



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, October 7, 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 October 7, 2025 Agenda

Consider MOTION to approve and accept the October 7, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the September 16, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the September 16, 2025 minutes of the Plan and Zoning Commission meeting.

2. 1503 S Ankeny Boulevard - U-Haul Self Storage Parking Lot Improvements Site Plan

Consider MOTION to approve the site plan for 1503 S Ankeny Boulevard, U-Haul Self Storage Parking Lot Improvements Site Plan.

3. 3115 SE 36th Circle - C&A Transportation Site Plan

Consider MOTION to approve the site plan for 3115 SE 36th Circle, C&A Transportation.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

4. Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit Development Zoning

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

H. REPORTS:

Director and Commissioner Reports

1. October 6, 2025, City Council Report
2. Tentative Agenda items for Tuesday, October 21, 2025
3. September 2025 Building Permit Report
4. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 7, 2025
6:30 PM

Ted Rapp, Chair
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Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Approval of the October 7, 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 October 7, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 7, 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 16, 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 16, 2025 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-09-16

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, September 16, 2025

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

CALL TO ORDER

Chair Ted Rapp called the September 16, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the September 16, 2025 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 6 – 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 September 3, 2025 Plan and Zoning Commission meeting

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

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

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

Motion by P.Tuning to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

BUSINESS ITEMS

Item #3. 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-Ewell, LC, is proposing an amendment to the Corporate Woods Business Park Planned Unit Development (PUD). He stated that the PUD includes approximately 70.85-acres located east of Interstate-35 near the Corporate Woods Interchange. The request is to amend the "Allowable Uses" section of the PUD, adding additional language to the section 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. 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. B.Morrissey cited the proposed language (Exhibit A) that would be added to the "Allowable Uses" section of the PUD, if the request is approved. He noted that the proposed language will only apply to specific parcels within the PUD and will not be applicable to the entire PUD area. A public hearing was held on September 3, 2025, where there were general discussions between the Commission and staff. He reiterated the discussions from the public hearing, which

included that future site plans and building elevations will require Commission approval prior to any development on the site. Additionally, the PUD book does outline the conditions that future site plans and building elevations will have to adhere to, along with architectural and landscaping requirements. 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'.

L.West asked whether there are any limitations due to the proximity of the airport. B.Morrissey said that it traditionally is the responsibility of the applicant to reach out to the FAA and verify if there are any additional requirements. R.Weisheit commented that there are height restrictions. E.Jensen responded that the FAA height restriction is roughly 140-feet and the zoning for the area restricts buildings to 35 feet in height.

Ross Nichols, Maven Crux Development, had no further comments for the Commission.

Motion by L.West 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'. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

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

Staff Report: L.Hutzell reported that the 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 preliminary plat proposes 22 lots for development. She shared that lots 1-3, 7, 8 Outlot Y and Outlot Z are zoned C-2, and lots 4-6 are zoned PUD. L.Hutzell said that 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. She noted that for the lots without direct frontage onto NE Rueter Drive, a series of private drives will allow for adequate access.

L.Hutzell reported that the Rueter Ankeny Plat 1 Final Plat is the first plat for this development with eight lots. The plat shows access extending southward from NE 72nd Street via NE Rueter Drive, serving lots 1, 2, 5, 6, and 8; and lots 3 and 4 will be accessed through an existing private drive branching east from NE Rueter Drive. She stated that 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 Drives' connections to NE 72nd Street and NE Delaware Avenue. She said the Final Plat shows that there are two outlots for future development, an outlot for stormwater management, and it establishes the required utilities and easements. She commented that an 8-foot sidewalk is also proposed along NE 72nd Street, which the applicant is requesting cost sharing. She then provided an overview on the proposed utilities within the development and said that the stormwater for the majority of the plat drains southeast to the existing basins shown in Outlot X. Staff recommends 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; and 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.

T.Rapp asked if there is a density point where NE Rueter Drive may need to extend to NE Delaware Avenue. L.Hutzell said she would defer the question to the applicant.

Doug Mandernach, Civil Design Advantage, LLC, 4121 NW Urbandale Drive, Urbandale, Iowa said the traffic study that they are working on now is addressing the development that is currently being proposed, which is the eight lots. He stated that preliminary reports show that NE 72nd Street should be able to handle the traffic as of today with the

eight lots. Doug Mandernach said that future development of the outlots to the west, will deem the need to extend NE Rueter Drive to NE Delaware.

R.Weisheit asked if there will be any direct access from NE 72nd Street to this development. Doug Mandernach responded that there is no direct access from NE 72nd Street, it will all be from NE Rueter Drive.

T.Rapp asked if the existing access to Rueter's Equipment will be affected by this project. Doug Mandernach responded, no. T.Rapp asked if the public utilities from this plat will provide public utilities to the implement dealer. Doug Mandernach responded, yes.

E.Carstens clarified that the DOT were requiring Rueter's Equipment to alter their access on NE 72nd Street, so they went ahead and built a portion of NE Rueter Drive, to public street standards, so that they did not have to redo their access twice.

There were no further questions from the Commission.

Motion by G.Hunter to recommend City Council approval of the Rueter Ankeny Preliminary Plat and accept the public street name NE Rueter Drive. Second by T.Flack. All voted aye. Motion carried 6 – 0.

Motion by G.Hunter 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. Second by T.Flack. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the September 15, 2025 City Council meeting.

Director's Report

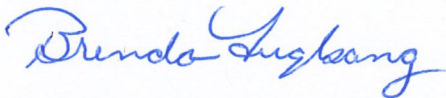
E.Jensen presented the tentative agenda items for the Tuesday, October 7, 2025 Plan and Zoning Commission meeting and noted that there will be a public hearing on the October 7th agenda for a request to amend the Crosswinds Business Park PUD.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:52 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 7, 2025
6:30 PM

Ted Rapp, Chair
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ITEM NAME

1503 S Ankeny Boulevard - U-Haul Self Storage Parking Lot Improvements 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

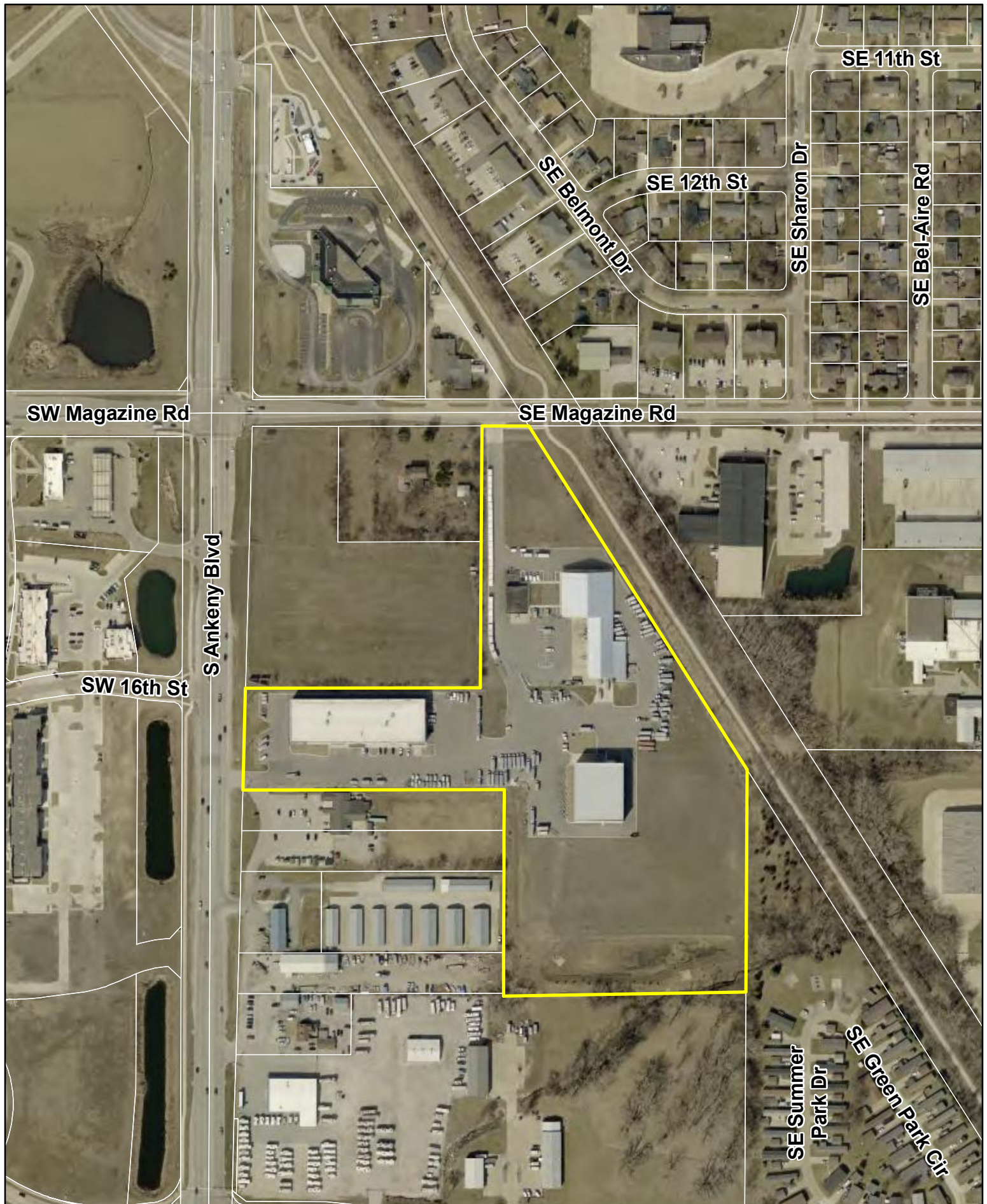
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1503 S Ankeny Boulevard, U-Haul Self Storage Parking Lot Improvements Site Plan.

ATTACHMENTS

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



1 inch = 300 feet

Date: 10/1/2025

**1503 S Ankeny Boulevard
U-Haul Self Storage Parking Improvements**



Agenda Item: 1503 S Ankeny Boulevard – U-Haul Self-Storage Parking Lot Improvements – Site Plan
Report Date: October 2, 2025
Prepared by: Jake Heil *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1503 S Ankeny Boulevard, U-Haul Self-Storage Parking Lot Improvements.

Project Summary:

The subject property is located at 1503 S Ankeny Boulevard and is generally located east of S Ankeny Boulevard and south of SE Magazine Road. The site is 18.56 acres (+/-), and is partially zoned C-2; General Retail and Highway Oriented Commercial District along S Ankeny Blvd, and zoned M-1; Light Industrial District for the area along SE Magazine Road and throughout the interior portion of the lot. The proposed site plan would be located within the M-1 zoning district. The surrounding properties to the north and south are zoned C-2; General Retail and Highway Oriented Commercial District, properties to the east are zoned M-1; Light Industrial and R-5; Mobile Home Residence District, and properties to the west are zoned Prairie Trail PUD.

This site has seen several phases of redevelopment over the past few years; Phase 1 and 2 of the development included the self-storage building along S Ankeny Blvd, and a U-Box building on the interior lot, Phase 3 expanded an existing building for maintenance along SE Magazine and provided site access to SE Magazine. This proposed phase of the development includes 158,626-sf of paving behind the U-Box building for outdoor mini-storage units and vehicle storage, as well as canopies for portions of the vehicle storage and a canopy by the main storage building along S Ankeny Blvd.

The proposed mini-storage units will be 10'-8" at the uppermost point and will be constructed of a variety of brick and metal. Proposed canopies will be 14' at their uppermost point and constructed of metal. The submitted site plan proposes the mini-storage units and vehicle parking to be in the southeast corner of the site, behind the existing U-Box building. Access to the proposed site is provided from S Ankeny Boulevard and SE Magazine Road. Most of the improvements for this proposed site plan are for long-term vehicle parking. Parking in general for this portion of the site was already covered in the previous phases of this site's development. The landscaping on the proposed site plan complies with applicable regulations, providing necessary Type C screening along the eastern property line, in the form of a 6' tall, wood privacy fence and intermittent trees.

No new utility connections or lines are being proposed with this site plan. Stormwater for the proposed site generally drains to the south side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows south and west via pipes and open drainage ways, emptying into DMACC Lake. From there stormwater empties into an unnamed creek, and continues flowing south and east along the unnamed creek which ultimately flows into the Des Moines River.

Site Plan Worksheet
1503 S Ankeny Boulevard – U-Haul Self-Storage Parking Lot Improvements – 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.**

Access to the site exists from both S Ankeny Boulevard and SE Magazine Road. The proposed self-storage and vehicle parking will be located in the southeast corner of the site to minimize the impact on existing properties. The proposed self-storage units utilize the same materials as the existing buildings on the site. The proposed site's orientation, alignment and spacing are compatible and complimentary to the neighboring properties.

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

The proposed site is compatible with the existing streetscapes along S Ankeny Boulevard. The site provides the required screening with a fence and trees around the self-storage and parking lot.

- 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.**

Most of the improvements for this proposed site plan are for long-term vehicle parking. Parking in general for this portion of the site was already covered in the previous phases of this site's development. The site also provides safe pedestrian and bicycle access around and through the site to public sidewalks.

- 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.**

Accesses to the site are provided from S Ankeny Boulevard to the west or SE Magazine to the north. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets.

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

The proposed self-storage and parking area have a perimeter screen of a variety of trees and a 6-ft tall, wood privacy fence.

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

The proposed self-storage and parking area is screened with a 6-ft tall, wood privacy fence and landscaping.

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

All services to the building will be underground.

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

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

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

Stormwater for the proposed site generally drains to the south side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows south and west via pipes and open drainage ways, emptying into DMACC Lake. From there stormwater empties into an unnamed creek, and continues flowing south and east along the unnamed creek which ultimately flows into the Des Moines River.

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.**

No new utility connections are being proposed with this site plan.

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 site meets open space requirements, with the majority of the open space along the perimeter of the site.

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

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the code.

B. Building Design

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

The proposed mini-storage units will be 10'-8" at the uppermost point and will be constructed of a variety of brick and metal. The proposed building and materials maintain and enhances the established scale of neighboring buildings and sites.

