



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, August 19, 2025
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the August 19, 2025 Agenda

Consider MOTION to approve and accept the August 19, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the August 5, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the August 5, 2025 minutes of the Plan and Zoning Commission meeting.

2. Darling Acres Plat 1 Preliminary Plat (County)

Consider MOTION to recommend City Council approval of Darling Acres Plat 1 Preliminary Plat.

3. 2006 South Ankeny Boulevard - DMACC Industrial Trades Site Plan

Consider MOTION to approve the site plan for 2006 South Ankeny Boulevard, DMACC Industrial Trades Site Plan.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. August 18, 2025 City Council Report
2. Tentative Agenda items for Wednesday, September 3, 2025
Set Public Hearing for Wednesday, September 3, 2025 at 6:30 p.m. to consider:
*Request to amend the Corporate Woods Business Park PUD for property owned by Knapp-Elwell LC.
3. Commissioner's Reports

H. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 19, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Approval of the August 19, 2025 Agenda

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the August 19, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 19, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Minutes of the August 5, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the August 5, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-08-05

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 5, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 5, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Lisa West, Todd Ripper, Glenn Hunter, Trina Flack, and Phil Tuning.

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the August 5, 2025 agenda without amendments. Second by G.Hunter.
All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

Chair Rapp shared that this portion of the meeting is for members of the public to speak regarding items, which are not listed as a public hearing on the agenda. When addressing the Commission, please provide your name, address, and use the podium.

There were no public comments.

CONSENT AGENDA ITEMS

Item #1. Minutes of the July 22, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the July 22, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 6925 SE Four Mile Drive – Old Dominion Freight Line Terminal Expansion Site Plan

Motion to approve the site plan for 6925 SE Four Mile Drive, Old Dominion Freight Line Terminal Expansion.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #2. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

Item #3. Trestle Ridge Estates Phase 3 Preliminary Plat

Staff Report: L.Hutzell reported the Trestle Ridge Estates Phase 3 Preliminary Plat is a proposed 31.2-acre plat in the northwest quadrant of Ankeny, located east of NW Weigel Drive and south of the High Trestle Trail. It is currently zoned PUD, Planned Unit Development. She explained that the project includes the construction of 54-single family residential lots, an outlot sized at 10.68 acres for multi-family residential restricted to 10 units/acre and three outlots for open space/storm water management. The proposal includes public and private streets, and public utilities. She provided an overview of the public and private streets, including development access and noted that the preliminary plat shows a temporary turn around at the east end of NW 23rd for utilization during the construction phase. L.Hutzell further provided details on water service, storm sewer and noted that the drainage study was submitted with the preliminary plat. A floodplain permit will be required prior to any groundwork. She shared that the City's Parks Department has agreed to accept payment in lieu of parkland. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Phase 3 Preliminary Plat; and accept the public street name NW Trailside Drive.

T.Rapp inquired about the length of the turnaround on the east end of NW 23rd Street.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, said that NW 23rd Street will eventually extend to the east with a cul-de-sac. She noted that it would be a long dead-end street since the property is surrounded by a creek on all sides. They presented an aerial map showing the layout of the cul-de-sac.

R.Weisheit asked if there would be enough space for the detention pond in Outlot X when developed. Erin Ollendike responded, yes. She said between the three ponds they will satisfy what is needed for the development.

Motion by T.Flack to recommend City Council approval of the Trestle Ridge Estates Phase 3 Preliminary Plat and accept the public street name NW Trailside Drive. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the August 4, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, August 19, 2025 Plan and Zoning Commission meeting and the July 2025 Building Permits Report.

Commissioner's Reports

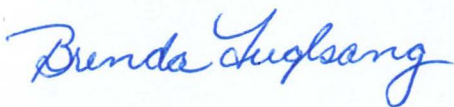
G.Hunter said that he heard homeowners are delisting their homes for sale, and it is up 47% from this time last year. He commented that this seems to follow in line with the building permit report on single-family homes.

T.Flack asked if there was a reason for the sidewalk gap on NW Weigel Drive. E.Jensen responded that he would follow up with the public works department and send the information to the Commission.

R.Weisheit asked if there was a timeline for NW 9th Street to be completed. E.Jensen shared that he will look into the project and send the information to the Commission.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by G.Hunter. Meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 19, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Darling Acres Plat 1 Preliminary Plat (County)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

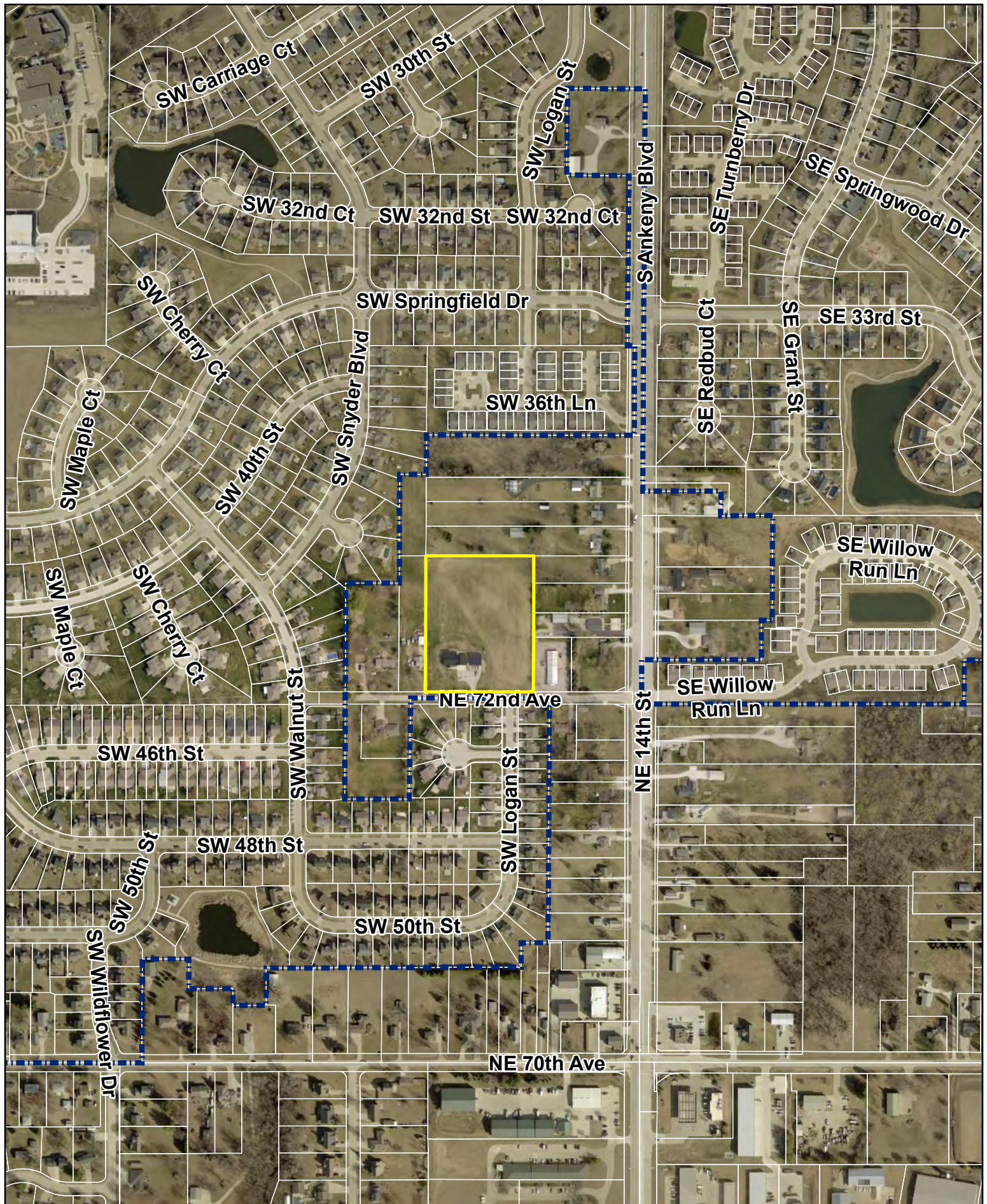
ACTION REQUESTED

Consider MOTION to recommend City Council approval of Darling Acres Plat 1 Preliminary Plat.

ATTACHMENTS

1. Aerial Map

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



Agenda Item: Darling Acres Plat 1 – Preliminary Plat (County)

Report Date: August 14, 2025

Prepared by: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Darling Acres Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

Darling Acres Plat 1 is a proposed 4.54-acre (+/-) preliminary plat situated in the County near the southern edge of Ankeny's Corporate Limits and just west of Highway 69 (S Ankeny Blvd). The proposed plat lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is located within the City of Ankeny Planning Boundary.

The plat area is zoned under Polk County's zoning regulations as LDR, Low Density Residential District and has a single-family residence and an accessory structure on the property. The subject area is indicated in The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map as Low Density Residential. The applicant is proposing to subdivide the land into two lots; one lot for the existing residence and accessory structure and the other lot for a future structure. Lot 2, the undeveloped lot, shall be required to make water and sanitary connections to the City of Ankeny at the time of future construction.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.

July 29, 2025

Planning & Zoning Commission and City Council Members
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

RE: DARLING ACRES PLAT 1
1200 NE 72ND AVE
ANKENY, IA 50023
PROPOSED MAJOR SUBDIVISION – PRELIMINARY PLAT

Dear Members of Planning & Zoning and City Council Members:

On behalf of the Owner/Developer, Lucas Darling, please find accompanying the Preliminary Plat for Darling Acres Plat 1. These documents have been prepared in accordance with City of Ankeny's standards and specifications. The included Preliminary Plat reflects comments received from City staff and dated July 18, 2025.

The Preliminary Plat proposes two (2) single family residential lots on approximately 4.54 acres. The site location is within the unincorporated limits of Polk County, but within the jurisdictional review territory of the City of Ankeny. The site is zoned "LDR" Low Density Residential District. The subject property is located 347 feet west of the intersection of NE 72nd Avenue and NE 14th Street and has approximately 397.5 feet of frontage to the south along NE 72nd Avenue. The subject property is addressed as 1200 NE 72nd Avenue, Ankeny and contains an existing single-family residence, accessory structure, and driveway entrance onto NE 72nd Avenue.

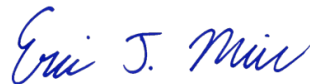
The proposed subdivision will create two (2) single-family residential lots. Lot 1 is a 2.60-acre single-family residential lot that will contain the existing dwelling, accessory building, utility service connections, and access onto NE 72nd Avenue. Lot 2 is a 1.94-acre single-family residential lot proposed to contain a future dwelling.

