	0	12	2	2	16	0	7	0	1	0	0	0
4:15 PM	0	10	6	1	17	0	2	0	0	0	0	0
4:30 PM	0	30	7	1	20	0	10	0	5	0	0	0
4:45 PM	0	17	4	1	18	0	4	0	3	0	0	0
5:00 PM	0	21	1	0	20	0	5	0	0	0	0	0
5:15 PM	0	19	9	0	24	0	5	0	1	0	0	0
5:30 PM	0	13	7	1	10	0	2	0	2	0	0	0
5:45 PM	0	10	3	0	11	0	1	0	0	0	0	0
Total	0	132	39	6	136	0	36	0	12	0	0	0
Peak Hour Total	0	87	21	2	82	0	24	0	9	0	0	0

Table 2 – ODFL Entrance and Four Mile Drive – Entering/Exiting Tractor Trailers

Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7:00 AM												
7:15 AM												
7:30 AM			1	1			4					
7:45 AM			5	0			2		1			
8:00 AM			3	0			4		0			
8:15 AM			2	0			2		0			
8:30 AM			0	2			1		0			
8:45 AM			2	0			2		0			
Total	0	0	13	3	0	0	15	0	1	0	0	0
Peak Hour Total	0	0	11	1	0	0	12	0	1	0	0	0

Street Name	Four Mile Drive - Northbound			Four Mile Drive - Southbound			ODFL Entrance- Westbound			Office Building Entrance - Eastbound		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
4:00 PM			2	0			3					
4:15 PM			6	1			1					
4:30 PM			4	0			1					
4:45 PM			2	0			2					
5:00 PM			0	0			2					
5:15 PM			4	0			2					
5:30 PM			4	1			1		1			
5:45 PM												
Total	0	0	22	2	0	0	12	0	1	0	0	0
Peak Hour Total	0	0	10	0	0	0	7	0	0	0	0	0

Figures 2 and 3 show the existing AM and PM peak hours of traffic.

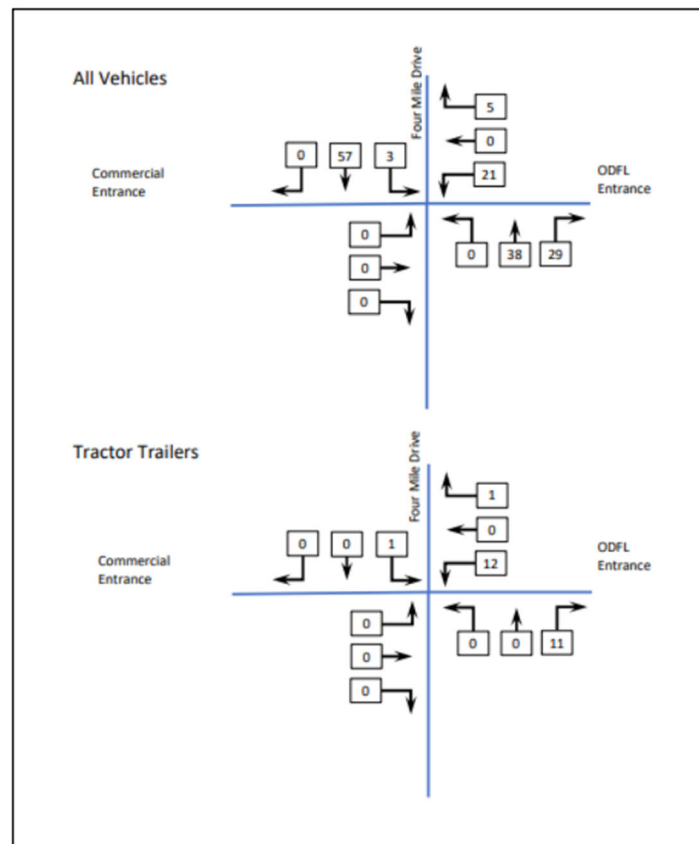


Figure 2 – Existing AM Peak – 7:30-8:30

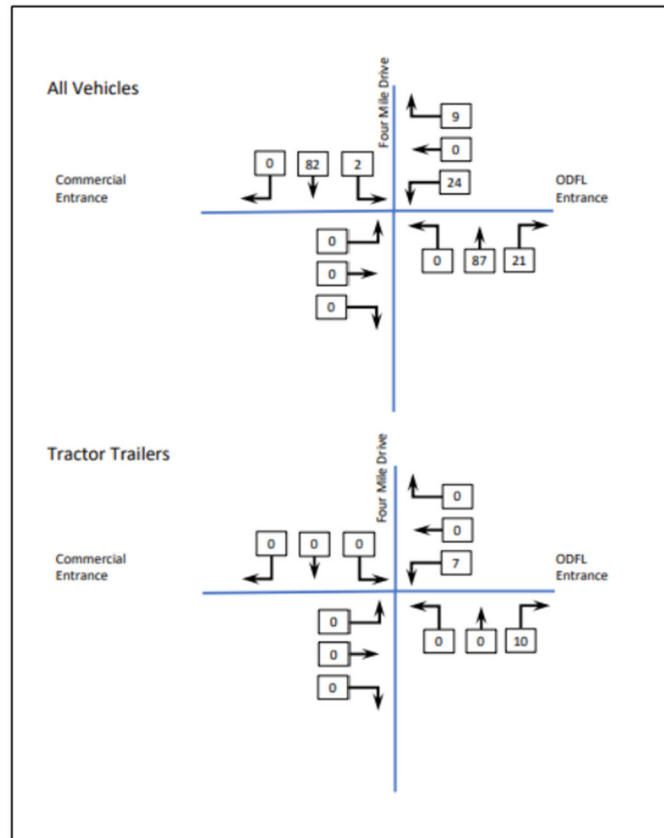


Figure 3 – Existing PM Peak – 4:30-5:30

When redistributing the tractor trailers to use the relay lot, based on empirical trip data provided for the ODFL facility, 65% of the trucks would still use the ODFL site. **Figures 4 and 5** show the redistributed trips for the AM and PM peaks.

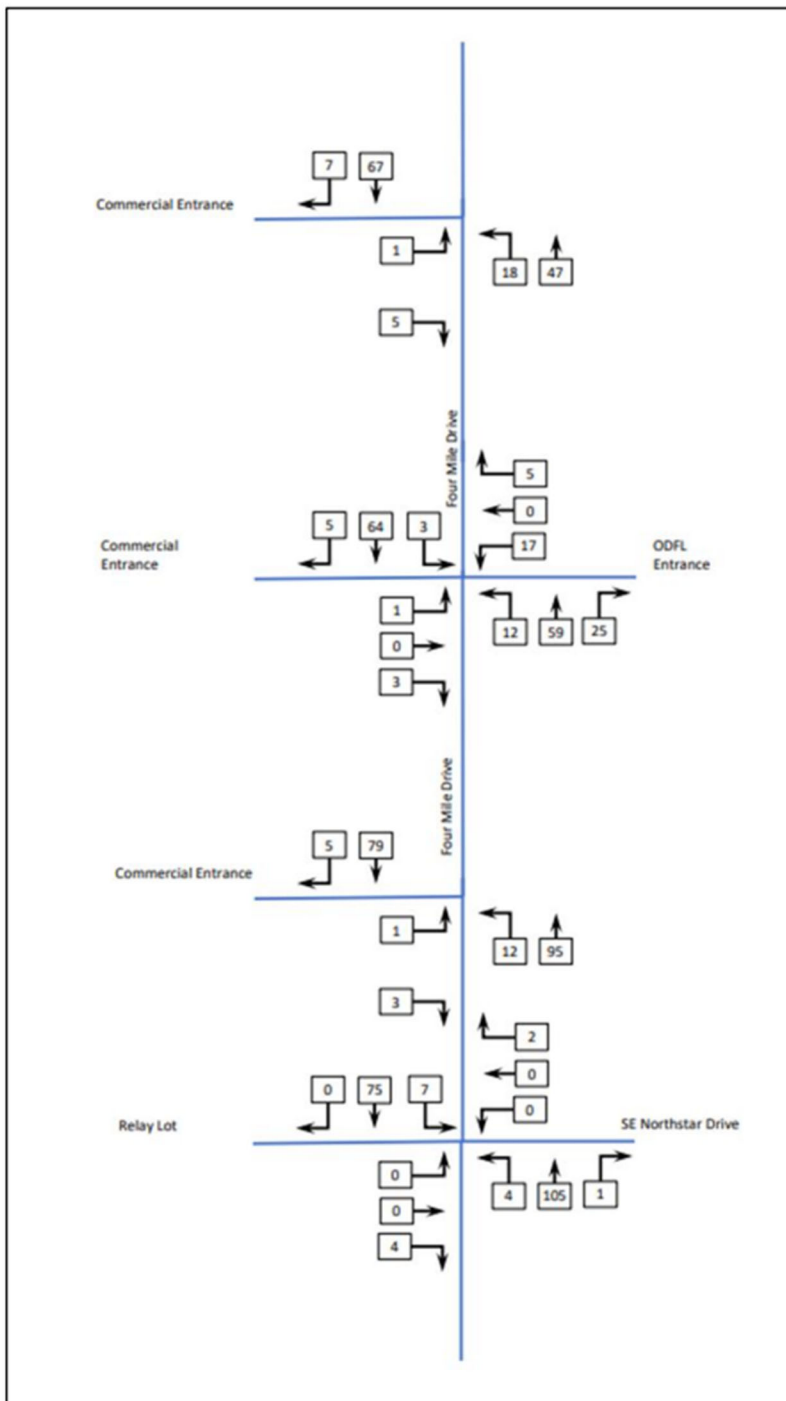


Figure 4 – AM Peak – Existing Counts Redistributed

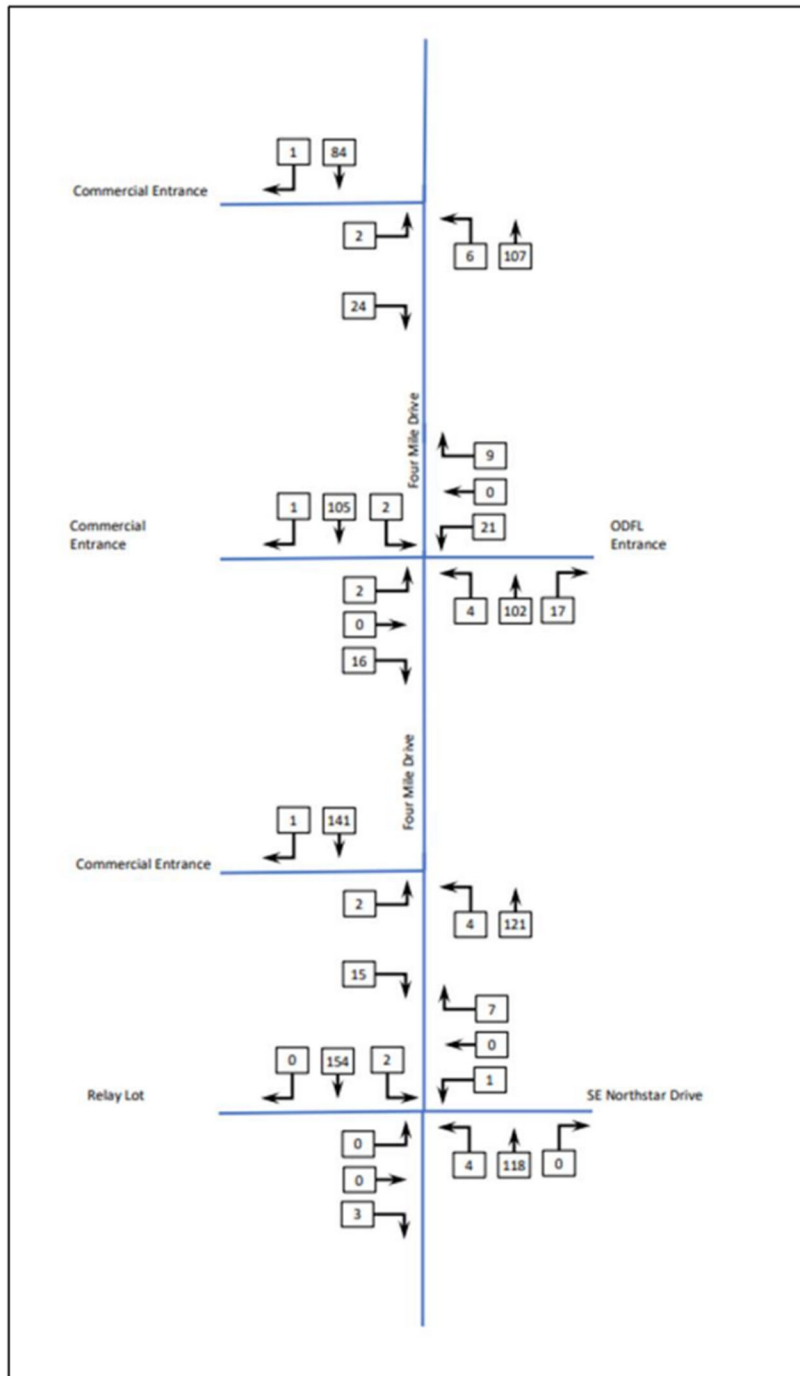


Figure 5 – PM Peak – Existing Counts Redistributed

Turn Lane Warrants

“NCHRP Report 745: Left-Turn Accommodations at Unsignalized Intersections” was used to evaluate the need for left turning bays at the proposed relay lot location. **Table 3 and Figure 6** show the information needed to determine if a left-turn bay is required. The PM peak is likely the worst-case scenario, so it was used to determine left-turn lane warrants. A left-turn lane will likely not be warranted at the relay lot entrance for northbound traffic.

Table 3 – Recommended left-turn lane warrants for rural two-lane highways

Left-Turn Lane Peak-Hour Volume (veh/hr)	Three-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Bypass Lane	Three-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Left-Turn Lane	Four-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Bypass Lane	Four-Leg Intersection, Major Two-Lane Highway Peak-Hour Volume (veh/hr/ln) That Warrants a Left-Turn Lane
5	50	200	50	150
10	50	100	< 50	50
15	< 50	100	< 50	50
20	< 50	50	< 50	< 50
25	< 50	50	< 50	< 50
30	< 50	50	< 50	< 50
35	< 50	50	< 50	< 50
40	< 50	50	< 50	< 50
45	< 50	50	< 50	< 50
50 or More	< 50	50	< 50	< 50

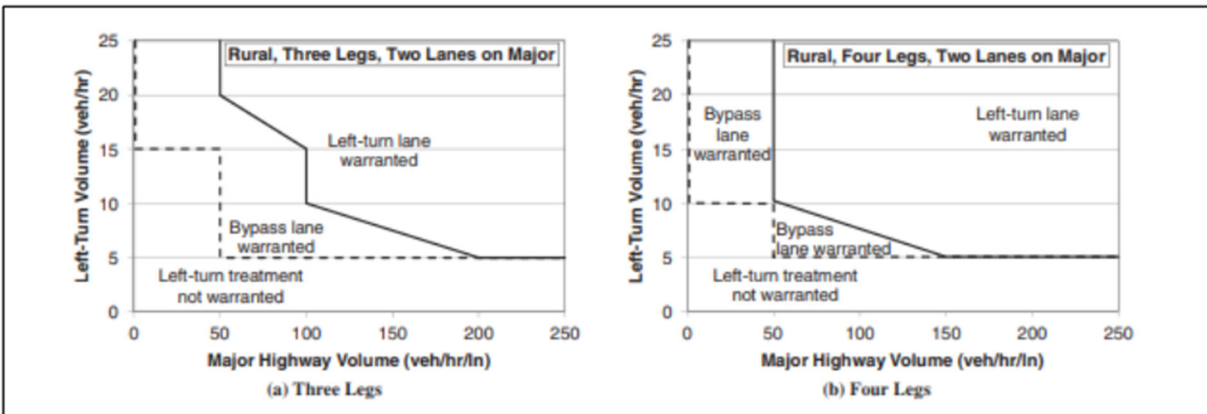


Figure 6 -Recommended left-turn treatment warrants for rural two-lane highways

Conclusion

Based on the assumptions stated in the report and resulting analysis, a left-turn lane is likely not warranted for northbound traffic at the relay lot entrance.

WATER USAGE CALCULATIONS

Note: The current project does not include any buildings which would need domestic or fire protection water service.