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

The exterior of the building will consist of a variety of brick and metal. These proposed materials match the design standards set out in the code and existing buildings on site and neighboring sites.

- 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 self-storage and parking area is in the southeast corner of the site and is further screened with a 6-ft tall, wood privacy fence and landscaping.

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

The proposed self-storage units compliment the design and materials used on the site and adjacent sites.

B. Signs

There are no proposed signs with this site plan.

D. Factors for Evaluation

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

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

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

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

The proposed self-storage and parking meets all setbacks required by code, and is complimentary to adjacent developments.

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

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

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

The proposed mini-storage units will be 10'-8" at the uppermost point and will be constructed of a variety of brick and metal. The proposed materials are compatible with the design standards set out in the code.

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.



U-HAUL COMPANY OF IOWA

6310 DOUGLAS AVE. • DES MOINES, IOWA 50322 • PHONE: (515) 270-1002

To: Ankeny Planning & Zoning Commission

Ankeny City Council

From: U-Haul Company of Western Iowa

Re: U-Haul Moving and Storage of Ankeny
1503 S Ankeny Blvd. Ankeny, Iowa

U-Haul is requesting approval of our final phase of development at the above address. The project includes the addition of covered and uncovered RV parking spaces, exterior mini storage and a stand-alone canopy.

Your consideration is appreciated.

Thank You

A handwritten signature in black ink, appearing to read "Randy Dickson". The signature is stylized with a large, sweeping "R" and a long, horizontal stroke extending to the right.

Randy Dickson, Owners Representative

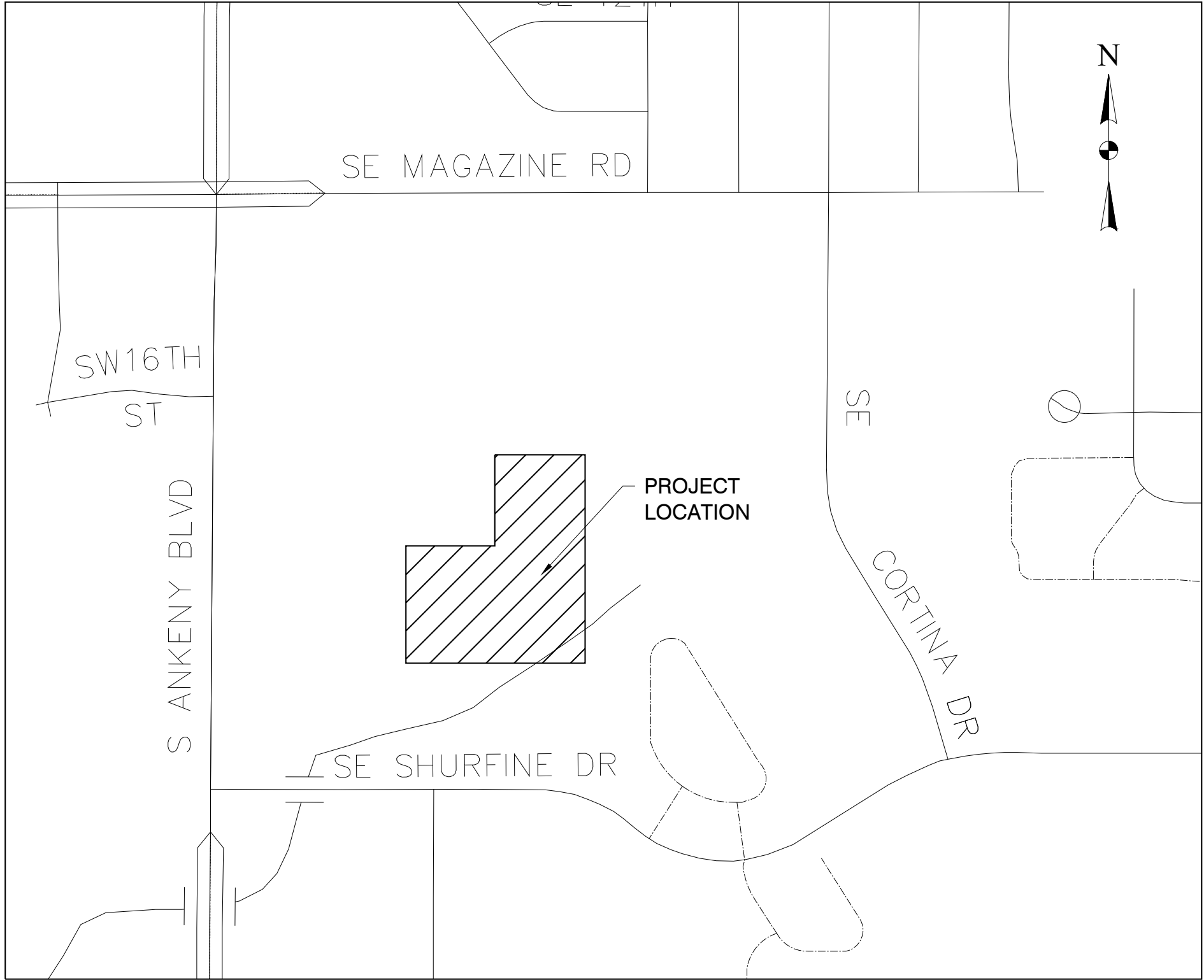
Amerco Real Estate Company

221 SE MAGAZINE ROAD & 1503 S ANKENY BLVD.

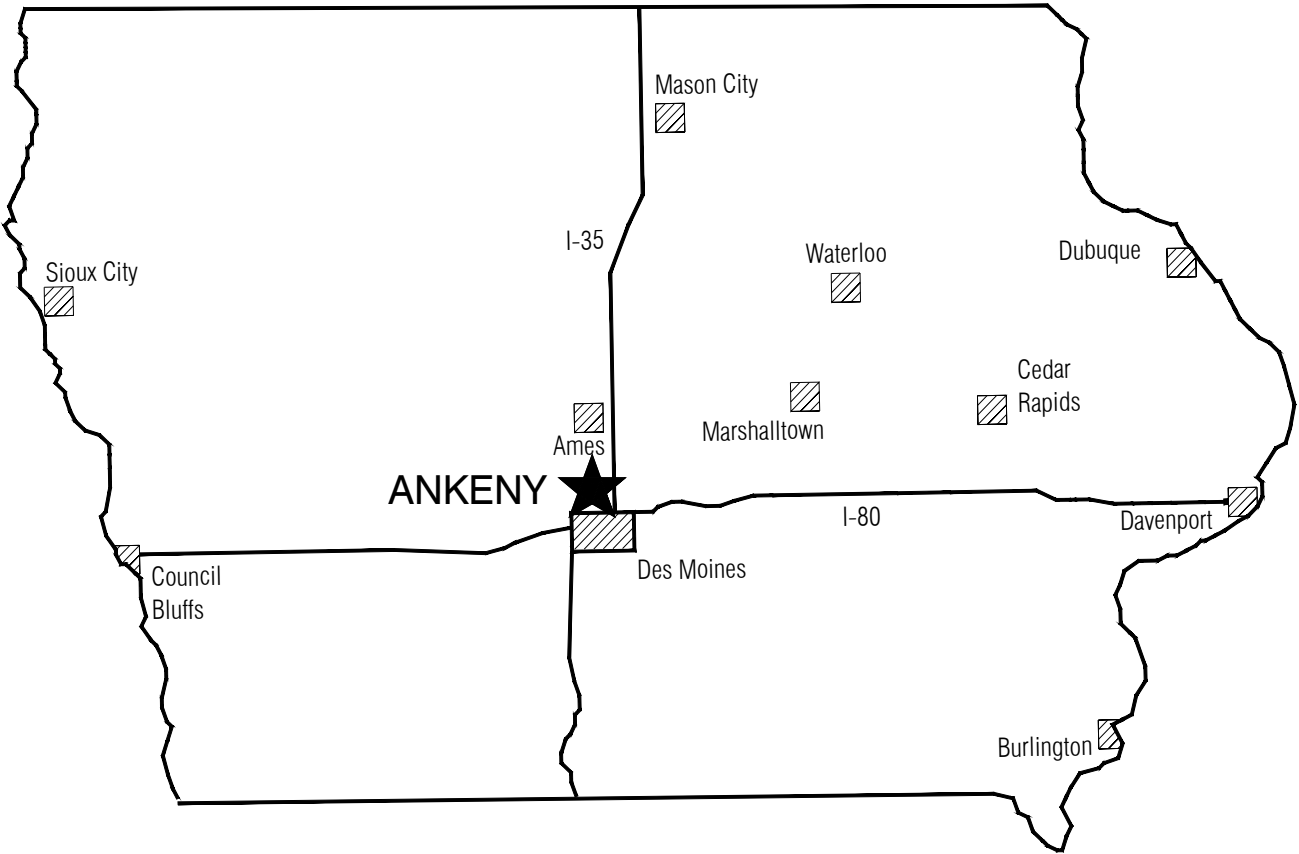
U-HAUL SELF-STORAGE PARKING LOT IMPROVEMENTS

ANKENY, IOWA

~2025~



VICINITY MAP
NOT TO SCALE



LOCATION MAP

WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH
THE IOWA STATEWIDE URBAN STANDARD
SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 2025
EDITION (SUDAS) AND THE CITY OF ANKENY
SUPPLEMENTAL SPECIFICATIONS

PLAN SET IS INTENDED TO BE PRINTED IN
COLOR. PRINTING WITHOUT COLOR MAY AFFECT
LEGIBILITY OF THE PLANS



Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
Phone 515-288-4823
www.cgaconsultants.com

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.100	TITLE SHEET
C.101	SYMBOLS, LEGEND AND GENERAL INFORMATION
C.110	EXISTING CONDITIONS & DEMOLITION PLAN
C.120	OVERALL PHASING PLAN
C.200	LAYOUT & UTILITY PLAN
C.300	GRADING PLAN
C.310	STORM WATER POLLUTION PREVENTION PLAN
C.400	LANDSCAPE PLAN
C.500-C.501	DETAILS

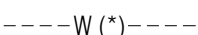
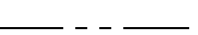
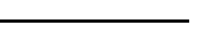
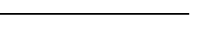
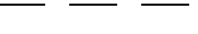
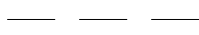
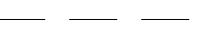
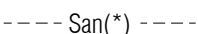
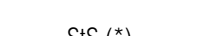
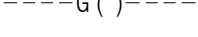
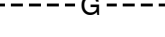
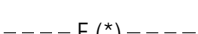
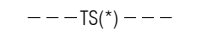
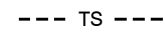
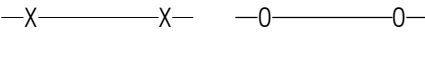
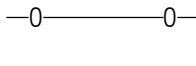
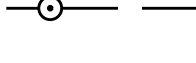
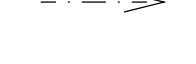
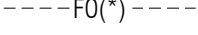
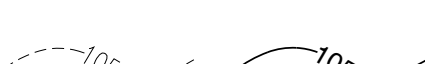
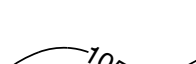
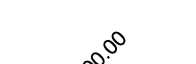
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Brad A. Freeman 9/26/2025
Signature Date
Brad A. Freeman, PE
Iowa License Number 25470
My license renewal date is December 31, 2026

Pages or sheets covered by this seal: All Sheets

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LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED		EXISTING	PROPOSED	
		EVERGREEN TREE			WATERLINE			SECTION/R.O.W. LINE
		DECIDUOUS TREE			WATER VALVE			BOUNDARY LINE
		FRUIT TREE			FIRE HYDRANT			PROPERTY LINE
		SHRUBS (BUSHES)			WATER METER			EASEMENT LINE
		TREE LINE			CURB STOP			SETBACK LINE
		STUMP			YARD HYDRANT			R.O.W. RAIL OR LOT CORNER
		SWAMP			FIRE DEPT. CONNECTION			CONCRETE MONUMENT
		CEMETERY			POST INDICATOR VALVE			GOVERNMENT CORNER MONUMENT
		GRAVE			SANITARY SEWER LINE			PARCEL OR LOT CORNER MONUMENT
		CAVE			STORM SEWER LINE			TEMP. CONSTRUCTION EASEMENT CORNER
		SINK HOLE			DRAIN TILE			SURVEY CONTROL POINT
		WELL			SUBDRAIN			
		WINDMILL			MANHOLE			
		CISTERN			CLEANOUT			
		SEPTIC TANK			INTAKE			
		LP GAS TANK			BEEHIVE INTAKE			
		UNDERGROUND STORAGE TANK			ROOF DRAIN			
		SATELLITE DISH			ROOF DRAIN (SURFACE)			
		SIGN (TYPE AS NOTED)			ROOF DRAIN (UNDERGROUND)			
		FLAGPOLE			GAS LINE			
		SOIL BORING			GAS VALVE			
		MONITORING WELL			GAS METER			
		PARKING METER			OVERHEAD ELECTRICAL LINE			
		MAILBOX			BURIED ELECTRICAL LINE			
		POST			POWER POLE			
		BOLLARD			ELECTRICAL METER			
		SPRINKLER HEAD			ELECTRICAL HIGHLINE TOWER			
		SPRINKLER HEAD VALVE			TRAFFIC SIGNAL			
		GUARDRAIL (BEAM OR CABLE)			TRAFFIC SIGNAL LINE			
		FENCE			STREET LIGHT			
		TILE OUTLET			LUMINAIRE			
		DRAINAGE WAY			ELECTRICAL BOX/TRANSFORMER			
		EDGE OF WATER			FIBER OPTICS LINE			
		SILT FENCE			FIBER OPTICS BOX			
		CONTOUR LINE			FIBER PEDESTAL			
		SPOT ELEVATION			TELEPHONE LINE			
		BUILDING			TELEPHONE POLE			
					TELEPHONE PEDESTAL			
					TELEPHONE BOX			
					CABLE TELEVISION LINE			
					TELEVISION PEDESTAL			
					TELEVISION BOX			
					AIR CONDITIONER			