The dwelling on Lot 1 is connected to City sanitary sewer and DMWW water. The proposed Lot 2 dwelling will be also be required to connect to City sanitary sewer and City water located on the north side of NE 72nd Avenue.

We respectfully request the City's review and approval of the documents as presented. Should you have any questions on this matter, or require additional information, please contact us at 515-964-2020.

Sincerely

SNYDER & ASSOCIATES, INC.



Eric J. Miller, PLS

DARLING ACRES PLAT 1

MAJOR PRELIMINARY PLAT

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIC J. MILLER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
ERICMILLER@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT W397.5' OF E797.5' OF N500.4' OF S545.44'
N1/2 OF SW1/4
SECTION 35-80N-24W
REQUESTED BY:
LUCAS DARLING

LEGEND

Features	Existing
Spot Elevation	93.0
Contour Elevation	93
Fence (Barbed, Field, Hog)	— x — x —
Fence (Chain Link)	— — — — —
Fence (Wood)	— • — • —
Fence (Silt)	— — — — —
Tree Line	— — — — —
Tree Stump	— — — — —
Deciduous Tree \ Shrub	— — — — —
Coniferous Tree \ Shrub	— — — — —
Communication	— C(*) —
Overhead Communication	— OC(*) —
Fiber Optic	— FO(*) —
Underground Electric	— E(*) —
Overhead Electric	— OE(*) —
Gas Main with Size	— 4" G(*) —
High Pressure Gas Main with Size	— 4" HP G(*) —
Water Main with Size	— 8" W(*) —
Sanitary Sewer with Size	— 8" S(*) —
Duct Bank	— DUCT(*) —
Test Hole Location for SUE w/ID	— — — — —

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	12" ST
Storm Sewer with Size	— — — — —
Storm Manhole	— — — — —
Single Storm Sewer Intake	— — — — —
Double Storm Sewer Intake	— — — — —
Fire Hydrant	— — — — —
Fire Hydrant on Building	— — — — —
Water Main Valve	— — — — —
Water Service Valve	— — — — —
Well	— — — — —
Utility Pole	— — — — —
Guy Anchor	— — — — —
Utility Pole with Light	— — — — —
Utility Pole with Transformer	— — — — —
Street Light	— — — — —
Yard Light	— — — — —
Electric Box	— — — — —
Electric Transformer	— — — — —
Traffic Sign	— — — — —
Communication Pedestal	— — — — —
Communication Manhole	— — — — —
Communication Handhole	— — — — —
Fiber Optic Manhole	— — — — —
Fiber Optic Handhole	— — — — —
Gas Valve	— — — — —
Gas Manhole	— — — — —
Gas Apparatus	— — — — —
Fence Post or Guard Post	— — — — —
Underground Storage Tank	— — — — —
Above Ground Storage Tank	— — — — —
Sign	— — — — —
Satellite Dish	— — — — —
Mailbox	— — — — —
Soil Boring	— — — — —

UTILITY WARNING

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

UTILITY INFORMATION QUALITY SERVICE LEVELS

QUALITY LEVEL "D" INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS. IT MAY PROVIDE AN OVERALL "FEEL" FOR THE CONGESTION OF UTILITIES, BUT IT IS OFTEN HIGHLY LIMITED IN TERMS OF COMPREHENSIVENESS AND ACCURACY. ITS USEFULNESS, THEREFORE, SHOULD BE CONFINED TO RURAL PROJECTS WHERE UTILITIES ARE NOT PREVALENT, OR ARE NOT TOO EXPENSIVE TO REPAIR OR RELOCATE.

QUALITY LEVEL "C" INVOLVES SURVEYING VISIBLE, ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC., AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS. WHEN USING THIS INFORMATION, IT IS NOT UNUSUAL TO FIND THAT MANY UNDERGROUND UTILITIES HAVE BEEN EITHER OMITTED OR ERRONEOUSLY PLOTTED. ITS USEFULNESS, THEREFORE, SHOULD BE CONFINED TO RURAL PROJECTS WHERE UTILITIES ARE NOT PREVALENT, OR ARE NOT TOO EXPENSIVE TO REPAIR OR RELOCATE.

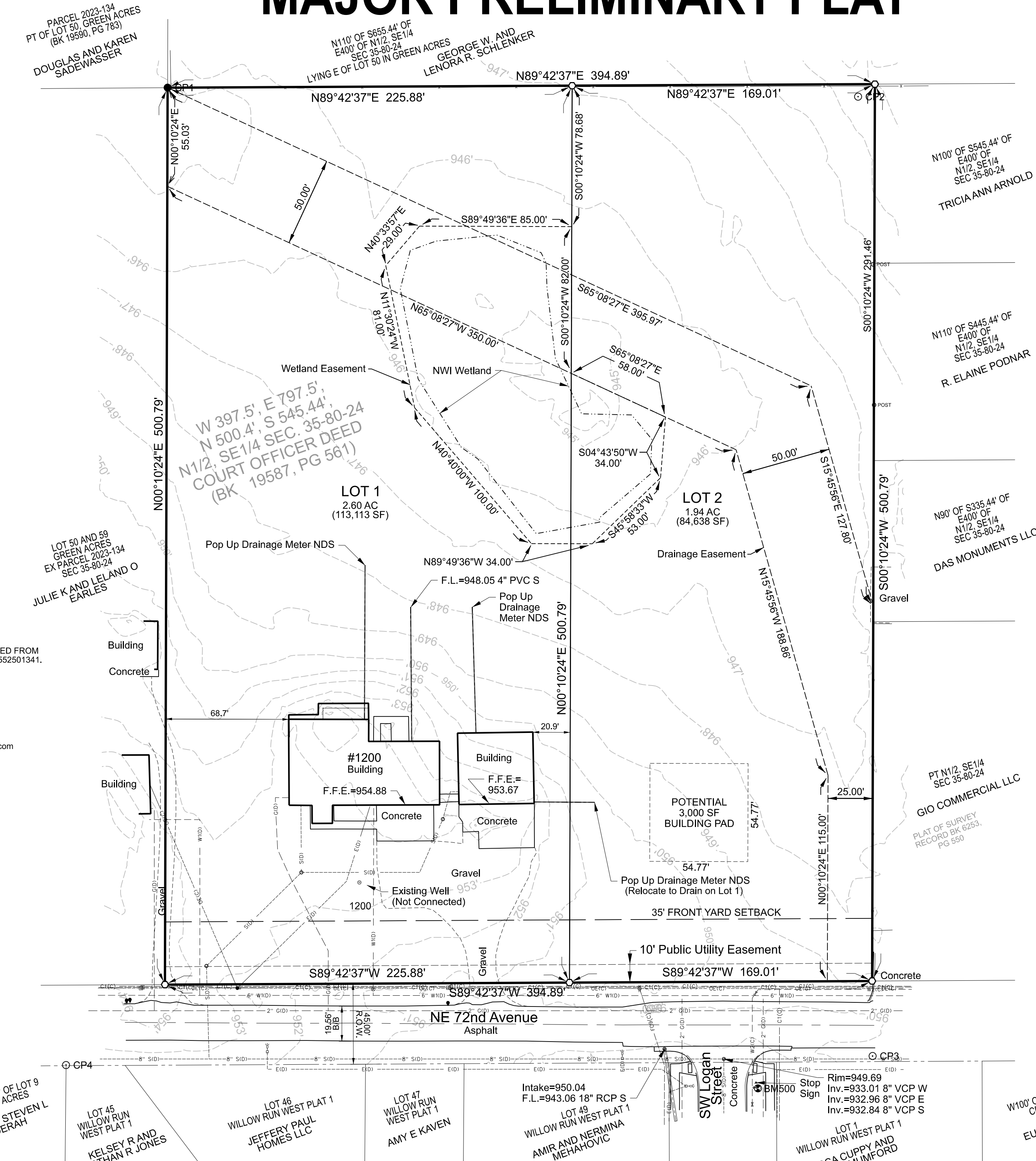
QUALITY LEVEL "B" INVOLVES USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES. THIS ACTIVITY IS CALLED "DESIGNATING". TWO-DIMENSIONAL MAPPING INFORMATION IS OBTAINED. THIS INFORMATION IS USUALLY SUFFICIENT TO ACCOMPLISH PRELIMINARY ENGINEERING GOALS. DECISIONS CAN BE MADE ON WHERE TO PLACE STORM SEWER DRAINAGE SYSTEMS, FOOTINGS, FOUNDATIONS, AND OTHER DESIGN FEATURES IN ORDER TO AVOID CONFLICTS WITH EXISTING UTILITIES. SLIGHT ADJUSTMENTS IN THE DESIGN CAN PRODUCE SUBSTANTIAL COST SAVINGS BY ELIMINATING UTILITY RELOCATIONS.

QUALITY LEVEL "A" INVOLVES THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT CRITICAL POINTS TO DETERMINE THE PRECISE HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS. THIS ACTIVITY IS CALLED "LOCATING". IT IS THE HIGHEST LEVEL PRESENTLY AVAILABLE. WHEN SURVEYED AND MAPPED, PRECISE PLAN AND PROFILE INFORMATION IS AVAILABLE FOR USE IN MAKING FINAL DESIGN DECISIONS. BY KNOWING EXACTLY WHERE A UTILITY IS POSITIONED IN THREE DIMENSIONS, THE DESIGNER CAN OFTEN MAKE SMALL ADJUSTMENTS IN ELEVATIONS OR HORIZONTAL LOCATIONS AND AVOID THE NEED TO RELOCATE UTILITIES. ADDITIONAL INFORMATION SUCH AS UTILITY MATERIAL, CONDITION, SIZE, SOIL CONTAMINATION, AND PAVING THICKNESS ALSO ASSISTS THE DESIGNER AND UTILITY OWNER IN THEIR DECISIONS.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552501341.