D. Density table

Table 1: Minimum Values

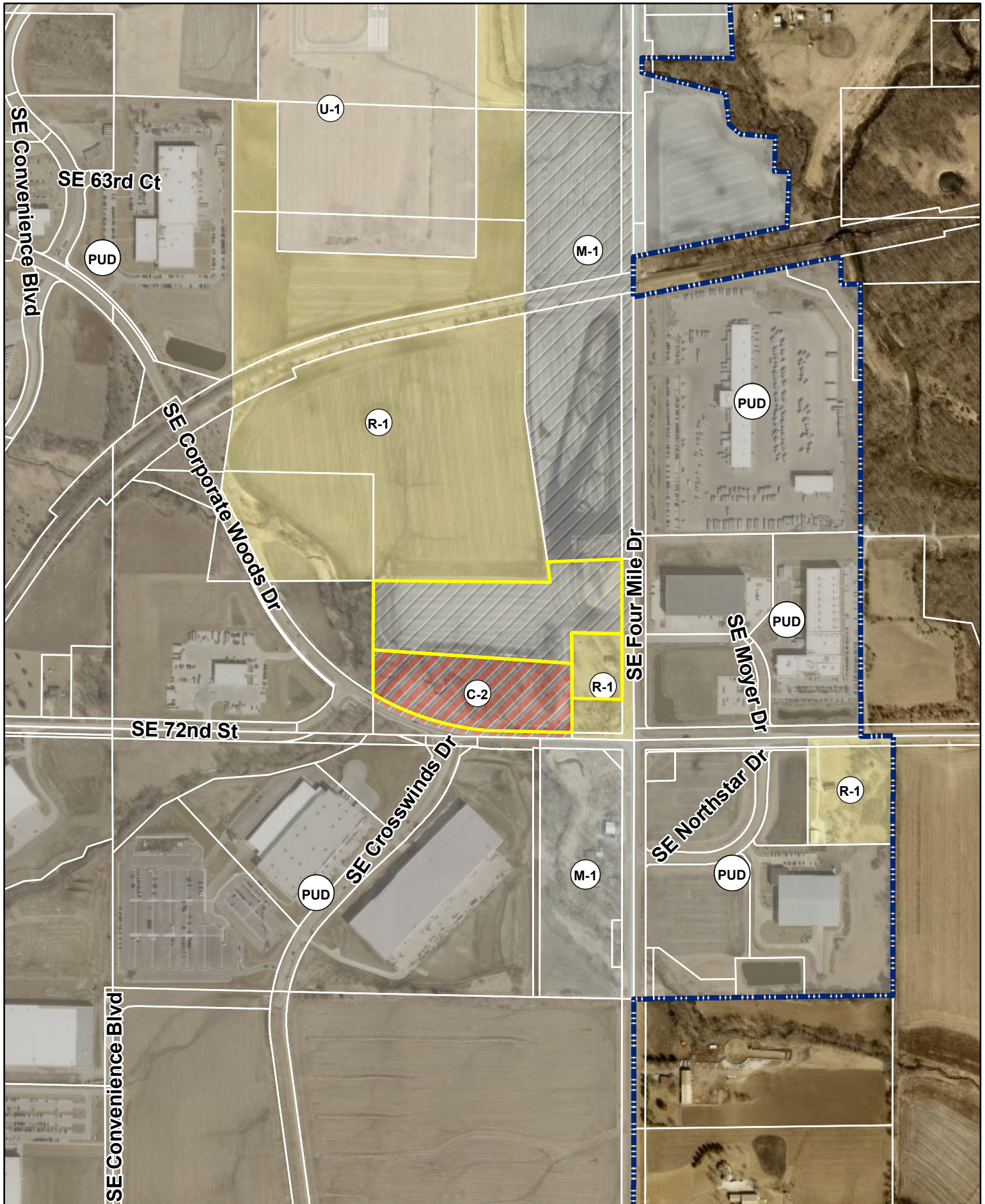
LAND USE	AREA DENSITY	UNIT DENSITY	<u>RATE</u>
Low Density (Single Family) Residential	JO people/ AC	3.3 people / unit	100 gpcd*
Medium Density (Multi-Family) Residential	12 to 15 people/ AC 6.0 people/ duplex	3.3 people / unit	100 gpcd*
High Density (Multi-Family) Residential	20 to 75 people / AC	2.5 people / unit	100 gpcd*
Office & Institutional	.5,000 gpd / AC (IDNR)	Special Design Density	
Commercial & Light Industrial	5,000 gpd/AC (<i>IDNR</i>)	Special Design Density	
Industrial	10,000 gpd/AC (IDNR)	Special Design Density	

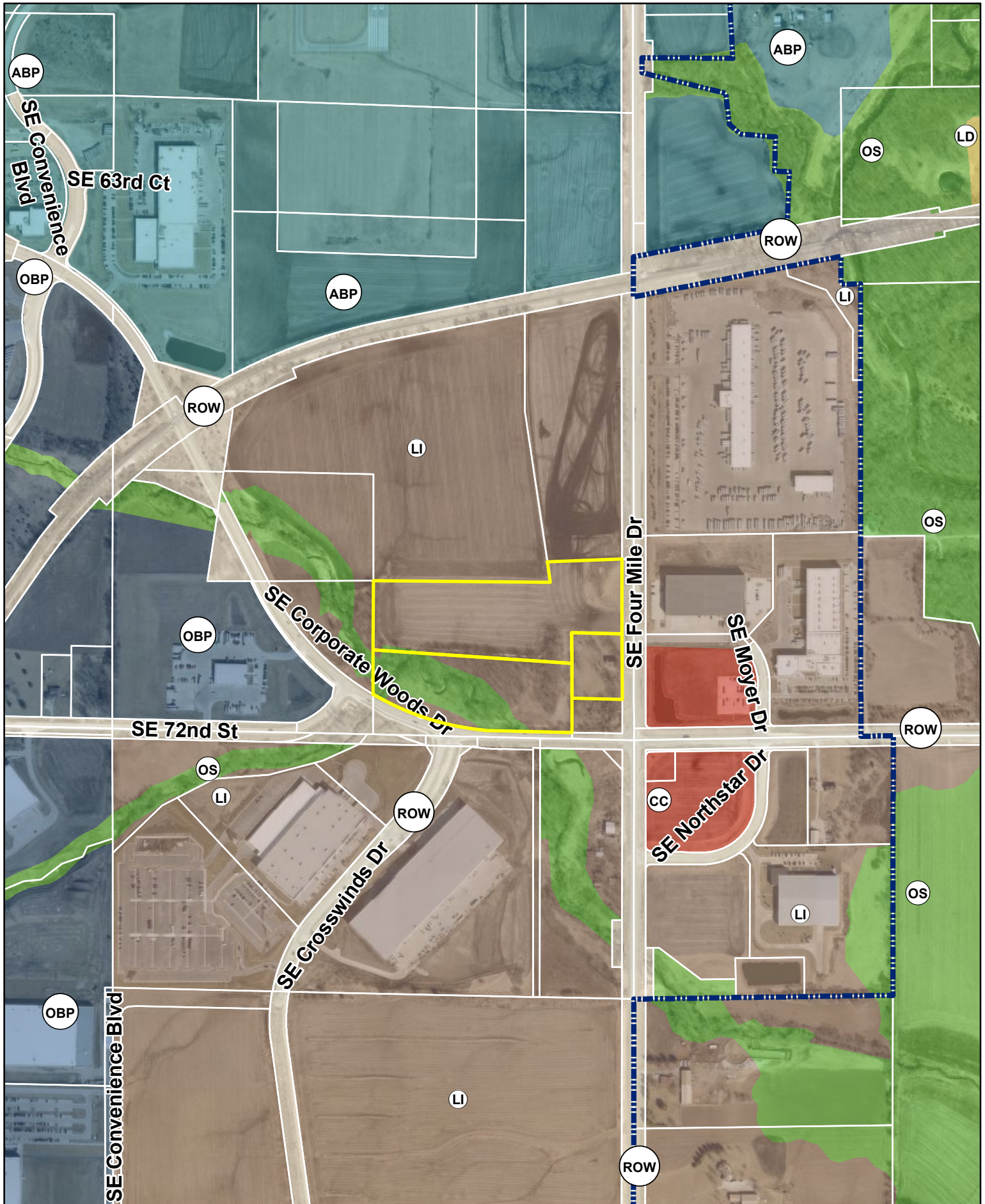
* Iowa Department of Natural Resources (IDNR) - Dry Weather Flow - One hundred gallons per capita per day (gpcd) should be used in design calculations as the minimum average dry weather flow. This 100 gpcd value may, with adequate justification, include maximum allowable infiltration for proposed sewer lines.

Note: If the Project Engineer uses values different from the above table, approval by the Jurisdictional Engineer is required.

E. Special design densities

Special design densities should be subject to approval by the Jurisdiction Engineer based on methodology provided by the Project Engineer.







PLAN AND ZONING COMMISSION

December 19, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA 'A')

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

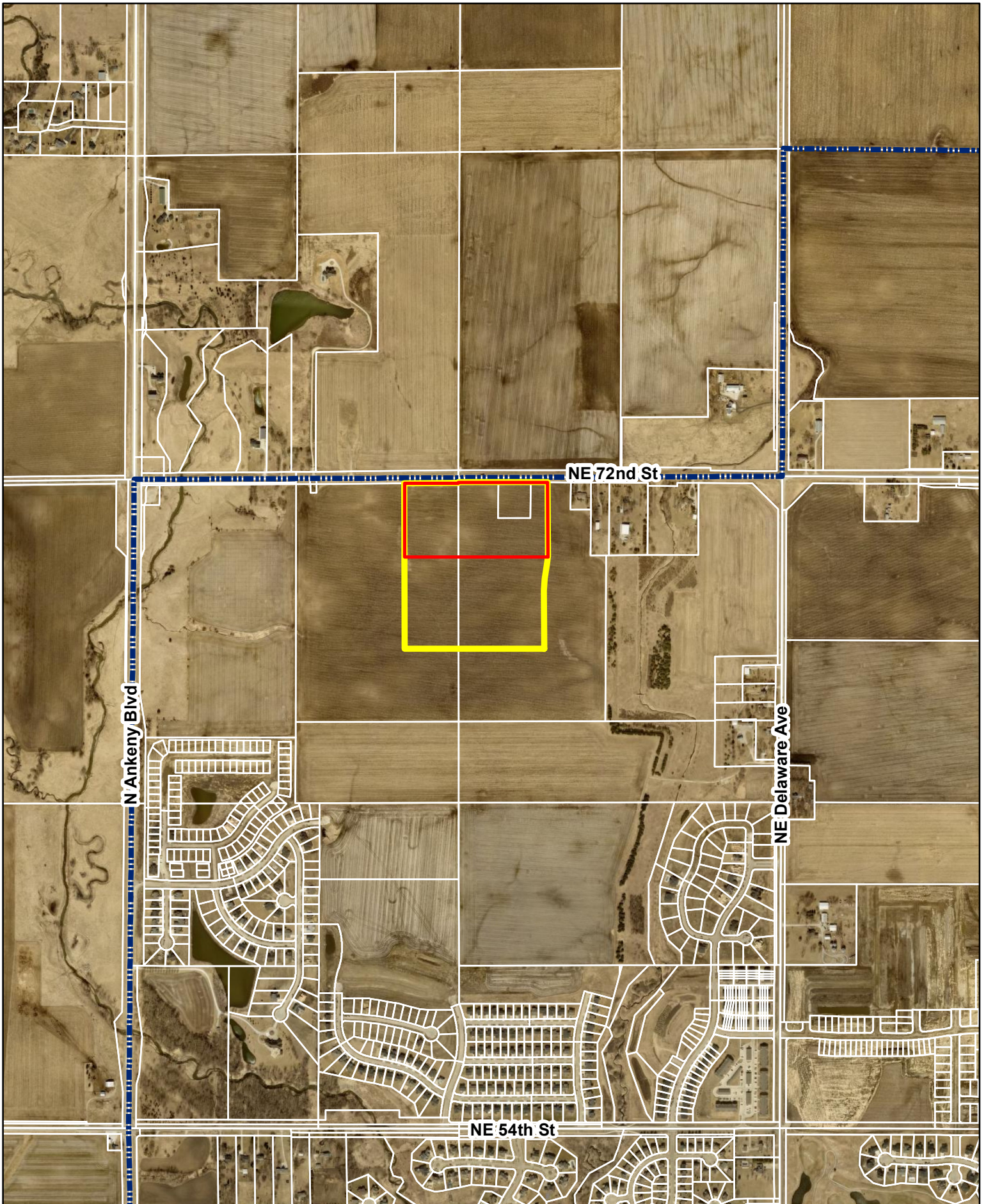
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Land Use Plan Amendment 'A'.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	LUPA Exhibit
	Future Land Use Map
	Applicant Letter
	Zoning Map
	Combined Aerial Map
	Combined Future Land Use Map
	Combined Zoning Map



Agenda Item: Hope Kimberley Properties Phase 2 - Land Use Map Amendment and Rezonings – Public Hearing
Report Date: December 14, 2023 *ESL*
Prepared By: Jake Heil
Associate Planner

Discussion

Hope Kimberley LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. This amendment is accompanied by two rezonings. The properties subject to the proposed map amendment and rezonings consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue. The proposed land use map amendment and rezonings are as follows:

LUPA and Rezoning Area A:

The property subject to the proposed Land Use Plan Amendment consists of three parcels comprising of approximately 16.20 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential.

Existing: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)

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

Accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres (Rezoning Area A) from R-1 One Family Residential District to Planned Unit Development, PUD. Properties to the north are zoned Agricultural District, Polk County and properties to the east, west and south are zoned PUD.

The Hope Kimberley Property PUD's concept shows a total of 40 single-family lots and three outlots. Outlot Y is being proposed as multi-family, Outlot Z would be dedicated to the City as parkland and Outlot X will be privately owned and maintained by the developer where they plan to build a clubhouse and other amenities. The bulk regulations for the single-family area within the PUD are: Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The bulk regulations for the multi-family area would be: Front Yard – 25 ft, Rear Yard – 35 ft, Side Yard – 15 ft, with a maximum density of 18 units per acre. The PUD book also details a berm with landscaping around the perimeter of the multi-family area, different types of architecture character for single-family and multi-family and specific building material requirements for the multi-family area with a minimum of 60% primary building materials required on all elevations.

In addition to the above land use plan amendment and rezoning, the applicant is also requesting to rezone an additional area:

Rezoning Area B:

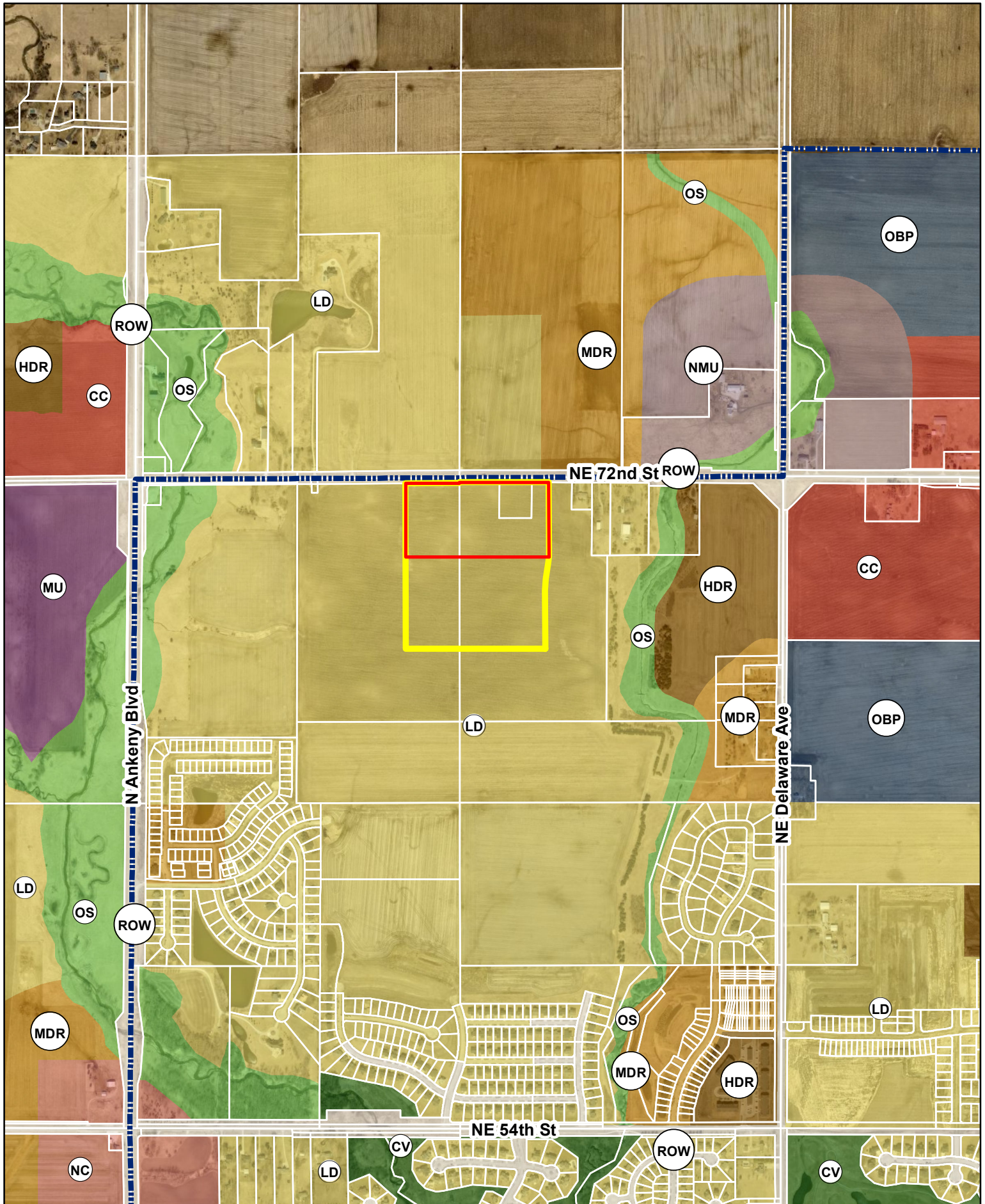
The applicant is also requesting to rezone 28.16 acres (Area B) from R-1 One Family Residential District to R-3, Multiple Family Residence District. The area subject to the rezoning consists of portions of two parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. Properties to the north are zoned R-1, One-Family Residence District and C-2, General Retail, Highway-Oriented and central Business Commercial District, properties to the west are zoned R-3, Multiple-Family Residence District, restricted to single family, properties to the south are zoned R-1, One-Family Residence District and PUD, while properties to the east are zoned R-1, One-Family Residence District. This rezoning request is in conformance with the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*, which shows the requested area as High Density Residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 82.29% for Area A, 60.17% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on December 7, 2023; and a legal notice of the proposed rezoning was published on December 8, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by December 6, 2023, providing the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 3, 2024.