LEGAL DESCRIPTION

BEG 663.5F E OF NW COR SEC 25 THN S675.8F E526.5F NW799.4F
W96.1F TO POB LTS 2 & 3 LESS .07A RD HARKINS VIEW

CONTROL POINTS:

IOWA REGIONAL COORDINATE SYSTEM IOWA SOUTH NAD83(2011)(EPOCH 2010) IARTN
DERIVED -US SURVEY FEET

NUMBER	NORTHING	EASTING	ELEV.	DESCRIPTION
1	624571.21	1614118.21	964.16	5/8" IRON ROD PINK CONTROL CAP
2	624574.69	1613771.66	964.79	5/8" IRON ROD PINK CONTROL CAP
3	624697.34	1613759.94	964.48	CUT 'X'
4	624693.06	1614024.11	966.38	CUT 'X'

PROPOSED USE

TRUCK RENTAL ESTABLISHMENT

APPLICANT:

RANDY DICKSON
U-HAUL CO. OF IOWA
6310 DOUGLAS AVE
DES MOINES, IA 50322
PH 515-491-4004

SURVEY PREPARED BY:

CLAPSADDLE-GARBER ASSOCIATES, INC
2413 GRAND AVENUE
DES MOINES, IOWA 50312
PH 515-288-4823
WWW.CGACONSULTANTS.COM

SITE PLAN PREPARED BY:

PROJECT MANAGER: BRAD FREEMAN
CLAPSADDLE-GARBER ASSOCIATES, INC
2413 GRAND AVENUE
DES MOINES, IOWA 50312
PH 515-288-4823
WWW.CGACONSULTANTS.COM

PROPERTY ADDRESS:

1503 S ANKENY BLVD
ANKENY, IOWA 50023

OWNER OF RECORD:

MATTHEW F BRACCIA
AMERCO REAL ESTATE COMPANY
2727 N CENTRAL AVE
PHOENIX, AZ 85004

DATE OF PREPARATION:

07-25-2025

FIELD WORK COMPLETED:

06-05-2025

UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE PRESENT ON THIS PROJECT

City of Ankeny (Water)	Shawn Buckner	515-963-3524 sbuckner@ankenyiowa.gov
City of Ankeny (Sanitary Sewer)	Ryan Hulsebus	515-965-6484 rhulsebus@ankenyiowa.gov
City of Ankeny (Storm Sewer)	Jared Bright	515-963-3534 jbright@ankenyiowa.gov
Mid American - Electric	Seth Henderson	515-323-1391 seth.henderson@midamerican.com
Mid American - Gas	Jamie Neer	515-252-6972
Northern Natural Gas Company	Tyler Brase	515-218-0312
MediaCom	Dave Meyers	515-991-7388
CenturyLink	Sadie Hull	918-547-0147
Mid American - Fiber	Telecom on call	515-281-2313
Verizon	Investigations	469-886-4090

NOTE:
TYPICAL DEPTH OF COVER ON WATERMAIN
PIPE IN ANKENY IS 5.5 FT.

UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLATTED
FROM AVAILABLE SURVEYS, RECORDS AND DEEDS. THEREFORE THEIR LOCATIONS
MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE
EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

NOTES:

- ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.
- ALL UNDERGROUND UTILITIES ON THIS SITE HAVE BEEN LOCATED AT ASCE LEVEL C OR D SURVEY QUALITY.
- UTILITY LINETYPES WITH A QUALITY LEVEL INDICATOR (*) HAVE BEEN LOCATED PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION & DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" :

(A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED & SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15-MM VERTICAL & TO APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED OR EXPECTED BY THE PROJECT OWNER.

(B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE & APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT & REDUCED ONTO PLAN DOCUMENTS.

(C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

(D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

(E) - CGA PERFRMED A TOPOGRAPHICAL SURVEY ONLY. LOT LINES AND BOUNDARY INFORMATION WERE ESTABLISHED IN PREVIOUSLY APPROVED PLANS BY OTHERS.

1503 S ANKENY BLVD. U-HAUL SELF-STORAGE PARKING LOT IMPROVEMENTS
ANKENY, IOWA

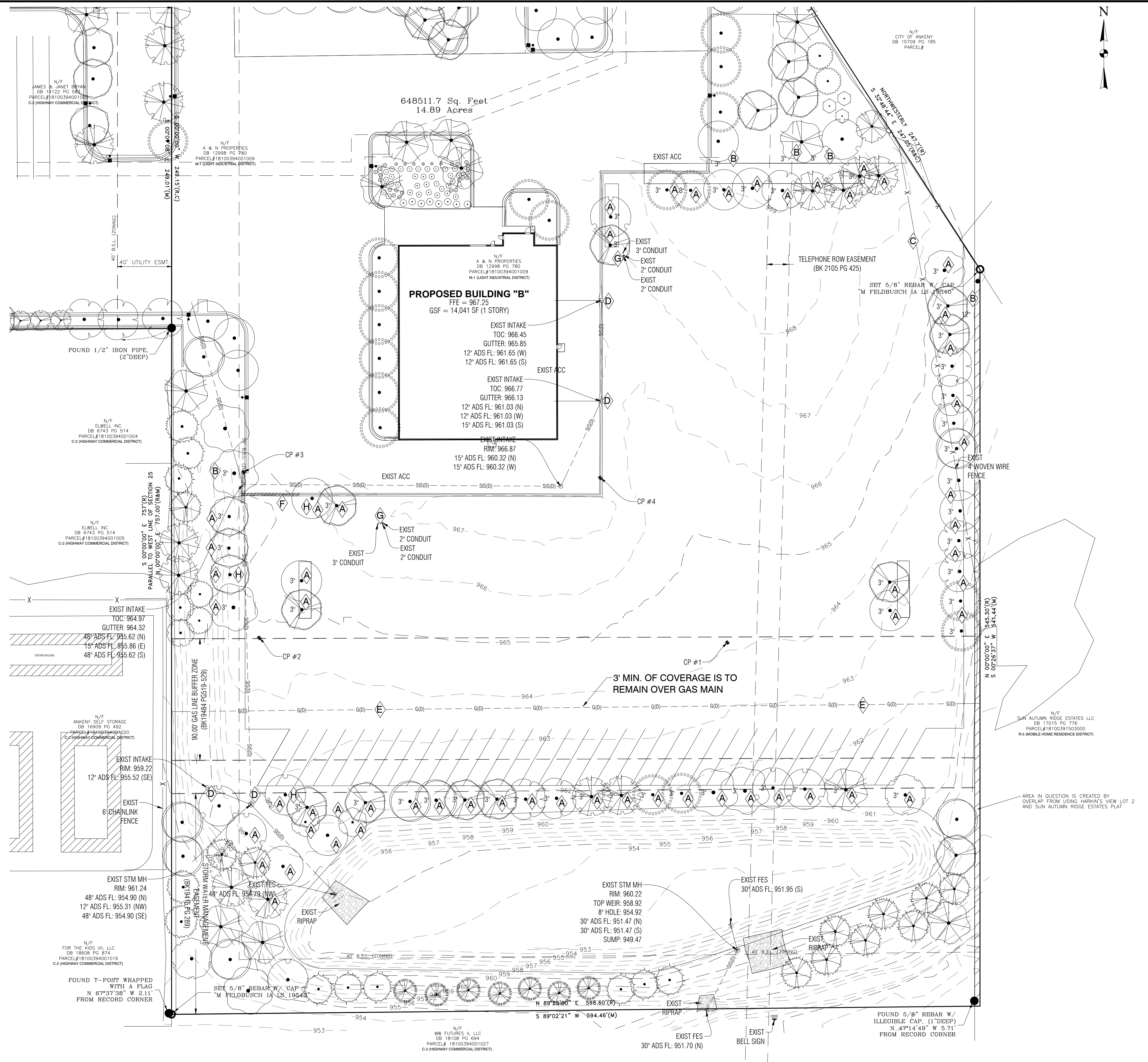
SYMBOLS, LEGEND, AND
GENERAL INFORMATION

PROJECT NO.
25-DA-0227
SHEET NO.
C.101

1. ADJOINING PROPERTIES SHALL BE PROTECTED DURING DEMOLITION OPERATIONS. DEBRIS ON ADJOINING PROPERTIES SHALL BE CAREFULLY REMOVED BY CONTRACTOR.
2. ANY DAMAGE TO EXISTING PAVEMENT TO REMAIN DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT TO REMAIN.
3. REMOVE ALL SIGNS, LIGHTS, POSTS, POLES, WALLS, AND ASSOCIATED FOUNDATIONS AS INDICATED. BACKFILL ALL HOLES AND DEPRESSIONS WITH SUITABLE SOIL.
4. CONTRACTOR SHALL SUPPLY DETAILED CONSTRUCTION SCHEDULE TO THE CITY.
5. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - A. CITY OF ANKENY
 - B. OWNER
 - C. CLAPSADDLE-GARBER ASSOCIATES, INC.
6. CONTRACTOR SHALL DISPOSE OF PAVEMENT & FENCING OFF-SITE.
7. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

- A** COMPLETELY REMOVE & RELOCATE EXISTING TREE/SHRUB & ROOTBALL BACKFILL DEPRESSIONS WITH SUITABLE SOIL.
- B** PROTECT EXISTING TREE DURING DEMOLITION & THROUGHOUT THE COMPLETE CONSTRUCTION ON THE PROJECT.
- C** REMOVE EXISTING FENCING, POSTS, & ASSOCIATED FOUNDATIONS. BACKFILL HOLDS WITH SUITABLE SOIL. DISPOSE OF OFF-SITE.
- D** PROTECT EXISTING STORM INTAKES & MANHOLES THROUGHOUT THE COMPLETE CONSTRUCTION ON THE PROJECT.
- E** GAS SERVICE WAS DERIVED FROM MAPS & LOCATION IS UNKNOWN. CONTRACTOR TO FIELD VERIFY WITH UTILITY COMPANY.
- F** REMOVE ASPHALT & ALL ASSOCIATED CURBS.

TOTAL TREES REMOVED AND REPLACED = 61 TREES



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-288-4823
www.cgaconsultants.com

DESIGNED: _____ DATE: _____
DRAWN: _____ DATE: _____
CHECKED: _____ DATE: _____
APPROVED: _____ DATE: _____

1503 S ANKENY BLVD, U-HAUL SELF-STORAGE PARKING LOT IMPROVEMENTS
ANKENY, IOWA

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.	25-DA-0227
SHEET NO.	C.110

SITE INFORMATION:

EXISTING(ALL DEVELOPMENT BEFORE SE PARKING LOT ADDITION)

TOTAL LAND AREA = 808,836 SF (18.56 AC)
TOTAL OPEN SPACE AREA = 433,074.86 SF (53.54%)
TOTAL IMPERVIOUS AREA = 375,761.14 SF (46.45%)
TOTAL VEHICULAR AREA = 282,676.03 SF (34.97%)
TOTAL BUILDING AREA = 81,588.57 SF (10.08%)
TOTAL SIDEWALK AREA = 11,296.54 SF (1.39%)

PROPOSED(SE PARKING LOT ADDITION ONLY)

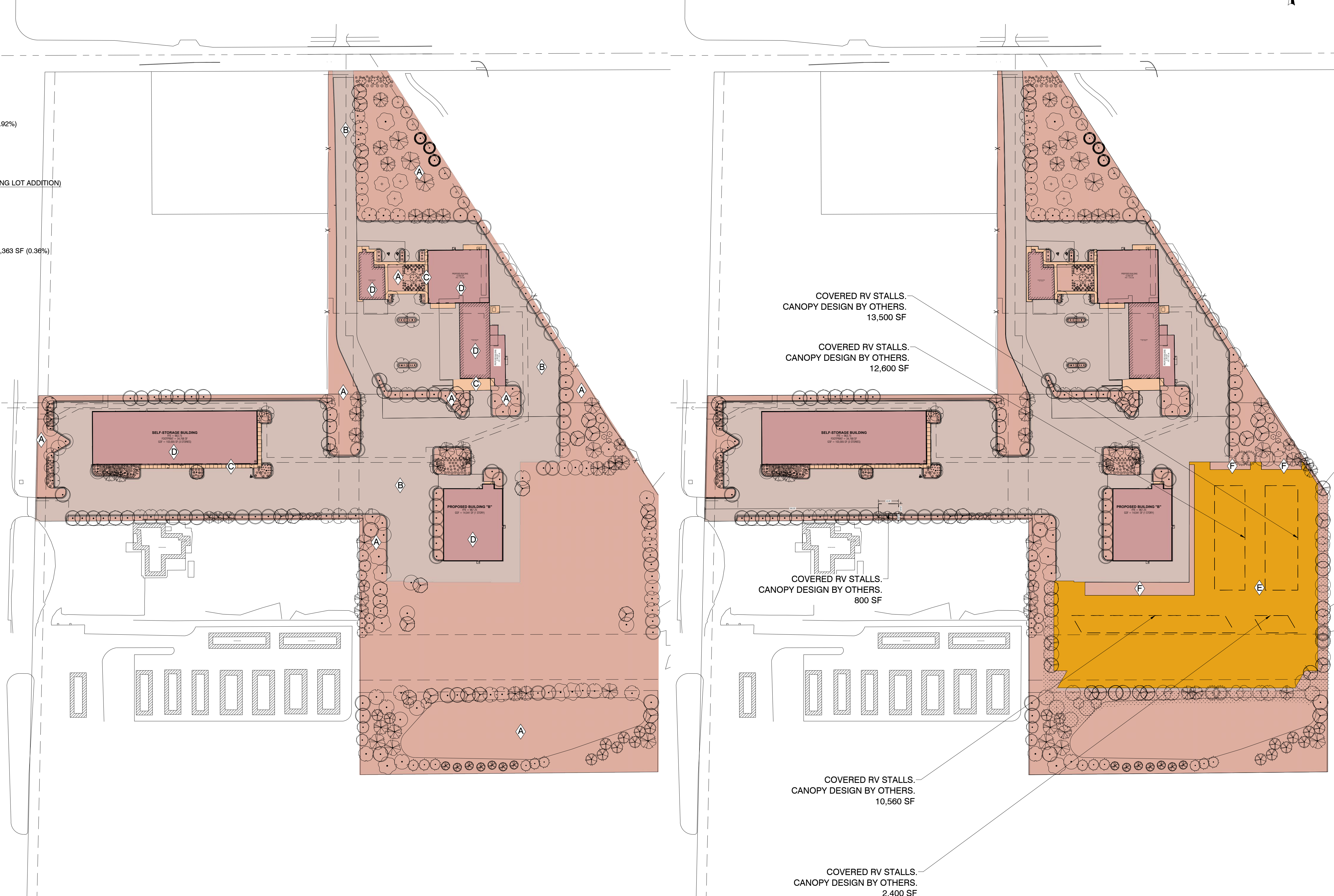
TOTAL DISTURBED AREA = 206,090.63 SF (25.47%)
TOTAL VEHICULAR AREA = 158,626.26 SF (19.61%)
TOTAL BUILDING AREA = 10,499.37 SF (1.29%)
TOTAL IMPERVIOUS AREA = 169,125.63 SF (20.90%)
TOTAL VEHICLE CANOPY SHADED PARKING AREA = 39,860 SF (4.92%)
TOTAL TYPE 1 GRASS AREA = 34,602 SF (5.33%)
TOTAL ROAD STONE AREA = 2,363 SF (0.36%)
TOTAL TREES REMOVED AND REPLACED = 61 TREES