C1-COMMUNICATION LINE	CENTURYLINK/LUMEN Sadie Hull 918-547-0147 sadie.hull@lumen.com
E-UNDERGROUND ELECTRIC OE-OVERHEAD ELECTRIC G-GAS MAIN	MIDAMERICAN ENERGY Jamie Near 515-252-6972 meo@midenergy.com
NO RESPONSE	MEDIA/COM Dave Meyers 515-991-7388 dme@mediacomcc.com
W1-WATER MAIN	DMWW Ed Clark 515-323-6244 onecallmaps@dmww.com
S-SANITARY SEWER ST-STORM SEWER W2-WATER MAIN	CITY OF ANKENY Amanda Hayden 515-963-3538 ahayden@ankenyiowa.gov
FO9-FIBER OPTIC	METRO FIBERNET, LLC Lori Kemper 812-213-1050 811design@metronet.com



CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM - ZONE 8 (AMES - DES MOINES) NAD83(2011)EPOCH 2010.00 IARTN DERIVED - US SURVEY FEET			
CP1	N=7525973.42 E=18530894.03 Z=944.26	FOUND 1/2" REBAR WITH ORANGE PLASTIC CAP #13286, NORTHWEST PROPERTY CORNER OF 1200 NE 72ND AVENUE.	
CP2	N=7525968.36 E=18531279.60 Z=949.87	SET 1/2" REBAR WITH RED PLASTIC CAP IN NORTHEAST CORNER OF 1200 NE 72ND AVENUE, +/-5' SOUTH OF PROPERTY LINE, +/-5' WEST OF PROPERTY LINE.	
CP3	N=7525432.64 E=18531287.69 Z=949.52	SET 1/2" REBAR WITH RED PLASTIC CAP, SOUTH SIDE OF NE 72ND AVENUE, IN-LINE WITH NORTH/SOUTH CURB ON NORTH SIDE OF ROAD, +/-5' SOUTH OF EDGE OF HMA.	
CP4	N=7525427.63 E=18530837.34 Z=951.43	FOUND 5/8" REBAR WITH BLUE PLASTIC CAP ILLEGIBLE, SOUTH OF NE 72ND AVENUE, +/-15' SOUTH OF 1150 NE 72ND AVENUE, +/-6' SOUTH SOUTHWEST OF SANITARY MANHOLE.	

BENCHMARKS

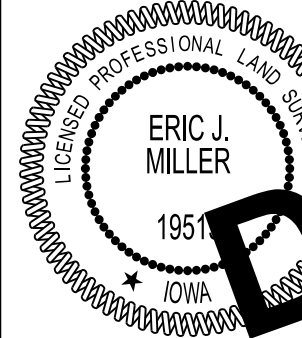
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A) IARTN DERIVED - US SURVEY FEET	
BM500	N=7525414.59 E=18531223.69 ELEV=951.47 ARROW ON HYDRANT, SOUTHEAST QUADRANT OF 72ND AND LOGAN STREET.

LEGEND

SURVEY

SECTION CORNER	FOUND	SET
1/2" REBAR, ORANGE PLASTIC CAP #19515 (UNLESS OTHERWISE NOTED)	▲	△
ROW MARKER	●	○
ROW RAIL	■	□
PLATTED DISTANCE	P	P
MEASURED BEARING AND DISTANCE	M	M
RECORDED AS	R	R
DEED DISTANCE	D	D
CALCULATED DISTANCE	C	C
YELLOW PLASTIC CAP	YPC	YPC
CENTERLINE		
SECTION LINE		
1/4 SECTION LINE		
1/4 1/4 SECTION LINE		
EASEMENT LINE		

FOUND	SET
▲	△
●	○
■	□
P	P
M	M
R	R
D	D
C	C
YPC	YPC



I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.	
Eric J. Miller	Date
19515	19515
License Renewal Date is December 31, 2026	
Pages or sheets covered by this seal:	
Sheets 1 of 1	

PLAT DESCRIPTION

COURT OFFICER DEED (BOOK 19587, PAGE 561)

THE WEST 397.5 FEET OF THE EAST 797.5 FEET OF THE NORTH 500.4 OF THE SOUTH 545.44 FEET THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 24, WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

OWNER/DEVELOPER

LUCAS AND BRANDY DARLING
1200 NE 72ND AVENUE
ANKENY, IA 50023
(515) 218-3806

LAND SURVEYOR

ERIC J. MILLER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020

DATE OF SURVEY

03-13-2025

BASIS OF BEARING

THE SOUTH LINE OF THE NE 1/4, SE 1/4 OF SECTION 35 IS ASSUMED TO BEAR SOUTH 89°35'58" WEST FOR THE PURPOSES OF THIS SURVEY.

ZONING

LDR - LOW DENSITY RESIDENTIAL DISTRICT

MEASURED AREA

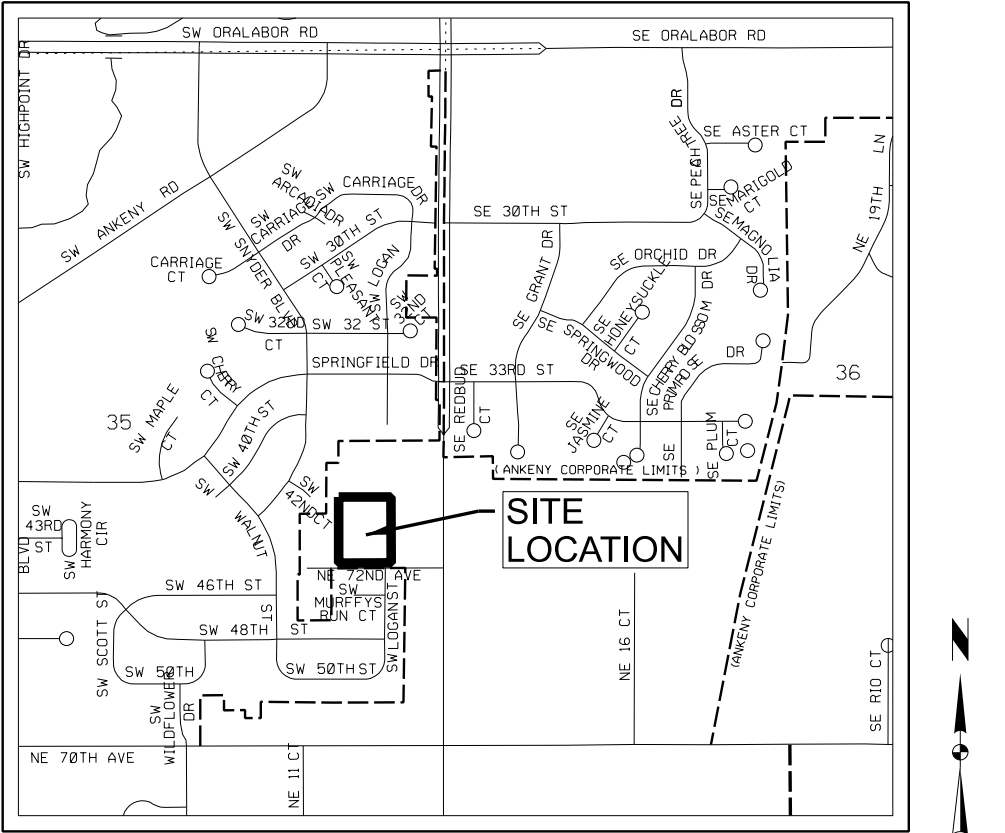
4.54 ACRES (197,751 S.F.)

BULK REGULATIONS

MIN. LOT AREA = 12,000 S.F.
MIN. LOT WIDTH = 75 FT
FRONT YARD SETBACK = 35 FT
REAR YARD SETBACK = 35 FT
SIDE YARD SETBACK = 10 FT
MAX BUILDING HEIGHT = 35 FT
MAX BUILDING COVERAGE = 30%

GENERAL NOTES

- WATER SUPPLY BY DES MOINES WATER WORKS HAS ALREADY BEEN ESTABLISHED TO LOT 1. LOT 2 OWNER SHALL BE INDIVIDUALLY RESPONSIBLE FOR MAKING WATER SERVICE CONNECTION WITH THE CITY OF ANKENY AT THE TIME OF FUTURE HOME CONSTRUCTION.
- LOT 2 WILL BE REQUIRED TO CONNECT TO EXISTING SANITARY SEWER. COORDINATE WITH CITY OF ANKENY PRIOR TO CONSTRUCTION.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- THE PROPERTY IS LOCATED IN ZONE X - AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19153C0205F HAVING AN EFFECTIVE DATE OF 2-01-2019.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT. FUTURE DRIVE FOR LOT 2 SHOULD ALIGN WITH SW LOGAN STREET.
- ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS IF ANNEXED INTO CITY OF ANKENY.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.



DARLING ACRES PLAT 1

MAJOR PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC.

POLK COUNTY, IOWA

2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

2	ANKENY COMMENTS RECD 7/18/25	07-23-25	SDB
1	POLK COUNTY COMMENTS RECD 7/10/25	07-17-25	SDB
MARK	REVISION	DATE	BY
Engineer:	Checked By: EJM	Scale: 1" = 40'	
Technician: SDB	Date: 06-04-2025	Field Bk:	Pg:
Project No: 125.0333			Sheet 1 of 1

Project No: 125.0333

Sheet 1 of 1



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 19, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

2006 South Ankeny Boulevard - DMACC Industrial Trades Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff Report Attached

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

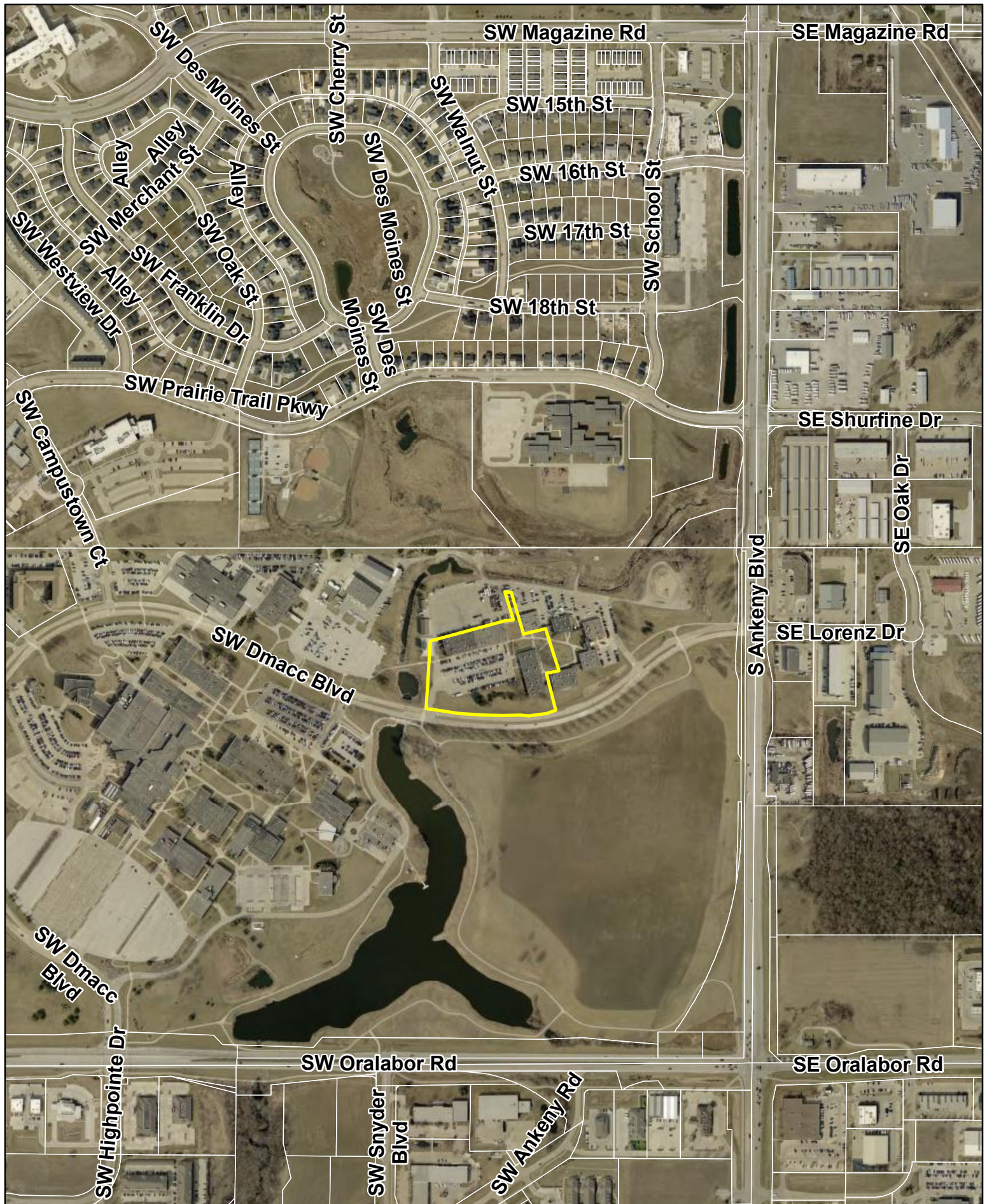
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 2006 South Ankeny Boulevard, DMACC Industrial Trades Site Plan.