October 20, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Jacob Heil
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley LLC, we are submitting a request to modify the city's comprehensive plan from 16.20 acres of low density residential to high-density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

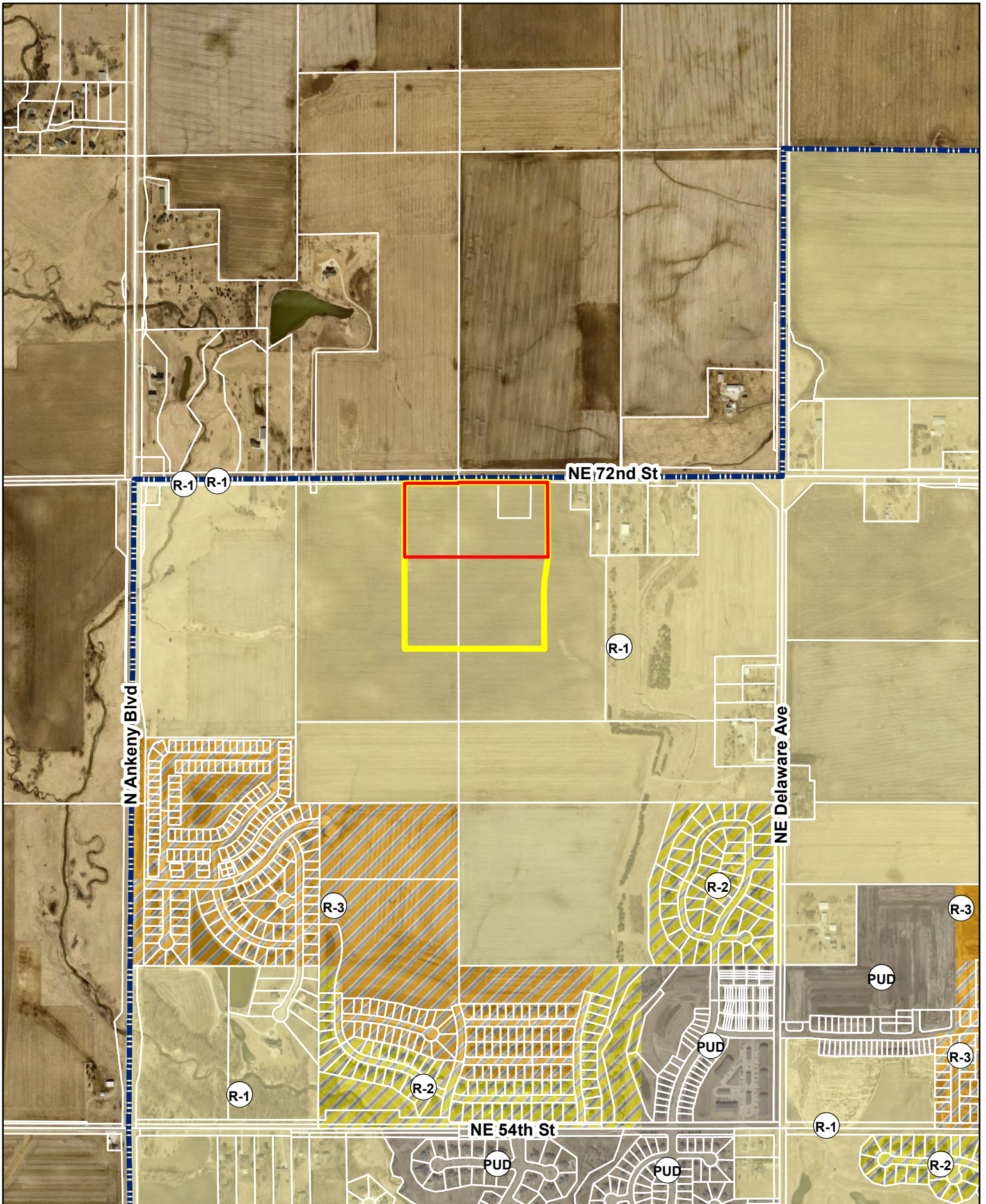
Sincerely,

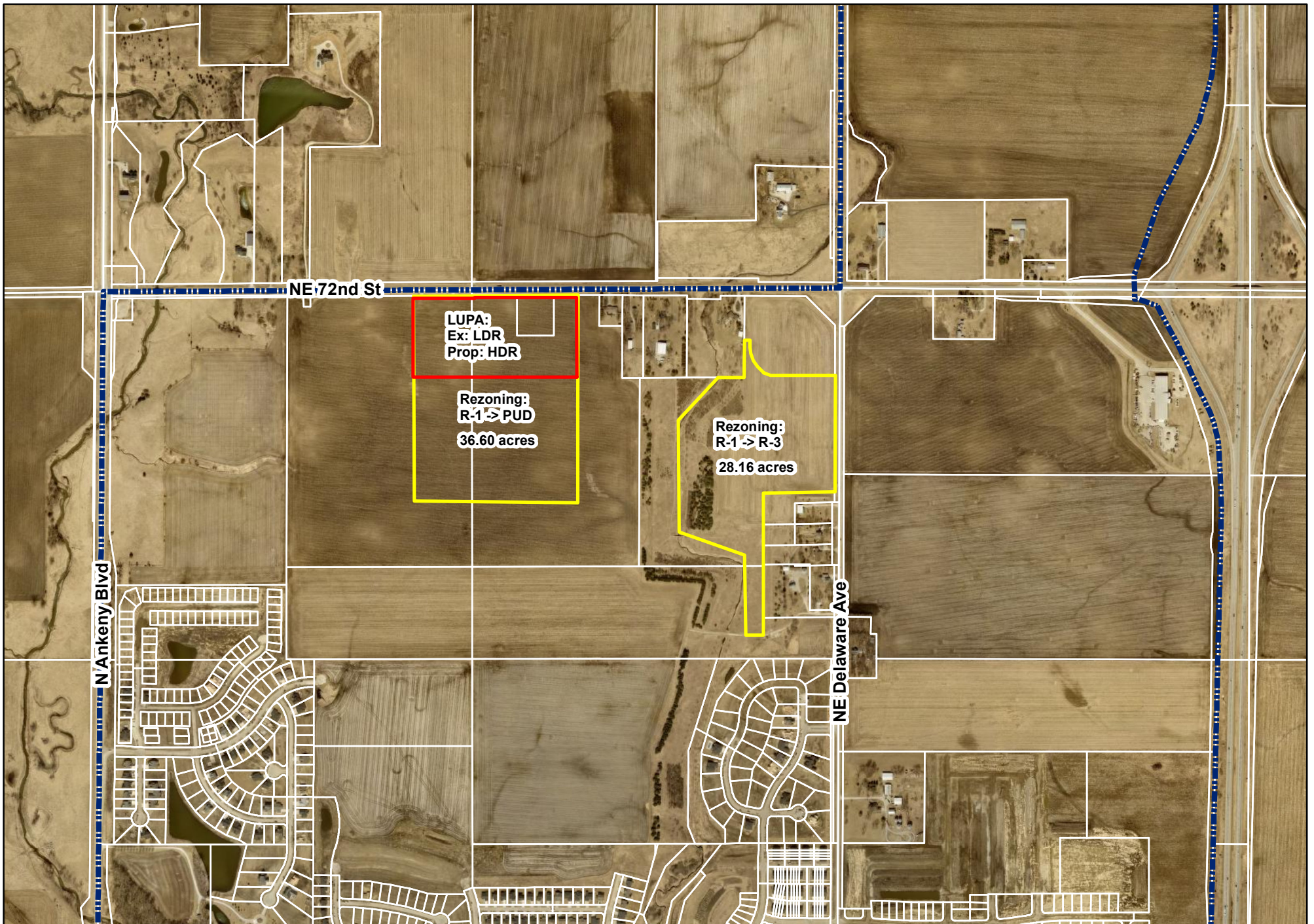
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

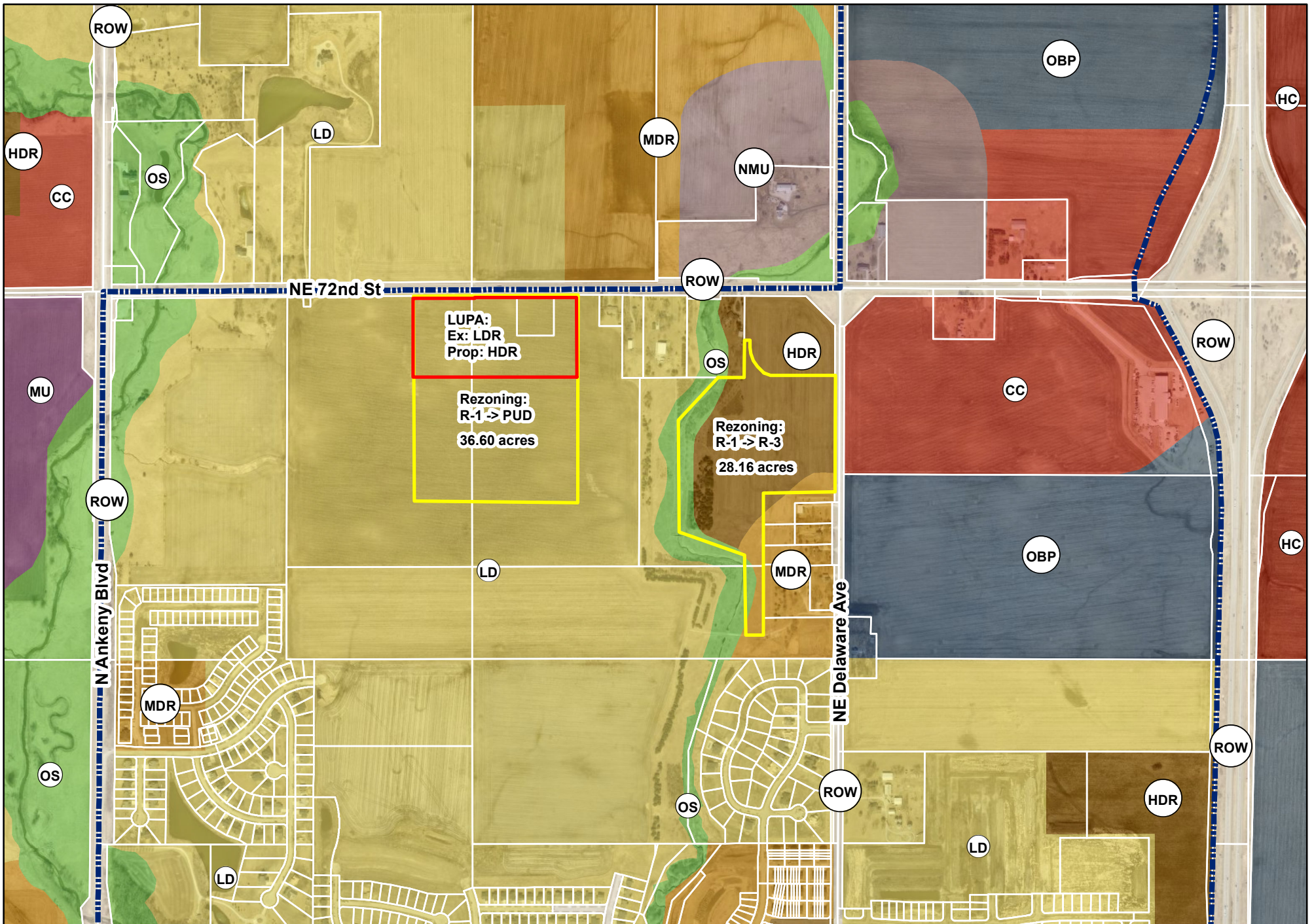
cc: Jenna Kimberley, Kimberley Development Corporation





1 inch = 900 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Aerial Map**



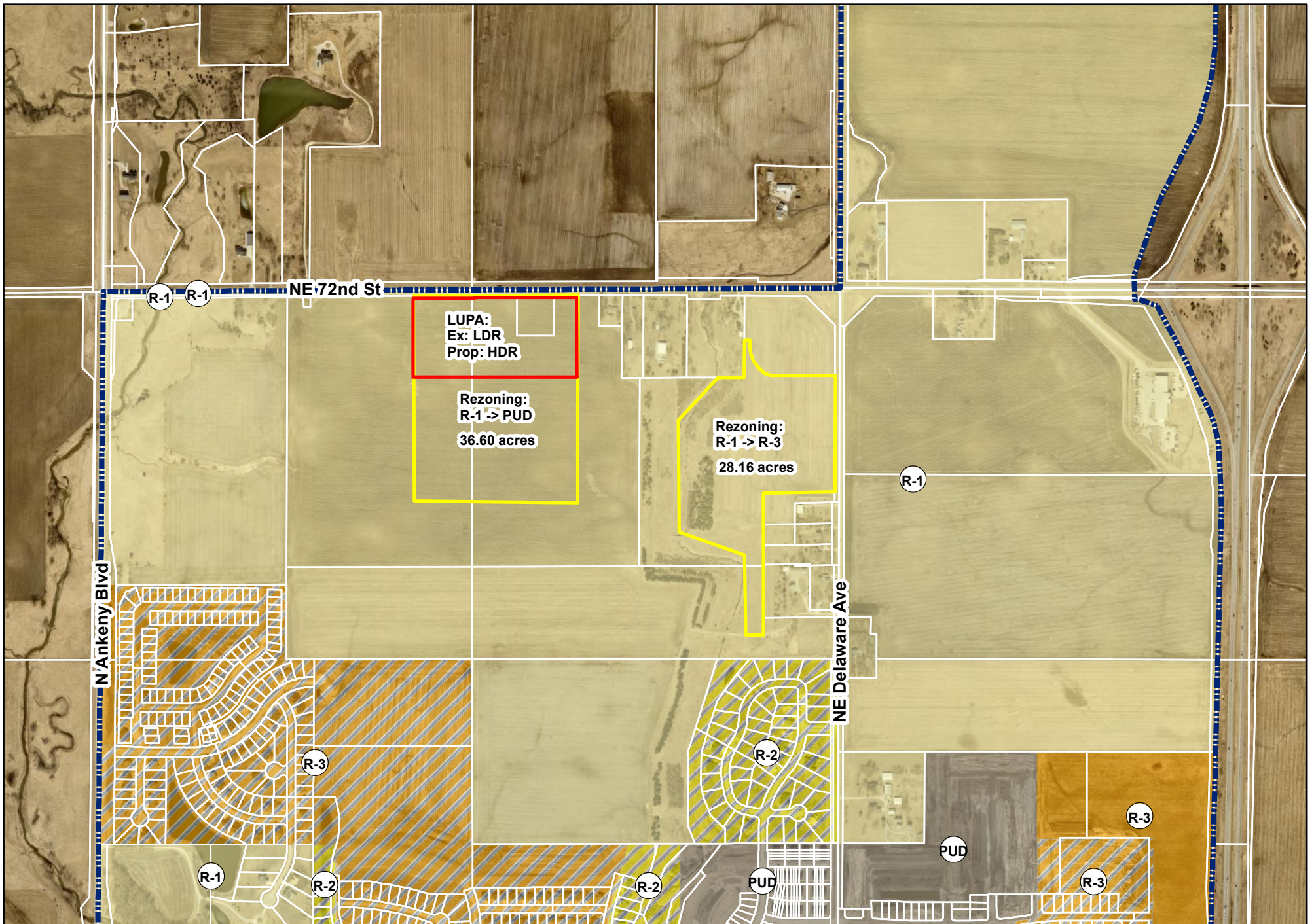
N



1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Future Land Use Map**



N



1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Zoning Map**



PLAN AND ZONING COMMISSION

December 19, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area A)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

