



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, September 16, 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 September 16, 2025 Agenda

Consider MOTION to approve and accept the September 16, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

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

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

2. 1212 NW 36th Street - Heartland Assembly of God Building Addition Site Plan

Consider MOTION to approve the site plan for 1212 NW 36th Street, Heartland Assembly of God Building Addition Site Plan.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2.

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

3. Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.

Consider MOTION to recommend City Council approval of the request by Maven Crux Development, on behalf of Knapp-Ewell, LC, to amend the "Allowable Uses" section of the Corporate Woods Business Park Planned Unit Development, adding language described in Exhibit 'A'.

4. Rueter Ankeny Preliminary Plat and Rueter Ankeny Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

Consider a MOTION to recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost-sharing for the 12-in water main along NE Delaware Avenue and NE 72nd Street in an amount estimated to be \$26,895, and for the cost of an 8-foot sidewalk along NE 72nd Street in an amount estimated to be \$11,455.50 and for the cost of two, steel, pedestrian domes in the amount of \$400.

H. REPORTS:

Director and Commissioner Reports

1. September 15, 2025, City Council Report
2. Tentative Agenda items for Tuesday, October 7, 2025
Set Public Hearing for Tuesday, October 7, 2025 at 6:30 pm to consider:
*Request to amend the Crosswinds Business Park PUD.
3. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 16, 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 September 16, 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 September 16, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 16, 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 September 3, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

1. P&Z Minutes 2025-09-03

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

CALL TO ORDER

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

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the September 3, 2025 agenda without amendments. Second by R.Weisheit. All voted aye. Motion carried 5 – 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 August 19, 2025 Plan and Zoning Commission meeting

Motion to approve and accept the August 19, 2025 minutes of the Plan and Zoning Commission meeting.

Item #2. 2135 NE 36th Street - Casey's Store #5142 Site Plan

Motion to approve the site plan for 2135 NE 36th Street, Casey's Store #5142, subject to approval of the required COSESCO permit and fee; and approval of the SWPPP document.

Item #3. 1980 NW Briargate Drive - Triad Kids Gym Site Plan

Motion to approve the site plan for 1980 NW Briargate Drive, Triad Kids Gym, subject to approval of the required Storm Water Management easements and the required Public Water Main easement.

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

PUBLIC HEARINGS

Item #4. Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.

Staff Report: B.Morrissey reported Maven Crux Development, on behalf of the property owner, Knapp-Elwell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). The request is to amend the "Allowable Uses" section of the PUD, adding additional language to the section. He stated that the PUD includes approximately 70.85-acres located east of Interstate-35 near the Corporate Woods Interchange and provided the zoning for the properties adjacent to the PUD. B.Morrissey presented The Ankeny Plan 2040 Future Land Use Map, which indicates the subject area as being suitable for either Office Business Park or Airport Business Park land uses. He explained that the applicant is proposing to amend the "Allowable Uses" section of the PUD to permit the owner to utilize the property for luxury indoor storage units that will store RV's, boats, cars, motorcycles,

and off-road vehicles. B.Morrissey stated that the "Allowable Uses" section of the current PUD permits a number of uses such as Offices, Research Facilities, Warehouses, Hotels, and Restaurants, among other uses. He said that the Prohibited Uses guidelines in the PUD do state that *"Buildings or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property" is prohibited*; and therefore, the applicant is proposing that the following language be added to the "Allowable Uses" section of the PUD:

"Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot "R" and Outlot "S" in CORPORATE WOODS BUSINESS PARK PLAT 4.

He noted that the proposed language will only apply to these specific parcels and will not be applicable to the entire PUD area. B.Morrissey said the applicant has submitted the required number of rezoning petitions to initiate the PUD amendment and all legal notifications for this public hearing have been met. B.Morrissey stated that a complete staff report will be presented at the next Plan and Zoning commission meeting, which will address any comments, questions or concerns discussed during the public hearing.

G.Hunter asked if there was a reason why storage facilities were originally specifically excluded from the PUD. E.Jensen responded, that his understanding when reading the original PUD, there seemed to have a lot of emphasis on this being a gateway entrance to the city. He further commented that at that time, there were not really building material standards and the state of ministorage was different twenty years ago. E.Carstens agreed, and further shared that mini-storage was not just prohibited in this PUD, as there are quite a few zonings along the interstate corridor with similar conditions. He shared that there was a lot of conditional zoning in the mid 2000s. G.Hunter confirmed that the Commission will receive a site plan and elevations for their review and recommendation once the project gets to the site plan process. Staff responded, yes.

R.Weisheit confirmed that the existing conditions in the current PUD will remain the same. This amendment is just additional language being added to the PUD book. The restriction on storage facilities is not being removed from the PUD. E.Jensen responded, correct. The amendment only applies to the two parcels that are being presented and is specifically used for the type of use that has ownership, not just rentable space.

T.Rapp said they denoted doing landscaping on the east and the south side but assumes there will be something buffering the entrance ramp on the west since the area is recognized as being a gateway. E.Carstens responded, yes.

Ross Nichols, Maven Crux Development, 16852 Aurora Court, Clive, Iowa stated that this is a really neat project. It is specifically geared towards RV's and Boats and primarily sold as a condominium-style community, with a portion of the units for lease. They will have a refresh station, which is missing from a lot of the products in the market. He presented a draft rendering and stated that they have been working with city staff on this project to maintain aesthetic consistency with the surrounding development. Ross Nichols said it will have controlled access with cameras. He further stated that the units are sized at 22-feet in height, so that there can be mezzanine levels added to them for a personal office or man cave. He thanked the Commission for their time.

T.Rapp asked if there will be restroom facilities in the building. Ross said there will be two restroom facilities for all users of this space. In addition, the for-sale condos will be pre-plumbed and pre-wired for them to add full restrooms in their space, if they wish.

R.Weisheit asked how they would handle it if someone wanted more than one unit. Ross Nichols shared that with them being built back-to-back, they will have the ability to remove the demising wall for a pull-thru unit.

There was no one in the audience to speak for or against the request.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by P.Tuning. All voted aye. Motion carried 5 – 0.

Chair Ted Rapp addressed the audience after the public hearing to let them know that the item will come back to the Commission on Tuesday, September 16, 2025 for a recommendation to the City Council.

REPORTS

City Council Meeting

E.Jensen reported on the September 2, 2025 City Council meeting and the Council Action Planning Session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, September 16, 2025 Plan and Zoning Commission meeting and the August 2025 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Second by P.Tuning. Meeting adjourned at 6:47 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 16, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

1212 NW 36th Street - Heartland Assembly of God Building Addition Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

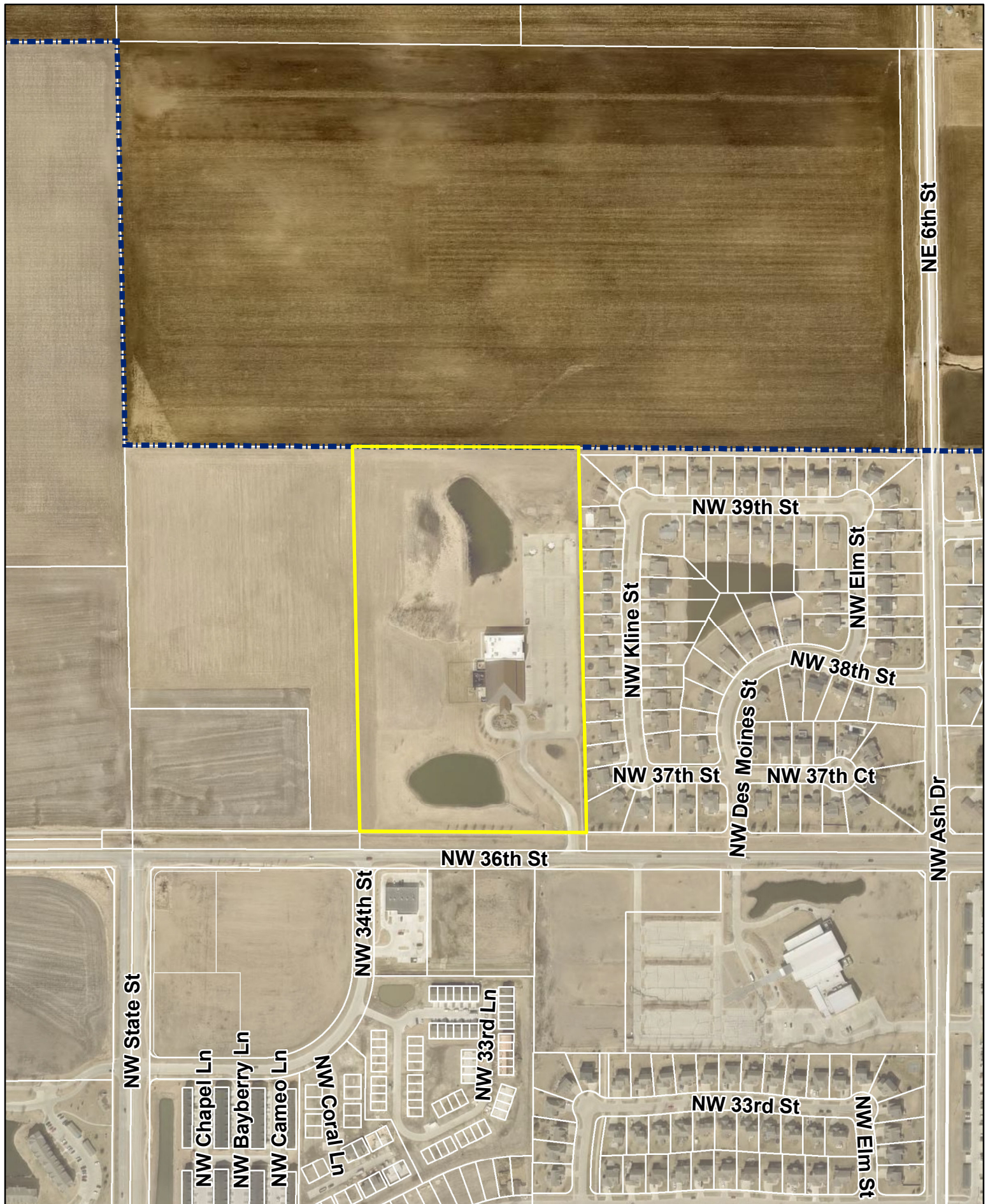
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1212 NW 36th Street, Heartland Assembly of God Building Addition Site Plan.

ATTACHMENTS

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



1 inch = 400 feet

Date: 6/10/2024

1212 NW 36th Street
Heartland Assembly of God



Agenda Item: 1212 NW 36th Street – Heartland Assembly of God Building Addition Site Plan

Report Date: September 10, 2025

Prepared By: Laura Hutzell
Associate Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1212 NW 36th Street, Heartland Assembly of God Building Addition Site Plan.

Project Summary:

The property at 1212 NW 36th Street is 21.47 acres, situated on Lot 1, Heartland Assembly of God Plat 1. The site is generally located along NW 36th Street between NW State Street and NW Ash Drive. The property is zoned R-1, One-Family Residence District, and is surrounded by properties to the north and west that are also zoned the same, while properties to the south are zoned C-1, Neighborhood Retail Commercial District and R-1, One-Family Residence District; and properties to the east are zoned R-2, One-Family and Two-Family Residence District. The proposed development includes an 11,250 square-foot (+/-) building addition for Heartland Assembly of God, storm water management, and associated site improvements.

Project Report:

The proposed 11,250 square-foot building addition will be a maximum height of 40 feet to the uppermost parapet, and will be constructed with a combination of brick, CMU, EIFS, glass, and vinyl siding to match the existing building. The proposed building materials and colors conform to Section 192.02.3.B, providing for over 10% of primary materials on the north, east, and west elevations. The proposed building addition is complementary to the existing portion of the building.

The site will maintain its access from NW 36th Street as well as all existing parking stalls located on site. Traffic for this site was addressed in the traffic memo approved on April 5, 2023 preliminary traffic analysis shows that traffic generated from Heartland Church will require an eastbound left-turn lane at the Heartland Church access located on NW 36th Street. A development agreement has been created between the City and Heartland Church to fulfil this requirement. The site will

also continue to utilize existing utility service connections, including the 12-inch water main along NW 36th Street; and eight-inch sanitary sewer along NW 36th Street, which carries wastewater easterly off-site to the Otter Creek Trunk Sewer, and ultimately into the Four Mile Outfall.

The site currently provides two existing detention ponds, which will be protected by new stormwater management easements with the proposed site plan. Stormwater management for the proposed building addition site will be primarily directed to the northern detention pond, which then conveys into the southern detention pond. The southern detention pond then drains into existing storm sewer along NW 36th Street, and ultimately outfalls into Four Mile Creek.

**Site Plan Worksheet
1212 NW 36th Street
Heartland Assembly of God Building Addition**

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

A. Site Development

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

The site will continue to be accessed from NW 36th Street. The building is centrally located with existing parking located along the eastern portion of the site. The proposed development is compatible and complementary to the existing site and neighboring area.

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

The proposed site will have little impact on and remain compatible with the existing streetscape along NW 36th Street due to the proposed building addition located on the north side of the existing structure.

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

The site plan provides no additional parking stalls, as the site already provides adequate parking and circulation with 270 of 116 required parking stalls.