ATTACHMENTS

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



Agenda Item: 2006 South Ankeny Boulevard – DMACC Diesel and Trades Site Plan
Report Date: August 13, 2025
Prepared by: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2006 South Ankeny Boulevard, DMACC Diesel and Trades.

Project Summary:

The subject property is located north of SW Oralabor Road and west of South Ankeny Boulevard on the DMACC Campus in the southwestern quadrant of Ankeny. The project site on the DMACC campus is approximately 6.40-acres (+/-) and is zoned U-1, Conservation and Public Utility District. The project area is bordered by existing campus buildings to the east and a private street to the south. The applicant is proposing to demolish two buildings within the project area to construct an approximate 66,723 square-foot facility that will be utilized by faculty and students.

The exterior of the proposed facility will be constructed primarily of precast concrete and thin brick, meeting the primary material requirements of the Code. A base of permanent materials is present around the majority of the structure; however, there is a section on the east side of the building that shows metal paneling near the base. The applicant has indicated that this area of the facility is likely where a future building expansion will happen, and therefore is requesting that metal paneling be allowed in that area. Although the requirement for a base of permanent materials is not technically present around the entirety of the building, staff feels that the intent of the Code is being met when factoring in future expansion plans. Lastly, the trash enclosure near the northwest corner of the site will be constructed of a permanent material, similar to what is shown on the primary structure.

The proposed site plan depicts one existing access point that leads from DMACC Boulevard (private street) to the existing parking area on the north side of the proposed building. An additional access point near the east side of the building that leads directly to a pull-through lab is being proposed as well. Proposed parking is limited with these plans as the DMACC campus as a whole utilizes multiple large parking areas throughout campus that allows for students and faculty to move from one building to another. With that being said, six parking stalls are proposed on the south side of the building.

The landscaping requirements of the Code have not been met with what's proposed on the site plan; however, given unique circumstance of project area being located on an already developed campus, and the lack of additional parking being proposed, staff was okay with the plans being short of what's required for landscaping plantings. Additionally, given that the proposed building will be utilized by diesel trucks moving in and out of the building regularly, staff felt that it was appropriate to limit plantings near the areas the trucks may frequent. Existing utilities are present in the area as the proposed building will be serviced with six-inch water and six-inch sanitary services. On-site drainage will be directed towards the existing detention pond near the west side of the project area.

Site Plan Worksheet
2006 South Ankeny Boulevard – DMACC Diesel and Trades Site Plan

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The proposed building is situated north of DMACC Boulevard near Buildings 14 and 20 on the northeast side of the DMACC campus. Additional parking areas are not being proposed with this site plan.

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

Parking requirements are not being applied to this site plan as DMACC has large parking areas located near the south end of campus that allows for students and faculty to move from one building to another without moving their personal vehicles.

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

Additional parking is limited with this site plan as adequate parking is already present on-campus. Sidewalks are proposed that will connect to existing sidewalks on-campus.

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

A traffic memo is currently being reviewed by staff. It is not anticipated that the proposed building will increase traffic as two building are being demolished in its place.

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

Additional parking areas are not being proposed with these plans.

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

A trash enclosure is proposed near the northwest side of the building. The enclosure will be constructed of primary materials to match the proposed building.

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

All services to the building will be underground.

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

Lighting on the site will be directed away from adjoining properties and downward.

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

Storm water will drain from one of the multiple storm water intakes on the site to the existing detention basin near the west side of the site.

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

The development will be serviced via six-inch water and six-inch sanitary lines. Existing utility lines are present in the area.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The proposed plans meet the open space requirements of the Code with the majority of the open space being provided on the south side of the proposed building.

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

The proposed landscaping does not meet the requirements of the Code; however, given the already developed campus and the use of the building for large diesel trucks, staff is okay with the landscaping being short of what's required.

B. Building Design

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

The proposed 66,674 square-foot building is comparable in size and scale to the other developments on the DMACC campus.

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

The building materials for the proposed building consist primarily of precast concrete, thin brick, and metal paneling. The minimum primary material requirements of the Code have been met.

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

The proposed trash enclosure/storage shed uses materials consistent with the primary structure on the site.

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

There is only one building being proposed on the project site.

C. Signs

Final design and allowances of signage will be determined with future sign permits.

D. Factors for Evaluation

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

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

The plans submitted generally conform to the written regulations of the City.

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

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

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

The layout and circulation system for traffic on the site is appropriate and comparable to similar development on the DMACC campus.

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

The proposed 66,674 square-foot building is comparable in scale and style to the existing developments on the DMACC campus. The building will be constructed primarily of precast concrete, thin brick, metal panels.

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

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

July 11, 2025

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

RE: DMACC TRADES AND INDUSTRY CENTER
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 124.1320

Dear Planning and Zoning Commission:

On behalf of the City of Ankeny, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The project consists of the demolition of two buildings and the construction of a 69,723 square foot facility.

Please find accompanying the following items:

- 4 copies of the Site Plan,
- 4 copies of the colored building elevations,
- 2 copies of the response letter
- 1 copy of the COSESCO Application
- 1 copy of the Floodplain Development Application

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

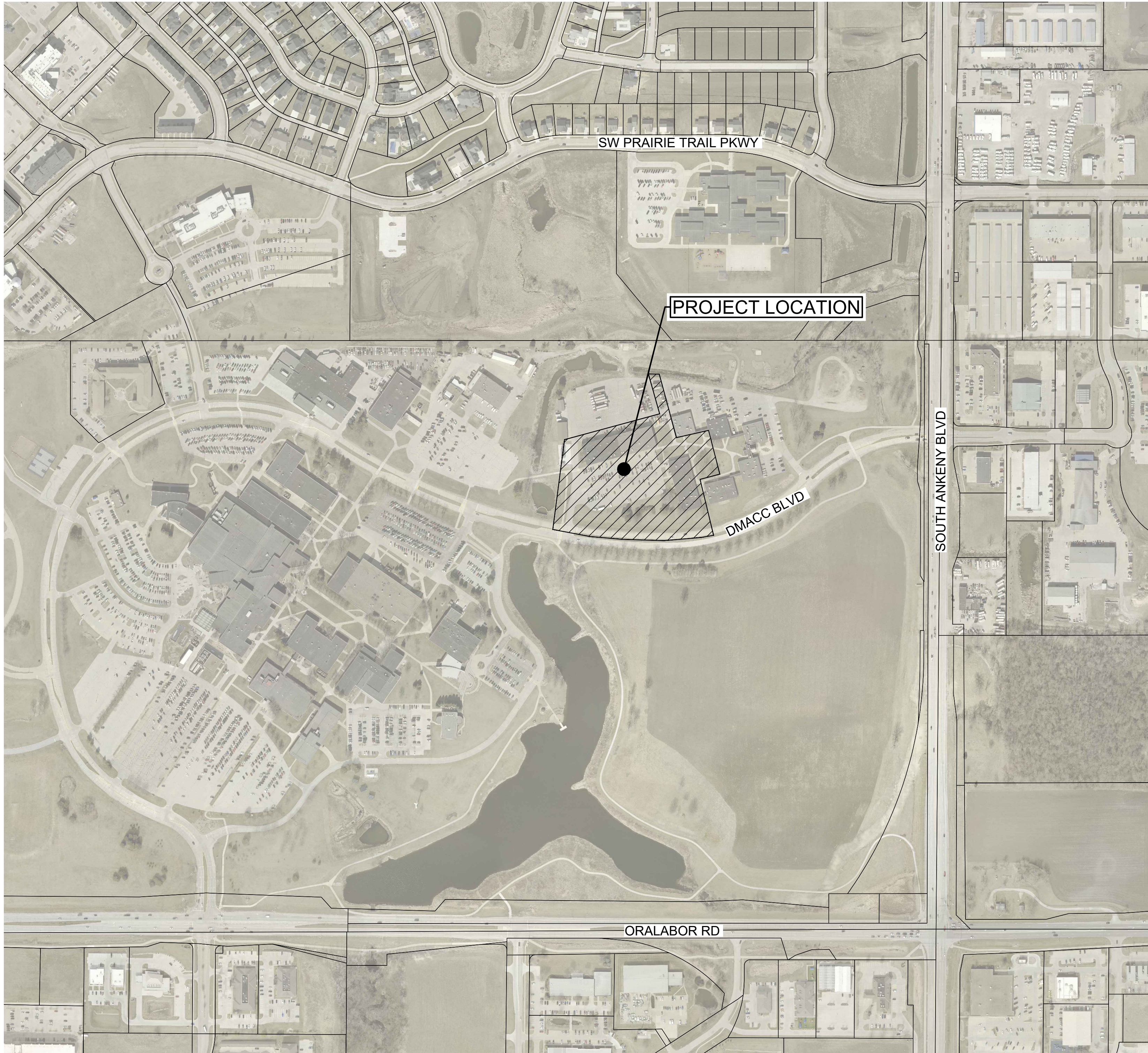
Sincerely,
SNYDER AND ASSOCIATES, INC.