POST DEVELOPMENT(TOTALS FOR ENTIRE SITE AFTER SE PARKING LOT ADDITION)

TOTAL DISTURBED AREA = 808,836 SF (100.00%)
TOTAL OPEN SPACE = 264,011.18 SF (32.64%)
TOTAL IMPERVIOUS AREA = 544,824.82 SF (67.35%)
TOTAL VEHICULAR AREA = 441,502.29 SF (54.58%)
TOTAL BUILDING AREA = 92,025.99 SF (11.37%)
TOTAL SIDEWALK AREA = 11,296.54 SF (1.39%)
TOTAL ROAD STONE AREA(COUNTED IN OPEN SPACE CALC) = 2,363 SF (0.36%)
TOTAL TREES REMOVED AND REPLACED = 61 TREES
TOTAL ADDITIONAL TREES = 2 TREES

NOTES:

- A EXISTING OPEN SPACE AREA CALCULATION
B EXISTING PAVEMENT AREA CALCULATION
C EXISTING SIDEWALK AREA CALCULATION
D EXISTING BUILDING AREA CALCULATION
E PROPOSED PAVEMENT AREA CALCULATION
F PROPOSED BUILDING AREA CALCULATION



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
Clapsaddle-Garber Associates, Inc.
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-266-4823
www.cgaconsultants.com

DESIGNED: ----	DATE: ----
DRAWN: ----	DATE: ----
CHECKED: ----	DATE: ----
APPROVED: ----	DATE: ----

1503 S ANKENY BLVD. U-HAUL SELF-STORAGE PARKING LOT IMPROVEMENTS
ANKENY, IOWA

OVERALL PHASING PLAN

PROJECT NO. 25-DA-0227
SHEET NO. C.120

GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. SIGHT LIGHTING SHALL BE DETERMINED BY THE OWNER.
4. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
5. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. 54 EXISTING PARKING STALLS
8. 147 PROPOSED PARKING STALLS

GENERAL UTILITY NOTES:

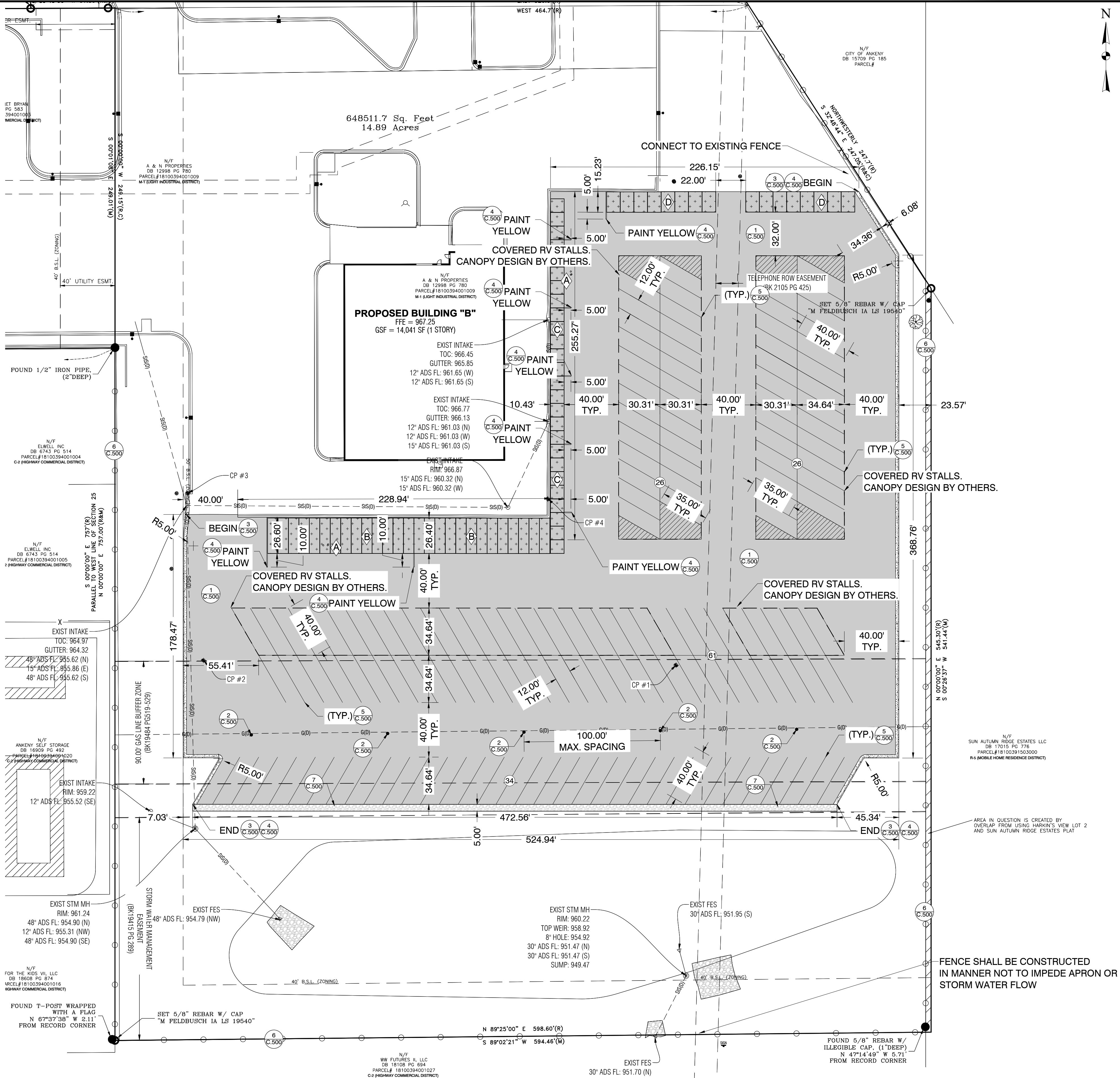
1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF ANKENY
2. COORDINATE GAS, ELECTRIC, TELEPHONE AND FIBER OPTIC SERVICE WITH RESPECTIVE UTILITY COMPANIES. COSTS ASSOCIATED WITH RELOCATING THESE UTILITIES ON THE PUBLIC SIDE OF THE METER/BUILDING DEMARCATION POINT FOR THE PURPOSES OF CONSTRUCTION SHALL BE BY THE OWNER. COSTS FOR RELOCATING THESE UTILITIES ON THE PRIVATE SIDE OF THE METER/BUILDING DEMARCATION POINT SHALL BE PART OF THE CONTRACTOR'S BASE BID.

CONSTRUCTION DETAILS

1. INSTALL 6" HMA PAVEMENT
2. INSTALL GAS ROADWAY VALVE BOX
3. INSTALL 6" STANDARD CURB & GUTTER
4. INSTALL CURB RUNOUT FOR ALL CURBS
5. INSTALL PAVEMENT MARKINGS
6. INSTALL 6" OPAQUE FENCE
7. INSTALL 6" OF 3" ROAD STONE

CONSTRUCTION NOTES:

- A CONTRACTOR TO COORDINATE WITH ELECTRICAL/LIGHTING.
- B 7.67' x 26' MINI-STORAGE UNIT
- C 10' x 10' MINI-STORAGE UNIT
- D 10' x 15' MINI-STORAGE UNIT



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA Clapsaddle-Garber Associates, Inc.
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-268-4823
www.cgaconsultants.com

DESIGNED: ----	DATE: ----
DRAWN: ----	DATE: ----
CHECKED: ----	DATE: ----
APPROVED: ----	DATE: ----

1503 S ANKENY BLVD. U-HAUL SELF-STORAGE PARKING LOT IMPROVEMENTS
ANKENY, IOWA

LAYOUT & UTILITY PLAN

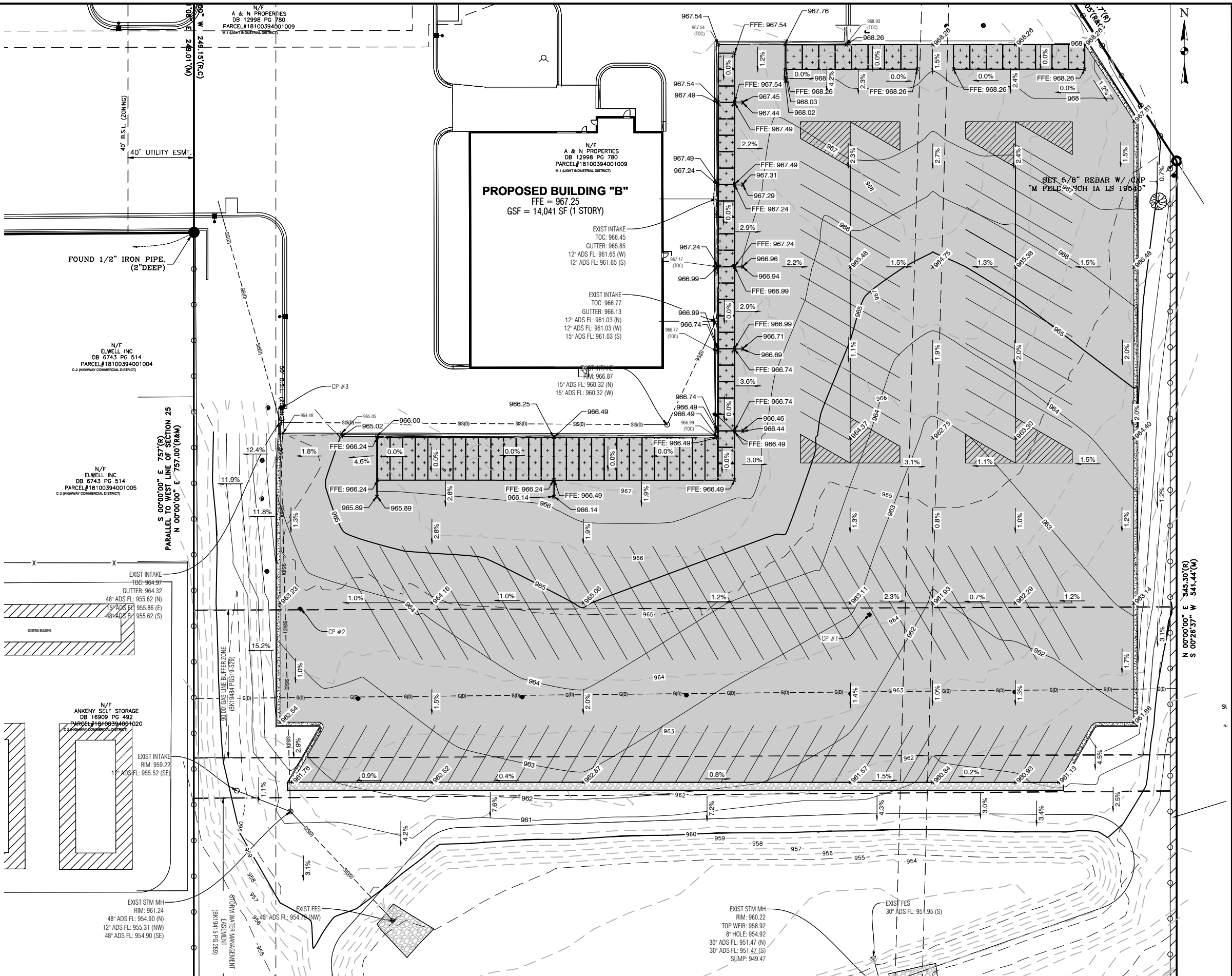
PROJECT NO. 25-DA-0227
SHEET NO. C.200

GENERAL GRADING NOTES

- 1. SLOPES SHALL NOT BE GREATER THAN 3:1
- 2. GRADE TO DRAIN AWAY FROM ALL BUILDINGS.
- 3. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. CONTRACTOR SHALL TARGET 1.5% CROSS SLOPE.
- 4. STRIP TOPSOIL TO A DEPTH OF 6" & STOCKPILE AS PER PLAN. RESPREAD TOPSOIL AT LEAST 6" DEEP AS PER SPECIFICATIONS.
- 5. GEOTECHNICAL REPORT IS AVAILABLE UPON REQUEST.

LEGEND

- TOC TOP OF CURB
- GUT GUTTER ELEVATION
- HP HIGH POINT
- LP LOW POINT
- T/W TOP OF WALL AT FINISHED GRADE
- B/W BOTTOM OF WALL AT FINISHED GRADE
- 2.0% PROPOSED SLOPE
- PROPOSED DRAINAGE PATTERN



POLLUTION PREVENTION PLAN

ALL CONTRACTORS/SUBCONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT MINIMIZES EROSION AND PREVENTS SEDIMENTS FROM LEAVING THE PROJECT SITE. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE POLLUTION PREVENTION PLAN (PPP) FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

1. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN (PPP) IS FOR U-HAUL SELF-STORAGE IN ANKENY, IOWA INCLUDING DEMOLITION, GRADING, & PAVING. THIS PPP COVERS APPROXIMATELY 14.89 ACRES WITH AN ESTIMATED 3.94 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 3.94 ACRES BEING DISTURBED.