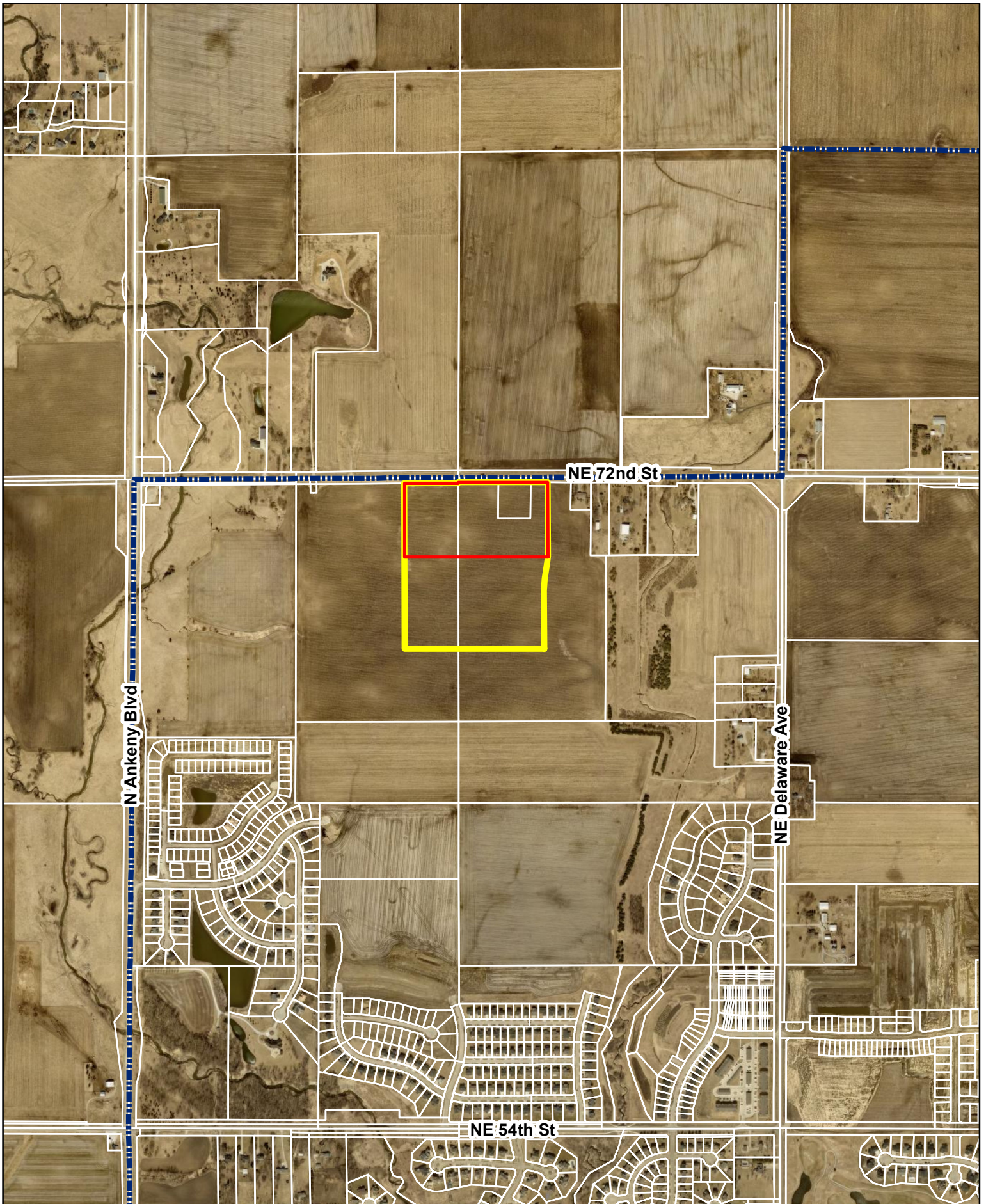
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area A.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	PUD Book
	Zoning Map
	Future Land Use Map
	Combined Aerial Map
	Combined Future Land Use Map
	Combined Zoning Map





Plan and Zoning Commission
Staff Report

Meeting Date: December 19, 2023

Agenda Item: Hope Kimberley Properties Phase 2 - Land Use Map Amendment and Rezonings – Public Hearing
Report Date: December 14, 2023 *ESL*
Prepared By: Jake Heil
Associate Planner

Discussion

Hope Kimberley LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. This amendment is accompanied by two rezonings. The properties subject to the proposed map amendment and rezonings consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue. The proposed land use map amendment and rezonings are as follows:

LUPA and Rezoning Area A:

The property subject to the proposed Land Use Plan Amendment consists of three parcels comprising of approximately 16.20 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential.

Existing: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)

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Accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres (Rezoning Area A) from R-1 One Family Residential District to Planned Unit Development, PUD. Properties to the north are zoned Agricultural District, Polk County and properties to the east, west and south are zoned PUD.

The Hope Kimberley Property PUD's concept shows a total of 40 single-family lots and three outlots. Outlot Y is being proposed as multi-family, Outlot Z would be dedicated to the City as parkland and Outlot X will be privately owned and maintained by the developer where they plan to build a clubhouse and other amenities. The bulk regulations for the single-family area within the PUD are: Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The bulk regulations for the multi-family area would be: Front Yard – 25 ft, Rear Yard – 35 ft, Side Yard – 15 ft, with a maximum density of 18 units per acre. The PUD book also details a berm with landscaping around the perimeter of the multi-family area, different types of architecture character for single-family and multi-family and specific building material requirements for the multi-family area with a minimum of 60% primary building materials required on all elevations.

In addition to the above land use plan amendment and rezoning, the applicant is also requesting to rezone an additional area:

Rezoning Area B:

The applicant is also requesting to rezone 28.16 acres (Area B) from R-1 One Family Residential District to R-3, Multiple Family Residence District. The area subject to the rezoning consists of portions of two parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. Properties to the north are zoned R-1, One-Family Residence District and C-2, General Retail, Highway-Oriented and central Business Commercial District, properties to the west are zoned R-3, Multiple-Family Residence District, restricted to single family, properties to the south are zoned R-1, One-Family Residence District and PUD, while properties to the east are zoned R-1, One-Family Residence District. This rezoning request is in conformance with the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*, which shows the requested area as High Density Residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 82.29% for Area A, 60.17% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on December 7, 2023; and a legal notice of the proposed rezoning was published on December 8, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by December 6, 2023, providing the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 3, 2024.

October 20, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Jacob Heil
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 64.76 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 36.60 acres to a Planned Unit Development and 28.16 acres to R-3 Multiple-Family Residence District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

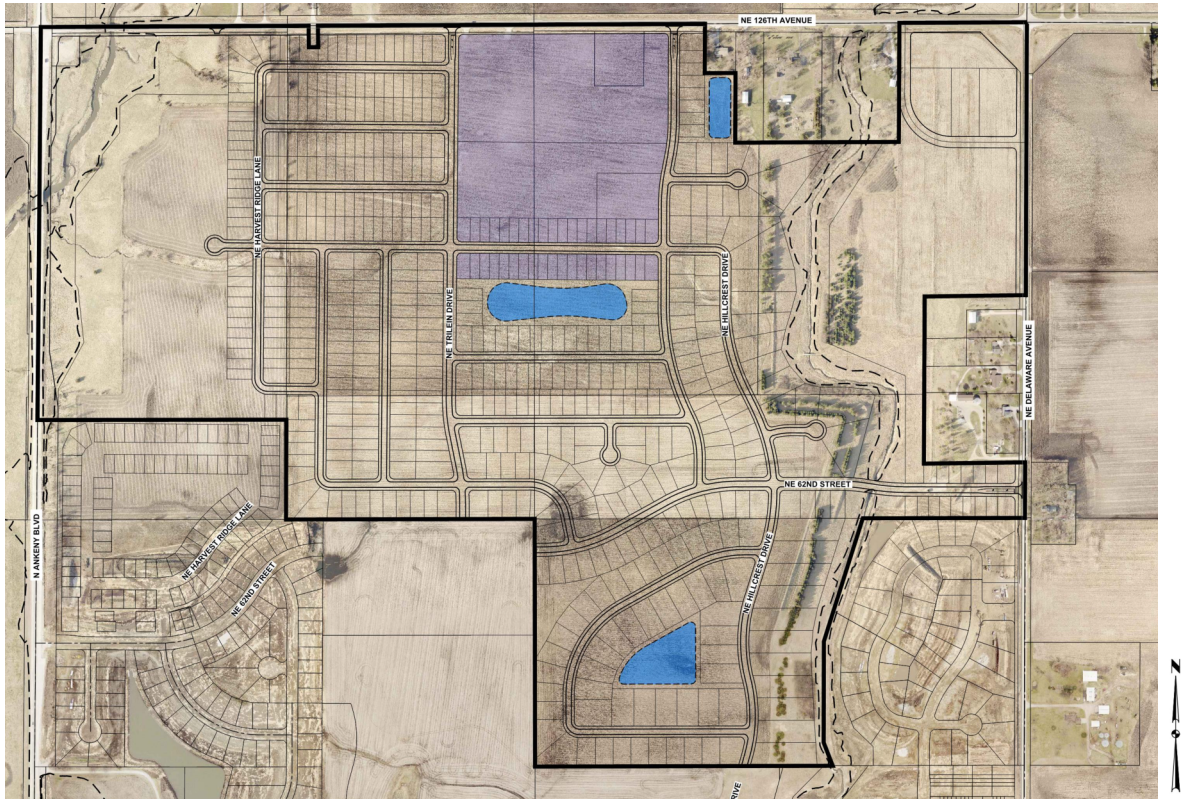


Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

HOPE KIMBERLEY PROPERTY

PLANNED UNIT DEVELOPMENT – PHASE 2



CITY OF ANKENY

Applicant:

**Hope Kimberley, LLC
2785 N. Ankeny Blvd, Ste 22
Ankeny, Iowa 50023**

Prepared by:



November 21, 2023

HOPE KIMBERLEY PROPERTY

Planned Unit Development

TABLE OF CONTENTS

1 THE PLAN

Overview Narrative
PUD Master Plan
Bulk Regulations

2 REZONING REQUEST

Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE

Supporting Evidence Statement
Parkland Dedication Calculation
Parkland Exhibit

4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Hope Kimberley Property - Ankeny

OVERVIEW NARRATIVE

The Hope Kimberley property consists of 284.22 acres offering a variety of uses including single-family residential, multi-family residential, commercial and parkland. The property is generally located west of NE Delaware Avenue, south of NE 72nd Street and east of Highway 69 (North Ankeny Boulevard). The property was annexed into the City of Ankeny in 2022 and came into the city as an R-1 zoning classification.

A portion of the property (36.60 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet and the development of multi-family residential housing. This product allows further diversity within the development and will allow a more affordable product for the residents. A city neighborhood park is being proposed that will be situated between the single family residential and multi-family residential properties. An additional park is being proposed in the northwest corner of the development that will be situated off a creek that runs north/south through the development.

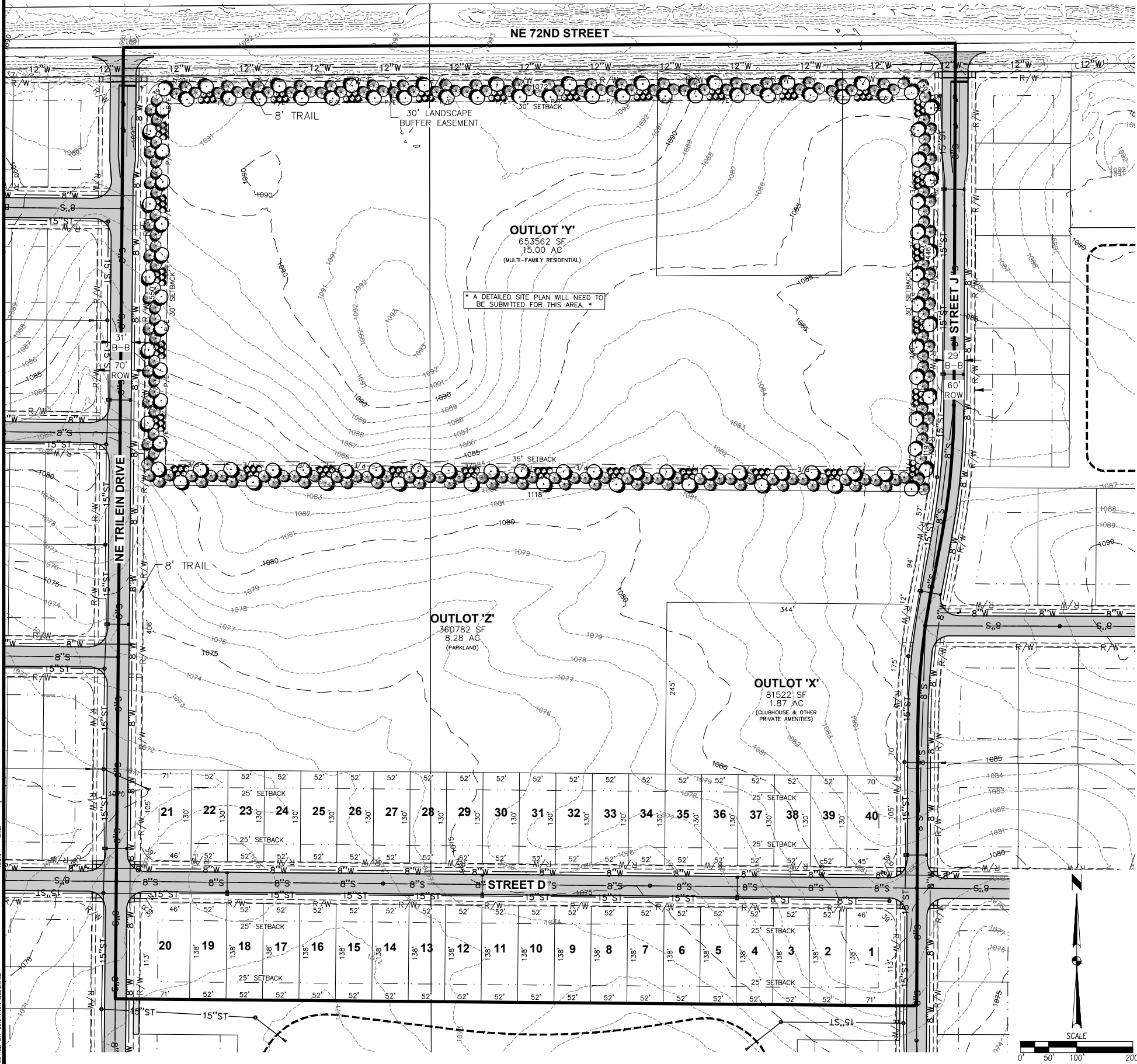
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared for review by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

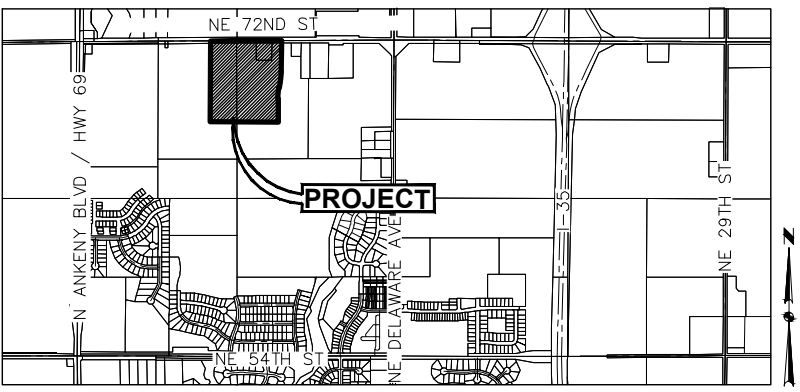
As detailed throughout the information provided, the Hope Kimberley PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

HOPE KIMBERLEY - AREA "A"

P.U.D. CONCEPTUAL PLAN



VICINITY MAP



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

BULK REGULATIONS

PUD:
SETBACKS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET

MINIMUM LOT WIDTH = 50 FEET
MINIMUM TWO-FAMILY LOT WIDTH = 75 FEET

NOTE: A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

R-3:
SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 35 FEET
SIDE YARD = 1 STORY - 15' (MIN. 7' ON ONE SIDE)
= > 1 STORY - 17' (MIN. 8' ON ONE SIDE)
= MULTIPLE FAMILY DWELLING - 1 STORY - 20' (MIN. 8' ON ONE SIDE)
= MULTIPLE FAMILY DWELLING - > 1 STORY - 22' (MIN. 9' ON ONE SIDE)

MAXIMUM DENSITY = 18 UNITS/AC.

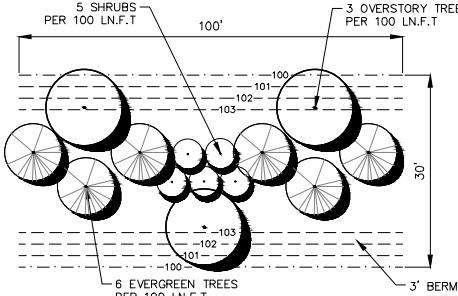
NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE EXCEPT ALONG THE SOUTH SIDE OF NE 72ND STREET AND EAST SIDE OF NE TRILEIN DRIVE WHICH REQUIRES AN 8' TRAIL.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
6. ANY CHANGE TO OUTLOT 'X' WILL REQUIRE A PUD AMENDMENT.
7. IF MONUMENT SIGNS ARE BEING PROPOSED FOR THE OVERALL DEVELOPMENT THEY SHALL BE OWNED AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.
8. SANITARY SEWER CAPACITIES WILL NEED TO BE EVALUATED AT THE TIME THE MULTI-FAMILY PROJECT IS DEVELOPED.

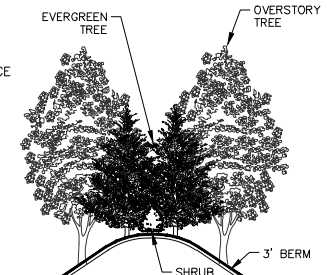
P.U.D. LEGAL DESCRIPTION - AREA 'A'

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 750.22 FEET; THENCE SOUTH 00°13'22" WEST, 521.42 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 398.26 FEET; THENCE NORTH 89°30'43" WEST, 1143.50 FEET; THENCE NORTH 00°29'17" EAST, 1357.74 FEET TO SAID NORTH LINE; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 436.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.60 ACRES OR LESS.



CLASS 'C' SCREEN (100' TYP.)