Korey Marsh, P.E.

Cc: Joseph Baxter, DMACC
Adam Post, DLR
File

SITE PLAN
FOR
DMACC INDUSTRIAL TRADES
2006 SOUTH ANKENY BLVD.
CITY OF ANKENY, POLK COUNTY, IOWA



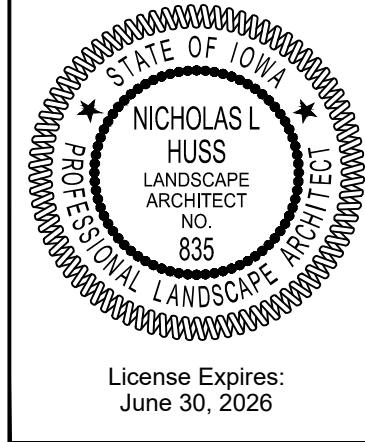
VICINITY MAP

OWNER/APPLICANT
DES MOINES AREA COMMUNITY COLLEGE
2006 S ANKENY BLVD
ANKENY, IA 50266
CONTACT: JOSEPH BAXTER
PHONE: (515) 964-6374

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
CONTACT: ERIC CANNON, PE
PHONE: (515)964-2020

INDEX OF SHEETS

- C0.1 TITLE SHEET
- C1.1 EXISTING CONDITIONS & PROJECT INFORMATION
- C1.2 DEMOLITION PLAN
- C2.1 DIMENSION PLAN
- C3.1 UTILITY PLAN
- C4.1 GRADING & EROSION CONTROL
- C5.1 PLANTING PLAN



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

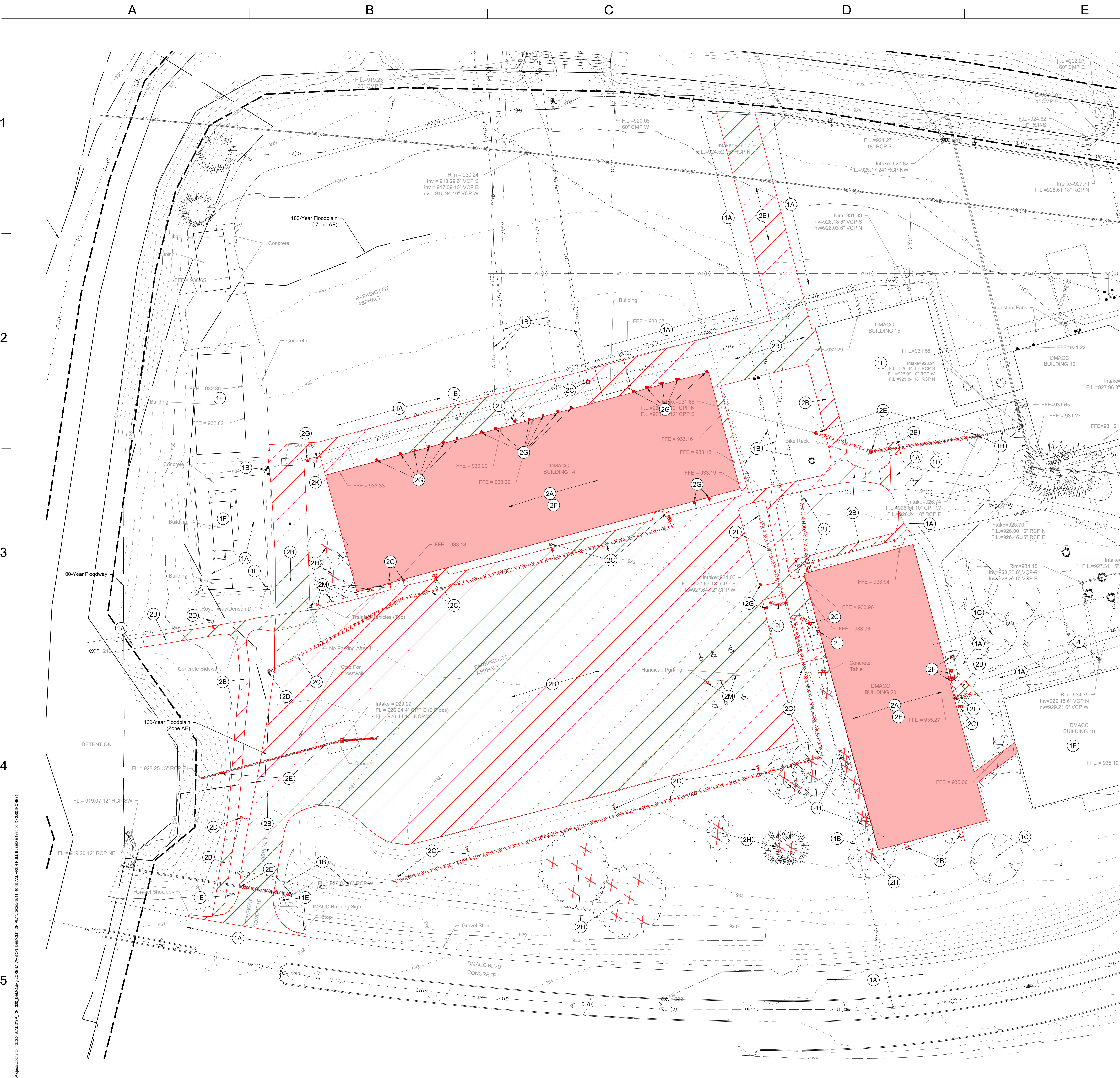
Nicholas L. Huss 08/11/2025 Date
Nicholas L. Huss, PLA
License Number 835
Pages or sheets covered by this seal:
C5.1

License Expires: June 30, 2026



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

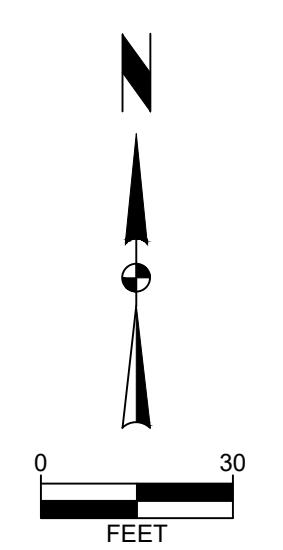
Eric D. Cannon 08-11-2025 Date
Eric D. Cannon, P.E.
License Number P18954
My License Renewal Date is December 31, 2025
Pages or sheets covered by this seal:
C0.1 - C4.1