THE PPP IS LOCATED IN AN AREA OF CLARION-NICOLLET-WEBSTER SOIL ASSOCIATION. THE ESTIMATED AVERAGE CURVE NUMBER FOR THIS PPP AFTER COMPLETION WILL BE 90.

REFER TO THIS SHEET, AND THE GRADING SHEETS FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, AND MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO UNNAMED POND ON TO CITY OF ANKENY STORM SEWER SYSTEM ON TO DMACC LAKE.

2. POTENTIAL SOURCES OF POLLUTION

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER NON-PROJECT RUNOFF THAT IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES - RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES, AND FERTILIZERS.

COMMERCIAL AND INDUSTRIAL ACTIVITIES - RUNOFF FROM COMMERCIAL, INDUSTRIAL, AND COMMERCE LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUNOFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

3. CONTROLS

PRIOR TO BEGINNING GRADING, EXCAVATION, OR CLEARING AND GRUBBING OPERATIONS, SILT FENCE SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT FENCE, SILT BASINS, COMPOST FILLED SOCKS, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, BRIDGE EDGE DRAINS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING SILT FENCE OR EQUIVALENT AS DITCH CHECKS AND TO PROTECT INTAKES. TEMPORARY STABILIZING MULCH SHALL BE COMPLETED AS THE DISTURBED AREAS ARE CONSTRUCTED. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR 0-14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY MULCHING IMMEDIATELY. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS SUCH AS STRAW BALE BARRIER, SEDIMENT TRAPS, AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE PRIME OR SUBCONTRACTOR AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THE CONSTRUCTION WILL BE COMPLETED WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

4. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

5. APPROVED STATE OR LOCAL PLANS

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

6. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER, INCLUDING CLEANING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

7. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY (IF APPLICABLE) EVERY 7 CALENDAR DAYS. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE SWPPP BOOKLET OR PROJECT DIARY. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

8. NON-STORM DISCHARGES

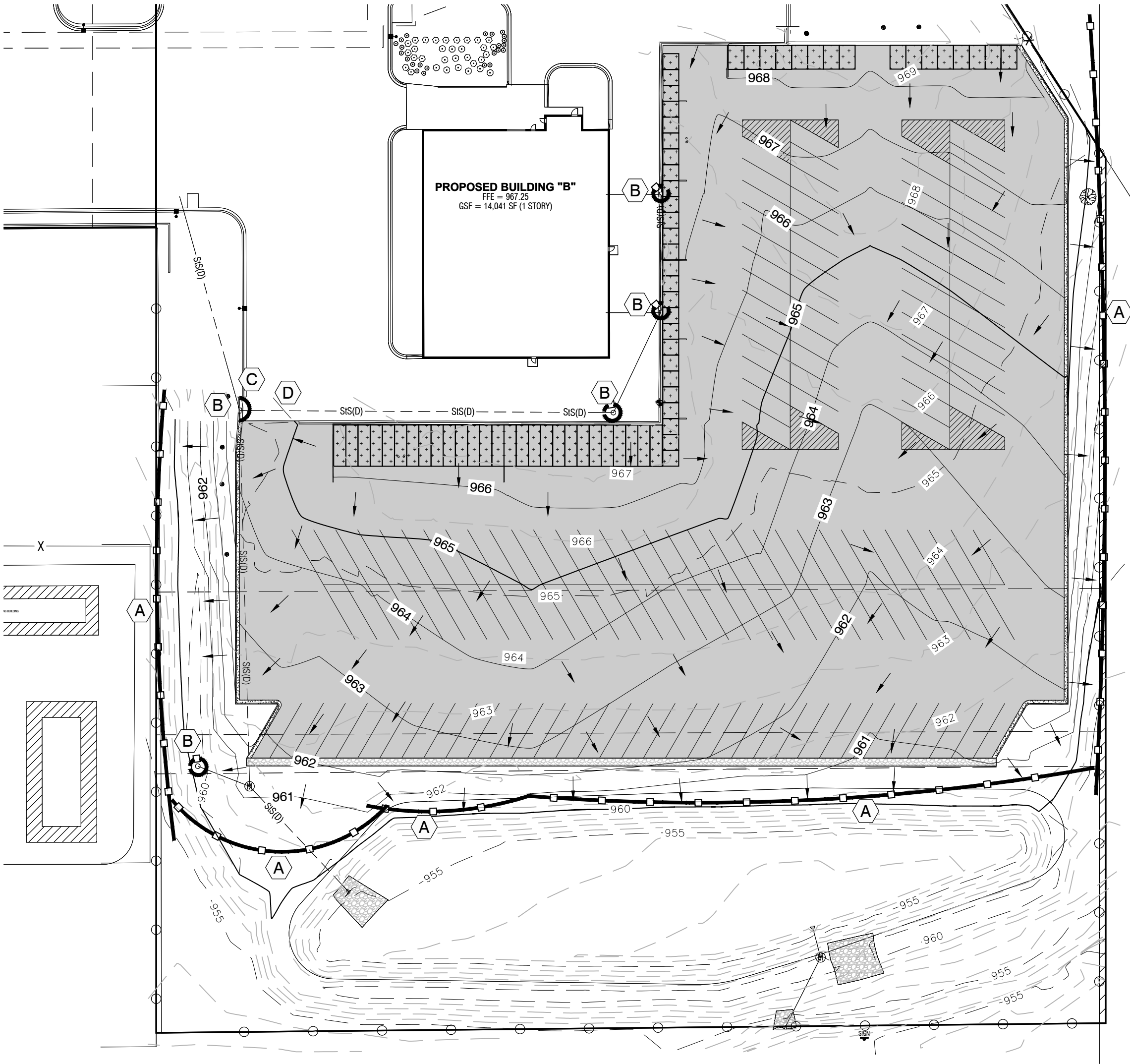
THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), SLOPE DRAINS AND BRIDGE END DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF PATIO BLOCKS, CLASS A STONE OR EROSION STONE.

9. GENERAL NOTES

- A. THE ABOVE PLAN IS NOT THE COMPLETE STORM WATER PREVENTION PLAN (SWPPP), BUT RATHER A PART OF THE SWPPP THAT IS TO BE UPDATED REGULARLY BY THE CONTRACTOR. IT IS PRIME CONTRACTORS RESPONSIBILITY TO DEVELOP AND UPDATE THE SWPPP PLAN AS NEEDED AS WELL AS CONDUCT ANY NECESSARY INSPECTIONS IN ACCORDANCE WITH IOWA DNR, EPA, AND JURISDICTION GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY DEFICIENCIES, CORRECTING THOSE DEFICIENCIES IMMEDIATELY AND DOCUMENTING SUCH WITH THE SWPPP. ALL EROSION CONTROL ITEMS EXCEPT THE TURF REINFORCEMENT MAT SHALL BE REMOVED AT THE END OF THE PROJECT.
- B. ALL STOCK PILES NOT INTENDED TO BE REDISTRIBUTED IN 14 DAYS MUST BE SEEDDED OR OTHERWISE CONTROLLED WITH EROSION CONTROL FEATURES IMMEDIATELY AFTER STOCKPILING. STOCK PILE LOCATIONS SHALL BE APPROVED BY THE OWNER.
- C. THE GENERAL CONTRACTOR SHALL PROVIDE CONTAINMENT OF ALL SOURCES OF POTENTIAL POLLUTION INCLUDING FUELING AREA, PORTABLE SANITARY FACILITIES, WASTE DEPOSITORY AREAS (DUMPSTER LOCATIONS), AND OTHER POLLUTION SOURCES. ALL AREAS WHERE CONCRETE TRUCKS ARE WASHED OUT SHALL BE DEFINED AND CONTAINED ON SITE. CONCRETE WASHOUT AREA SHALL BE CLEARLY MARKED AND THE CONTRACTOR SHALL CLEAN OUT THIS AREA PRIOR TO FINALIZING THE PROJECT (INCIDENTAL). ALL EROSION CONTROL DEVICES MUST BE MAINTAINED AS STATED IN THE POLLUTION PREVENTION PLAN.
- D. CONTRACTOR SHALL TAKE PRECAUTIONS TO INSURE THAT EQUIPMENT, VEHICLES, AND PLANTING OPERATIONS DO NOT DISTURB OR DAMAGE EXISTING GRADES, WALLS, DRIVES, PAVEMENT, UTILITIES, PLANTS, LAWNS, IRRIGATION SYSTEMS, AND OTHER FACILITIES. REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION ANY DAMAGED ITEM, WITHOUT ADDITIONAL COMPENSATION.
- E. THE CONTRACTOR SHALL PREVENT ACCUMULATION OF EARTH, SILTATION, OR DEBRIS ON ADJOINING PUBLIC OR PRIVATE PROPERTY FROM THE PROJECT SITE. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AT NO COST TO THE OWNER. TAKE REMEDIAL ACTIONS FOR PREVENTION, REPAIR, REPLACE, AND/OR RETURN TO ORIGINAL CONDITION, WITHOUT ADDITIONAL COMPENSATION.
- F. THE COST FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID.

10. CONSTRUCTION NOTES:

- A. INSTALL SILT FENCE OR COMPOST FILLED SOCK - TO BE REMOVED AT THE END OF THE PROJECT.
- B. INSTALL INLET PROTECTION - TO BE REMOVED AT THE END OF THE PROJECT.
- C. INSTALL CONCRETE WASH OUT AREA - TO BE REMOVED & RESTORED AT THE END OF THE PROJECT.
- D. INSTALL STABILIZED CONSTRUCTION ENTRANCE.



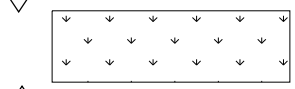
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LANDSCAPE NOTES:

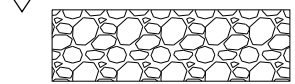
1. PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
2. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
3. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
4. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
5. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND INITIAL ACCEPTANCE OF THE PROJECT.
6. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ENGINEER FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
8. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER FOR APPROVAL BY THE OWNER PRIOR TO PLANTING.
9. ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SEEDED WITH TYPE 1 OR TYPE 2 GRASS MIXTURE AS APPROVED BY THE OWNER.
10. ALL TRANSPLANTED TREES ARE ABBREVIATED PER BOTANICAL NAME. SEE THE "KEY" COLUMN BELOW IN THE TRANSPLANTED PLANT SCHEDULE.

LANDSCAPE CONSTRUCTION NOTES:

A SUDAS TYPE 1 (PERMANENT LAWN SEED MIX)



B 3" ROAD STONE



ERU CALCULATION:
POST DEVELOPMENT FOR ENTIRE SITE IMPERVIOUS(169,125.63 SF)
/ 4000 SF = 42.28 = 43

SITE INFORMATION:

PROPOSED(SE PARKING LOT ADDITION ONLY)
TOTAL DISTURBED AREA = 206,090.63 SF (25.47%)
TOTAL VEHICULAR AREA = 158,626.26 SF (19.61%)
TOTAL BUILDING AREA = 10,499.37 SF (1.29%)
TOTAL IMPERVIOUS AREA =169,125.63 SF (20.90%)
TOTAL VEHICLE CANOPY SHADED PARKING AREA = 39,860 SF (4.92%)
TOTAL TYPE 1 GRASS AREA = 34,602 SF (5.33%)
TOTAL ROAD STONE AREA = 2,363 SF (0.36%)
TOTAL TREES REMOVED AND REPLACED = 61 TREES

POST DEVELOPMENT(TOTALS FOR ENTIRE SITE AFTER SE PARKING LOT ADDITION)
TOTAL OPEN SPACE = 264,011.18 SF (32.64%)
TOTAL IMPERVIOUS AREA = 544,824.82 SF (67.35%)
TOTAL VEHICULAR AREA = 441,502.29 SF (54.58%)
TOTAL BUILDING AREA = 92,025.99 SF (11.37%)
TOTAL SIDEWALK AREA = 11,296.54 SF (1.39%)

PROPOSED PLANT SCHEDULE: REMOVED AND REPLACED TREES = 61 TOTAL

	KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees					
	QA	Quercus alba	White Oak	3	2.5" CAL
	QB	Quercus bicolor	Swamp White Oak	1	2.5" CAL
	NC	Catalpa speciosa	Northern Catalpa	10	2.5" CAL
	OS	Ostrya virginiana	Ironwood	7	2.5" CAL
	GD	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	9	2.5" CAL
	CO2	Celtis occidentalis	Common Hackberry	7	2.5" CAL
	CB	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	4	2.5" CAL
	BC	Betula nigra 'Cully' TM	Heritage River Birch	6	2.5" CAL
	GK	Acer saccharum	Sugar Maple	1	2.5" CAL
	AH	Alnus hirsuta 'Harbin' TM	Prairie Horizon Manchurian Alder	3	2.5" CAL
	QW	Quercus bicolor	Regal Prince Oak	2	2.5" CAL
	QM	Quercus macrocarpa	Burr Oak	1	2.5" CAL
Ornamental Trees					
	CC	Cercis Canadensis	Eastern Redbud	6	2" CAL
Evergreen Trees					
	PM	Pinus mugo	Mugo Pine	1	8' HT MIN