- 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 preliminary traffic analysis shows that traffic generated from Heartland Church will require an eastbound left-turn lane at the Heartland Church access located on NW 36th Street. A development agreement has been created between the City and Heartland Church to fulfil this requirement.

- 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.**

Passenger vehicle parking is located east of the proposed building. All existing parking stalls meet the requirements for off-street parking as stated in Chapter 194.01.

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

There is no proposed trash enclosure or other areas requiring screening from adjoining properties.

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

All services to the building will be underground.

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

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

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

The site currently provides two existing detention ponds, which will be protected by new stormwater management easements with the proposed site plan. Stormwater management for the proposed building addition site will be primarily directed to the

northern detention pond, which then conveys into the southern detention pond. The southern detention pond then drains into existing storm sewer along NW 36th Street, and ultimately outfalls into Four Mile Creek.

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

12-inch water main exists along NW 36th Street, which is utilized to serve the subject site with eight-inch water. Eight-inch sanitary sewer also exists along NW 36th Street, which carries wastewater easterly off-site to the Otter Creek Trunk Sewer, and ultimately into the Four Mile Outfall.

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

This site provides open space in the southern, western, and northern portions of the site.

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

No additional landscaping is required with the proposed building addition, as the site already meets the minimum requirements for pavement shading, open space landscaping, and screening.

B. Building Design

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

The proposed 11,250 square-foot building addition will be a maximum height of 40 feet to the uppermost parapet. The building addition will be eight feet taller than the existing portion of the building, but remains within written regulations and should not adversely impact neighboring sites.

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

The proposed 11,250 square-foot building addition will be a maximum height of 40 feet to the uppermost parapet, and will be constructed with a combination of brick, CMU, EIFS, glass, and vinyl siding to match the existing building. The proposed building materials and colors conform to Section 192.02.3.B, providing for over 10% of primary materials on the

north, east, and west elevations. The proposed building addition is complementary to the existing portion of the building.

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

There is no mechanical equipment or other service or storage areas shown on the submitted plans which would require screening.

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

There is only one building proposed on this site, but it will maintain various architectural design features and material selections to complement adjacent development.

C. Signs

- 1. All signs shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

The site plan and elevations do not indicate any new signage; however, final designs and allowances will be determined with any future sign permits.

- 2. Building signs shall be designed as an integral architectural element of the building.**

There are no building signs shown on the proposed elevations; however, final design and allowances will be determined with future sign permits.

- 3. Ground signs shall be designed to provide elements compatible with the building design and architectural elements.**

There are no ground signs shown on the submitted plans; however, final design and allowances will be determined with future sign permits.

- 4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

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 building meets all setbacks required by code, and will not adversely impact neighboring properties.

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

The existing access, parking areas, and drive aisles are appropriate for the site, and will not adversely affect traffic flow of vehicles and pedestrians through the site. This site provides open space primarily on the southern, western, and northern portions of the site.

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

The proposed 11,250 square-foot building addition will be a maximum height of 40 feet to the uppermost parapet, and will be constructed with a combination of brick, CMU, EIFS, glass, and vinyl siding to match the existing building. The proposed building materials and colors conform to Section 192.02.3.B, and are complementary to the existing portion of the building and other similar uses.

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

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

May 17, 2024

Derek Silverthorn
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
(515) 963-3557
dsilverthorn@ankenyiowa.gov

SAA #08116B

Re: 1212 NW 36th St - Heartland Assembly of God Building Addition

Dear Mr. Silverthorn,

Per your response letter dated May 3, 2024 in regards to the Heartland Church Addition Site Plan review, please find below a description of the project as you requested in item #5.

Heartland Church Addition Project Description:

The project consists of an 11,723 sf footprint first floor addition + a 12,038 sf second floor footprint for an approximate total of 23,761 sf to the existing church building on the North side of the existing facility. This initial phase will be to build-out the two-story shell space to align with the existing building, however only the first floor will be finished out and occupied. The second floor will remain as shell space only for this project phase until the next phase is ready to move forward. The facades will match similar material types and coloring to the existing; brick, eifs, siding. The primary use will be for accessory classroom space for church functions and will have some additional restrooms and storage.

Please find attached four (4) copies of the colored elevations, item 7 of the response letter, showing what the exterior will look like.

If you need additional information or have further comments, please let me know.

Best Regards,

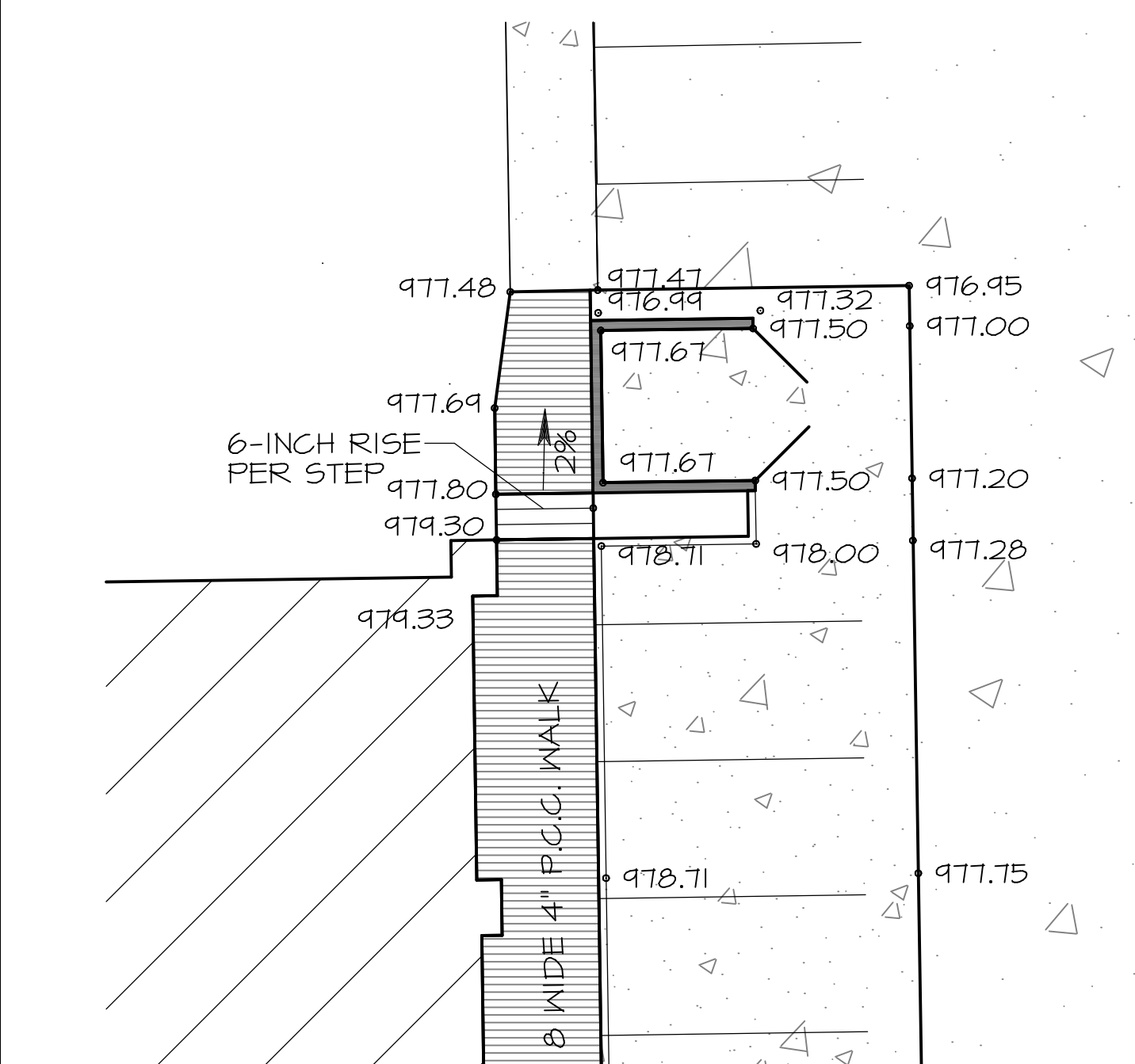


Diane Jeffries Ladd, AIA
Simonson + Associates Architects
Senior Architect/Project Manager

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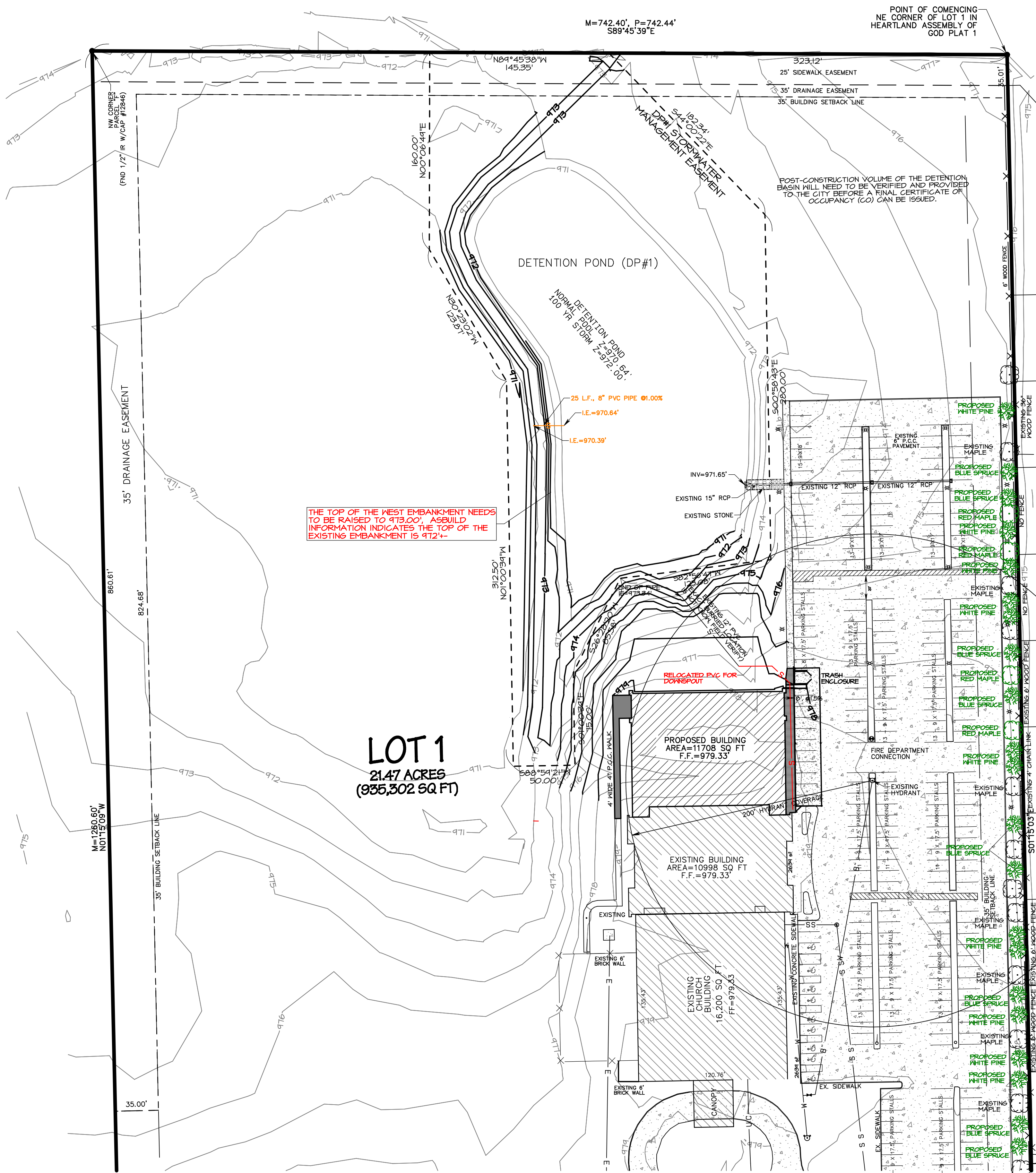
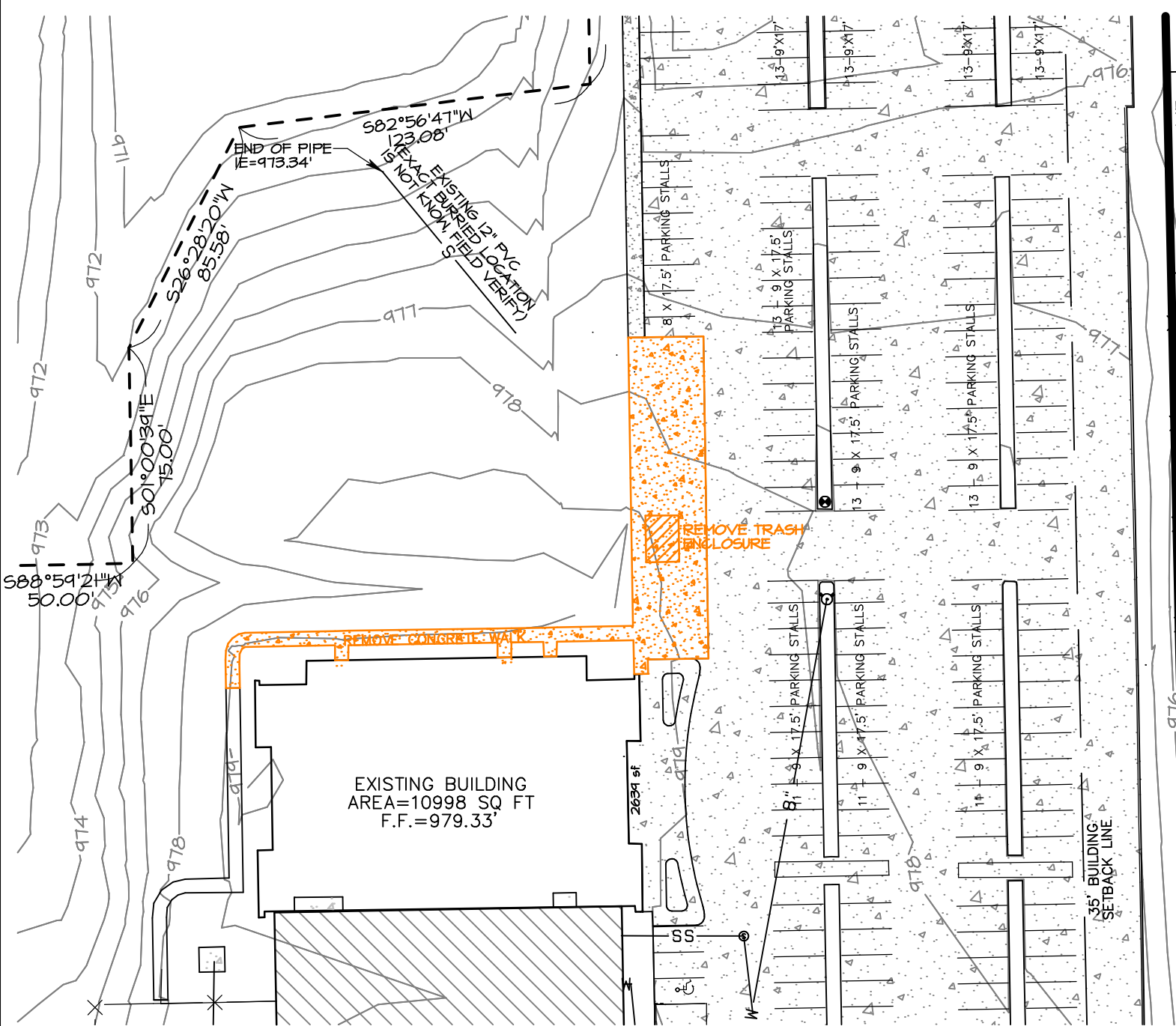
MAY 20 2024