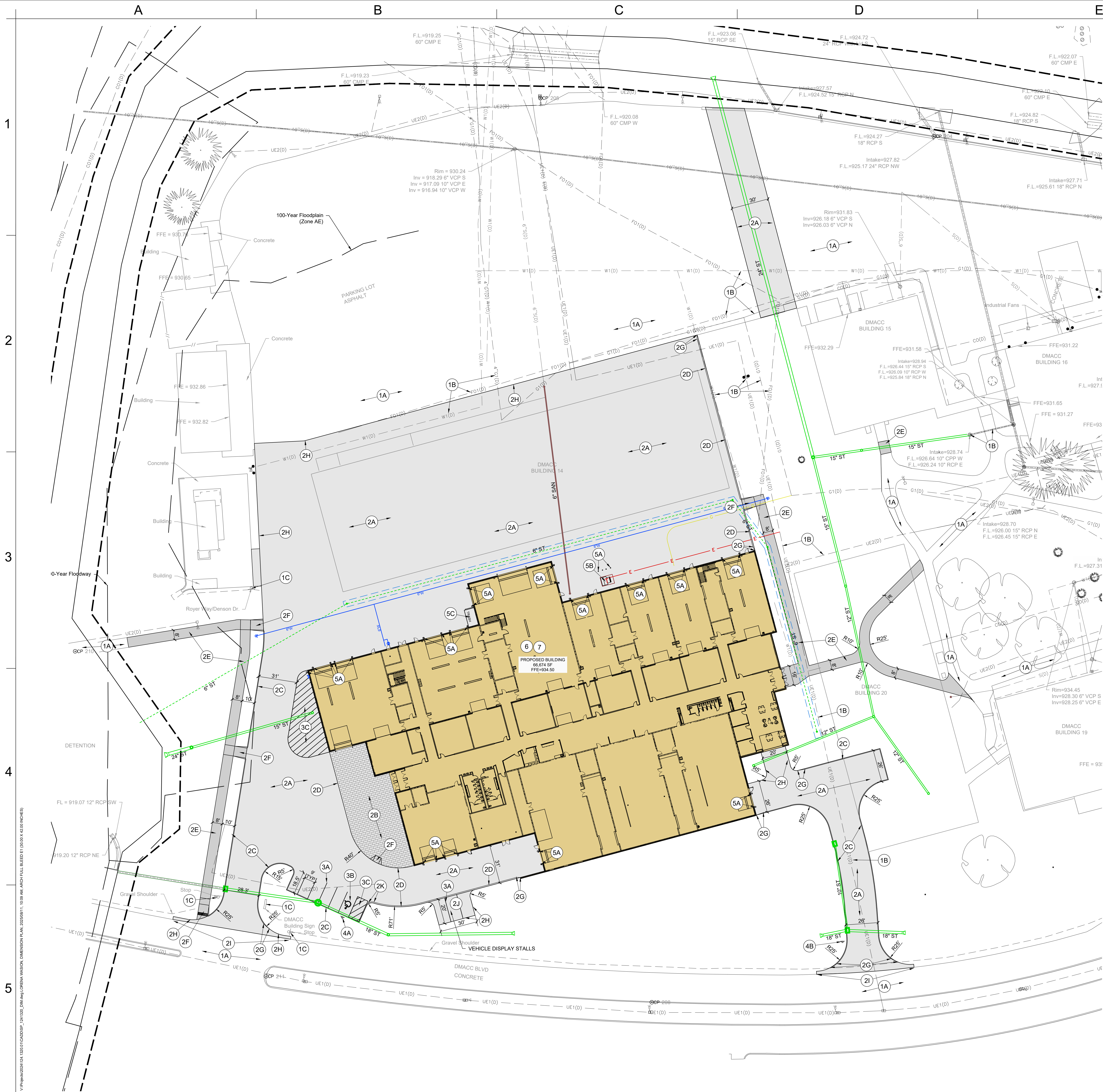


DEMOLITION LEGEND

- (2B) PAVEMENT REMOVAL
- (2A) BUILDING, BOLLARDS, AND SITE AMENITIES REMOVAL
- TREE REMOVAL
- XXXXXXXX- UTILITY REMOVAL

- DEMOLITION PLAN CONSTRUCTION NOTES
- PROTECT ALL SITE FEATURES NOT SCHEDULED FOR DEMOLITION OR MODIFICATION. ANY DAMAGE TO ITEMS NOT SHOWN FOR REMOVAL SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
 - PAVEMENTS TO REMAIN.
 - PROTECT EXISTING UTILITIES. COORDINATE ANY NECESSARY RELOCATIONS OR ADJUSTMENTS WITH OWNER AND UTILITY PROVIDER PRIOR TO CONSTRUCTION. ADJUSTMENTS OF UTILITY APPURTENANCE TO FINISH GRADES IS CONSIDERED INCIDENTAL TO THE PROJECT.
 - PROTECT EXISTING TREES.
 - PROTECT EXISTING LIGHT POLE.
 - PROTECT EXISTING SIGN.
 - PROTECT EXISTING BUILDING.
 - DEMOLITION. REMOVE THE FOLLOWING:
 - REMOVE EXISTING BUILDING. REFER TO ARCHITECTURAL DEMOLITION PLANS FOR DETAILS. COORDINATE WITH OWNER AND ARCHITECT FOR PHASING OF BUILDING REMOVALS. EXISTING BUILDINGS TO REMAIN IN USE DURING CONSTRUCTION OF NEW BUILDING.
 - REMOVE AND DISPOSE OF EXISTING PCC PAVEMENTS TO LIMITS SHOWN. SAW CUT TO FULL DEPTH AT REMOVAL LIMITS.
 - REMOVE ELECTRICAL LINE, POLES, AND ELECTRICAL BOXES TO LIMITS SHOWN. COORDINATE REMOVALS WITH ELECTRICAL PLANS AND MID AMERICAN ENERGY.
 - REMOVE, SALVAGE AND REINSTALL LIGHT POLES. COORDINATE WITH ELECTRICAL DRAWINGS PRIOR TO CONSTRUCTION.
 - REMOVE STORM SEWER TO LIMITS SHOWN. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE ON SITE THROUGHOUT CONSTRUCTION.
 - REMOVE ALL MECHANICAL AND ELECTRICAL UNITS ASSOCIATED WITH EXISTING STRUCTURES ON SITE. COORDINATE WITH OWNER, ARCHITECT AND FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - REMOVE BOLLARD AND FOOTING.
 - REMOVE TREES INCLUDING ROOTBALL TO A MINIMUM 24" DEPTH AS NECESSARY. CONTRACTOR TO VERIFY LIMITS PRIOR TO CONSTRUCTION.
 - CUT AND CAP EXISTING WATER SERVICE LINE AT WATER MAIN. REMOVE AND DISPOSE OF WATER SERVICE LINE AND ASSOCIATED MATERIALS. CONTRACTOR TO COORDINATE EXACT LOCATION OF WATER SERVICES PRIOR TO CONSTRUCTION. WATER LOCATIONS SHOWN ARE MAP LOCATED.
 - REMOVE, CAP AND DISPOSE OF EXISTING GAS LINE TO LIMITS SHOWN. COORDINATE WITH MECHANICAL PLANS AND MID AMERICAN ENERGY PRIOR TO CONSTRUCTION.
 - REMOVE EXISTING COMMUNICATIONS VAULT TO GRADE.
 - REMOVE EXISTING SANITARY SEWER SERVICE TO LIMITS SHOWN AND INSTALL NEW CLEANOUT. VERIFY LOCATION OF BUILDING 19 SEWER SERVICE PRIOR TO REMOVAL OF EXISTING SERVICE.
 - REMOVE AND SALVAGE EXISTING SIGNS.



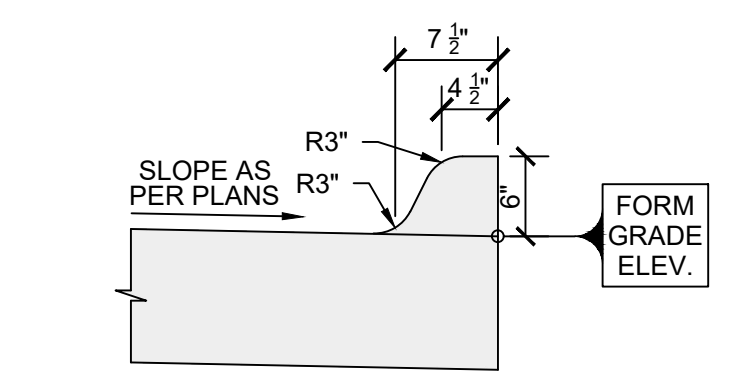


DIMENSION PLAN CONSTRUCTION NOTES

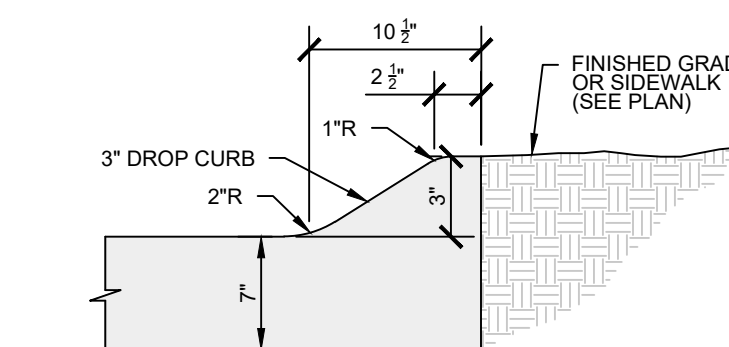
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - PROTECT EXISTING SIGN.
- PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 7" DEPTH PCC ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR.
 - 6" DEPTH STAMPED AND COLORED PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 2-6" LIFTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE STAMPED INTEGRAL COLOR CONCRETE. IMPRINTING TOOLS FOR STAMPING TO BE L.M. SCOFIELD'S LITHOTEX PAVECRAFTERS. PATTERN TO BE PENNSYLVANIA SLATE SINGLE TOOL SET. PROVIDE L.M. SCOFIELD'S CHROMIX L ADMIXTURE FOR COLOR-CONDITIONED CONCRETE. COLOR TO BE SHADOW SLATE. COLOR AND PATTERN TO BE APPROVED BY OWNER PRIOR TO ORDERING MATERIALS AND INSTALLATION. INSTALL IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS. SAW CUT MAX JOINT SPACING OF 10'.
 - 6" HEIGHT STANDARD PCC CURB. SEE DETAIL.
 - 3" ROLLED CURB. SEE DETAIL.
 - 6" PCC SIDEWALK.
 - 6" PCC PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%. DETECTABLE WARNING WHERE SHOWN.
 - TAPER TO NO CURB.
 - NO CURB.
 - DRIVE CONNECTION WITH "BT-5" JOINTS.
 - 6" PCC DISPLAY PAD, 3 STALLS.
 - TAPER FROM 6" CURB TO 3" ROLLED CURB.
- PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - 45' STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS. PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - PROVIDE STOP SIGN.
- PROVIDE THE FOLLOWING SITE IMPROVEMENTS WHERE SHOWN ON PLAN:
 - 6" BOLLARD WITH PLASTIC COVER. REFER TO SPECIFICATIONS. EXACT LOCATIONS TO BE COORDINATED WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
 - TRANSFORMER COORDINATE EXACT LOCATION AND SIZE WITH ELECTRICAL PLANS AND FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- SITE LIGHTING. SITE LIGHTING SHOWN INDICATES DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE WITH THE OWNER AND POLK COUNTY FOR ALL ASPECTS OF SITE LIGHTING PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE UTILITY SERVICE PROVIDER AND PROPERTY OWNER ALL ASPECTS OF ELECTRICAL SERVICE. ALL BUILDING-MOUNTED LIGHTING SHALL BE SHIELDED FROM STREET TRAFFIC. THIS SITE SHALL MEET THE REQUIREMENTS FOR EXTERIOR LIGHTING CONTAINED IN ARTICLE 12 OF THE POLK COUNTY ZONING ORDINANCE. A SITE LIGHTING PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED BY POLK COUNTY PRIOR TO THE INSTALLATION OF THE LIGHTING.
 - LIGHT POLE BASE. SEE ELECTRICAL/STRUCTURAL PLANS FOR DETAIL INFORMATION.
- SEE ARCHITECTURAL PLANS FOR ALL BUILDING CONSTRUCTION INFORMATION. COORDINATE STOOP LOCATIONS PRIOR TO CONSTRUCTION.