OVERALL OPEN SPACE LANDSCAPE REQUIREMENTS

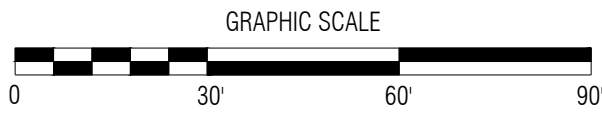
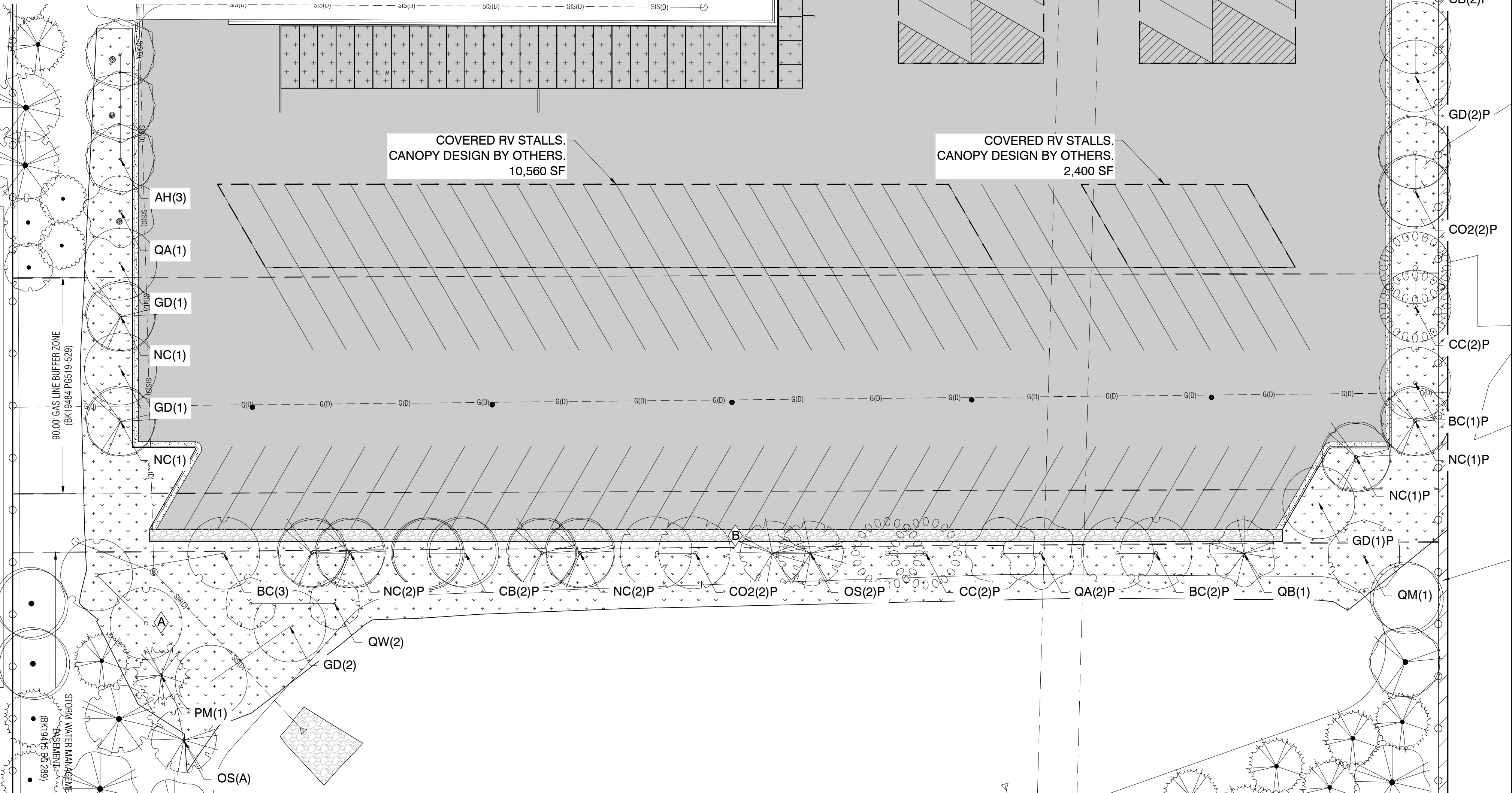
#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	Chapter 191.15: Minimum Open Space Total land area devoted to open space shall not be less land 20% of the gross land area for ENTIRE LOT(808,836 SF)	161,767.2 SF(20%)	POST DEVELOPMENT TOTAL = 264,011.18 SF (32.64%)
2	Chapter 191.15: Minimum Open Space Trees and shrubbery shall be provided at a minimum of 1 landscape unit per 3,000 SF of open space(1 unit = 2 trees and 6 shrubs or 3 trees and 3 shrubs)	161,767.2 SF/3,000 SF =54 Units (108 Trees and 324 Shrubs) or (162 Trees and 162 Shrubs)	3 Trees and 3 Shrubs(Per overall landscape plan on on ISG's plans) Existing(182 Deciduous Trees and 271 Shrubs per overall plant schedule on ISG's plans)

OVERALL PARKING LOT LANDSCAPE REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	Chapter 194(01)(6)(E): Off-Street Parking and Loading 20% of total gross parking area for ENTIRE SITE(Parking area under canopies not counted in this number-->(401,642.29 SF) shall be shaded 1 Overstory every 706 SF of the 20%	401,642.29 SF X .20 = 80,328.45 SF 80,328.45 SF / 706 SF = 114 Trees	Existing(82 Trees per overall landscape plan on ISG's plans) 32 Additional trees to be classified as parking shade trees(Labeled as "P")

OVERALL LANDSCAPE BUFFER REQUIREMENTS

#	ZONING DESCRIPTION	REQUIRED	PROPOSED
1	Chapter 194(02)(2)(a) and (3)(c): Screening 1. Opaque Screen Type C 2. Screen that is opaque from the ground to a height of 6' with intermittent visual obstructions from the opaque portion to a height of at least 20' 3. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation 4. Any openings within buffer must be 10' max	Continuous 6' tall buffer(wall, fence, berm, plantings) with intermittent openings no greater than 10'	Continuous 6' tall fence with intermittent openings no greater than 10'



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE



Clapsaddle-Garber Associates, Inc.
2413 Grand Avenue
Des Moines, Iowa 50312
Ph 515-266-4823
www.cgaconsultants.com