Heartland Assembly of God Building Addition



SCALE: 1"=10'

DEMOLITION PLAN



CONTACT INFORMATION		SITE LOCATION INFORMATION	
OWNER HEARTLAND CHURCH P.O. BOX 1024 ANKENY, IOWA 50021		SITE ADDRESS 1212 NW 36TH STREET ANKENY, IOWA 50021	
OWNER(S) CONTACT P.O. BOX 1024 ANKENY, IOWA 50021 CONTACT: JOHN LIMMEX PHONE #: (515) 306-1083 EMAIL: Limmex.John@Principal.com		LEGAL DESCRIPTION LOT 1 HEARTLAND ASSEMBLY OF GOD PLAT 1 District/Parcel: 181/00422-093-001	
ENGINEERING COMPANY PROJECT MANAGER Victor Piegntini 1830 SE Princeton Drive, Suite M Grimes, Iowa 50111 Email: Vic@PACofIowa.com Phone #: (515) 255-3156 ext. 2		ZONING INFORMATION R-1 (ONE-FAMILY RESIDENTIAL DISTRICT)	
PARKING REQUIREMENTS			
PARKING REQUIRED: 1 SPACE PER 80 SQ FT OF SANCTUARY & 1 PER 2 EMPLOYEES SANCTUARY SPACE 8,831 sf (8,831/80=111 PARKING STALLS) EMPLOYEES 10 (10/2=5 PARKING STALLS)			
PARKING REQUIRED: 116 STALLS PARKING PROVIDED: 270 EACH			
AREA SUMMARY			
PAVING		130, 163 SF	
BUILDINGS		38, 242 SF	
GRASS		760, 897 SF	
TOTAL SITE		935, 302 SF	
ERU CALCULATION			
TOTAL IMPERVIOUS = 168, 405 SF ERU = (168, 405 SF/4, 000) = 42			

[illegible]

EXISTING CONTOUR	ENGINEERING CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME, OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.	
PROPOSED CONTOUR		
FENCE LINE AS NOTED		
BURIED TELEVISIONS AS NOTED		
BURIED ELECTRIC AS NOTED		
OVERHEAD ELECTRIC UTILITIES		
GAS MAIN AS NOTED		
WATER MAIN AS NOTED		
STORM SEWER AS NOTED		
SANITARY SEWER AS NOTED		
BURIED TELEPHONE	SIGNED: _____ DATE: _____ NICHOLAUS COPPELL PE# 19975 REGISTERED PROFESSIONAL ENGINEER	
BURIED CABLE/UTILITIES AS NOTED		

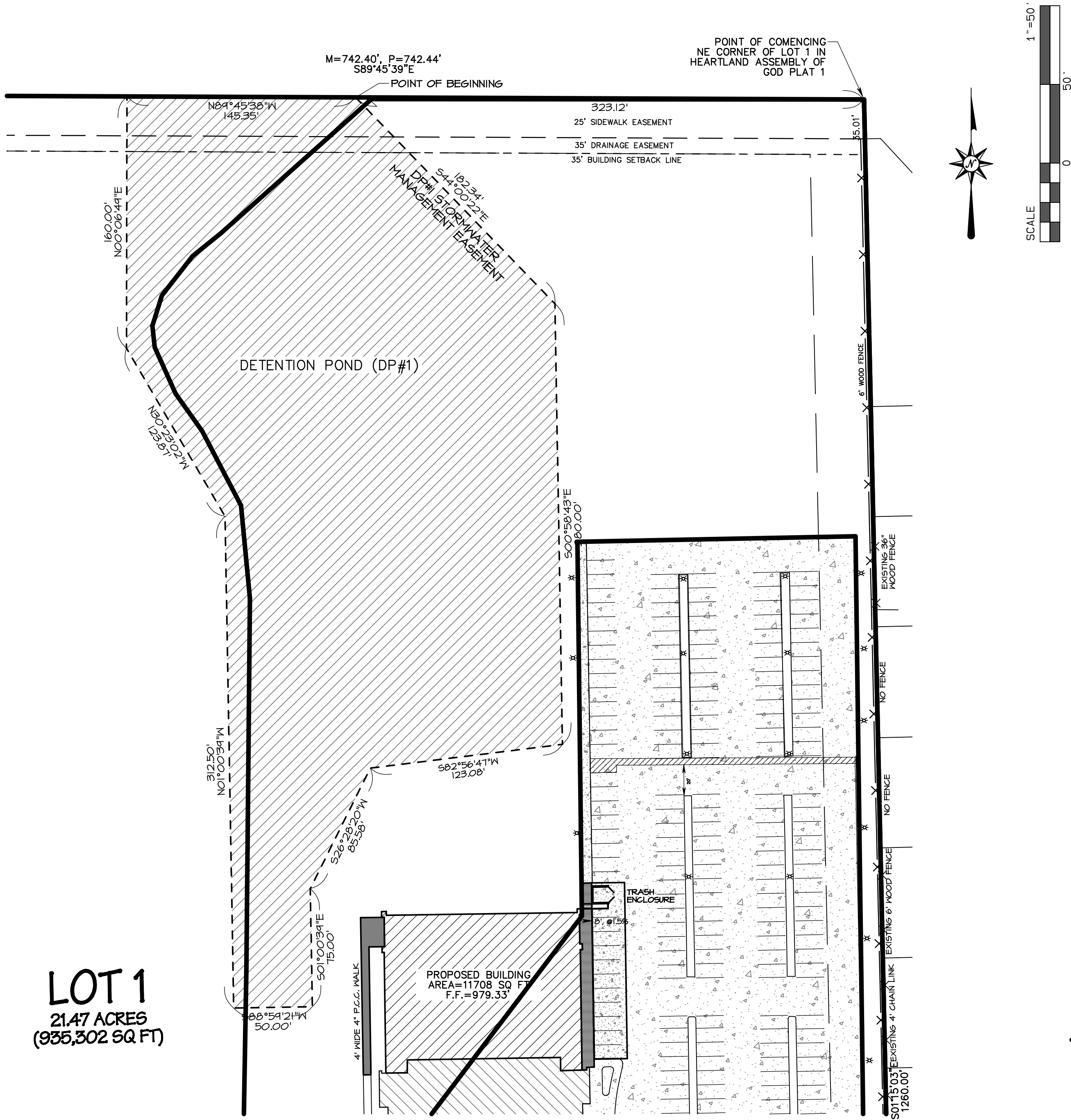
AEC
ASSOCIATED ENGINEERING
COMPANY OF IOWA
1520 NW Irwindale Drive, Suite 102, Ankeny, Iowa 50023
Phone: (515) 255-3156 Fax: (515) 255-3157

Heartland Assembly of God Building Addition

PLAN SITE

DATE SUBMITTED	
DATE PRINTED	Tue May 27, 2025
AEC #:	208910
SHEET	1 OF 1

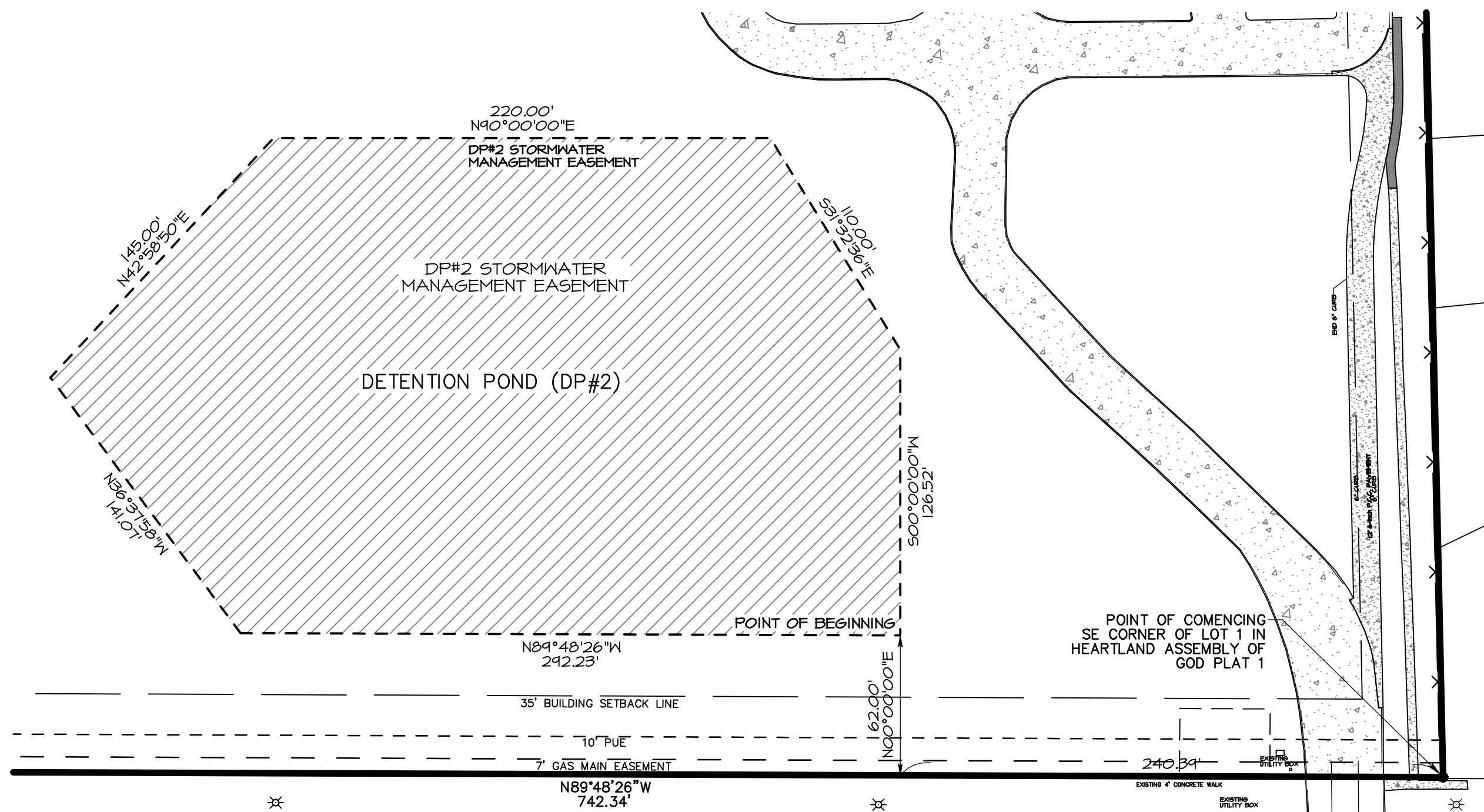
STORMWATER MANAGEMENT EASEMENT EXHIBIT



STORM WATER MANAGEMENT EASEMENT (DP#1)

ALL PART OF LOT 1 IN HEARTLAND ASSEMBLY OF GOD PLAT 1, AN OFFICIAL PLAT, ALL INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID OFFICIAL PLAT OF HEARTLAND ASSEMBLY OF GOD
 PLAT 1, THENCE NORTH 89°45'38" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 323.12 FEET
 TO THE POINT OF BEGINNING, THENCE SOUTH 44°00'22" EAST, A DISTANCE OF 182.34 FEET; THENCE
 SOUTH 00°58'43" EAST, A DISTANCE OF 280.00 FEET; THENCE SOUTH 82°56'47" WEST, A DISTANCE OF
 123.08 FEET; THENCE SOUTH 26°28'20" WEST, A DISTANCE OF 85.58 FEET; THENCE SOUTH 01°00'39" EAST,
 A DISTANCE OF 75.75 FEET; THENCE SOUTH 38°00'00" WEST, A DISTANCE OF 150.00 FEET; THENCE
 NORTH 01°00'39" WEST, A DISTANCE OF 36.50 FEET; THENCE NORTH 00°23'02" WEST, A DISTANCE OF
 123.87 FEET; THENCE NORTH 00°06'49" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°45'38" EAST
 A DISTANCE OF 145.35 FEET TO THE POINT OF
 BEGINNING. CONTAINING 2.37 ACRES, MORE OR LESS.