CLASS 'C' SCREEN (SECTION)

DATE

REVISIONS

10/20/2023

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

TECH: MST

ENGINEER: EKO

HOPE KIMBERLEY - AREA "A"

P.U.D. CONCEPTUAL PLAN

2108.649

Hope Kimberley Property – Ankeny Planned Unit Development

BULK REGULATIONS

AREA 'A' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet (One-Family Homes)
- Minimum Lot Width at front yard setback – 75 feet (Two-Family Homes)
- Minimum Lot Area – 6,000 s.f. (One-Family Home)
- Minimum Lot Area – 10,000 s.f. (Two-Family Home)
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet (covered or non-covered decks may extend into rear yard setback)
 - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

AREA 'A' – MULTI-FAMILY RESIDENTIAL

- R-3 Zoning Regulations shall apply to any items not covered within this PUD
- Minimum Yard Requirements:
 - Front – 30 feet
 - Rear – 35 feet
 - Side – 20 feet total (Min. 8' on one side) – 1 Story
 - Side – 22 feet total (Min. 9' on one side) - > 1 Story
- Sanitary sewer capacities will need to be evaluated at the time the multi-family project is developed.

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT "Y", FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE NORTH 69°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 150.22 FEET; THENCE SOUTHERLY 152° WEST, 571.47 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 141.47 FEET AND WHOSE CHORD BEARS SOUTH 05°25'24" WEST, 15.34 FEET; THENCE SOUTH 07°27'45" WEST, 24.18 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'24" WEST, 181.52 FEET; THENCE SOUTH 00°13'21" WEST, 199.16 FEET; THENCE NORTH 49°30'43" WEST, 114.10 FEET; THENCE NORTH 00°29'17" EAST, 1357.74 FEET TO SAID NORTH LINE; THENCE NORTH 69°43'12" EAST ALONG SAID NORTH LINE, 416.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.50 ACRES MORE OR LESS.

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

Construction of single-family and multi-family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley
(owner name)

Jenna Kimberley
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: Jenna Kimberley

Date: 10/18/2023

Printed Name: Jenna Kimberley

Title: VP

Property Owner: _____

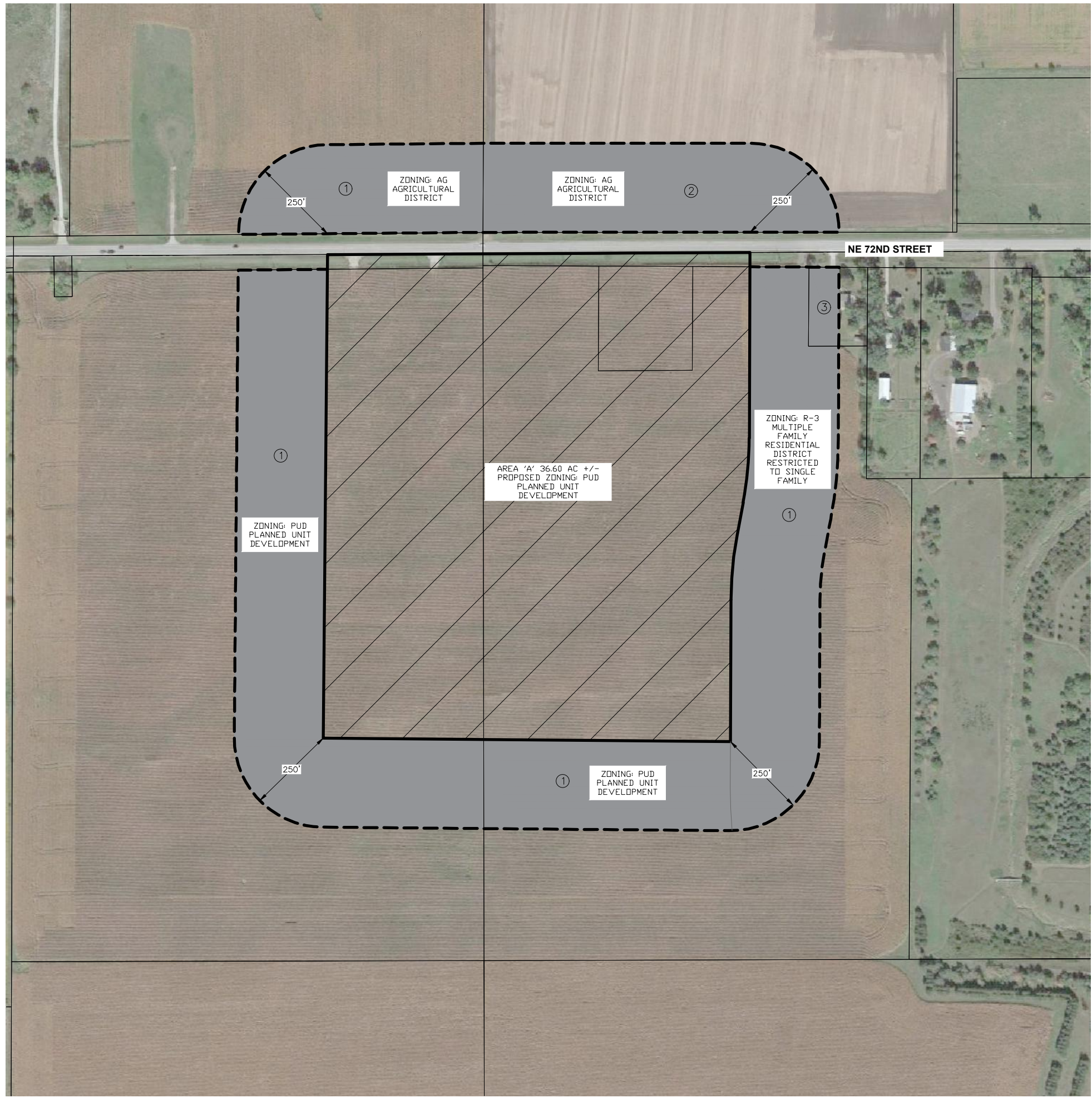
Address: _____

Signature: _____

Date: _____

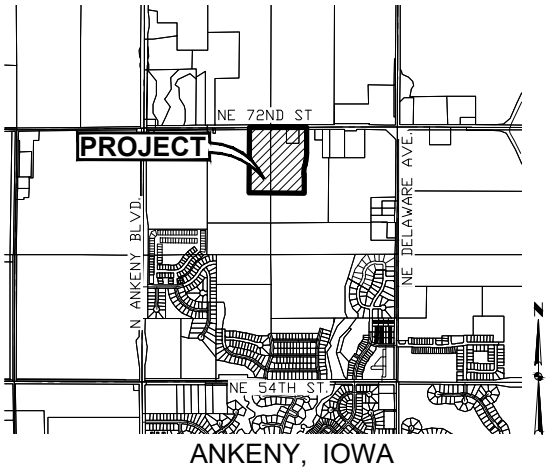
Printed Name: _____

Title: _____



VICINITY MAP

SCALE 1"=2000'



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

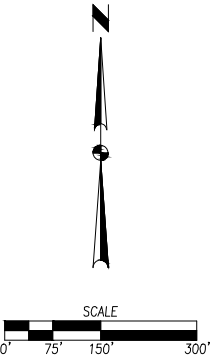
REZONING DESCRIPTION - AREA 'A':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 750.22 FEET; THENCE SOUTH 00°13'22" WEST, 521.42 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 398.26 FEET; THENCE NORTH 89°30'43" WEST, 1143.50 FEET; THENCE NORTH 00°29'17" EAST, 1357.74 FEET TO SAID NORTH LINE; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 436.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.60 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

OWNER		ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	27.24	82.29%	X
2	NORTHSTAR LTD	5.43	16.40%	
3	HUSS, EMILY & KEVIN	0.43	1.31%	
		33.10	100.00%	82.29%



SUPPORTING EVIDENCE

Hope Kimberley Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Hope Kimberley Property will be from NE Delaware Avenue to the east, NE 72nd Street to the north, Highway 69 (North Ankeny Boulevard) to the west, NE Hillcrest Drive and NE 62nd Street to the south. Internal public streets will be extended throughout the development that connect to the major thoroughfares surrounding the property. Internal streets will be local public streets and collectors with on-street parking.

A more detailed traffic study will be prepared by a traffic engineer for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the city park. An 8-foot wide public trail will be constructed on the south side of NE 72nd Street, the east side of NE Trilein Drive and the west side of NE Delaware Avenue. Pedestrian ramps will be provided at all major roadways such as North Ankeny Boulevard, NE Delaware Avenue and NE 72nd Street to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing 18-inch sanitary sewer line to the south currently located within the Kimberley Estates development. A second connection will be provided in the future by the city of Ankeny in the southwest corner of the property. All sanitary sewer mains will be public.

Water main that will serve this development will come from a 12-inch watermain along NE Delaware Avenue, NE 72nd Street and NE Ankeny Boulevard. A 10-inch watermain will also be constructed along NE Trilein Drive and NE 62nd Avenue. All internal watermain will be 8-inch diameter.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the detention basins provided onsite. This particular site has two major creeks/drainageways that run through this site so discharge points will occur along these areas.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services along NE Delaware Avenue, NE Ankeny Boulevard and NE 72nd Street. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Kimberley property generally drains from a high point that runs through the center of the property to the east into an unnamed tributary of Fourmile Creek or the west directly into Fourmile Creek. Detention for the single-family residential areas will be provided in a combination of wet-bottom ponds provided throughout the site. Detention for the multi-family and commercial parcels will be provided onsite by the entity developing the property. All detention facilities shall be privately owned and maintained.

PARKS

Two public parks totaling approximately 21.76 acres in size within floodplain areas will be provided to satisfy parkland dedication requirements for all of the residential uses within the development. Parkland dedication calculations are included.

NEIGHBORHOOD AMENITIES

The areas shown as wet bottom ponds shall be privately owned and maintained by the neighborhood association. These amenities will only be accessible to the residents living within the Hope Kimberley development. Within this PUD area the developer is also proposing an area approximately 1.87 acres in size that will contain a clubhouse, pool and other outdoor amenities for use by the citizens within the overall Hope Kimberley development. These facilities will be privately owned and maintained by the homeowner's association.

PARKLAND DEDICATION CALCULATION

Hope Kimberley Property

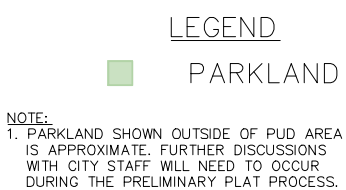
Ankeny, Iowa

AREA	ZONING	ACRES	Parkland % Required	Park Dedication Acres
A (Phase 1)	R-3 Rest. To 10 units/Ac	29.17	10%	2.92
B (Phase 1)	PUD	64.10	10%	6.41
D (Phase 1)	R-3 Rest. To Single Family	46.41	5%	2.32
E (Phase 1)	PUD	2.77	10%	0.28
F (Phase 1)	C-2	6.63	0%	0.00
A (Phase 2)	PUD	23.49	10%	2.35
B (Phase 2)	R-3	22.89	10%	2.29
	R-1	31.83	5%	1.59
	Private open space / ROW	75.29	0%	0.00
	Detention Ponds	5.81	0.00%	0.00
	City Park	14.57	0.00%	0.00
TOTAL		322.96		18.15

City Park Land Provided = 14.57 Acres

City Park Dedication Required = 18.15 Acres

*Note: Any additional parkland being required outside of what is being proposed as land dedication shall be provided to the city as a fee amount. Exact calculations and park land locations outside of PUD area shall be determined at the time preliminary platting occurs.



ARCHITECTURAL CHARACTER

Hope-Kimberley Property – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.









MULTI-FAMILY RESIDENTIAL

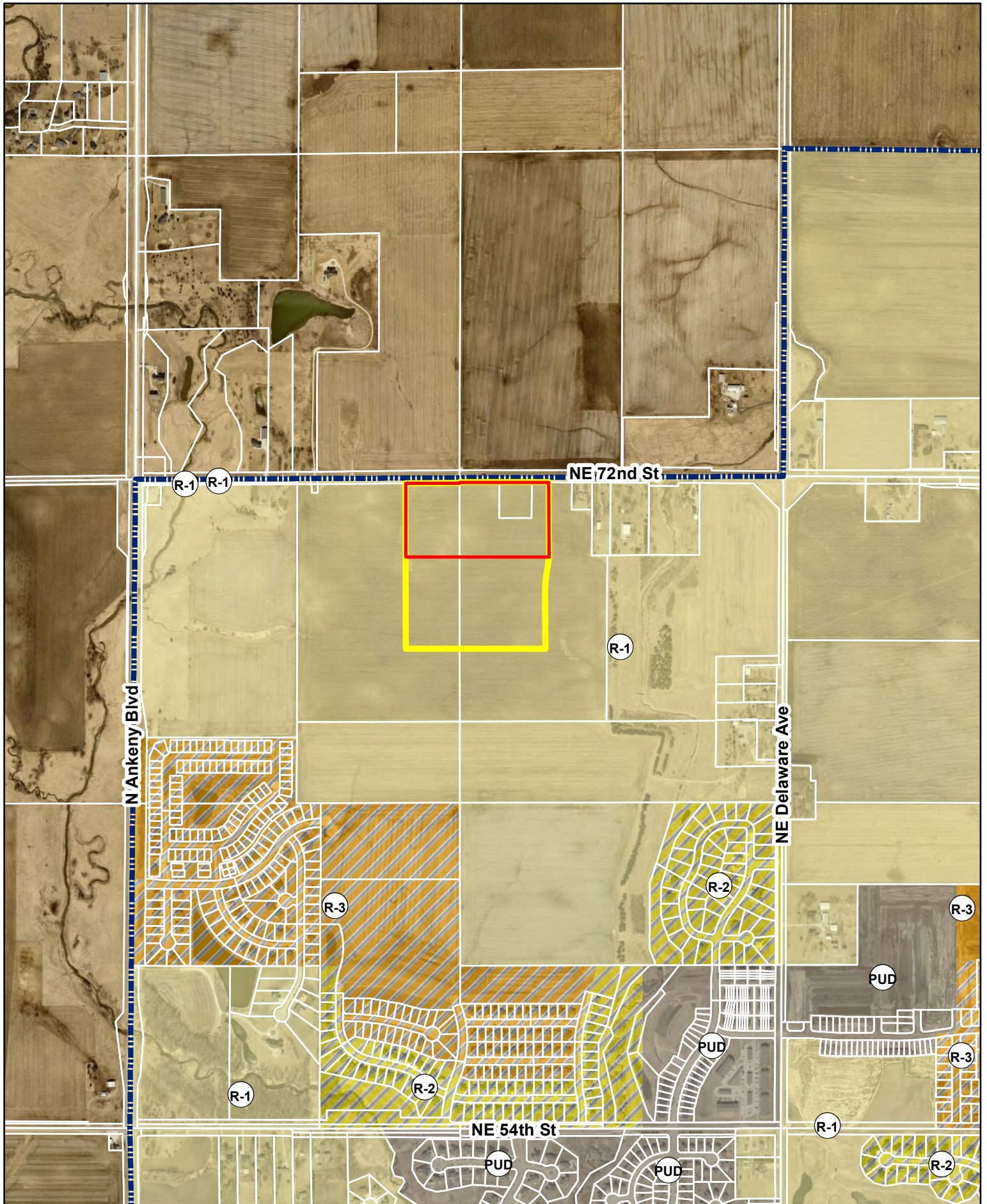


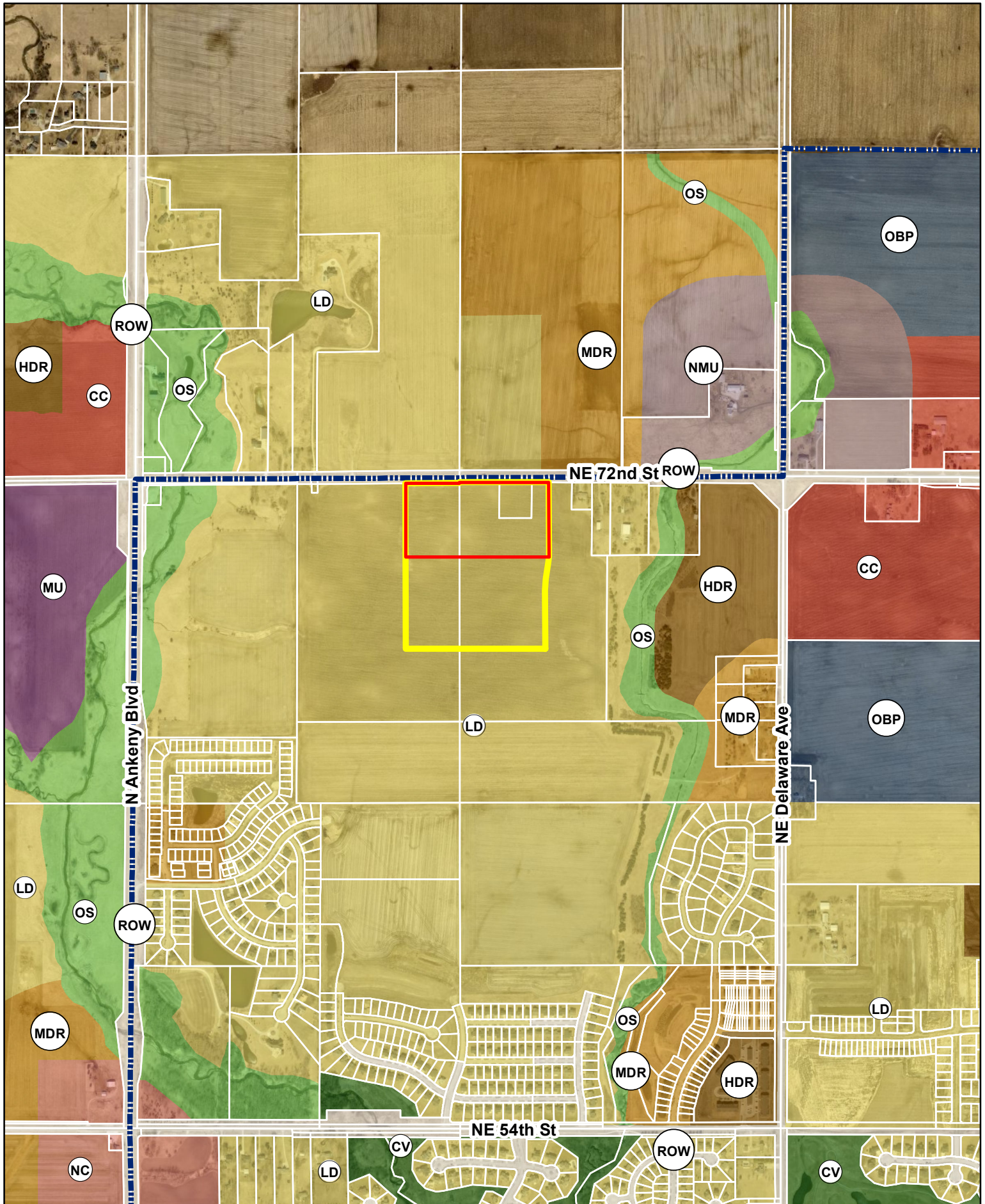
Multi-Family Building Material Requirements