PAVEMENT LEGEND

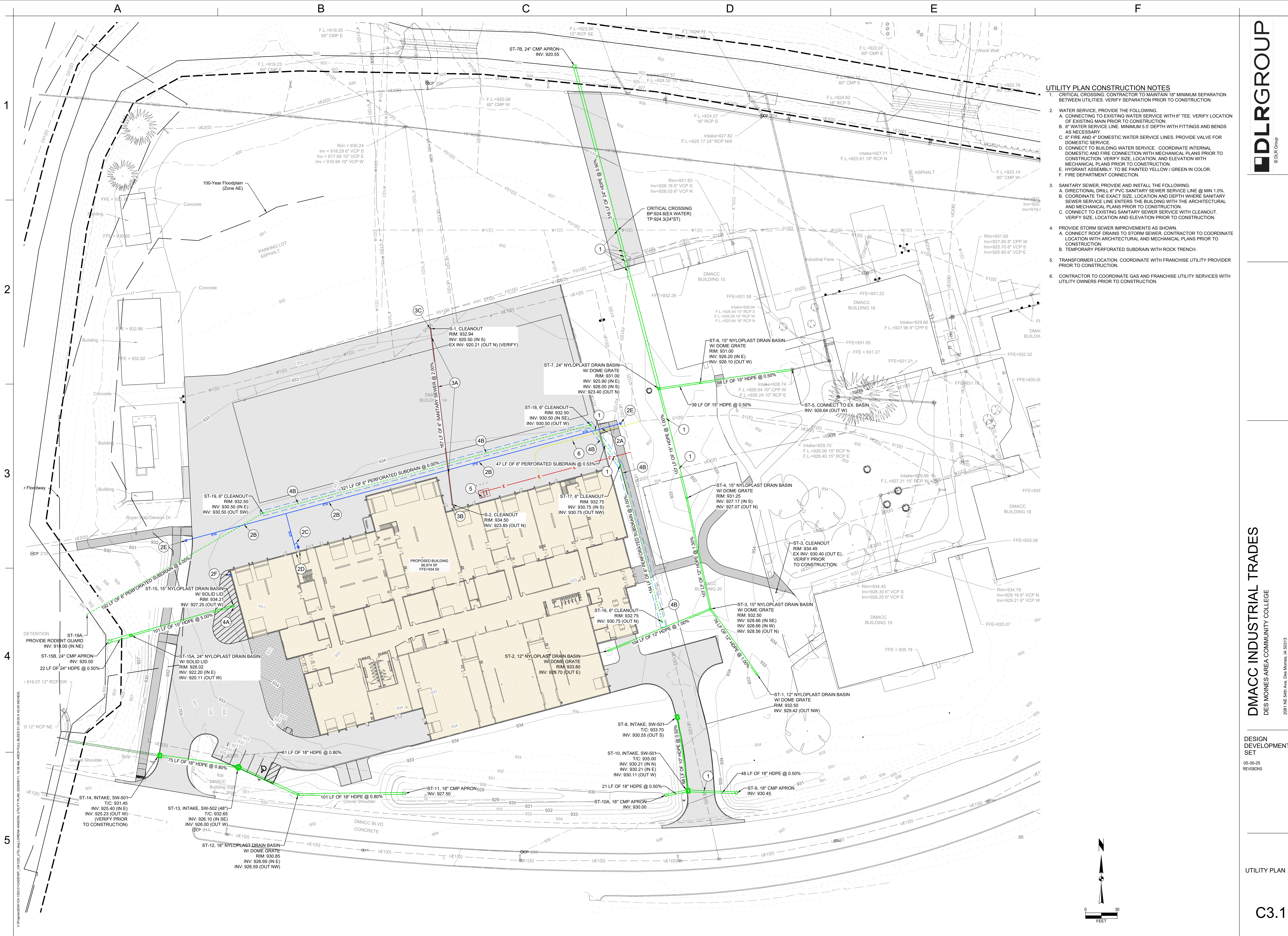
- 7" PCC DRIVES
- 6" STAMPED AND COLORED CONCRETE
- 6" PCC SIDEWALK



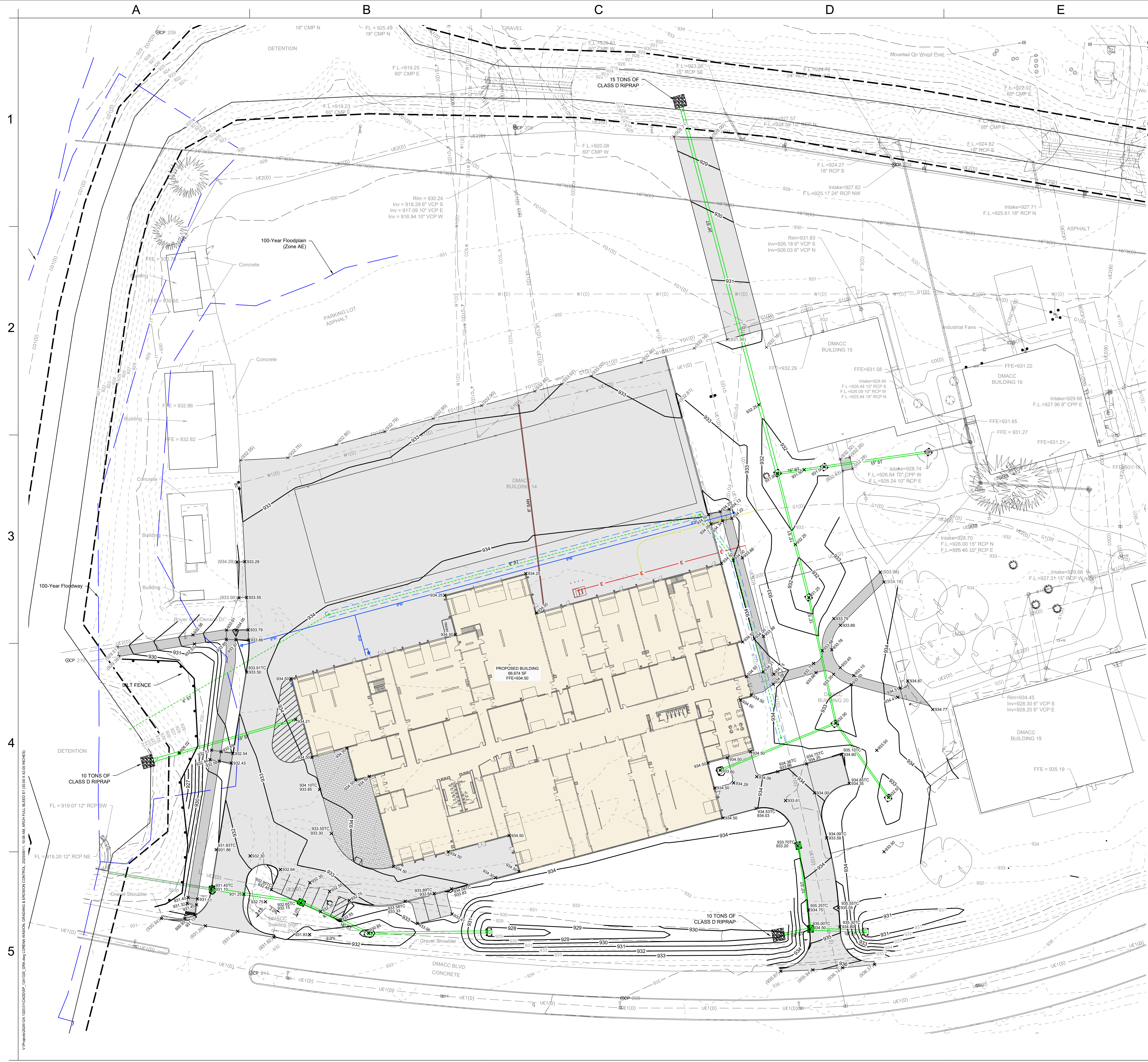
1 6-INCH STANDARD CURB
C2.1 NO SCALE



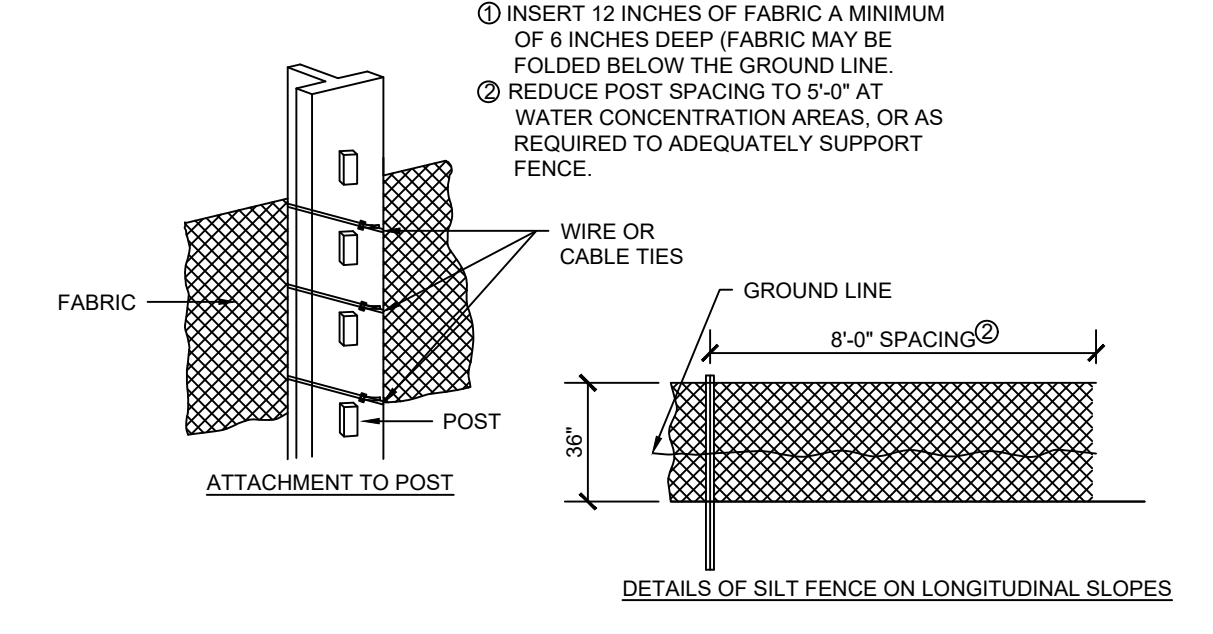
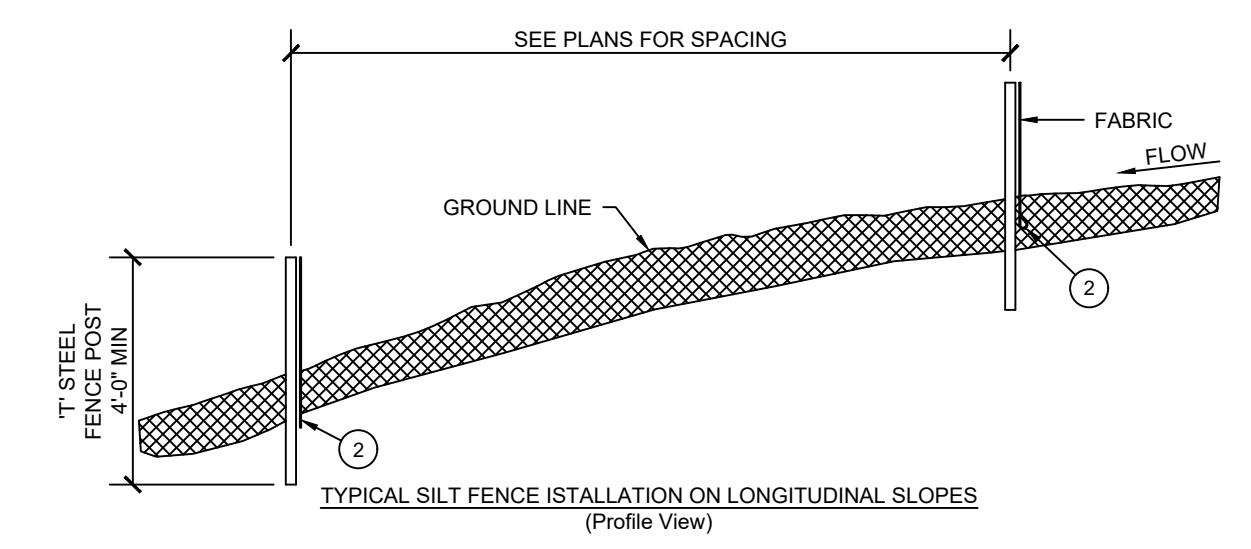
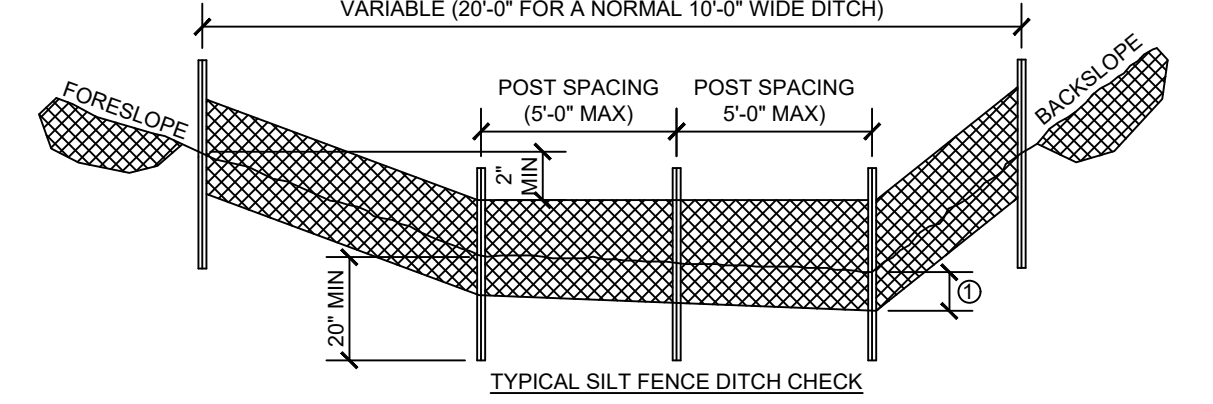
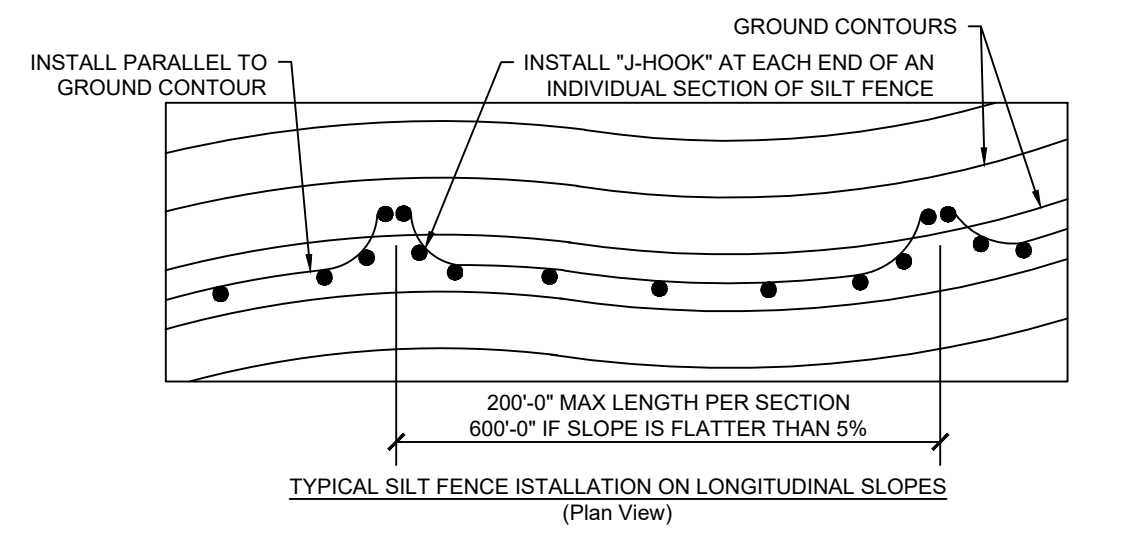
2 3-INCH ROLLED CURB
C2.1 NO SCALE