STORM WATER MANAGEMENT EASEMENT (DP#2)

ALL PART OF LOT 1 IN HEARTLAND ASSEMBLY OF GOD PLAT 1, AN OFFICIAL PLAT, ALL INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, IN SAID OFFICIAL PLAT OF HEARTLAND ASSEMBLY OF GOD PLAT 1, THENCE NORTH 89°48'26" WEST, A DISTANCE OF 240.39 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°48'26" WEST, A DISTANCE OF 292.23 FEET; THENCE NORTH 36°37'58" WEST, A DISTANCE OF 141.07 FEET; THENCE NORTH 42°58'50" EAST, A DISTANCE OF 145.00 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 220.55 FEET; THENCE SOUTH 31°32'36" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 126.52 FEET TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES, MORE OR LESS.

- | | | | | |
|---------------------------------|---|-----------------------------------|-----|---------------------------------|
| SECTION MONUMENT FOUND AS NOTED | 1 | FIREHYDRANT AS NOTED | | EXISTING CONTOUR |
| SET 5/8" RE-ROD W/CAP 5288 | | EXISTING WATER VALVE | 100 | PROPOSED CONTOUR |
| SECTION CORNER FOUND AS NOTED | | EXISTING WATER MAIN | | FENCE LINE AS NOTED |
| SECTION CORNER SET AS NOTED | | CURB INTAKE AS NOTED | | OVERHEAD POWER LINES AS NOTED |
| SECTION MANHOLE AS NOTED | | AREA INTAKE AS NOTED | | BURIED ELECTRIC AS NOTED |
| STORM MANHOLE AS NOTED | | MANHOLES PASSED NOTED | | UNDERGROUND UTILITIES |
| SECTION MANHOLE AS NOTED | | MANHOLE PASSED NOTED | | GAS MAIN AS NOTED |
| UTILITY MANHOLE AS NOTED | | ELECTRIC TRANSFORMER BOX AS NOTED | | WATER MAIN AS NOTED |
| UTILITY MANHOLE AS NOTED | | PERK TEST SITE AS NOTED | | STORM SEWER AS NOTED |
| ELECTRIC MANHOLE AS NOTED | | EXISTING STOP ELEVATION | | WATER MANHOLE AS NOTED |
| GAS METER AS NOTED | | PROPOSED STOP ELEVATION | | BURIED TELEPHONE |
| UTILITY POLE AS NOTED | | MEASURED DISTANCE OF BEARING | | UC |
| SECTION MANHOLE AS NOTED | | RECORDED DISTANCE OF BEARING | | BURIED CABLE/UTILITIES AS NOTED |

**AEC ASSOCIATED ENGINEERING
COMPANY OF IOWA**
1520 NW Irwindale Drive, Suite 102, Ankeny, Iowa 50023
Phone: (515) 255-3156 Fax: (515) 255-3157

Heartland Assembly of God Building Addition

STORMWATER MANAGEMENT EASEMENTS

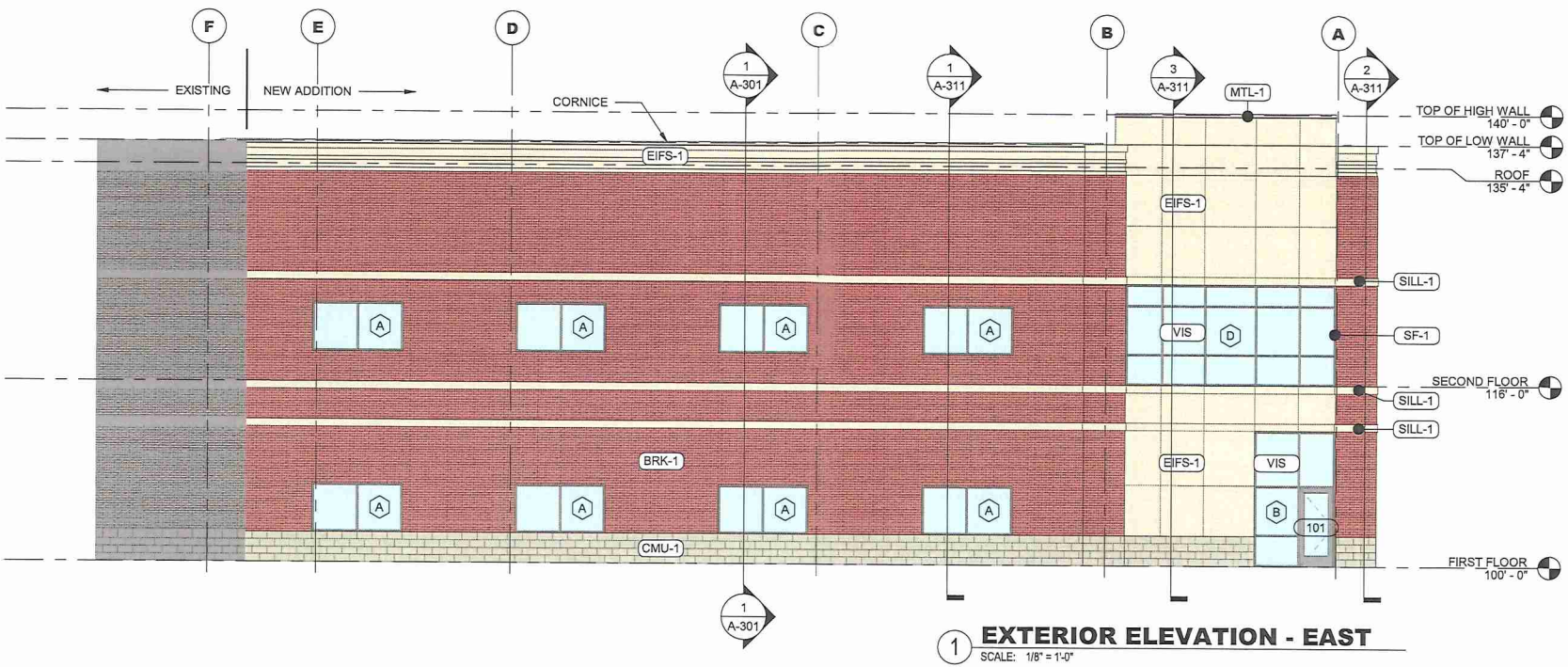
DATE SUBMITTED

DATE PRINTED
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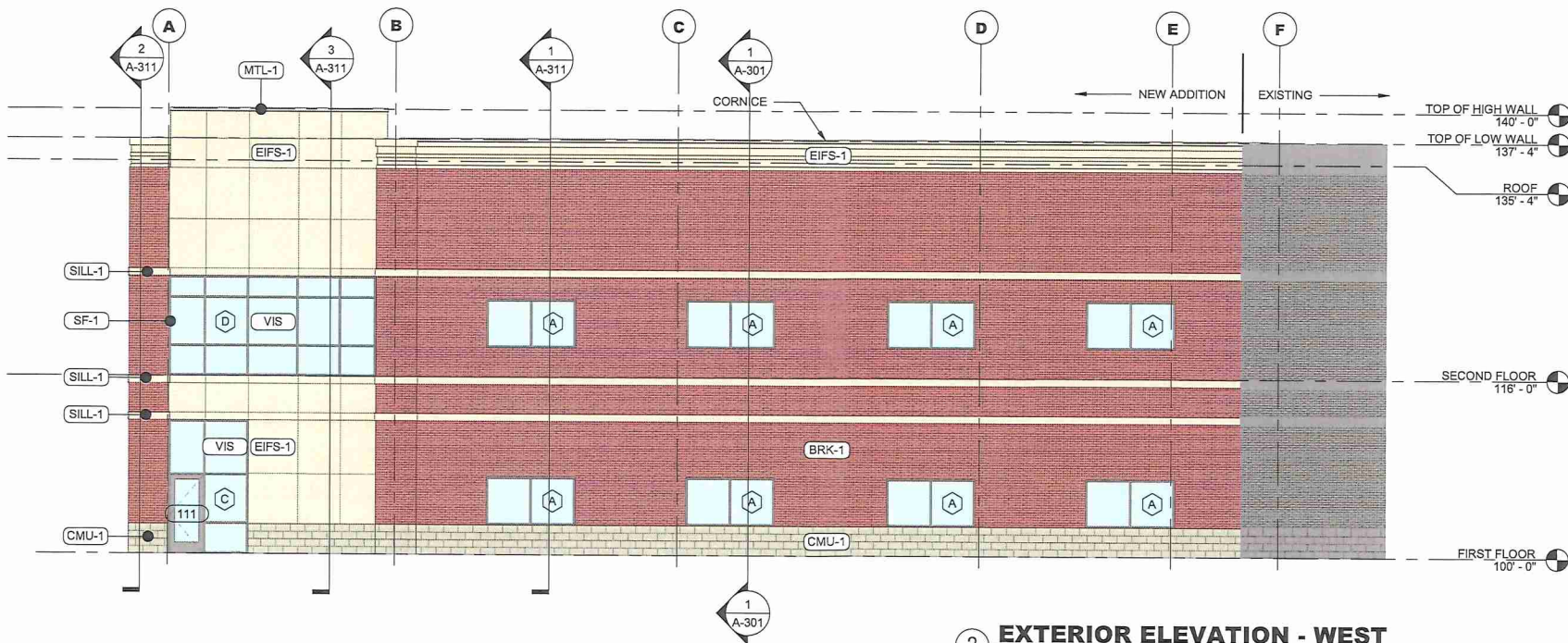
AFC #: 208910

SHEET 2 OF 2

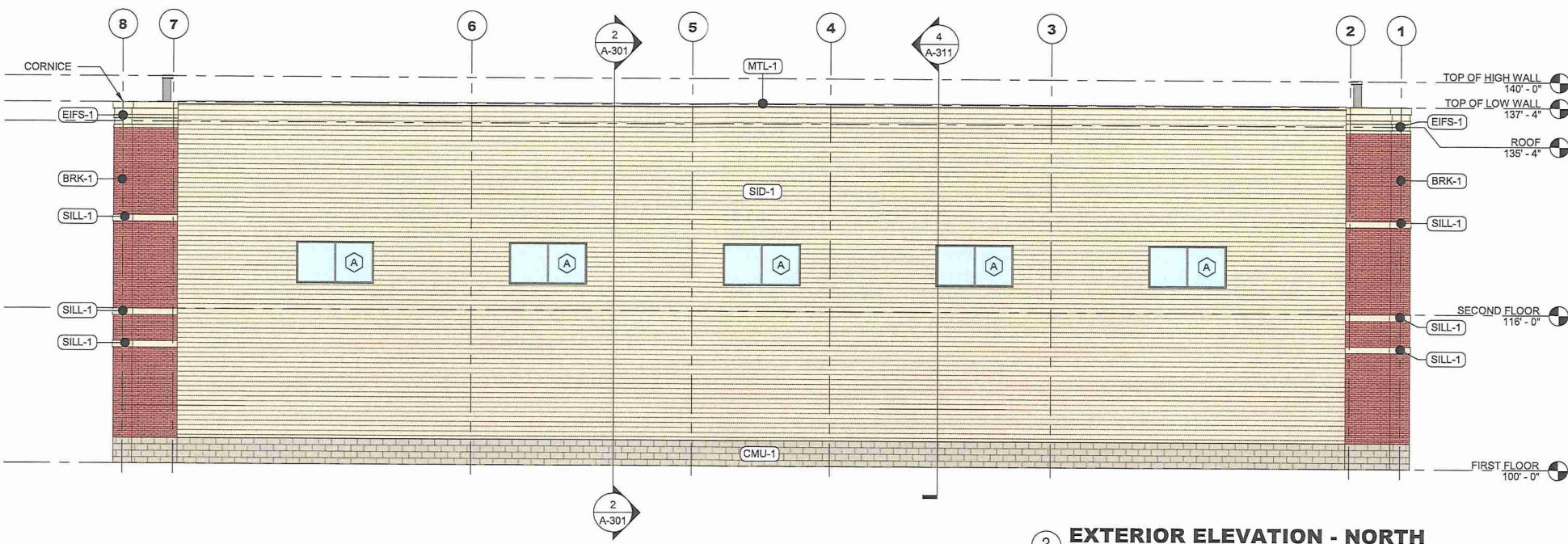
PROJECT MANAGER: Victor Procerntini



1 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



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



3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

EAST ELEVATION MATERIAL CALCULATIONS

MATERIALS	FLR 1 (SF)	MAT. % F1 MATERIAL / (TOTAL SURF. - OPENINGS)	FLR 2 (SF)	MAT. % F2 MATERIAL / (TOTAL SURF. - OPENINGS)
MASONRY	1236	75%	1429	64%
EIFS	182	11%	506	23%
GLAZING	225	14%	307	13%
TOTAL SURFACE	1643		2242	