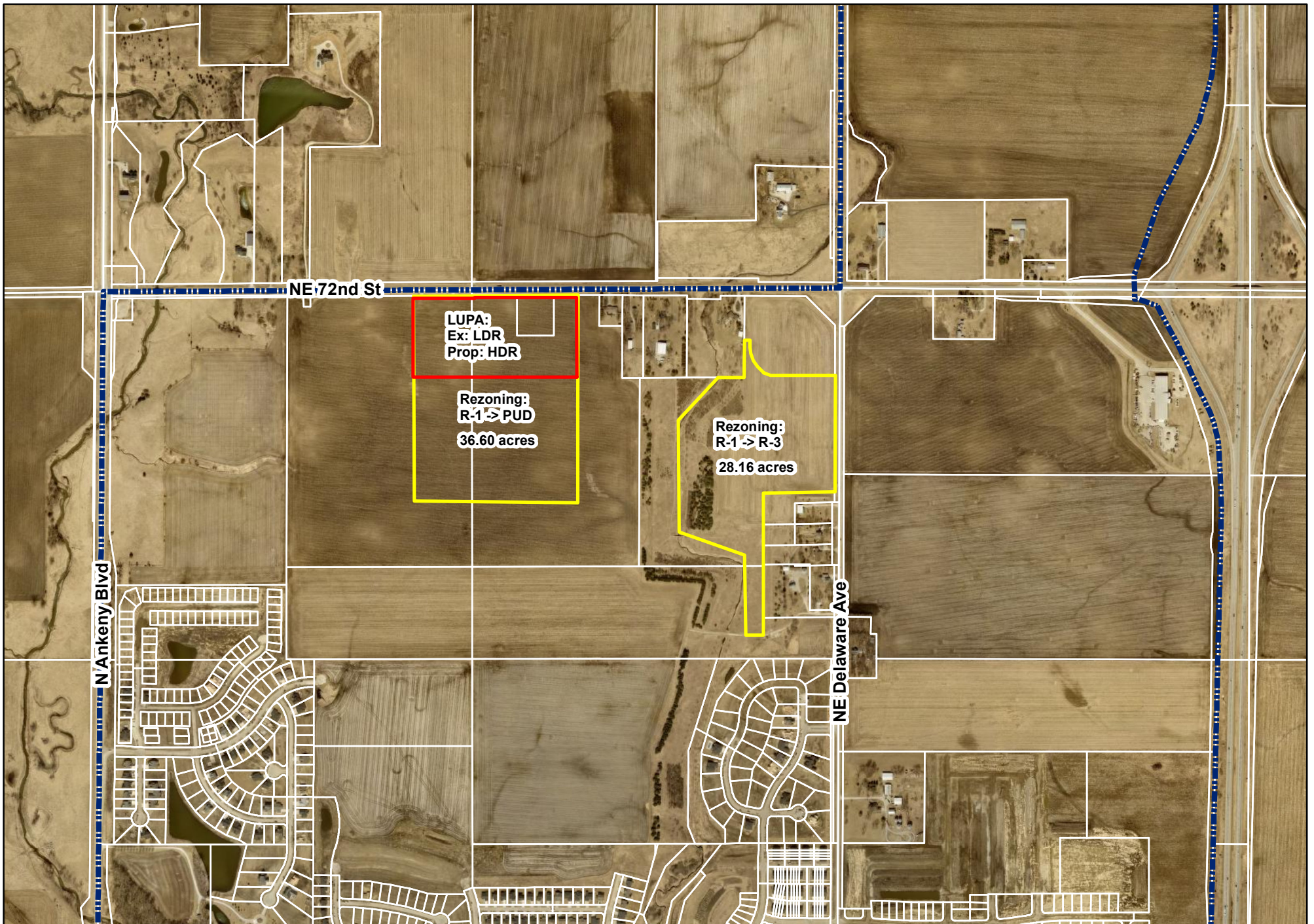
- 1) Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.
- 2) Materials selected for buildings shall provide compatible textures and colors with those of neighboring buildings.
- 3) Materials selected for buildings shall be compatible with the architecture of the building. Materials selected for suitability to the type of buildings and the design in which they are used. Materials should provide for strength and permanence.
- 4) 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.
- 5) Multiple buildings on the same site shall provide for compatible and complimentary design materials while limiting repetitive, monotonous design.
- 6) Specific Building Material Standards:
 - a. Base. All buildings will have a base, at least three feet in height, around the entire perimeter of the building that consists of a durable, permanent material, such as:
 - i. Brick, including full-depth and thin brick;
 - ii. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;
 - iii. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;
 - iv. Pre-cast concrete; or,
 - v. Other similar durable material as approved by the Plan and Zoning Commission.
 - b. Primary Materials. The primary building materials used for exterior finishes must be of high-quality and durability. These include:
 - i. Brick, including full-depth and thin brick;
 - ii. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;
 - iii. Glass;
 - iv. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;
 - v. Pre-cast concrete; or,
 - vi. Other similar high quality materials as approved by the Plan and Zoning Commission.
 - c. Secondary Materials. The secondary building materials used for exterior building walls include:
 - i. Stucco (Portland cement plaster) with three coats of metal lath or wire fabric lath;
 - ii. Exterior Insulation Finish System (EIFS), provided use of a wall drainage system (barrier wall systems are prohibited) and used only

- above the base of the building;
 - iii. Lap siding (wood, composite, fiber cement, vinyl, steel or aluminum);
 - iv. Pre-finished architectural panel;
 - v. Architectural metal panel (minimum 26 gauge) with concealed fasteners;
 - vi. Metal siding with concealed fasteners; or,
 - vii. Other similar appropriate accent materials as approved by the Plan and Zoning Commission.
- d. Prohibited Materials. The following exterior walls, siding, and cladding are prohibited:
- i. Corrugated galvanized metal;
 - ii. Corrugated metal panel;
 - iii. Smooth-face concrete block;
 - iv. Vinyl siding (non-residential development);
 - v. Plastic siding;
 - vi. Plywood or wood fiber; and,
 - vii. Unfired clay, sand, or shale rock.
- e. Material Requirements. Set out in Table 192.02.01, are the minimum percentage of Primary materials required on the applicable building elevations within each Zoning District or identified, applicable land uses.

Table 192.02.01 Minimum Primary Material Requirements (% of each building wall)	
Districts or Uses	MF ³
Public-Facing ¹	60
Other Facades ²	60
Table Notes: 1. Public Facing refers to building elevation(s) fronting on or most directly facing a public street or a rear/side elevation that abuts a parking lot of a separate use, e.g., shopping center with pad sites. 2. Other Facades refers to interior side or rear elevations. 3. MF = Multiple Family Structures regardless of Zoning District.	

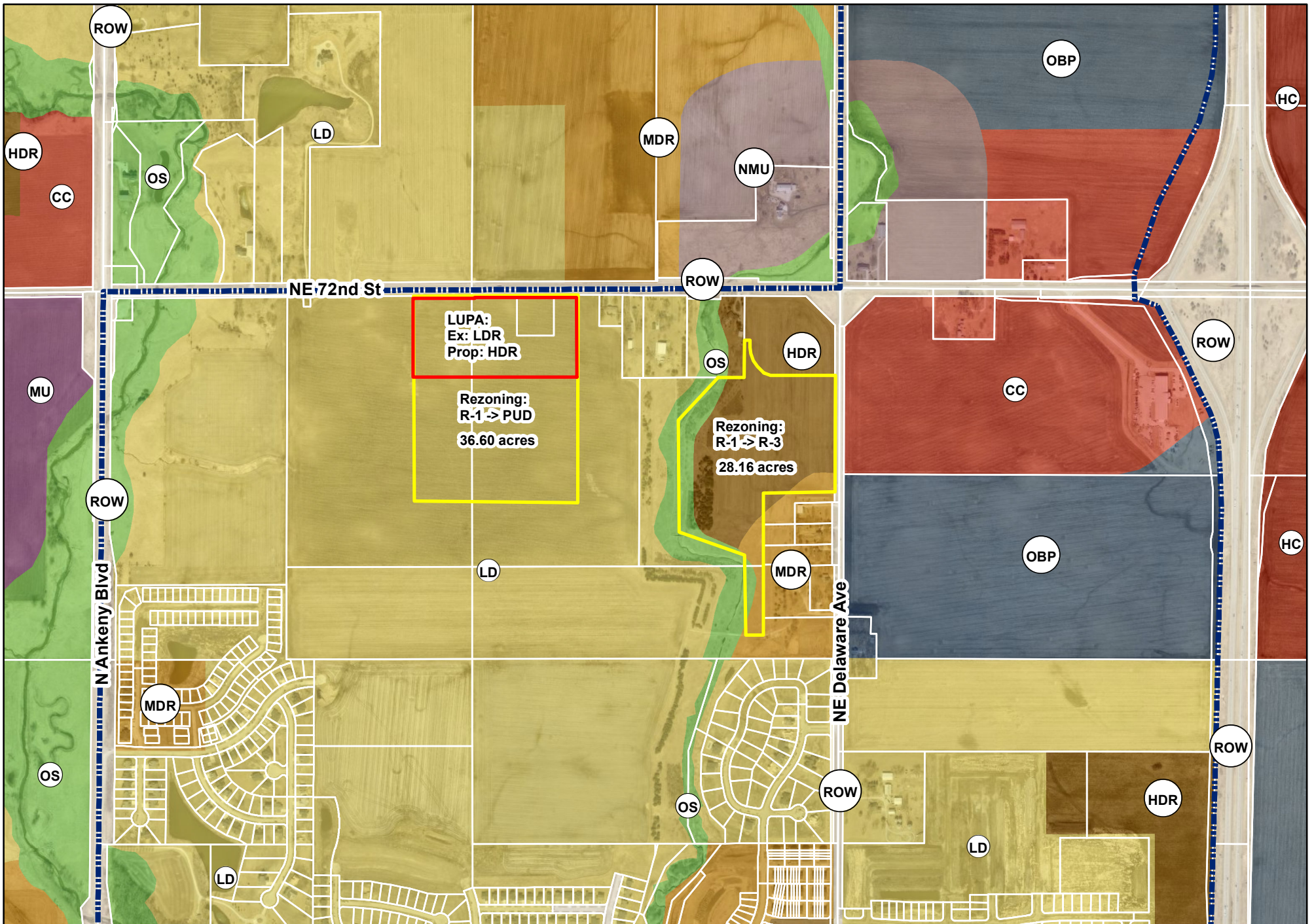






1 inch = 900 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Aerial Map**



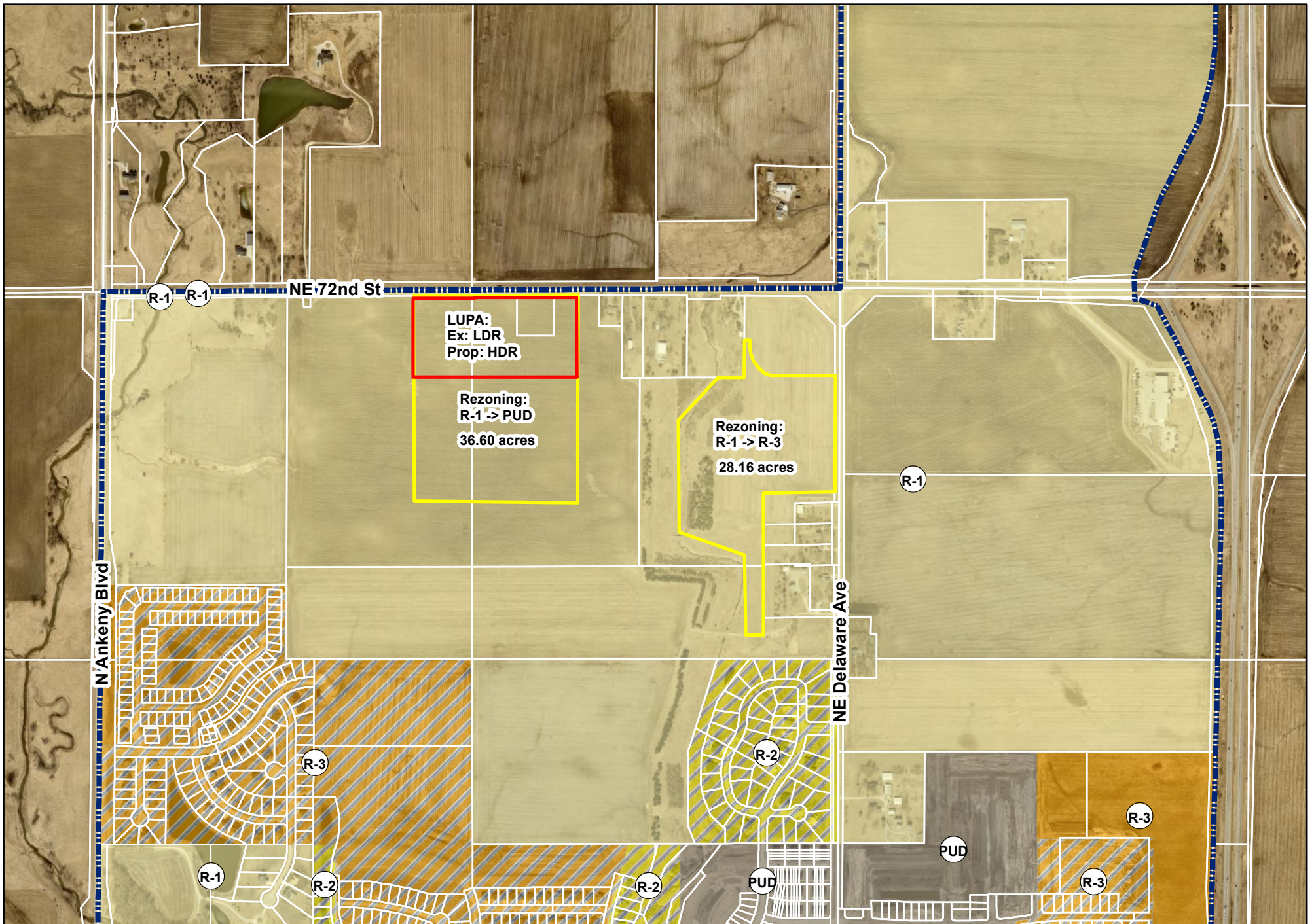
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1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Future Land Use Map**



N



1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Zoning Map**



PLAN AND ZONING COMMISSION

December 19, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple-Family Residential District (Rezoning Area B)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