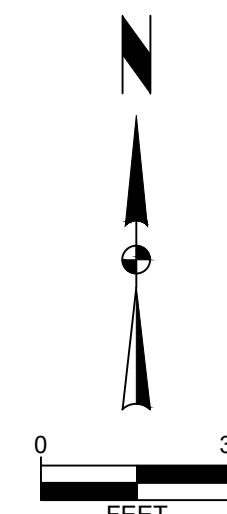
- UTILITY PLAN CONSTRUCTION NOTES**
- CRITICAL CROSSING. CONTRACTOR TO MAINTAIN 18" MINIMUM SEPARATION BETWEEN UTILITIES. VERIFY SEPARATION PRIOR TO CONSTRUCTION.
 - WATER SERVICE. PROVIDE THE FOLLOWING:
 - CONNECTING TO EXISTING WATER SERVICE WITH 6" TEE. VERIFY LOCATION OF EXISTING MAIN PRIOR TO CONSTRUCTION.
 - 6" WATER SERVICE LINE. MINIMUM 5.5' DEPTH WITH FITTINGS AND BENDS AS NECESSARY.
 - 6" FIRE AND 4" DOMESTIC WATER SERVICE LINES. PROVIDE VALVE FOR DOMESTIC SERVICE.
 - CONNECT TO BUILDING WATER SERVICE. COORDINATE INTERNAL DOMESTIC AND FIRE CONNECTION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION. VERIFY SIZE, LOCATION, AND ELEVATION WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - HYDRANT ASSEMBLY. TO BE PAINTED YELLOW / GREEN IN COLOR.
 - FIRE DEPARTMENT CONNECTION.
 - SANITARY SEWER. PROVIDE AND INSTALL THE FOLLOWING:
 - DIRECTIONAL DRILL 6" PVC SANITARY SEWER SERVICE LINE @ MIN 1.0%.
 - COORDINATE THE EXACT SIZE, LOCATION AND DEPTH WHERE SANITARY SEWER SERVICE LINE ENTERS THE BUILDING WITH THE ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - CONNECT TO EXISTING SANITARY SEWER SERVICE WITH CLEANOUT. VERIFY SIZE, LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN.
 - CONNECT ROOF DRAINS TO STORM SEWER. CONTRACTOR TO COORDINATE LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
 - TEMPORARY PERFORATED SUBDRAIN WITH ROCK TRENCH.
 - TRANSFORMER LOCATION. COORDINATE WITH FRANCHISE UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO COORDINATE GAS AND FRANCHISE UTILITY SERVICES WITH UTILITY OWNERS PRIOR TO CONSTRUCTION.



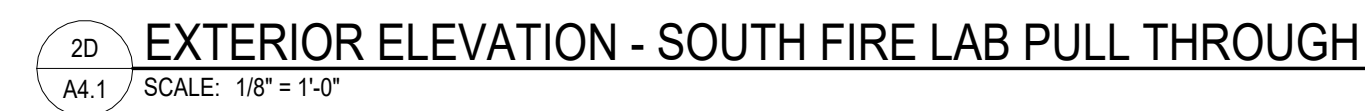
- GRADING NOTES**
1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
 2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
 4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
 5. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
 6. PERMANENT SEEDING SHALL BE TYPE 1 - PERMANENT LAWN MIXTURE.

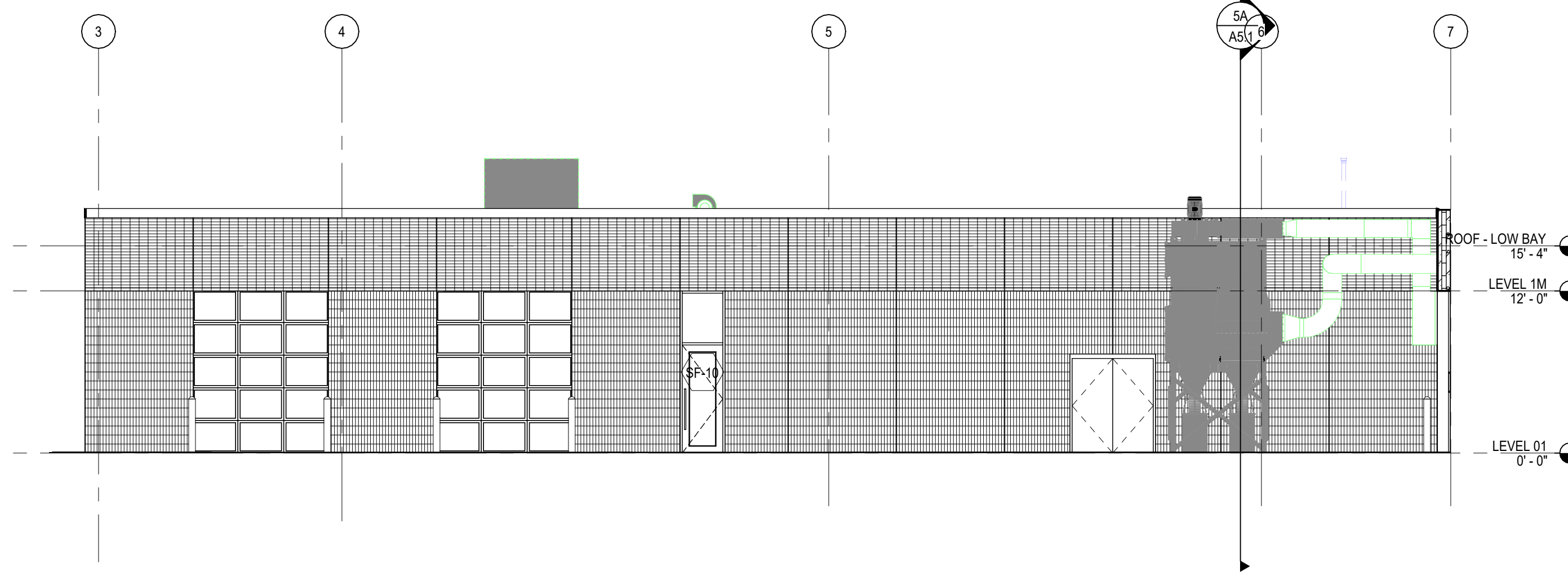


SILT FENCE DETAIL
NO SCALE



MC-1 - METAL COPING
MWP-1 - METAL WALL PANEL
MWP-2 - METAL WALL PANEL
PMP - PERFORATED METAL PANEL
SF - STOREFRONT SYSTEM, SEE A8 SERIES
TB-1 - THIN BRICK, AT PRECAST WALL CONSTRUCTION ONLY
PJ - PRECAST JOINT









PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 19, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. August 18, 2025 City Council Report
2. Tentative Agenda items for Wednesday, September 3, 2025
Set Public Hearing for Wednesday, September 3, 2025 at 6:30 p.m. to consider:
*Request to amend the Corporate Woods Business Park PUD for property owned by Knapp-Elwell LC.
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

August 19, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