WEST ELEVATION MATERIAL CALCULATIONS

MATERIALS	FLR 1 (SF)	MAT. % F1 MATERIAL / (TOTAL SURF. - OPENINGS)	FLR 2 (SF)	MAT. % F2 MATERIAL / (TOTAL SURF. - OPENINGS)
MASONRY	1236	75%	1429	64%
EIFS	182	11%	506	23%
GLAZING	225	14%	307	13%
TOTAL SURFACE	1643		2242	

NORTH ELEVATION MATERIAL CALCULATIONS

MATERIALS	FLR 1 (SF)	MAT. % F1 MATERIAL / (TOTAL SURF. - OPENINGS)	FLR 2 (SF)	MAT. % F2 MATERIAL / (TOTAL SURF. - OPENINGS)
MASONRY	535	25%	249	9%
EIFS	0	0%	36	1%
SIDING	1609	75%	2400	84%
GLAZING	0	0%	173	6%
TOTAL SURFACE	2144		2858	

GENERAL EXTERIOR ELEVATION NOTES

- REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
- ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
- ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
- ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
- NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
- MATERIALS ABOVE CANOPIES & AWNINGS TO BE CONTINUED DOWN BEHIND THEM U.O.N., TYP.
- ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.
- INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
- CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
- PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
- INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
- WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
- WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
- ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
- IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMITS).
- IT IS THE OVERALL INTENT & REQUIREMENT FOR THE NEW ADDITION TO ALIGN & MATCH IN ALL INTERIOR & EXTERIOR ASPECTS WITH THE EXISTING BUILDING. VERIFY ALL EXISTING INTERIOR & EXTERIOR ASPECTS, CONDITIONS & ALIGNMENT, INCLUDING BY LIMITED TO: FINISH FLOOR & ROOF ELEVATIONS; FINISH MATERIALS, PATTERNS & FEATURES; ROOF PITCH, OVERHANGS, EAVE & PEAKS; WINDOWS & ENTRANCES; WILL BE ACHIEVED PRIOR TO CONSTRUCTION & ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	4" FACE BRICK TO MATCH EXISTING
CMU-1	4"x8"x16" SPLIT FACE CMU TO MATCH EXISTING, VERTICAL JOINTS STAGGERED, GROUTED & REINFORCED CELLS (REFER TO STRUCTURAL FOR REINFORCEMENT)
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM: SMOOTH COLOR TO MATCH EXISTING
MTL-1	METAL COPING, COLOR TO MATCH ADJACENT MATERIAL.
SF-1	T.B. ALUMINUM STOREFRONT FRAMING: BLACK FINISH
SID-1	VINYL SIDING TO MATCH EXISTING
SILL-1	CAST STONE, COLOR TO MATCH EXISTING STONE.
VIS	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

Rev. #	Issue / Revision	Date
2	SITE APPROVAL/MISSION FOR SITE SUBMISSION	06/17/2024

Proj. No. SAA Proj. Mgr.
08116B **DJL**

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 16, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Request to amend the Corporate Woods Business Park PUD, Planned Unit Development for property owned by Knapp-Elwell, LC.

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)

The Plan and Zoning Commission held a public hearing on September 3, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the request by Maven Crux Development, on behalf of Knapp-Ewell, LC, to amend the "Allowable Uses" section of the Corporate Woods Business Park Planned Unit Development, adding language described in Exhibit 'A'.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map
7. Aerial Map - Amendment Specific Parcels



Agenda Item: Corporate Woods Business Park PUD Amendment – Action
Report Date: September 11, 2025
Prepared By: Bryan Morrissey *ESL*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by Maven Crux Development, on behalf of Knapp-Ewell, LC, to amend the “Allowable Uses” section of the Corporate Woods Business Park Planned Unit Development, adding language described in Exhibit ‘A’.

Discussion

Maven Crux Development, on behalf of the property owner, Knapp-Ewell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). The request is to amend the “Allowable Uses” section of the PUD, adding additional language to the section.

The PUD encompasses approximately 70.85-acres (+/-) located east of Interstate-35 near the Corporate Woods Interchange. The adjacent properties to the north are zoned M-1, Light Industrial District w/Conditions and U-1, Conservation and Public Utility District. Adjacent properties to the south are zoned R-1, One-Family Residence District and PUD, Planned Unit Development. The Ankeny Plan 2040 Future Land Use Map indicates the subject area as being suitable for either Office Business Park or Airport Business Park land uses.

The applicant is proposing to amend the “Allowable Uses” section of the PUD to permit the owner to utilize the property for luxury indoor storage units that will store RV’s, boats, cars, motorcycles, and off-road vehicles. Currently, the “Allowable Uses” section of the PUD reads as follows:

“Within the Corporate Woods PUD, no structure or land shall be used, except for one or more of the following uses or uses deemed similar by the City Council:

- Corporate offices or headquarters with associated marketing and research buildings in a campus setting;
- Government offices;
- Laboratories, research facilities, medical facilities, professional and real estate offices, and support offices as the principal use;
- Offices with attached manufacturing or warehouse combinations wherein manufacturing or warehouse space shall not exceed 90% of the floor area per occupant. Office space shall be placed in a location nearest to the customer entrance;
- Contractor’s office, with indoor storage space not to exceed 90% of the floor area.
- Warehouse sales or showrooms for furniture, carpets, rugs and similar goods that do not include retail food sales;
- Storage facilities contained within a building and associated with the primary use or outdoor storage as a conditional use. Such storage facilities shall not exceed 90% of the floor area nor be used by multiple third parties;
- Animal hospitals or clinics with no exterior storage or animal runs;
- Television, recording and radio studios and sound stages. Microwave towers are permitted as accessory uses only when associated with a studio broadcast facility.
The maximum height of a microwave tower shall be equal to or less than the distance

the tower is setback from the closest property line and shall not exceed the Ankeny Tall Structure Ordinance in effect at the time a site plan is presented to the City;

- Daycare uses;
- Restaurants. When a restaurant has an associated drive-thru said drive-thru area shall be screened from all public streets, interstate highways, and adjoining properties with berms, landscaping, and/or masonry fence matching the building materials;
- Trade schools and community colleges with no exterior storage or outside classrooms;
- Retail business or service establishments that are contained entirely inside a building. All outdoor display areas associated with a retail business shall be screened from the view of all public streets, interstate highways, and adjoining properties with berms, landscaping, and/or a masonry fence matching the building materials of the primary building. All outdoor activity associated with a retail business shall be screened with berms and landscaping to lessen the effect of the activity on adjoining public streets and interstate highways;
- Hotels;
- Light fabrication/manufacturing when contained entirely within the building;
- Swim and fitness clubs, tennis clubs, skating, exercise and similar commercial recreation facilities when contained within a building;
- Outdoor storage of materials when associated with a permitted principal use, provided the storage areas are screened from view with berms, landscaping, and/or a masonry fence matching the building materials of the primary building and that the storage area is located along an interior lot line, not abutting and not viewable from any public street or interstate highways;
- Outdoor climate, weathering, environmental exposure research or testing facilities, which shall be screened from view, and not cause excessive noise and pollution. This is intended to be a passive research or testing area with tested items to be anchored for exposure to climatic conditions.”

Additionally, the following language is listed in the prohibited uses guidelines:

- “Building or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property;”

The applicant is proposing that the following language be added to the allowable uses section of the PUD:

- “Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot "R" and Outlot "S" in CORPORATE WOODS BUSINESS PARK PLAT 4, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa, and locally known as Polk County Tax Parcel Nos. 792306176004, 792306176005, 792306176006, 792306176007, and 792306176008.”

It is important to note that the proposed language will only apply to select parcels within the PUD, rather than the entire PUD itself. A map highlighting the specific property the proposed language will apply to has been included with your packet. The applicant has submitted the required rezoning petitions to initiate the PUD Amendment process for the subject property.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed PUD Amendment on September 3, 2025. The following topics were discussed during the public hearing:

Site Plans/Building Elevations

During the public hearing, there were general discussions between the Commission and Staff regarding future site plans and building elevations on the site. Most of the Commission's questions were answered by Staff. To reiterate, future site plans and building elevations will require Commission approval prior to development. The requested PUD amendment is simply to allow the proposed use to be permitted on the site. Additionally, the PUD Book outlines conditions for site plans and building elevations that will be enforced once official plans are submitted, such as architectural and landscaping requirements. Examples of the conditions outlined in the PUD that will be applicable to the site are listed below:

Architectural Character and Materials

- Multiple buildings on a site within the Corporate Woods PUD will use similar materials. The use of limestone as a building accent is encouraged in the Corporate Woods PUD.
- Design of buildings on the perimeter of sites should present the view of a finished edge. This will include screening of mechanical equipment, loading docks, and trash receptacles. This should also include screening of parking areas as outlined in guidelines for PARKING.
- Materials, such as stucco and EIFS, and horizontal siding, are not allowed as primary exterior finish materials, but are permissible as accents.
- The following siding materials, finishes and roofing materials are prohibited and may not be used on exterior surfaces of any building: plywood; composite siding such as hardboard siding; composite building panels such as metal faced plywood or woodcore panels; pre-engineered metals installed with exposed fasteners; all plastic (except signs); common concrete block, except for rear building walls that are not visible from a public streets, highways, or airport, asbestos cement shingles, and asphalt shingles.
- Allowable colors include earth tones and other muted colors. Vibrant primary colors will be allowed to accent architecturally significant building detail, but must contribute to the buildings' overall attractiveness and design. Brick and stone should be colored only by means of pigment impregnated throughout the entire material and not be painted only on the exterior surface.
- Some building materials shall be of consistent color, tone and quality. Noticeable variations in color, pattern and texture resulting from casting, manufacturing, fabrication, etc. of exterior building materials will not be allowed.
- It is encouraged that exterior building materials be colored only by means of pigment impregnated throughout the material. Tilt-up panels may be required to be colored and walls built with common concrete block shall be colored.

Open Space/Landscaping

- Open space should be designed as part of the overall building and lot development and should not be considered space left over after the buildings are sited.
- The design of each site's open space should include spaces that will attract activity, such as courtyard with seating, a fountain, sculpture, a garden, or a shady pathway between buildings.
- Each site will have a minimum of 30 percent open space. Some sites may be eligible for a reduced open space requirement; however, in no case will a site's minimum open space be less than 20 percent of the total site.
- When 10 percent of the total site is open space and located in front of the main principal building and along the local public streets the minimum required open space will be reduced by 5 percent.
- When all of the parking for a site is located along the side(s) and rear of the building(s) (no parking located in front of a line extended along the front of the building and any adjacent public streets to the lot) the minimum required open space will be reduced by 5 percent.
- When an outdoor sculpture is provided on a site, visible from a public street, and is a minimum of 5 feet in height the minimum required open space may be reduced by 5 percent.
- When outdoor limestone benches (with one – three foot by three-foot area for seating per 25 parking spaces) are provided in the open space area of a site then the total required open space may be reduced by 3 percent.
- An "Owners' Association" shall be formed which will be the owner of the common areas within the Park and which will be responsible for the care and maintenance of such common areas. Each Owner is a member in the Association by virtue of the ownership of a lot.
- All unpaved and/or common open space areas of the development shall be landscaped with a combination of overstory and understory trees to create a naturalistic and pastoral atmosphere to compliment the use and

architecture of the proposed developments. Evergreen trees are to be used for screening purposes and for aesthetic uses. Shrubs shall be planted in groupings and surrounded by a continuous mulch or decorative gravel bed. Street trees shall be deciduous canopy trees planted within the specified street tree easement.

- Open space trees and shrubbery shall be provided at a minimum ratio of 2 trees and 6 shrubs per 15,000 square feet of total lot area, with a minimum of 2 trees and 6 shrubs, exclusive of any buffer, screen, or shade plantings. During the site plan review process, all Planting Plans shall be certified by a registered professional Landscape Architect in the State of Iowa. The landscaping shall be carried out in strict compliance with the approved landscaping plan. Landscaping must be completed prior to the occupancy of the building, except when weather makes compliance not reasonably possible then a temporary occupancy permit may be issued by the City permitting a reasonable time for completion. All landscaping shall be maintained in good repair at all times by the property owner.
- Site design shall utilize the opportunities and reflect the constraints created by floodplains, slopes, soils, vegetation, and other physical features. Engineering techniques to force-fit development into the environment is strongly discouraged.
- Stormwater detention areas should be designed to create high quality focal points or entrance features. Open storm drainage and detention areas visible to the public should be incorporated into the design of the development as an attractive amenity or focal point. When visible to the public open storm drainage and stormwater detention areas will incorporate native Iowa planting in the form of prairie grasses and flowers and where possible stormwater detention area will be designed with “wet” bottoms.
- Buffer yards shall be required between zoning districts and uses as established in the City of Ankeny zoning requirements. Pavement shading shall be provided per the City of Ankeny zoning requirements.