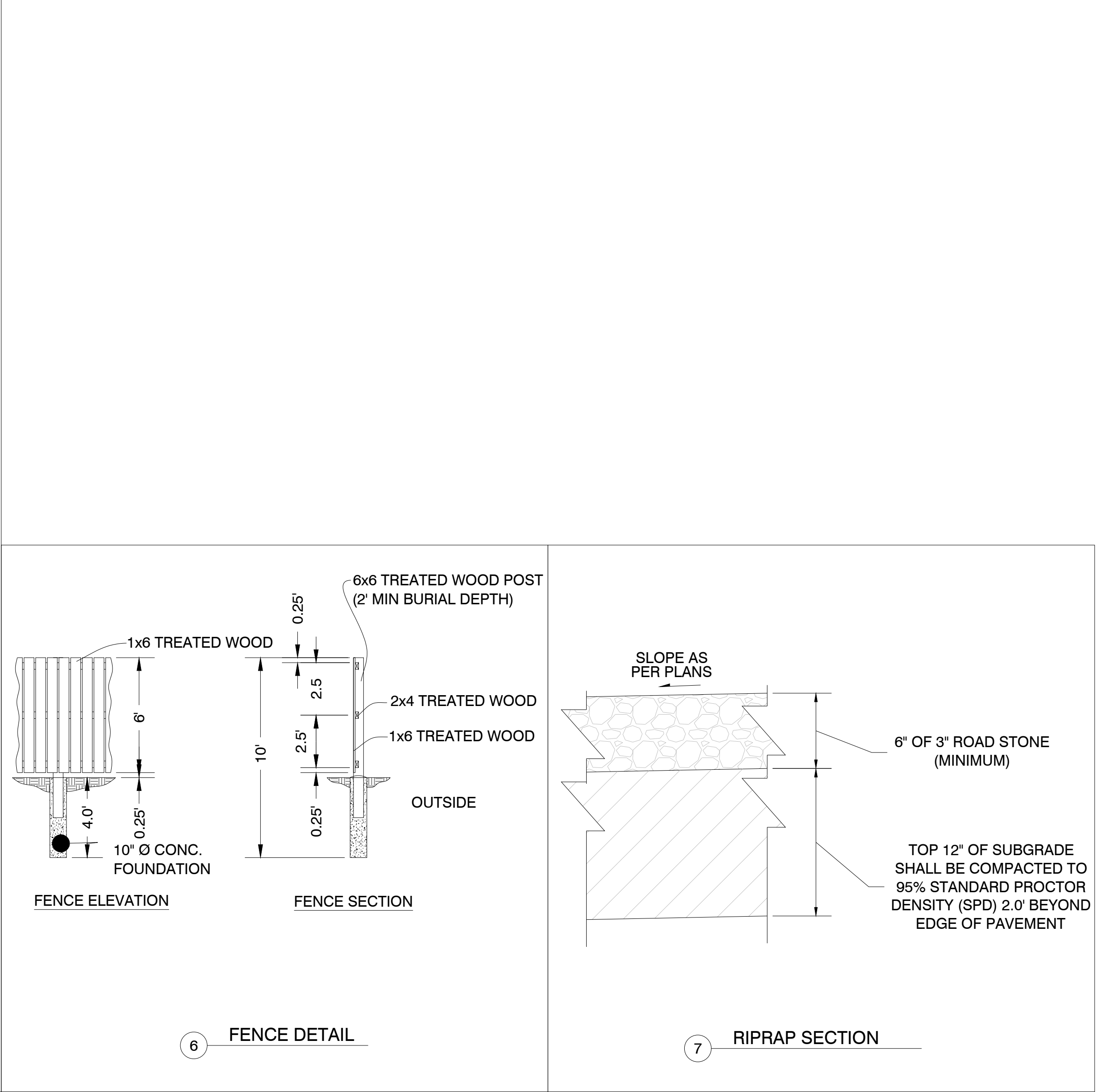
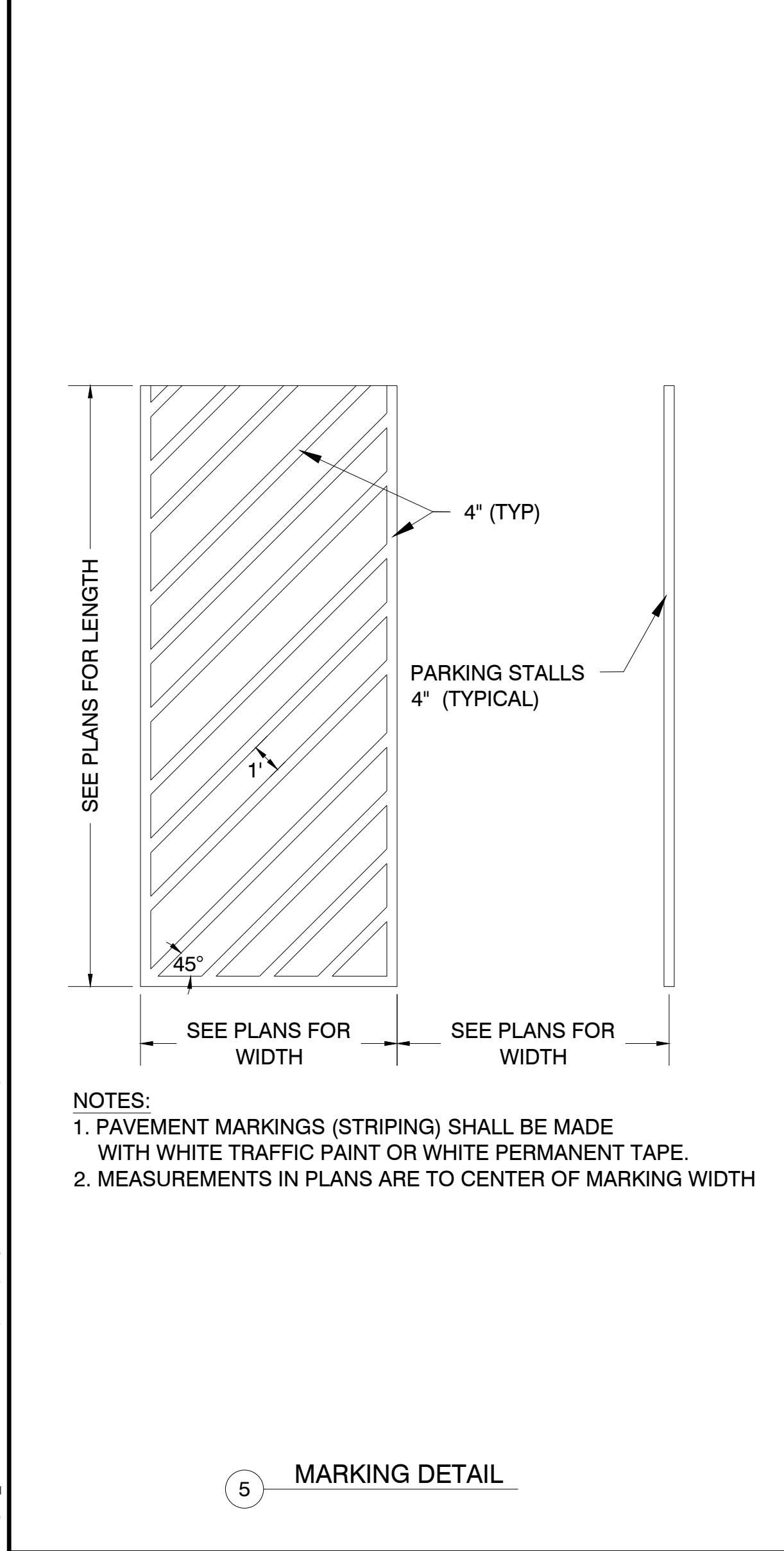
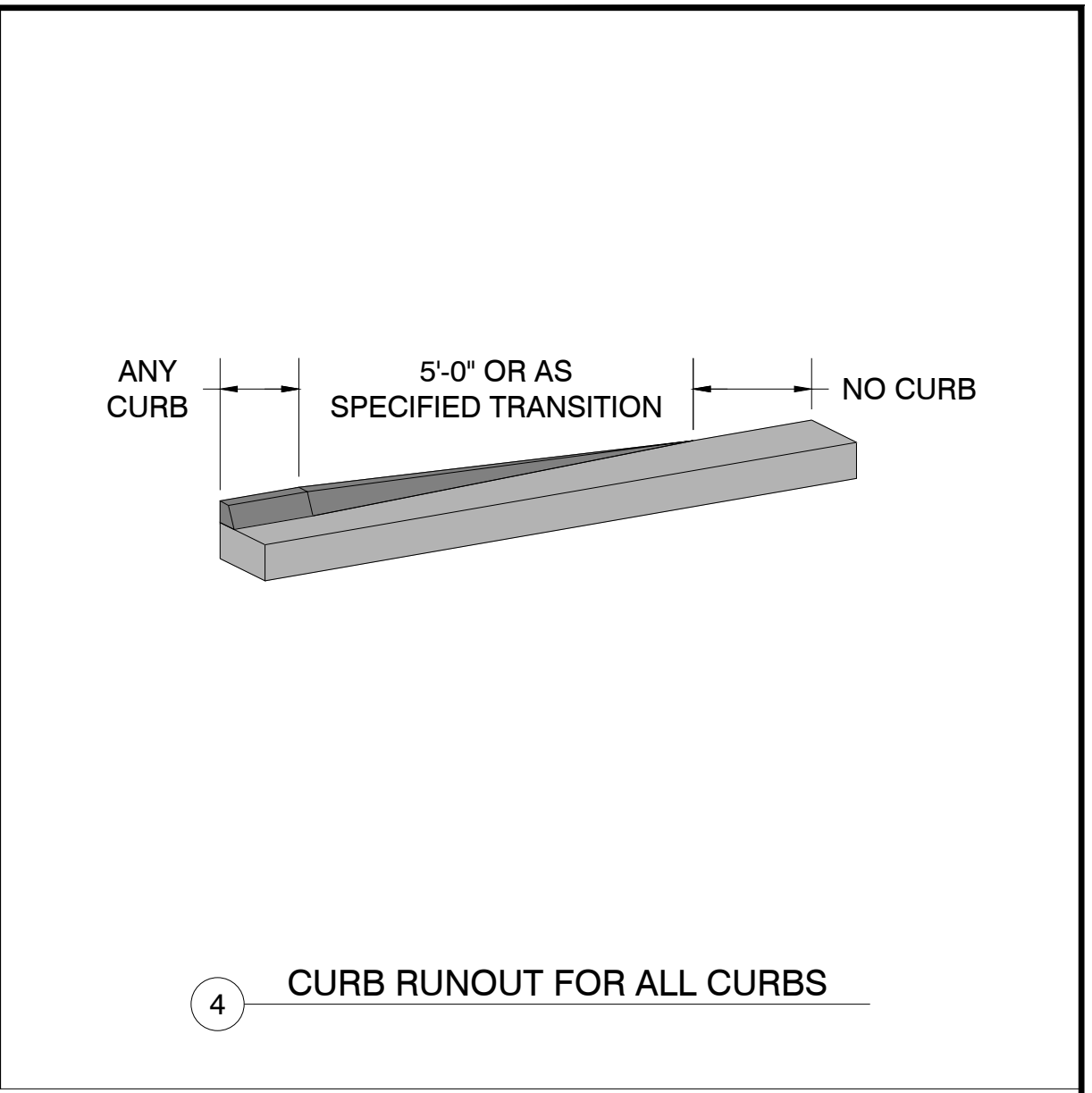
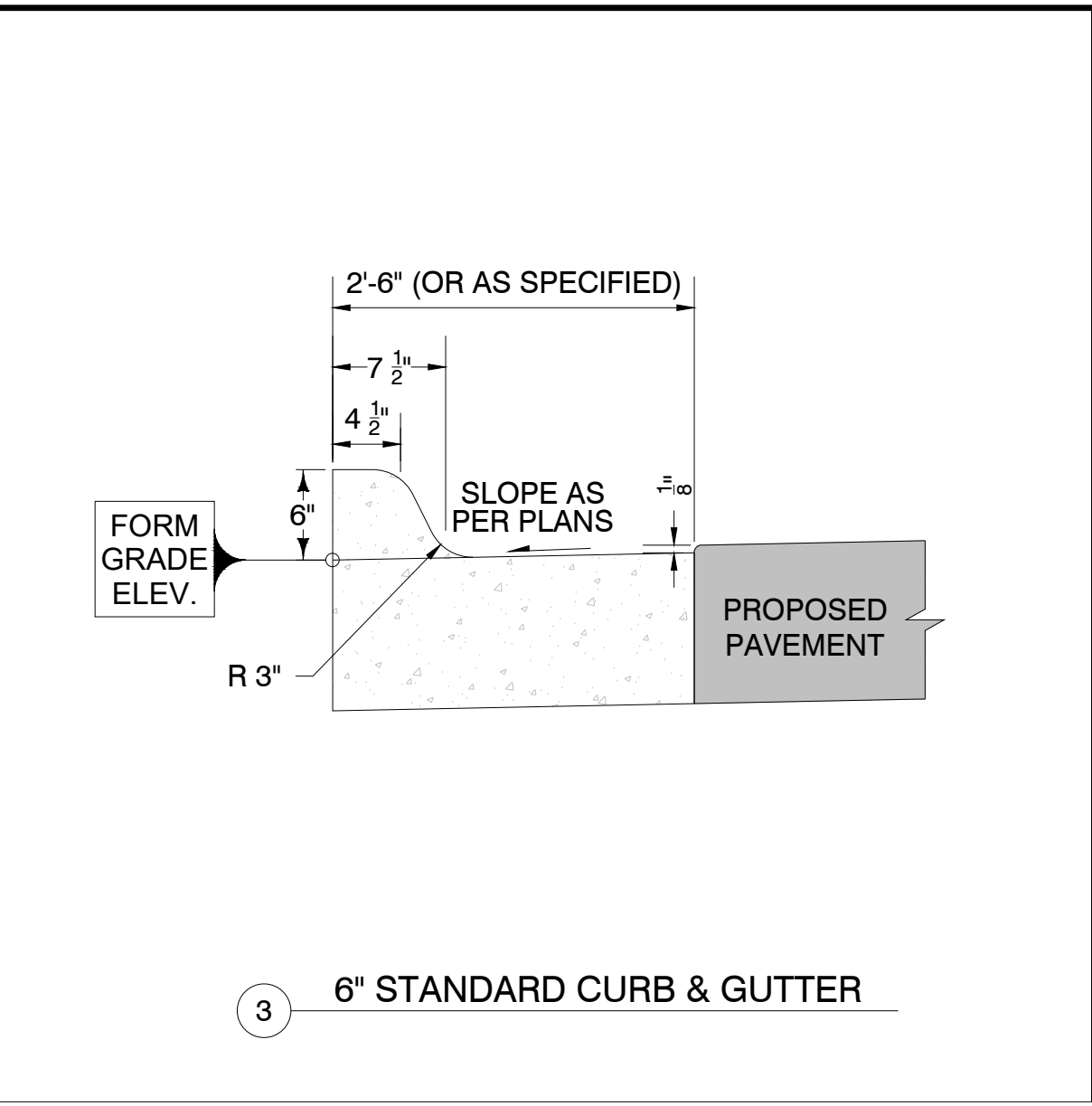
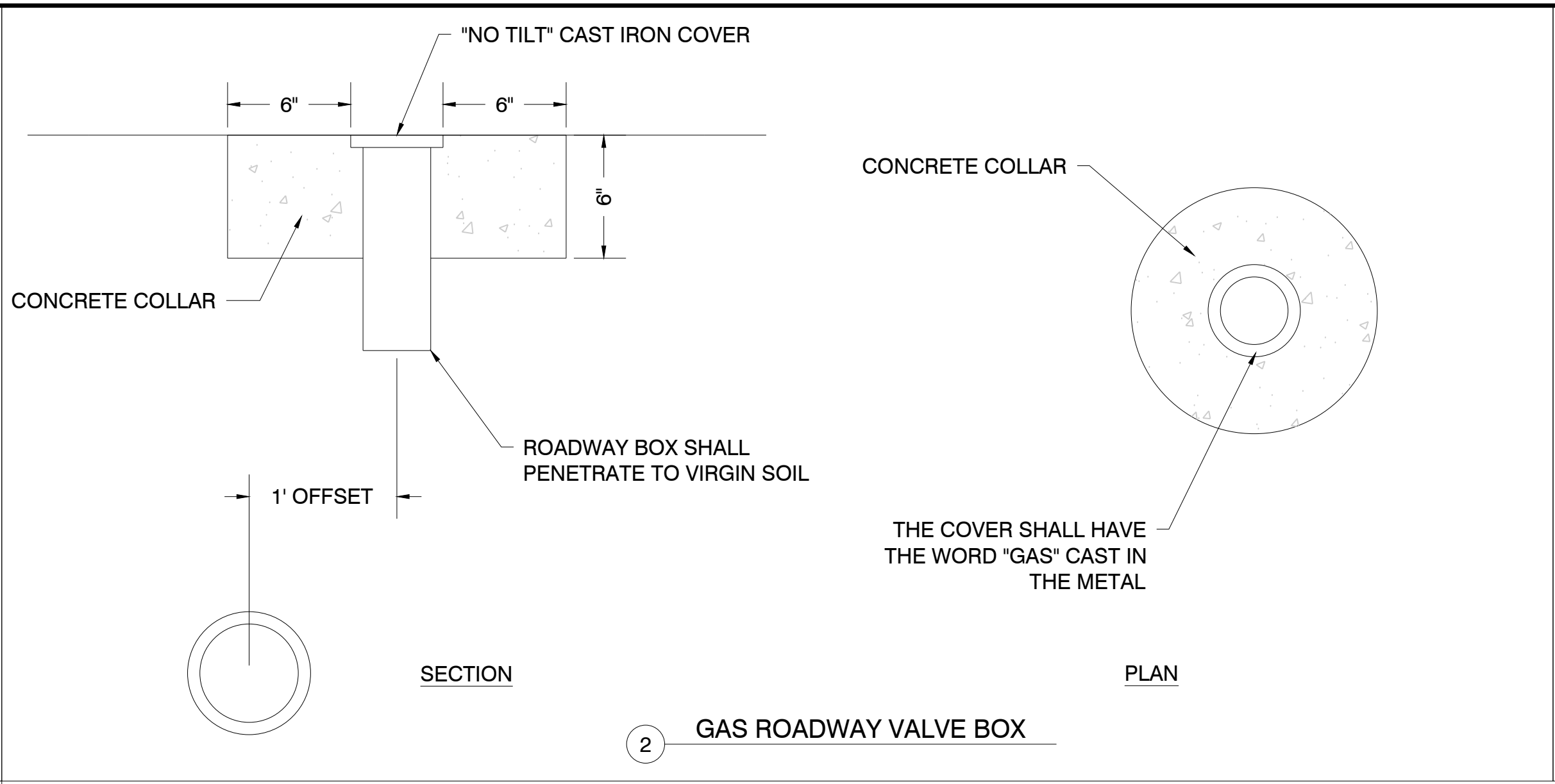
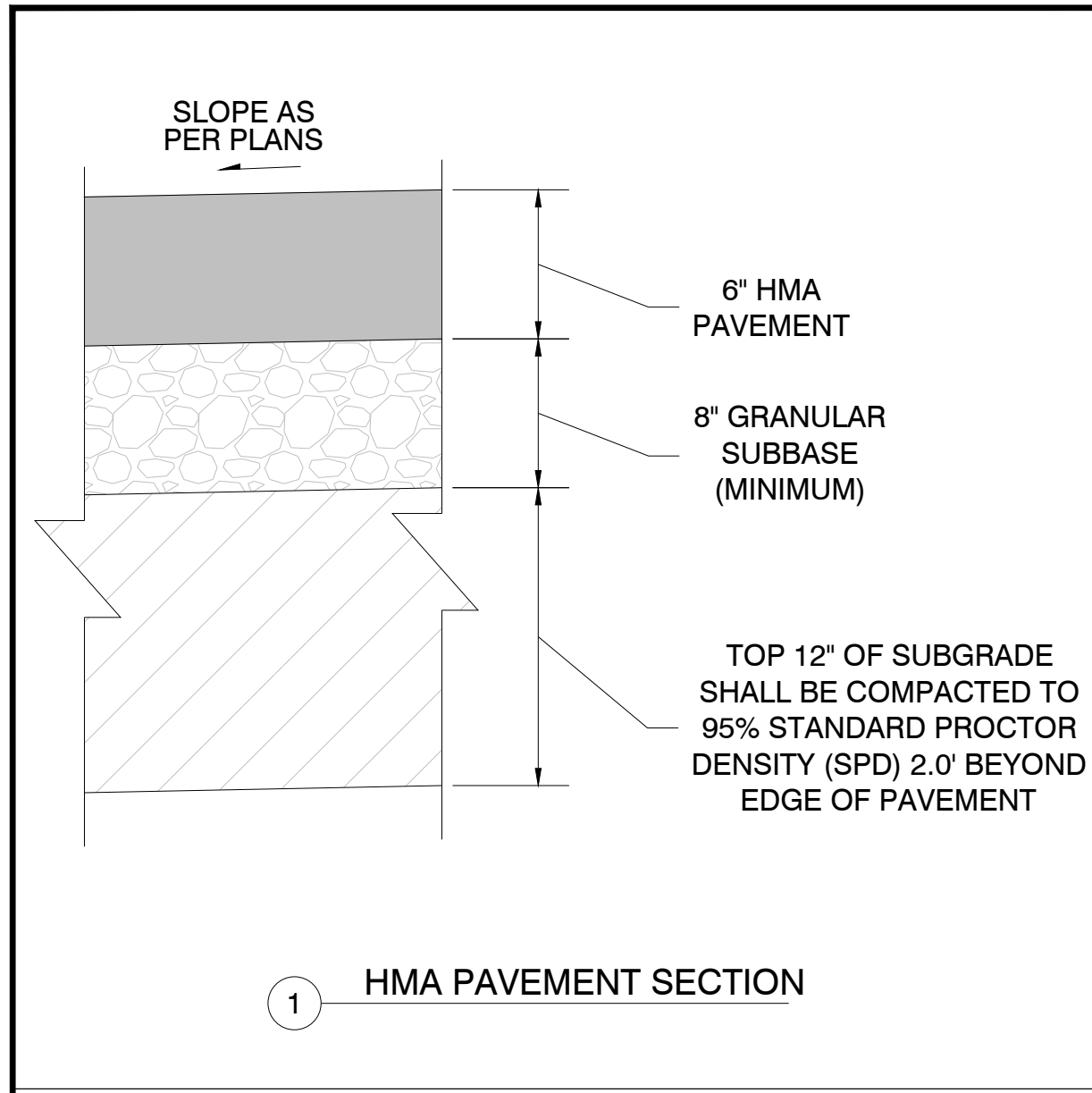
DESIGNED: ---- DATE: ----
DRAWN: ---- DATE: ----
CHECKED: ---- DATE: ----
APPROVED: ---- DATE: ----