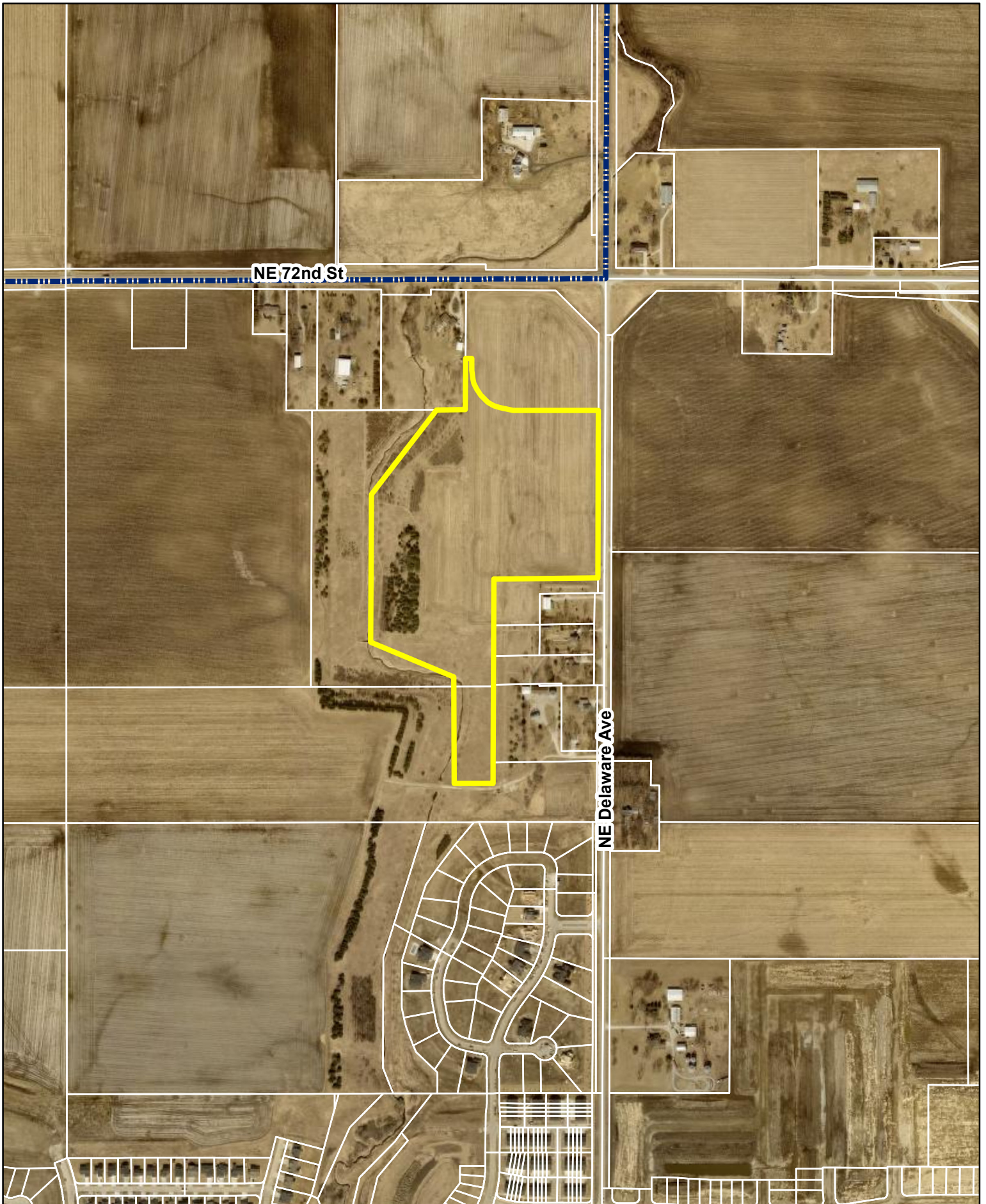
ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Phase 2 Rezoning Area B.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Area B Exhibit
 Zoning Map
 Future Land Use Map
 Combined Aerial Map
 Combined Future Land Use Map
 Combined Zoning Map



1 inch = 600 feet

Date: 12/14/2023

**Hope Kimberley Properties Phase 2
Rezoning Area B
Aerial Map**

Agenda Item: Hope Kimberley Properties Phase 2 - Land Use Map Amendment and Rezonings – Public Hearing
Report Date: December 14, 2023 *ESL*
Prepared By: Jake Heil
Associate Planner

Discussion

Hope Kimberley LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. This amendment is accompanied by two rezonings. The properties subject to the proposed map amendment and rezonings consist of five parcels that are approximately 64.76 acres; and are located south of NE 126th Avenue, and west of NE Delaware Avenue. The proposed land use map amendment and rezonings are as follows:

LUPA and Rezoning Area A:

The property subject to the proposed Land Use Plan Amendment consists of three parcels comprising of approximately 16.20 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential.

Existing: Low Density Residential (LDR)
--

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed: High Density Residential (HDR)

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

Accompanying the Land Use Plan Amendment request, is a request to rezone 36.60 acres (Rezoning Area A) from R-1 One Family Residential District to Planned Unit Development, PUD. Properties to the north are zoned Agricultural District, Polk County and properties to the east, west and south are zoned PUD.

The Hope Kimberley Property PUD's concept shows a total of 40 single-family lots and three outlots. Outlot Y is being proposed as multi-family, Outlot Z would be dedicated to the City as parkland and Outlot X will be privately owned and maintained by the developer where they plan to build a clubhouse and other amenities. The bulk regulations for the single-family area within the PUD are: Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The bulk regulations for the multi-family area would be: Front Yard – 25 ft, Rear Yard – 35 ft, Side Yard – 15 ft, with a maximum density of 18 units per acre. The PUD book also details a berm with landscaping around the perimeter of the multi-family area, different types of architecture character for single-family and multi-family and specific building material requirements for the multi-family area with a minimum of 60% primary building materials required on all elevations.

In addition to the above land use plan amendment and rezoning, the applicant is also requesting to rezone an additional area:

Rezoning Area B:

The applicant is also requesting to rezone 28.16 acres (Area B) from R-1 One Family Residential District to R-3, Multiple Family Residence District. The area subject to the rezoning consists of portions of two parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. Properties to the north are zoned R-1, One-Family Residence District and C-2, General Retail, Highway-Oriented and central Business Commercial District, properties to the west are zoned R-3, Multiple-Family Residence District, restricted to single family, properties to the south are zoned R-1, One-Family Residence District and PUD, while properties to the east are zoned R-1, One-Family Residence District. This rezoning request is in conformance with the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*, which shows the requested area as High Density Residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 82.29% for Area A, 60.17% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on December 7, 2023; and a legal notice of the proposed rezoning was published on December 8, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by December 6, 2023, providing the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on January 3, 2024.

October 20, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Jacob Heil
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 64.76 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 36.60 acres to a Planned Unit Development and 28.16 acres to R-3 Multiple-Family Residence District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

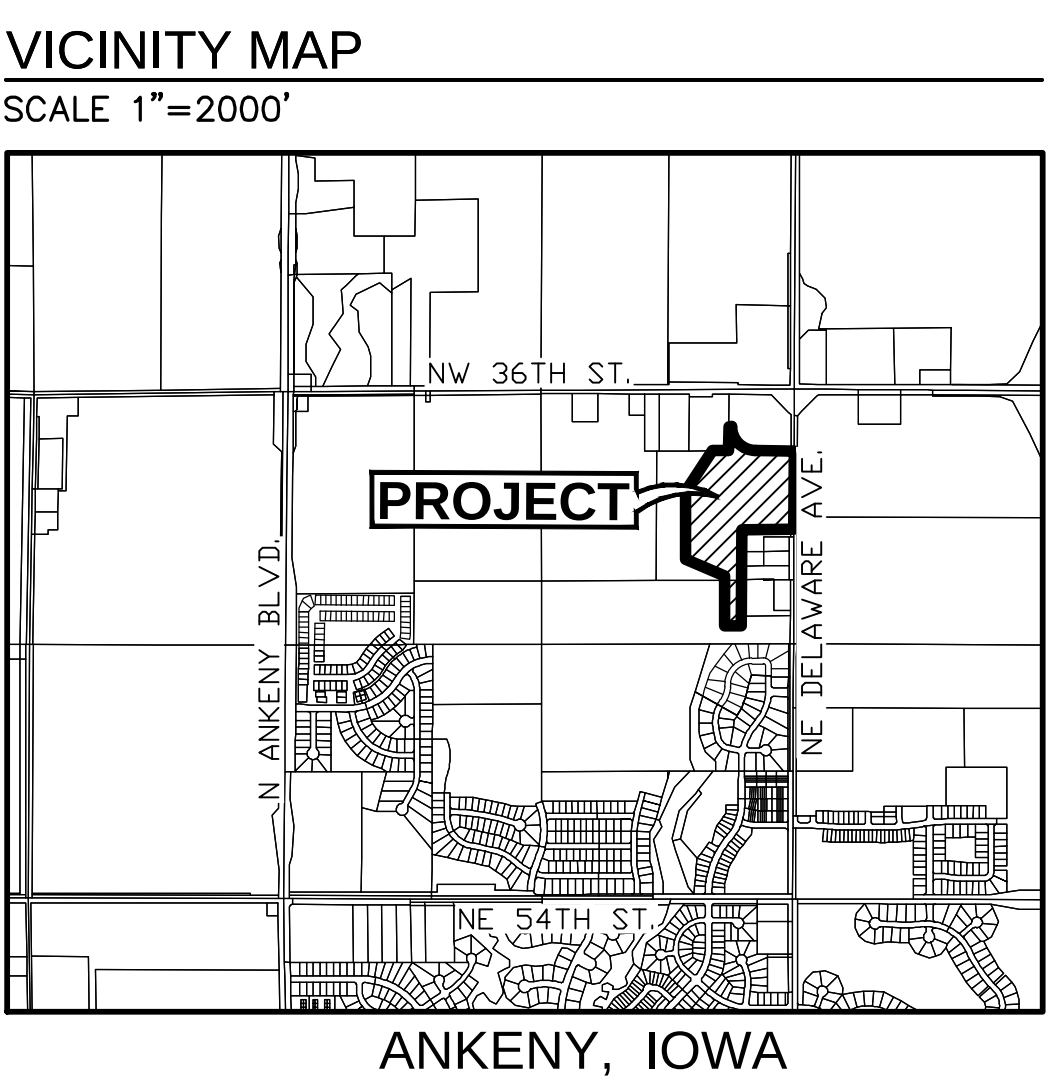
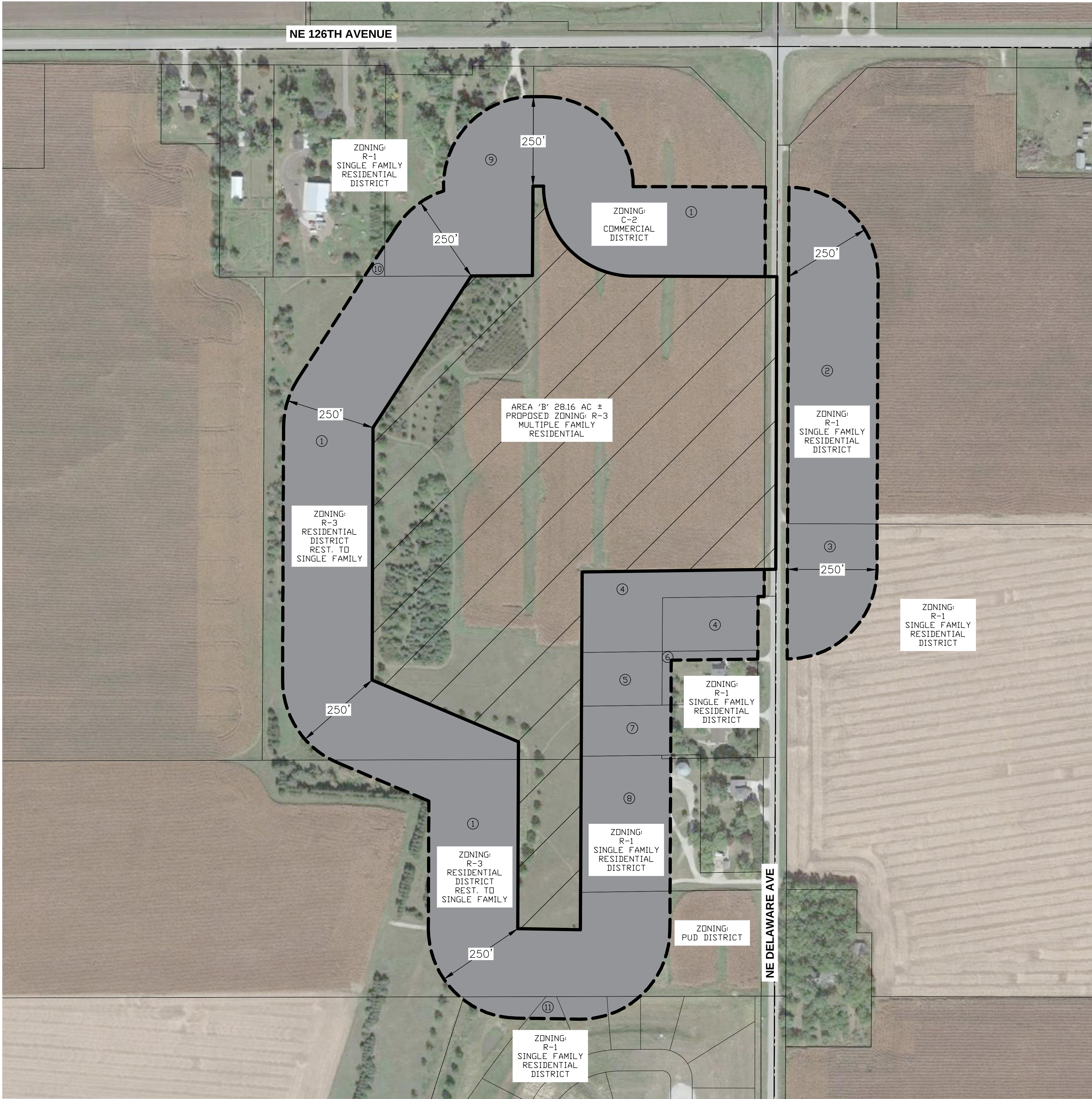
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



OWNER
HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

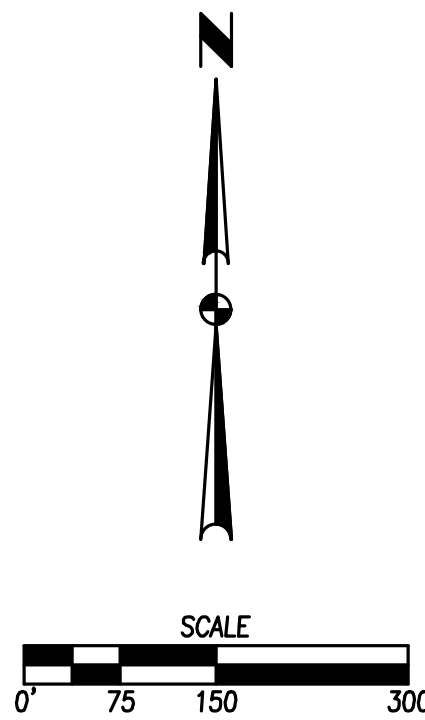
APPLICANT
KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

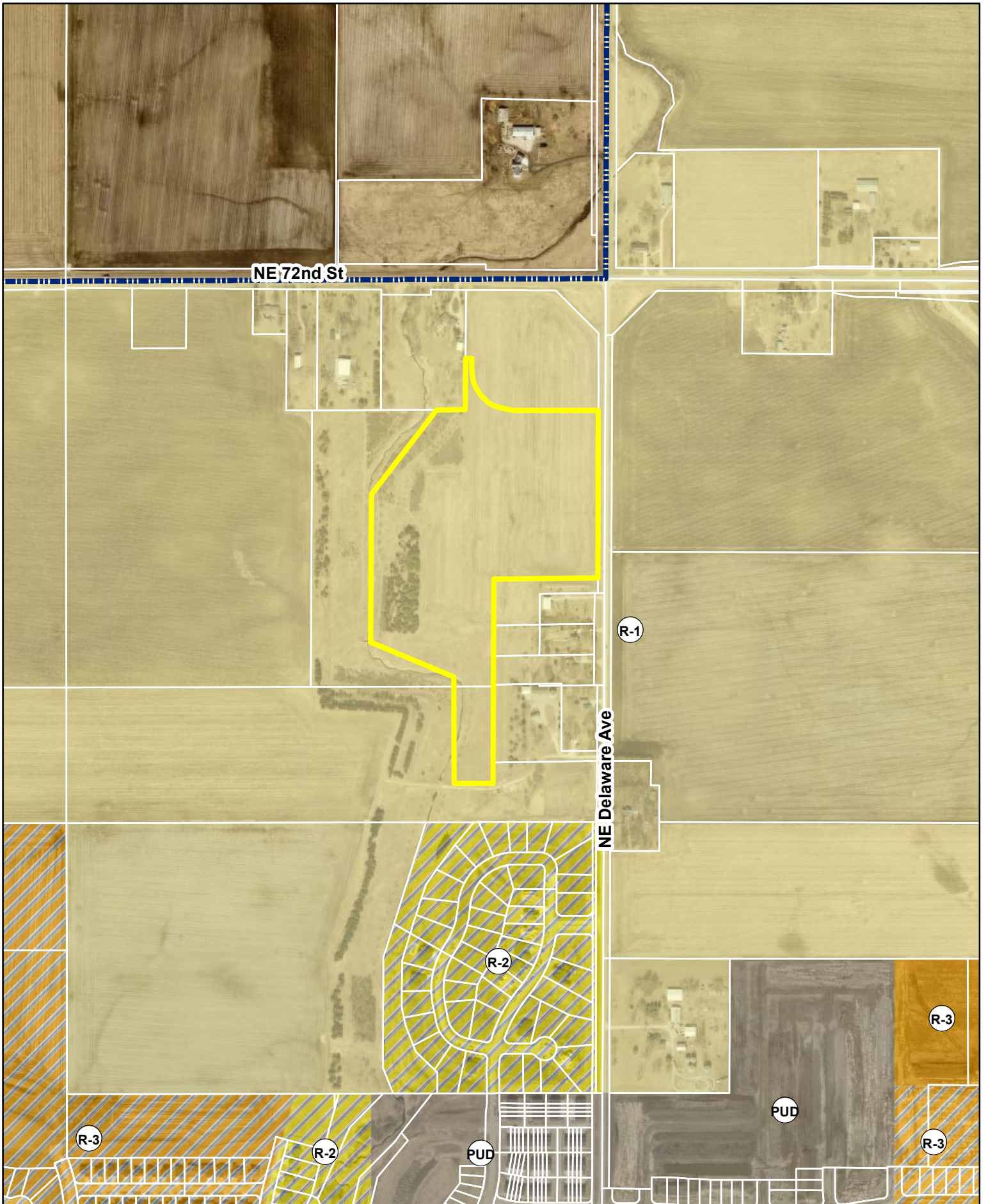
ZONING:
EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL
PROPOSED: R-3 - MULTIPLE FAMILY RESIDENTIAL