Summary

Given that the specific language proposed by the applicant limits the requested use to larger storage operations, as opposed to traditional mini-storage, as well as limiting the use to a select number of parcels within the PUD, Staff believes that the requested PUD amendment is appropriate. Additionally, the building material standards and landscaping requirements of the PUD should ensure a higher quality development, which was a concern with storage developments at the time the PUD was adopted. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Maven Crux Development, on behalf of Knapp-Ewell, LC, to amend the “Allowable Uses” section of the Corporate Woods Business Park Planned Unit Development, adding language described in Exhibit ‘A’.



MAVENCURX
DEVELOPMENT

Re: Corporate Woods Toy Storage
Corporate Woods Business Park

Development of 6100-6200 Block of SE Convenience Blvd.

Ankeny, Iowa

GP: 792306176007

GP: 792306176004

To: City of Ankeny, Iowa - Planning

Subject: PUD Amendment Request - Allowed Use & Open Space Requirement

On behalf of LLMC ANKENY, IA LLC, we formally request an amendment to the existing PUD to allow indoor storage as a primary use within the development. The proposed Corporate Woods Toy Storage project is designed to provide approximately 118 luxury indoor storage units, primarily sold as a condominium-style community, with a portion of the units available for lease. Combined to be managed via Property Management. The intended use is strictly limited to unit owners storing personal vehicles such as RVs, boats, cars, motorcycles, and off-road vehicles. To ensure compatibility with the PUD's objectives, the site will be secured with controlled access, managed by a property management team enforcing CC&R guidelines prohibiting non-storage uses.

While we acknowledge the current restrictions regarding self-storage and third-party use, we believe this amendment will better align with the evolving needs of the community and the intended functionality of the site.

The site will include designated landscaping along the east and south property boundaries, maintaining aesthetic cohesion with the surrounding development while meeting functional needs.

We welcome the opportunity to discuss this amendment in further detail and collaborate on a solution that aligns with the City of Ankeny's vision.

Respectfully

J. Ross Nichols

Manager, LLMC Ankeny IA, LLC

RECEIVED

AUG 22 2025

CITY OF ANKENY



**ADDENDUM TO P.U.D. DEVELOPMENT STANDARDS
CORPORATE WOODS PLANNED UNIT DEVELOPMENT**

This Addendum (the “Addendum”) is hereby incorporated into and made a part of that certain P.U.D. Development Standards for Corporate Woods Planned Unit Development (the “PUD Standards”), which was approved by Ankeny City Council as part of Ordinance #1485 on December 20, 2004.

The following is hereby added as an Allowable Use to the PUD Standards:

Storage facilities, for ownership and use by multiple third parties, for the leasing or selling of interior storage space for the storage of personal property, where a minimum of 35%, but no more than 45%, of the storage units are sold and the remaining storage units are leased; provided, that, such each storage unit shall not be smaller than 500 square feet and the height of each storage facility building shall be no less than 22 feet per single story. Said storage facility use shall only be permitted on that certain real estate currently identified as Parcel C and Parcel B of the PUD, which parcels are currently legally described as Outlot “R” and Outlot “S” in CORPORATE WOODS BUSINESS PARK PLAT 4, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa, and locally known as Polk County Tax Parcel Nos. 792306176004, 792306176005, 792306176006, 792306176007, and 792306176008.

This Addendum is incorporated into and made a part of the PUD Standards. In the event of any conflict between the terms of this Addendum and the terms of the PUD Standards, this Addendum shall control.

**CORPORATE WOODS TOY STORAGE
REZONING DESCRIPTION
Date August 1, 2025**

LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

AND

LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA



NUMBER	GEOPARCEL NUMBER	OWNER	ACRES
1	7923-06-100-029	SECOND VAN HOUWELING PROPERTY LLC	4.28
2	7923-06-200-024	AVIATION AUTHORITY	8.92
3	7923-06-200-006	POLK COUNTY	0.78
4	7923-06-200-014	POLK COUNTY	2.96
5	7923-06-200-009	POLK COUNTY	0.29
6	7923-06-400-016	POLK COUNTY	0.10
7	7923-06-400-001	POLK COUNTY	4.27
8	7923-06-400-019	POLK COUNTY	1.86
9	7923-06-451-001	RUAN TRANSPORT CORP	2.05
10	7923-06-300-008	LARDOG PROPERTIES LLC	5.49
11	7923-06-300-017	SILVER LAND COMPANY LC	8.68
12	7923-06-351-004	ELECTRICAL WORKERS BUILDING FOUNDATION	0.19
13	7923-06-351-003	ELECTRICAL WORKERS BUILDINGFOUNDATION	1.20
14	7923-06-301-004	GURU KRUPA LLC SERIES 1	1.18
15	7923-06-301-003	WILLIAM KIMBERLEY DEVELOPMENT CORP	2.10
16	7923-06-301-002	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.31
17	7923-06-302-001	WILLIAM KIMBERLEY DEVELOPMENT CORP	2.74
18	7923-06-301-001	MUB PROPERTIES LLC	0.91
19	7923-06-300-019	POLK COUNTY	0.30
20	7924-01-426-008	QRS INVESTMENTS LLC	3.61
21	7924-01-200-022	CHAPMAN BROS FARM LC	1.70
22	7923-06-100-024	DENNY ELWELL FAMILY LC	4.06
23	7923-06-100-038	KWIK TRIP INC	0.64
24	7923-06-100-037	KWIK TRIP INC	4.05
		TOTAL	62.67

LOT 1 AND OUTLOT "Y", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1, CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1 AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
OUTLOT "R", OUTLOT "S" AND OUTLOT "T", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA
AND
LOT 1, OUTLOT "Y" AND OUTLOT "Z", ALL OF CORPORATE WOODS BUSINESS PARK PLAT 5, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA

Project No: 125.0438.01
Sheet 1 of 1



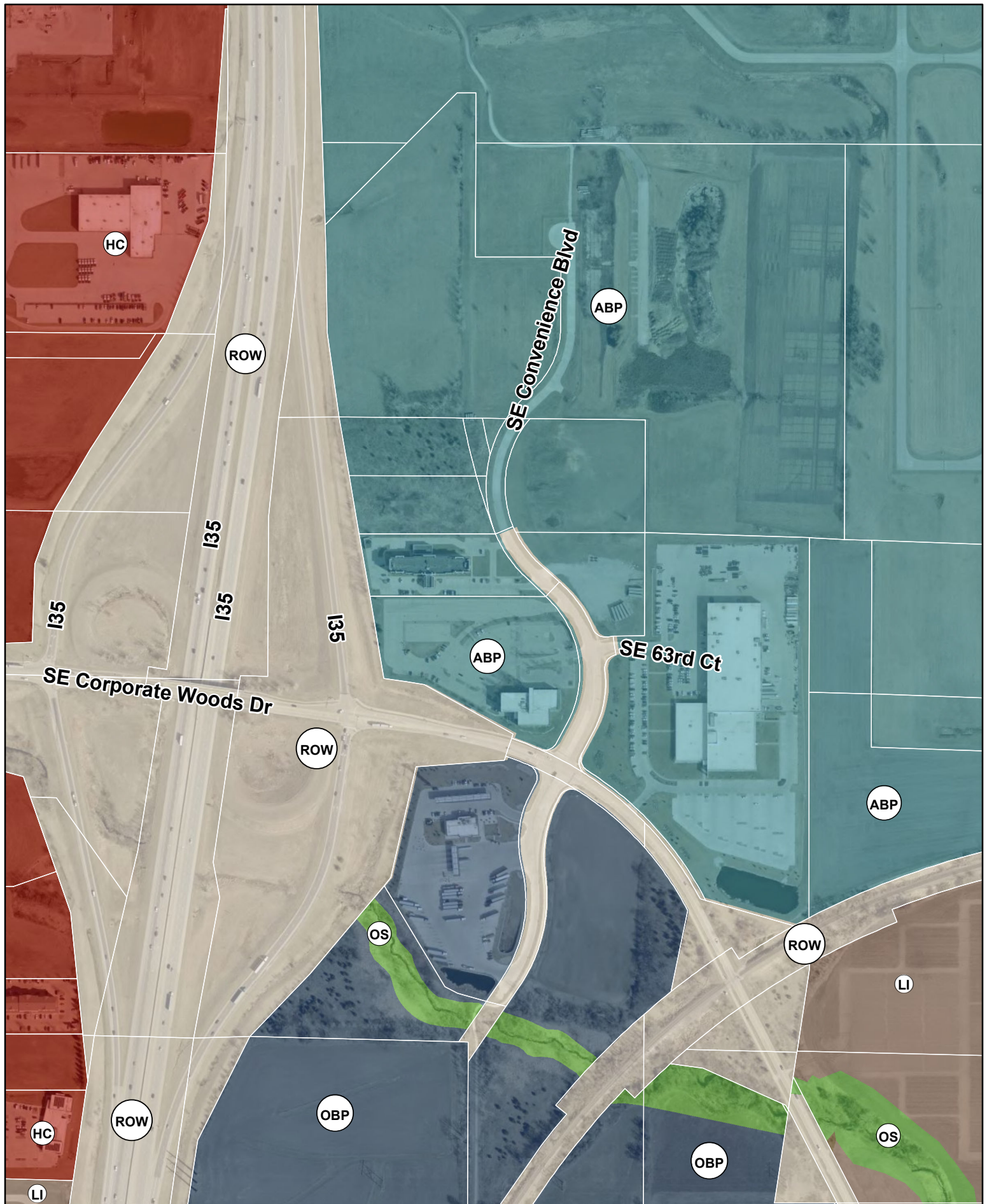
N



1 inch = 450 feet

Date: 8/28/2025

Corporate Woods Business Park PUD Amendment Zoning Map



1 inch = 450 feet
Date: 8/28/2025

Corporate Woods Business Park PUD Amendment Future Land Use Map







PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 16, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Rueter Ankeny Preliminary Plat and Rueter Ankeny Plat 1 Final Plat

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

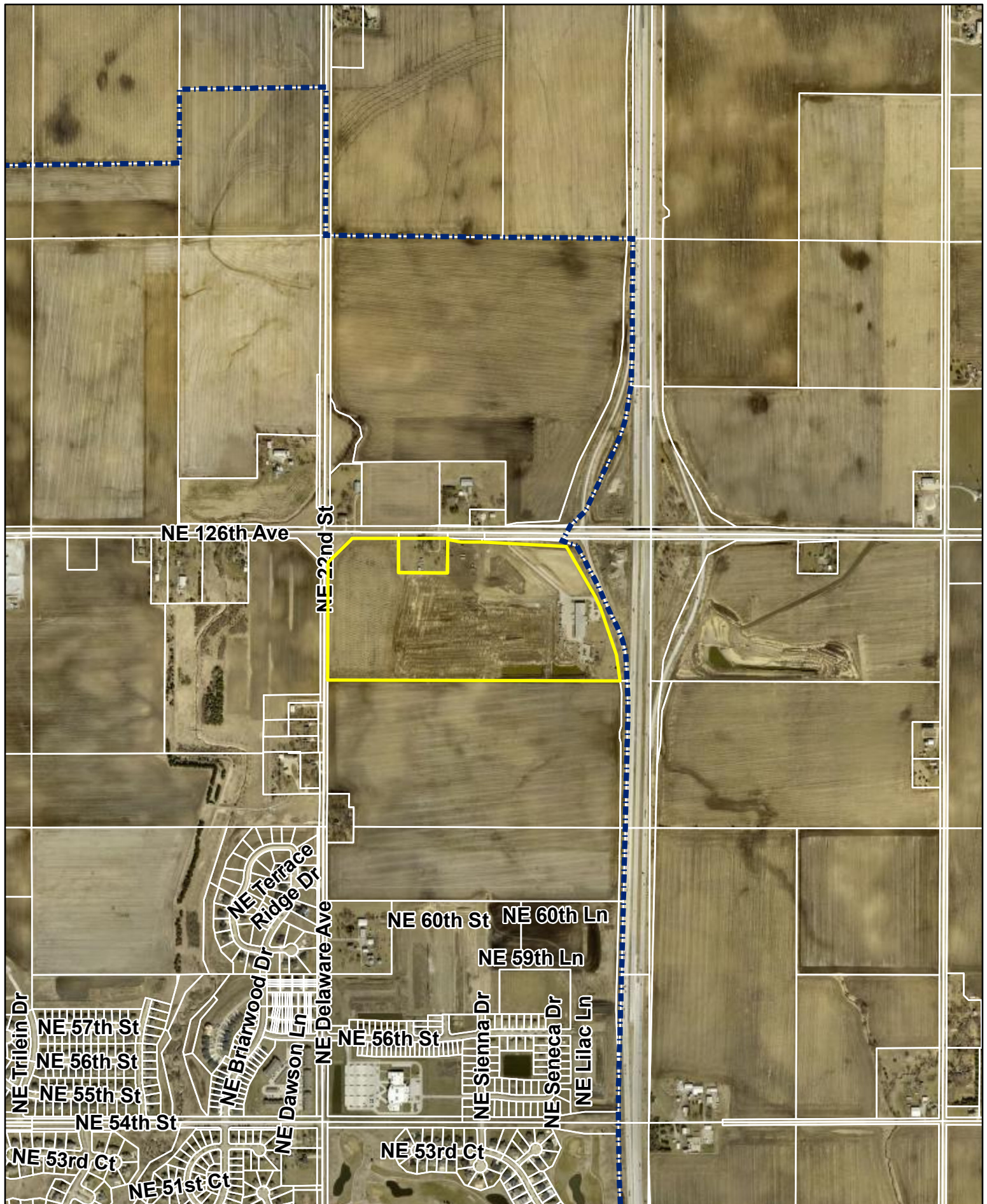
Consider MOTION to recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

Consider a MOTION to recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost-sharing for the 12-in water main along NE Delaware Avenue and NE 72nd Street in an amount estimated to be \$26,895,

and for the cost of an 8-foot sidewalk along NE 72nd Street in an amount estimated to be \$11,455.50 and for the cost of two, steel, pedestrian domes in the amount of \$400.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Preliminary Plat
5. Final Plat





*Plan and Zoning Commission Staff
Report*

Meeting Date: September 16, 2025

Agenda Item: Rueter Ankeny Preliminary Plat & Rueter Ankeny Plat 1 Final Plat

Report Date: September 10, 2025

Prepared by: Laura Hutzell

Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive.

That the Plan and Zoning Commission recommend City Council approval of Rueter Ankeny Plat 1 Final Plat; and cost sharing for the 12-inch water main along NE Delaware Avenue and NE 72nd Street in an amount estimated to be \$26,895, and for the cost of an 8-foot sidewalk along NE 72nd Street in an amount estimated to be \$11,455.50 and for the cost of two, steel, pedestrian domes in the amount of \$400.

Project Summary:

Rueter Ankeny Preliminary Plat is a proposed 69.53-acre (+/-) plat located south of NE 72nd Street, east of NE Delaware Avenue and west of Interstate 35. The proposed plat is zoned C-2, General Retail, Highway-Oriented and Central Business Commercial District and PUD, Planned Unit Development. Specifically, lots 1-3, 7, 8 Outlot Y and Outlot Z are zoned C-2, and lots 4-6 are zoned PUD. Adjacent properties to the north are zoned R-1, One-Family Residence District, property to the east lies interstate right-of-way, and to the west properties are zoned both R-3, Multiple Family Residence District and C-2, General Retail, Highway Oriented and Central Business Commercial District. The area just south of the proposed plat forms part of the Hope Crossing development and is zoned PUD, Planned Unit Development and R-3, Multiple Family Residential District.

The proposed Rueter Ankeny Final Plat creates eight lots (lots 1-8), two outlots for future development (Outlots Y & Z), an outlot for stormwater management (Outlot X), three street lots and associated utilities and easements.

Project Report:

Streets: The Preliminary Plat creates NE Rueter Drive, which extends through the development, providing access to both NE 72nd Street to the north and NE

Delaware Avenue to the west. For lots without direct frontage onto NE Rueter Drive, private drives allow for adequate access. Specifically, Rueter Ankeny Plat 1 shows access extending southward from NE 72nd Street via NE Rueter Drive, serving lots 1, 2, 5, 6, and 8. Meanwhile, lots 3 and 4 will be accessed through an existing private drive branching east from NE Rueter Drive. Both the Preliminary and Final Plats specify that the developer is responsible for implementing any recommendations arising from the ongoing traffic impact study concerning NE Rueter Drive's connections to NE 72nd Street and NE Delaware Avenue.

Water: The applicant is proposing to install 12-inch water main along NE Delaware Avenue and NE 72nd Street for which the applicant has requested cost sharing as stated in the applicant letter. A 10-inch main will also be installed along NE Rueter Drive. The remaining areas within the development would be served by 8-inch water mains with 6-inch service lines extending throughout.

Sewer: A 12-inch sanitary sewer main currently exists at the south end of the plat near Lot 6. The applicant is proposing to extend service via a 12-inch main running east to west along the southern boundary of lot 6. From there, the main then extends north between lots 6 and future lot 9, via a 10-inch main. From there, service is to be extended throughout the rest of the development via 8-inch sanitary sewer mains.

Drainage: Stormwater for the majority of the plat drains to the southeast to the existing stormwater detention basins shown as Outlot X. Lots 1, 3, 7, 8 on the Plat 1 will be required to provide their own detention at the time of development.

Parkland: Dedication not required for Commercial Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Rueter Ankeny Plat 1 Final Plat
NAME OF OWNER/ DEVELOPER: R-Pact Holdings, Rueter, Alex, Rueter Benlala, Paige

GENERAL INFORMATION:

PLAT LOCATION: South of NE 72nd Street; East of NE Delaware Avenue, West of I-35
SIZE OF PLAT: 69.53
ZONING: C-2 & PUD

LOTS:

NUMBER: 8 Commercial Lots; 3 Outlots; 3 Street Lots
SIZE/DENSITY: Lot 1 – 2.58 Acres
Lot 2 – 1.33 Acres
Lot 3 – 5.35 Acres
Lot 4 – 8.04 Acres
Lot 5 – 7.13 Acres
Lot 6 – 5.54 Acres
Lot 7 – 2.50 Acres
Lot 8 – 2.35 Acres
Outlot Z (future development) – 16.69 Acres;
Outlot Y (future development) – 13.52 Acres
Outlot X (stormwater management easement) – 3.01 Acres

USE: Commercial & PUD

BUILDING LINES: **Commercial (Lots 1-3, 7&8)):**

Front: 35'

Side: None, except when joining any R District, 25'

Rear: 40'

PUD (Lots 5-6):

Front: 50'

Side: None, except when joining any R District or street right-of-way line, in which case – 50'

Rear: 40', when adjacent to any R District, 150'

Max Height: 60'

Max Stories: 4

PARK SITE DEDICATION:

Dedication not required for this development.

ADJACENT LANDS:

NORTH:	R-1
SOUTH:	R-3, Multiple Family Residential District with Restrictions and PUD
EAST:	Interstate ROW
WEST:	C-2; General Retail, Highway-Oriented and Central Business Commercial District and R-3, Multiple-Family Residence District

STREET DEVELOPMENT:

NAME: NE Rueter Drive
LENGTH: Approximately 468.10 feet
CLASSIFICATION: Local Commercial
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

WASTE WATER:

PROJECTED FLOWS: 69.53 developable acres X 3,500 gpd/acre = 243,355 GPD

WRA CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Upper Four Mile Creek Drainage Basin.

WATER SYSTEM:

USAGE: 69.53 developable acres X 1,000 gpd/acre = 39,530 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

September 9, 2025

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

RE: Rueter Ankeny

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of R-PACT holdings, LLC, we submit herewith the following preliminary plat, final plat and construction drawings for review and approval. The Preliminary Plat contains 69.53 acres and is located south of NE 72nd Street, East of NE Delaware Avenue and west of interstate 35. The property is proposed to have 22 lots for commercial development, three street lots for public roadways and an outlot for a detention basin.

The final plat includes the development of five lots that are zoned C-2 General Retail, Highway-Oriented and Central Business Commercial District and three lots that are zoned PUD, one outlot for storm water detention, three street lots for public roadways, and two outlots for future development.

We are requesting approval of the final plat be granted by City Council prior to the construction of the public improvements. We have provided bonds in lieu of the completed construction of the public improvements. We would like to request cost sharing for the 12-inch watermain along NE 72nd Street and along NE Delaware Avenue in the amount of \$26,895 (1956 LF x 13.75) and for the cost of widened sidewalk along NE 72nd Street in the amount of \$11,455.50 (1,091 LF x \$10.50) and for the cost of steel pedestrian domes in the amount of \$400 (2 locations x \$200).

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

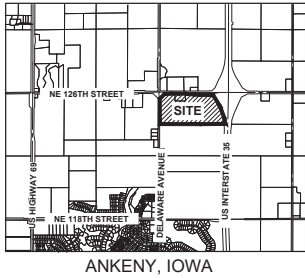
Doug Mandernach, Project Manager

cc: Todd Rueter, Rueter Co (via email)

PRELIMINARY PLAT FOR: RUETER ANKENY

ANKENY, IOWA

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

PARCEL "2022-1194" AND A PART OF PARCEL "2022-1193" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19379, PAGE 655, AND A PART OF THE EAST 440 FEET OF THE WEST 1108 FEET OF THE NORTH 362 FEET OF THE NORTHWEST FRACTIONAL QUARTER, ALL BEING IN SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "2022-1193"; THENCE NORTH 00°22'47" EAST ALONG THE WEST LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 1330.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2022-1193"; ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 89°31'58" EAST ALONG THE NORTH LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 667.22 FEET TO THE NORTHWEST CORNER OF SAID EAST 440 FEET OF THE WEST 1108 FEET OF THE NORTH 362 FEET OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00°11'26" WEST ALONG THE WEST LINE OF SAID EAST 440 FEET OF THE WEST 1108 FEET OF THE NORTH 362 FEET OF THE NORTHWEST FRACTIONAL QUARTER, 20.00 FEET TO THE NORTH LINE OF THE WEST TRACT AS SHOWN AND DESCRIBED IN THE PLAT AND WARRANTY DEED RECORDED IN BOOK 5336, PAGE 857; THENCE NORTH 89°31'58" WEST ALONG SAID NORTH LINE, 634.29 FEET TO THE NORTHWEST CORNER OF SAID WEST TRACT; THENCE SOUTH 00°22'47" WEST ALONG THE WEST LINE OF SAID WEST TRACT, 255.55 FEET TO THE SOUTHWEST CORNER OF SAID WEST TRACT; THENCE NORTH 45°16'49" EAST ALONG THE SOUTHERLY LINE OF SAID WEST TRACT, 307.45 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 126TH AVENUE; THENCE SOUTH 89°49'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 724.04 FEET; THENCE SOUTH 85°15'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 135.97 FEET TO THE NORTHERLY LINE OF SAID PARCEL "2022-1193"; THENCE SOUTH 80°08'54" EAST ALONG SAID NORTHERLY LINE, 119.51 FEET; THENCE SOUTH 89°43'21" EAST ALONG SAID NORTHERLY LINE, 125.87 FEET TO THE NORTHWEST CORNER OF THE ACQUISITION PARCEL SHOWN AND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 19722, PAGE 836; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID ACQUISITION PARCEL AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.15 FEET AND WHOSE CHORD BEARS SOUTH 44°51'35" EAST, 35.27 FEET; THENCE SOUTH 00°00'10" WEST ALONG SAID WESTERLY LINE, 351.32 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 298.00 FEET, WHOSE ARC LENGTH IS 125.02 FEET AND WHOSE CHORD BEARS SOUTH 12°01'19" WEST, 124.11 FEET TO THE SOUTHWEST CORNER OF SAID ACQUISITION PARCEL; THENCE SOUTH 65°57'32" EAST ALONG THE SOUTH LINE OF SAID ACQUISITION PARCEL, 70.00 FEET TO THE SOUTHEAST CORNER OF SAID ACQUISITION PARCEL; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID ACQUISITION PARCEL AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 368.00 FEET, WHOSE ARC LENGTH IS 154.39 FEET AND WHOSE CHORD BEARS NORTH 12°01'19" EAST, 153.26 FEET; THENCE NORTH 00°00'10" EAST ALONG SAID EASTERLY LINE, 348.06 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 40.50 FEET AND WHOSE CHORD BEARS NORTH 46°24'27" EAST, 36.21 FEET TO THE NORTH LINE OF SAID PARCEL "2022-1193"; THENCE SOUTH 87°11'16" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID PARCEL "2022-1194"; A DISTANCE OF 698.71 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE SOUTH 30°06'03" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "2022-1194"; A DISTANCE OF 519.93 FEET; THENCE SOUTH 23°43'09" EAST ALONG SAID EASTERLY LINE, 109.93 FEET; THENCE SOUTH 18°56'05" EAST ALONG SAID EASTERLY LINE, 444.11 FEET; THENCE SOUTH 07°36'31" EAST ALONG SAID EASTERLY LINE, 236.22 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2022-1194"; THENCE NORTH 89°52'41" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2022-1194" AND THE SOUTH LINE OF SAID PARCEL "2022-1193"; A DISTANCE OF 2660.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.53 ACRES (3,028,717 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BENCHMARKS

1. POLK COUNTY STANDARD BM #68; IN THE SW 1/4 SEC. 25-81-24 ON NW 126TH AVE, 300' EAST OF US HIGHWAY 69. AN "X" IN THE TOP OF THE NW WING OF THE BRIDGE OVER FOURMILE CREEK. ELEV.=942.37.
2. USGS STANDARD BM #77-8; NEAR THE SW CORNER SEC. 36-81-24, 32' NORTH OF THE CENTERLINE OF NE 118 AVENUE, 30' EAST OF CENTERLINE OF US HIGHWAY 69. STATE SURVEY STANDARD DISK STAMPED "77-8", SET IN TOP OF CONCRETE POST. ELEV.=941.74.