REZONING DESCRIPTION - AREA 'B':
A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET; THENCE SOUTH 89°42'06" EAST, 30.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS SOUTH 44°44'22" EAST, 353.79 FEET; THENCE SOUTH 89°46'18" EAST, 402.52 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°13'22" WEST ALONG SAID EAST LINE, 817.78 FEET TO THE NORTHEAST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE SOUTH 89°15'05" WEST ALONG THE NORTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 541.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST ALONG THE WEST LINE OF SAID PARCEL "2018-191", A DISTANCE OF 895.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST, 104.49 FEET; THENCE NORTH 89°04'19" WEST, 174.76 FEET; THENCE NORTH 00°12'25" EAST, 522.09 FEET; THENCE NORTH 67°10'04" WEST, 444.03 FEET; THENCE NORTH 00°13'22" EAST, 705.09 FEET; THENCE NORTH 32°56'05" EAST, 505.04 FEET TO THE SOUTH LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF THE NORTHEAST QUARTER; THENCE NORTH 89°42'59" EAST ALONG SAID SOUTH LINE, 171.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.16 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	20.2	53.72%	X
2	RUETER, TODD & ALEX; PAIGE BENLAALA	5.1	13.55%	
3	HOPE K FARMS LLC	1.9	4.95%	X
4	ABDUHL, ALAN	2.6	6.84%	
5	ABDUHL, WAYNE	0.8	2.06%	
6	KEASLER, SAMUEL & KEASLER	0.2	0.60%	
7	HAUS, JILL & SHANNON	0.8	2.14%	
8	VAN DYKE, JUDITH & ROBIN	2.2	5.81%	
9	SEUNTJENS, CHRISTOPHER & IRENE	3.3	8.67%	
10	GROVE, KELLY & KATIE	0.1	0.15%	
11	BILL KIMBERLEY, LC	0.6	1.50%	X
		37.5	98.50%	60.17%





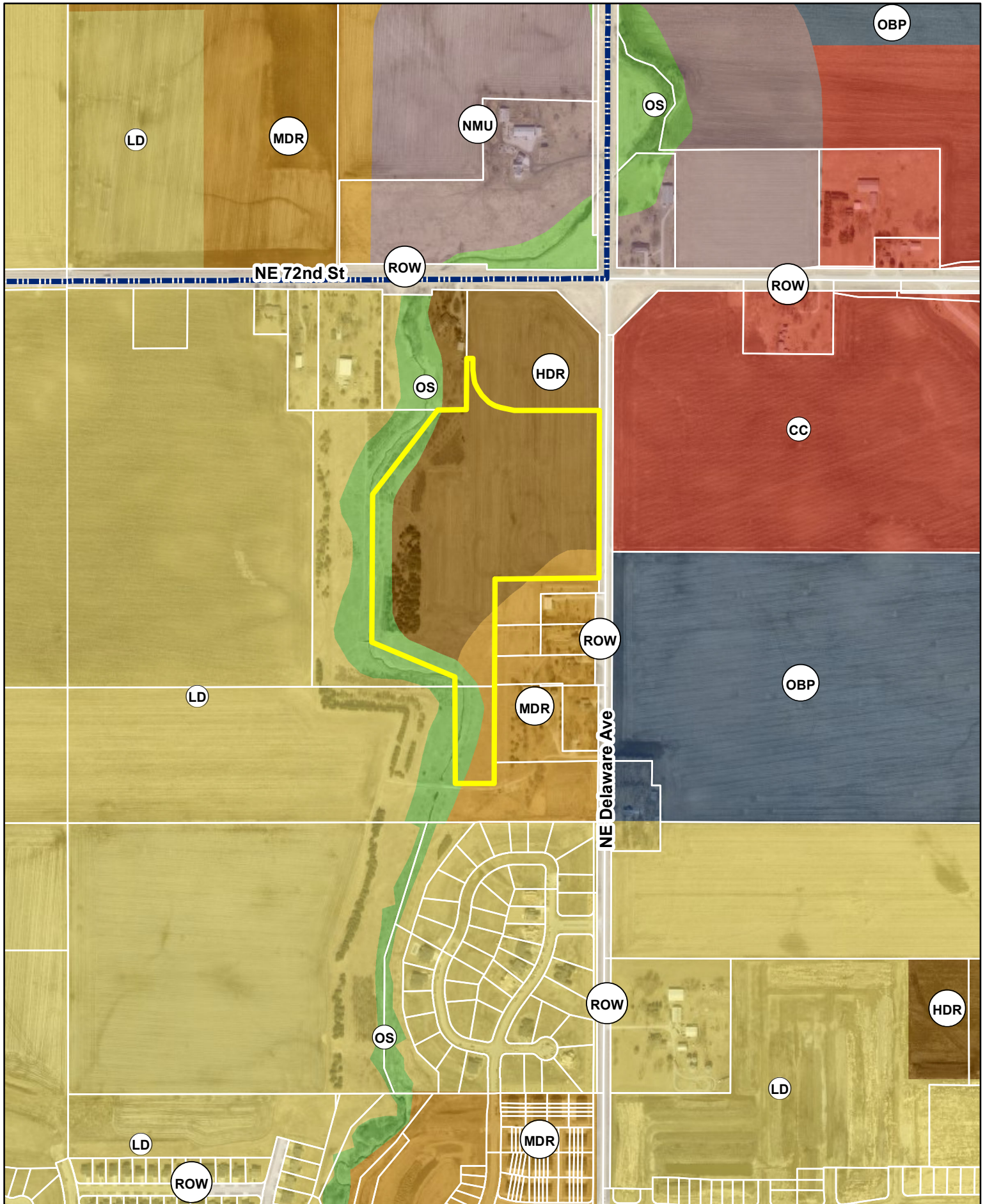
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1 inch = 600 feet

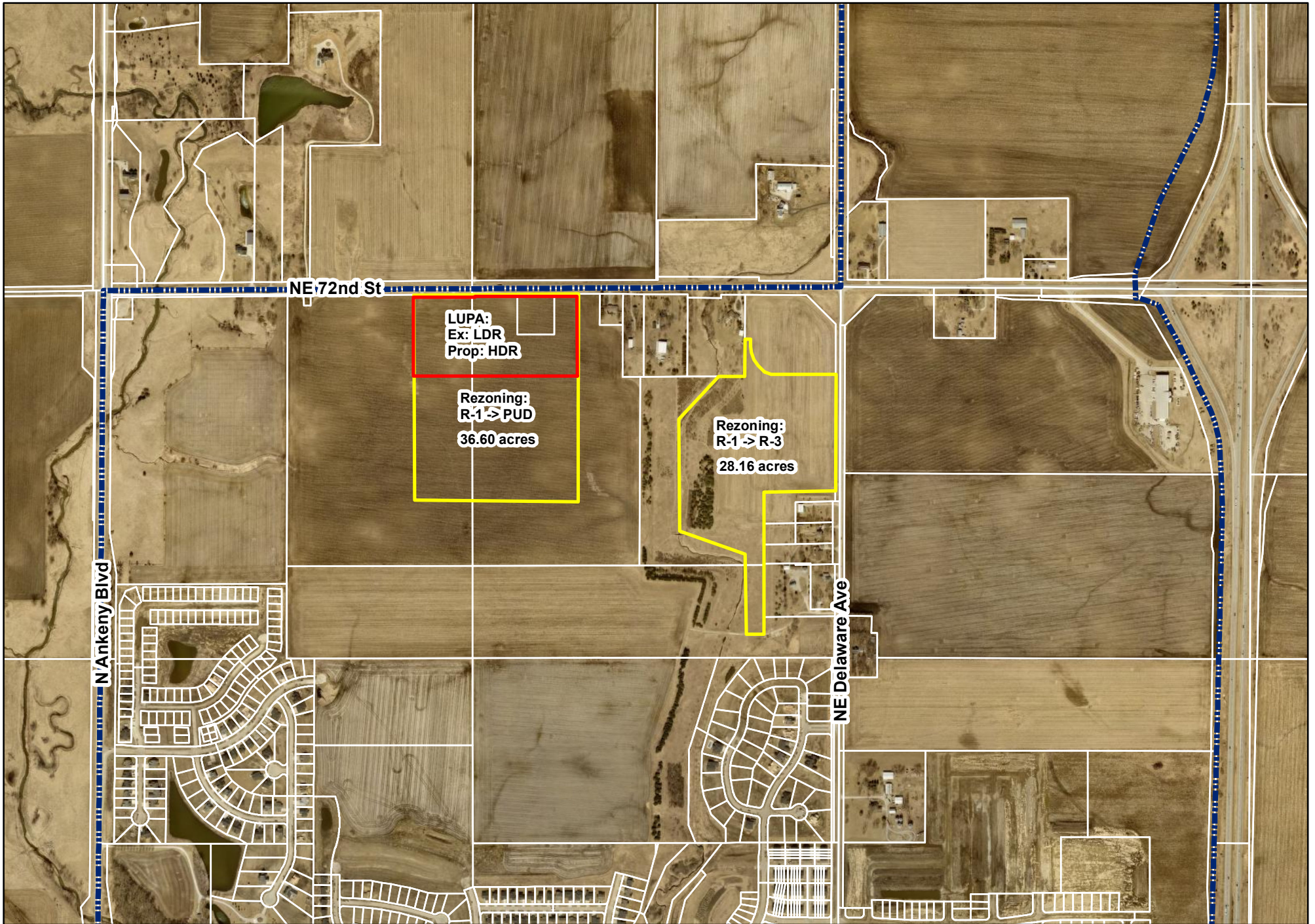
Date: 12/14/2023

**Hope Kimberley Properties Phase 2
Rezoning Area B
Zoning Map**



N
1 inch = 600 feet
Date: 12/14/2023

**Hope Kimberley Properties Phase 2
Rezoning Area B
Future Land Use Map**



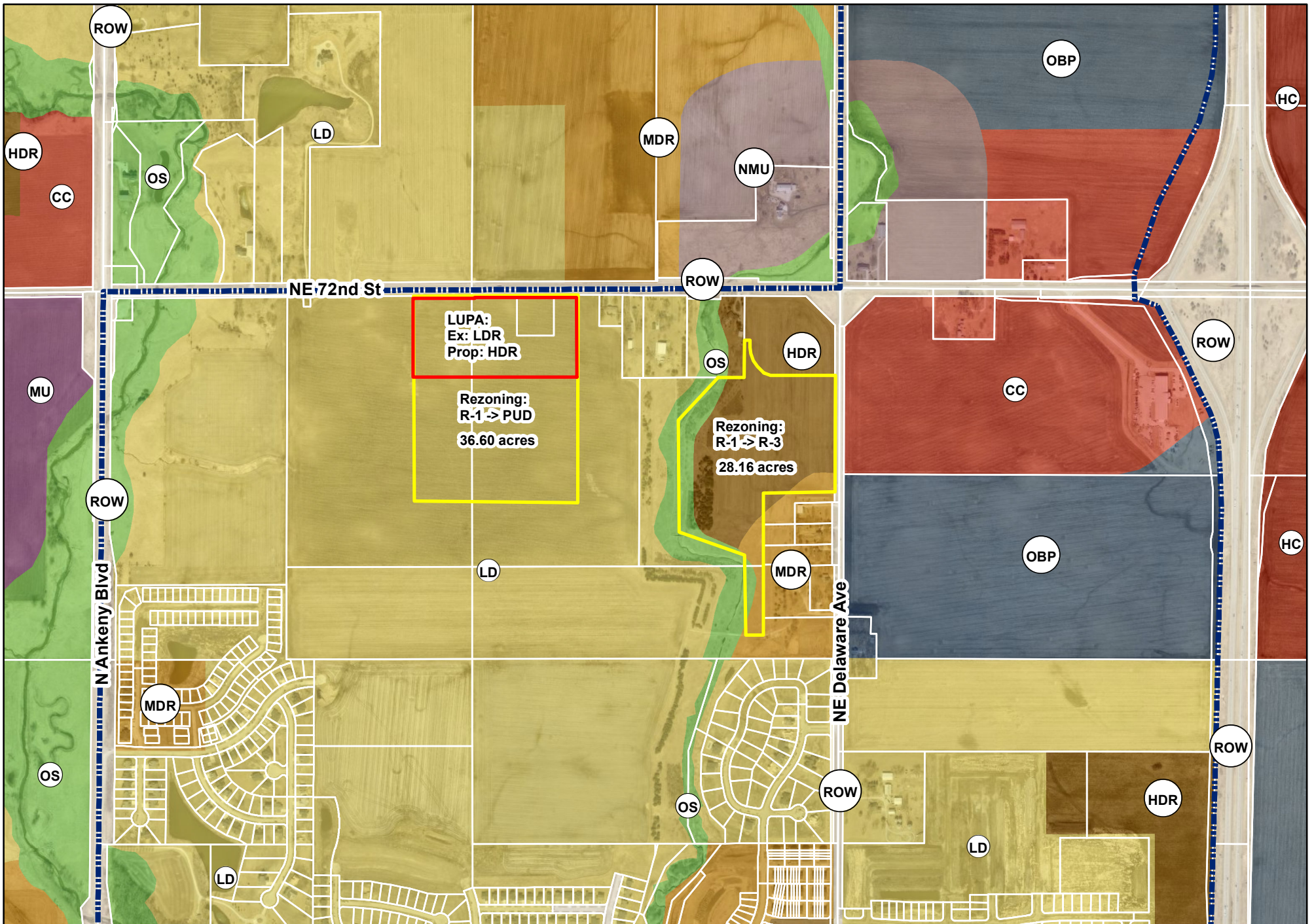
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1 inch = 900 feet

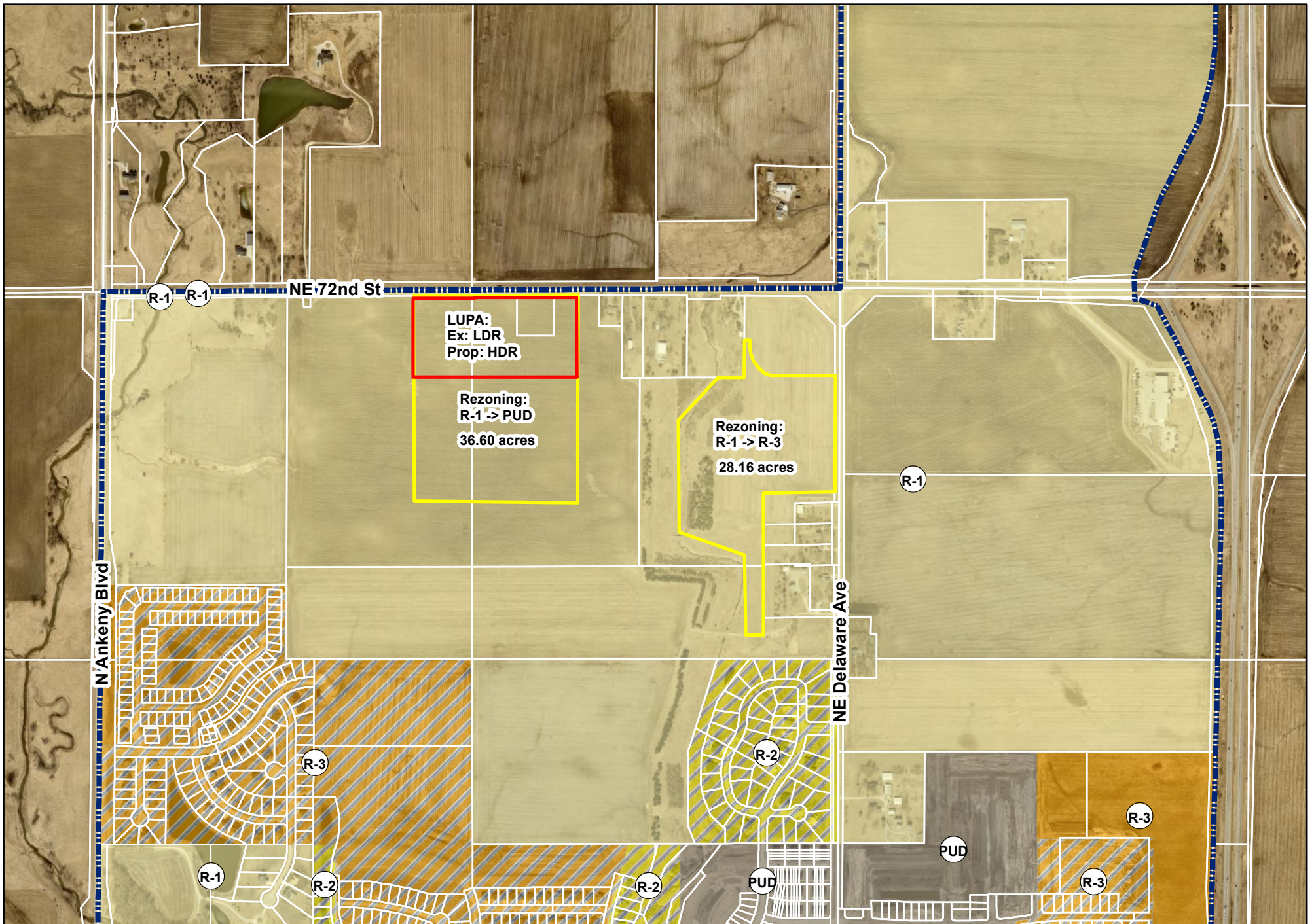
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Aerial Map**



1 inch = 900 feet
Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Future Land Use Map**



N



1 inch = 900 feet

Date: 12/14/2023

**Hope Kimberley Properties - Phase 2
Land Use Plan Amendment & Rezoning
Zoning Map**