LEGEND

FEATURES	PROPOSED	EXISTING
GROUND SURFACE CONTOUR		GROUND SURFACE CONTOUR
TYPE SW-501 STORM INTAKE		SANITARY MANHOLE
TYPE SW-502 STORM INTAKE		WATER VALVE BOX
TYPE SW-503 STORM INTAKE		FIRE HYDRANT
TYPE SW-505 STORM INTAKE		WATER CURE STOP
TYPE SW-506 STORM INTAKE		WELL
TYPE SW-512 STORM INTAKE		STORM SEWER MANHOLE
TYPE SW-513 STORM INTAKE		STORM SEWER SINGLE INTAKE
TYPE SW-401 STORM MANHOLE		STORM SEWER DOUBLE INTAKE
TYPE SW-402 STORM MANHOLE		FLARED END SECTION
FLARED END SECTION		DECIDUOUS TREE
TYPE SW-301 SANITARY MANHOLE		DECIDUOUS SHRUB
STORM/SANITARY CLEANOUT		CONIFEROUS TREE
WATER VALVE		CONIFEROUS SHRUB
FIRE HYDRANT ASSEMBLY		ELECTRIC POWER POLE
SIGN		GUY ANCHOR
DETECTABLE WARNING PANEL		STREET LIGHT
SANITARY SEWER		POWER POLE W/ TRANSFORMER
STORM SEWER		ELECTRIC POLE W/ LIGHT
WATERMAIN WITH SIZE		ELECTRIC RIG
		ELECTRIC TRANSFORMER
		ELECTRIC MANHOLE OR VAULT
		TRAFFIC SIGN
		TELEPHONE JUNCTION BOX
		TELEPHONE MANHOLE/VAULT
		TELEPHONE POLE
		SEALED GAS VALVE BOX
		CABLE TV JUNCTION BOX
		CABLE TV MANHOLE/VAULT
		MAIL BOX
		BENCHMARK
		SOIL BORING
		UNDERGROUND TV CABLE
		GAS MAIN
		FIBER OPTIC
		UNDERGROUND TELEPHONE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		FIELD TILE
		SANITARY SEWER W/ SIZE
		STORM SEWER W/ SIZE
		WATER MAIN W/ SIZE

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2025 SDAS AND THE CITY OF ANKENY SUPPLEMENTALS.
2. CONTACT CITY OF ANKENY DEVELOPMENT ENGINEERING FOR ALL UTILITY CONNECTIONS TO PUBLIC INFRASTRUCTURE. MINIMUM 24-HOUR NOTICE.
3. VALVE OPERATIONS ARE BY CITY STAFF ONLY.
4. ALL MANHOLES IN PAVED AREAS SHALL UTILIZE EAST JORDAN 5025 SELF-LEVEL CASTINGS WITH CRETEX PRO-RINGS.
5. TYPE C LANDSCAPING SUMMARY REQUIRED AS LISTED IN THE PUD BOOKLET.
6. BUILDINGS SHALL MEET THE ARCHITECTURAL DESIGN REQUIREMENTS AS SET FORTH IN THE APPROVED PUD (PUBLIC FACING=40% PRIMARY MATERIAL). OTHER FACADES=40% PRIMARY MATERIAL).
7. LOTS 1, 3, 7, 8 & 11-22 WILL NEED TO PROVIDE INDIVIDUAL DETECTION.
8. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS.
9. THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION.
10. STREET LOTS A, B & C ARE TO BE DEDICATED TO THE CITY AS RIGHT-OF-WAY.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RECOMMENDATIONS IN THE TRAFFIC IMPACT STUDY THAT IMPACT NE RUETER DRIVE CONNECTIONS TO NE 72ND STREET AND NE DELAWARE AVENUE.

SUBMITTAL DATE

FIRST SUBMITTAL: 12/19/2024
SECOND SUBMITTAL: 07/25/2025
THIRD SUBMITTAL: 08/22/2025
FOURTH SUBMITTAL: 09/05/2025

OWNER/APPLICANT

ALEX RUETER, TERRI NAKH, PAGE BENJALALA, TODD RUETER
2425 NE 126TH AVE ELKHART, IA 50073
CONTACT: TODD RUETER
EMAIL: TODDRUETER@TODD.COM
PH: (515) 369-2571

ZONING

EXISTING: C-2 AND RUETER PUD
PROPOSED: C-2
LOTS 1-3, LOTS 7-22: C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT
LOT 4-6 AND OUTLOT Z: RUETER P.U.D.

BULK REGULATIONS

SETBACKS:
C-2
FRONT: 35 FEET
SIDE: NONE, EXCEPT WHEN ADJOINING ANY R DISTRICT 25 FEET
REAR: 40 FEET
PUD:
FRONT: 50 FEET
SIDE: NONE, EXCEPT WHEN ADJOINING ANY R DISTRICT 50 FEET
REAR: 40 FEET, EXCEPT WHEN ADJOINING ANY R DISTRICT 150 FEET

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGMANDER@CDA-ENG.COM
PH: (515) 369-4400
FX: (515) 369-4410



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.
DATE: 12/19/2024
SHEETS 1-4

DATE: 12/19/2024
REVISED: 02/20/2025
THIRD SUBMITTAL: 07/25/2025
SECOND SUBMITTAL: 08/22/2025
FIRST SUBMITTAL: 12/19/2024

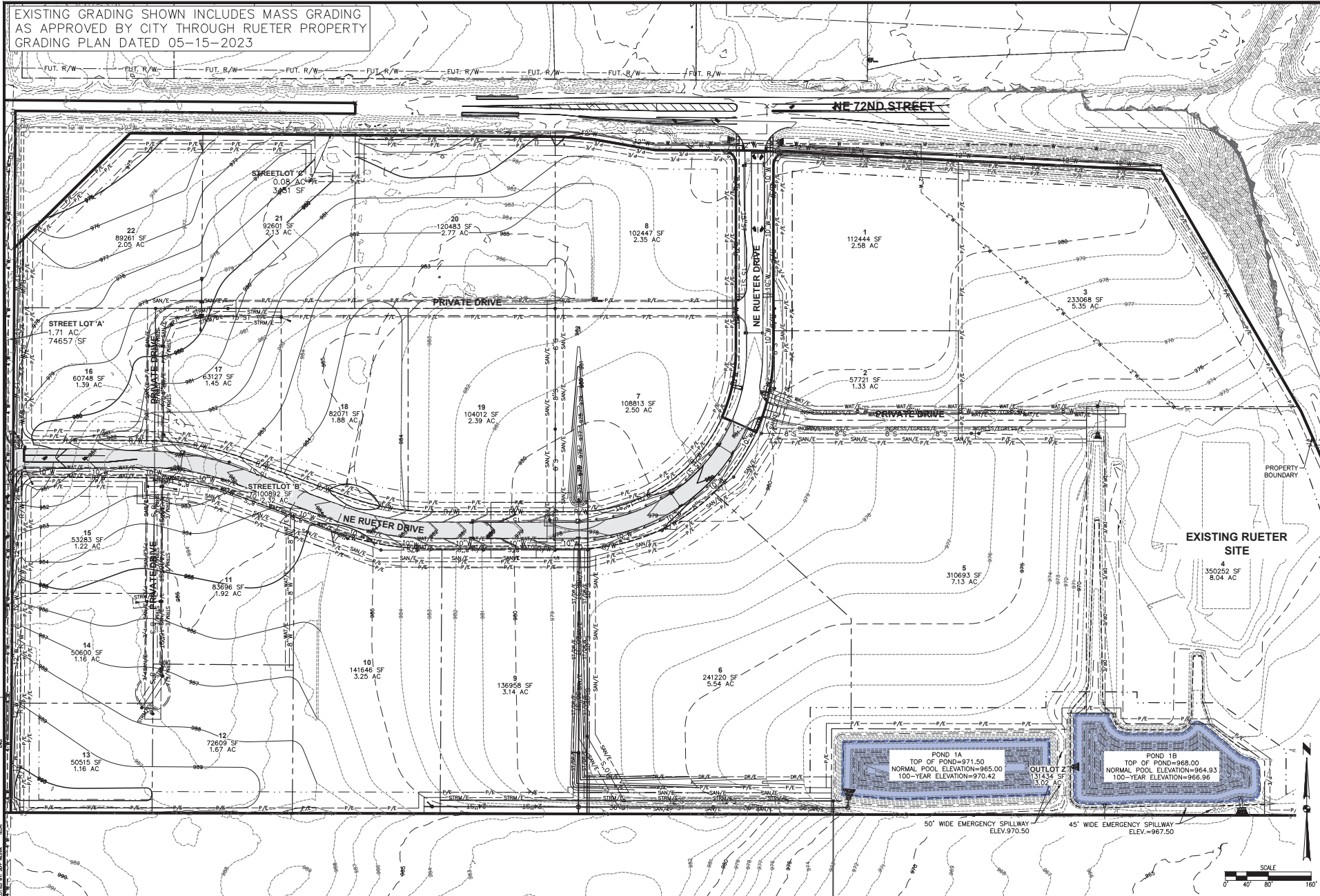
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JIN
PM: DAM

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

RUETER ANKENY
OVERALL SITE

1/4
2204.256

EXISTING GRADING SHOWN INCLUDES MASS GRADING
AS APPROVED BY CITY THROUGH RUETER PROPERTY
GRADING PLAN DATED 05-15-2023



FILED IN 2024 JANUARY 12/2024 11:41 AM
BY: J. RUETER
DATE: 12/20/2023
TIME: 11:41 AM
PROJECT: 2204.256

DATE	REVISIONS	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	PM: DAM
12/16/2024	FIRST SUBMITTAL	ENGINEER: JIN	ANKENY, IOWA
7/29/2025	SECOND SUBMITTAL		
4/22/2025	THIRD SUBMITTAL		

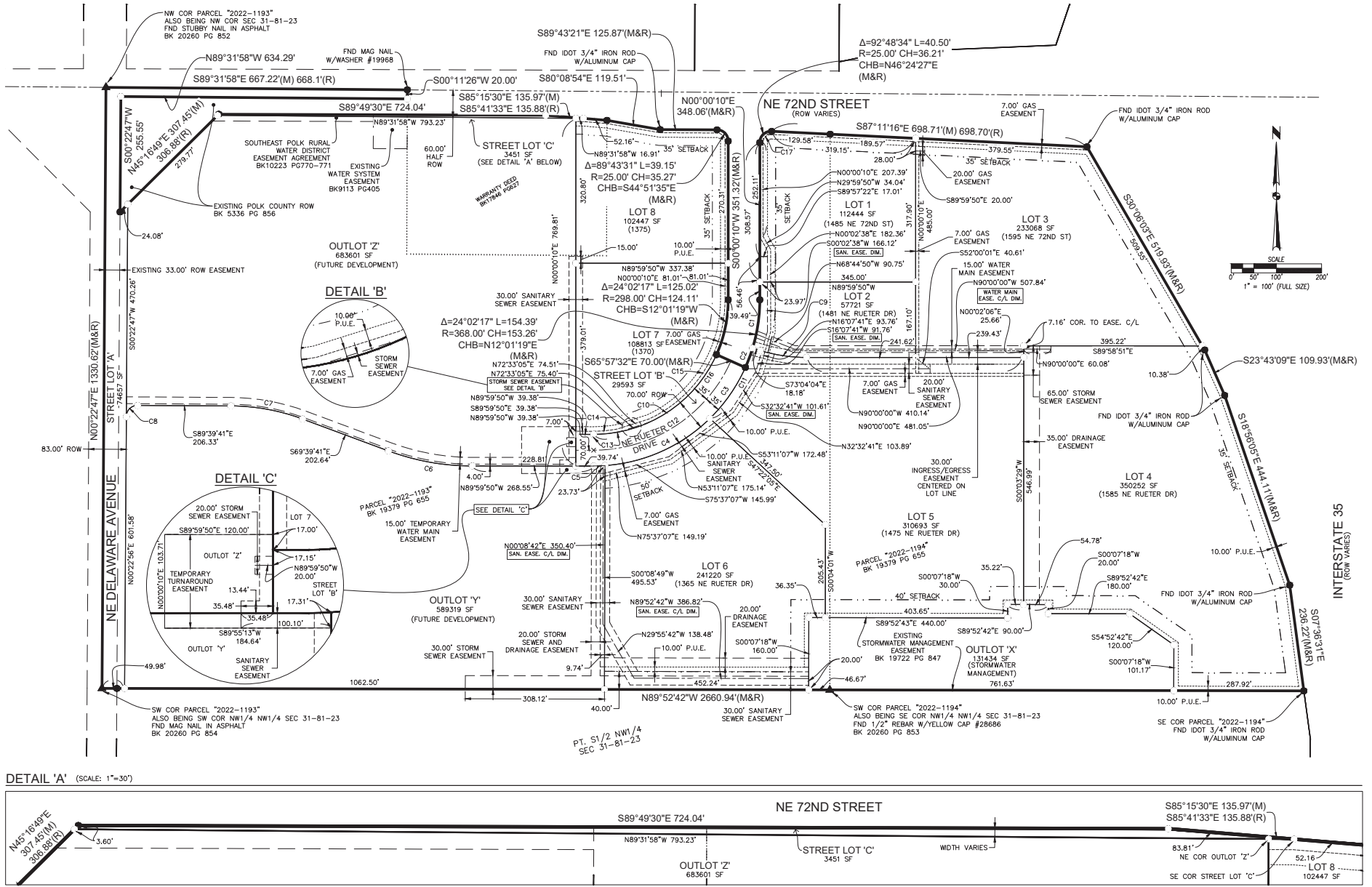
RUETER ANKENY
PRELIMINARY PLAT

2204.256

4/4

RUETER ANKENY PLAT 1

FINAL PLAT



DATE	REVISIONS
2/20/24	UPDATED
2/20/24	REVIEWED
2/20/24	FIRST SUBMITTAL

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



ANKENY, IOWA

RUETER ANKENY PLAT 1
FINAL PLAT



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 16, 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. September 15, 2025, City Council Report
2. Tentative Agenda items for Tuesday, October 7, 2025
Set Public Hearing for Tuesday, October 7, 2025 at 6:30 pm to consider:
*Request to amend the Crosswinds Business Park PUD.
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

September 16, 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