1503 S ANKENY BLVD. U-HAUL SELF-STORAGE PARKING LOT IMPROVEMENTS
ANKENY, IOWA

LANDSCAPE PLAN

PROJECT NO.
25-DA-0227
SHEET NO.
C-400

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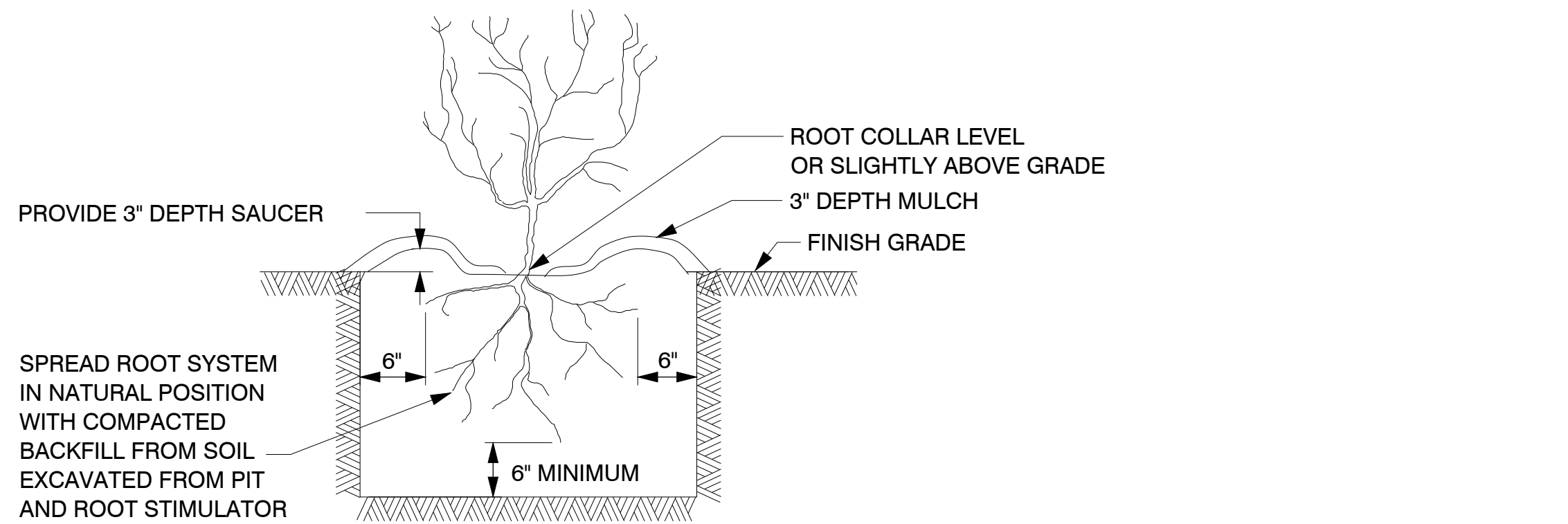
NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA
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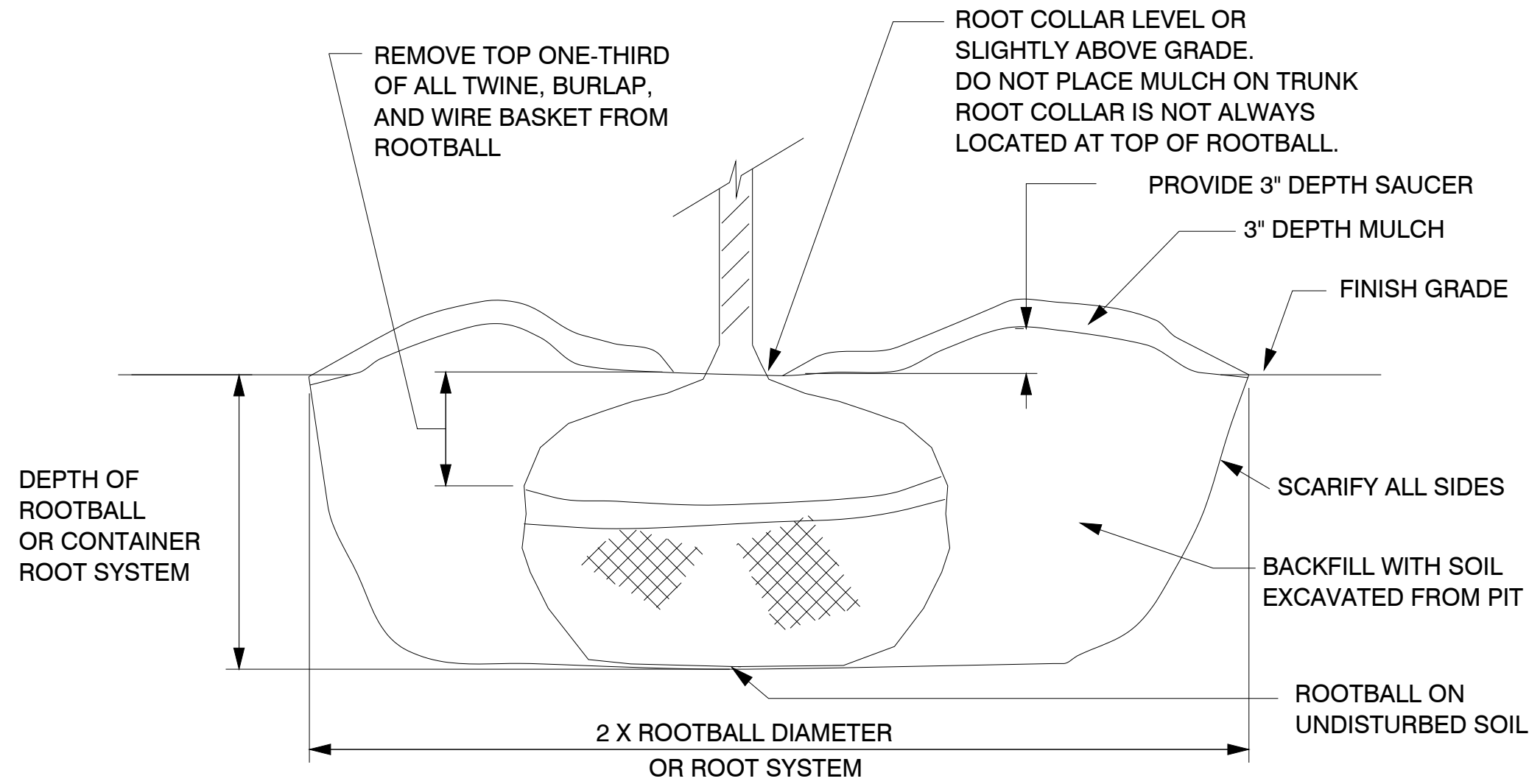
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APPROVED: ----	DATE: ----

1503 S ANKENY BLVD. U-HAUL SELF-STORAGE PARKING LOT IMPROVEMENTS
ANKENY, IOWA

DETAILS	PROJECT NO. 25-DA-0227
	SHEET NO. C.500

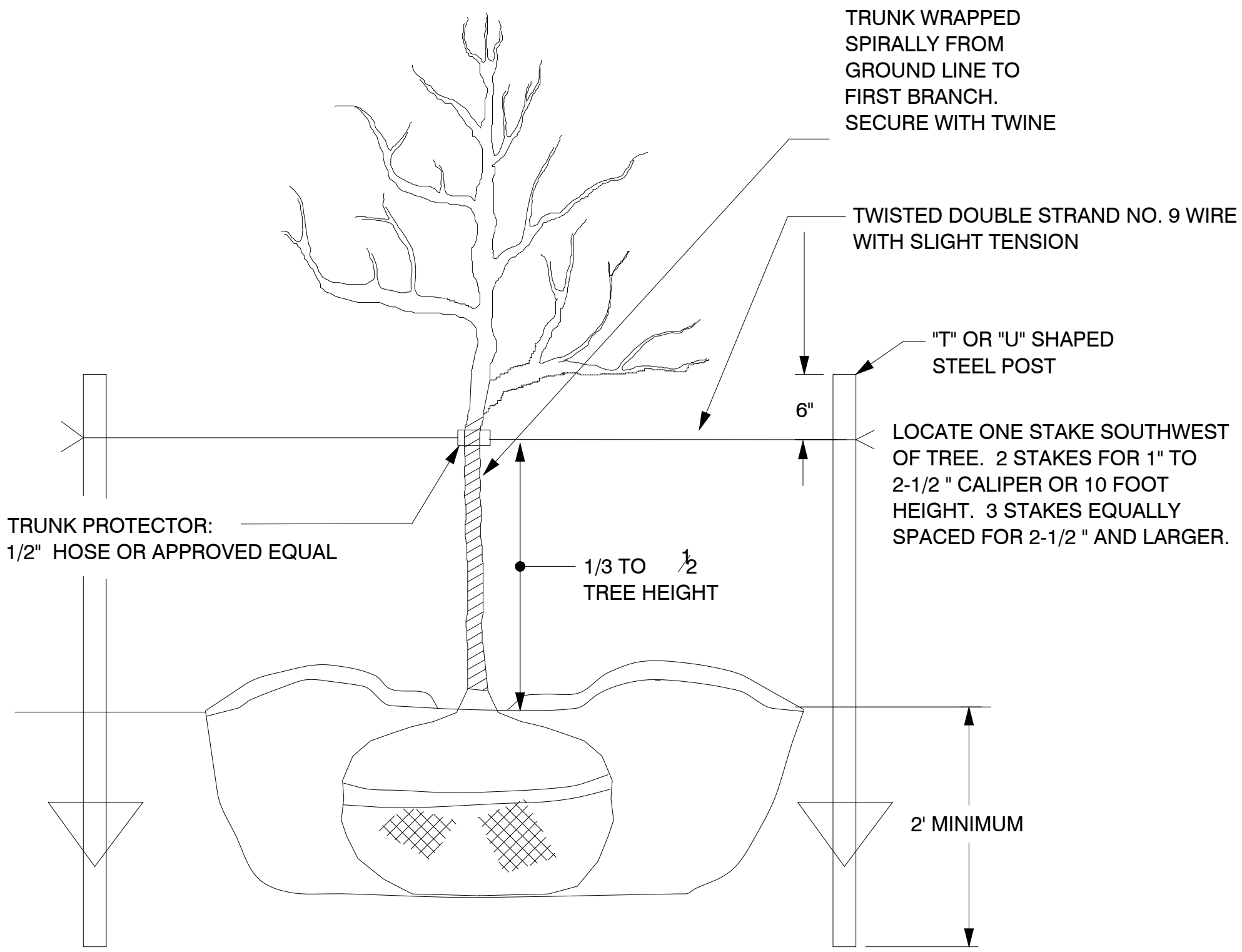


BARE ROOT PLANTING PIT



TYPICAL PLANTING PIT

8 PLANTING PIT DETAILS



9 TREE STAKING & WRAPPING

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NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE

CGA

Clapsaddle-Garber Associates, Inc
2413 Grand Avenue
Des Moines, Iowa 50312
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DESIGNED: ----	DATE: ----
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APPROVED: ----	DATE: ----

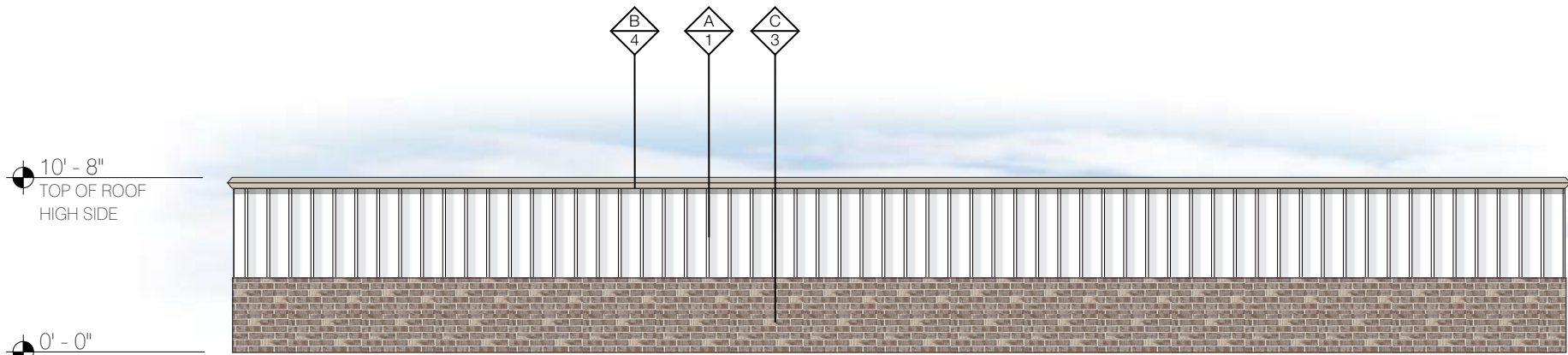
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ANKENY, IOWA

DETAILS

PROJECT NO. 25-DA-0227
SHEET NO. C-501

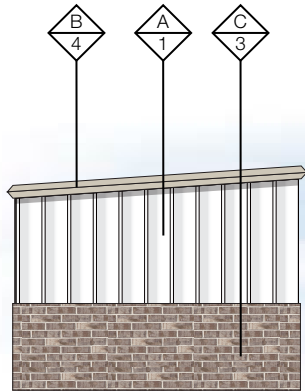






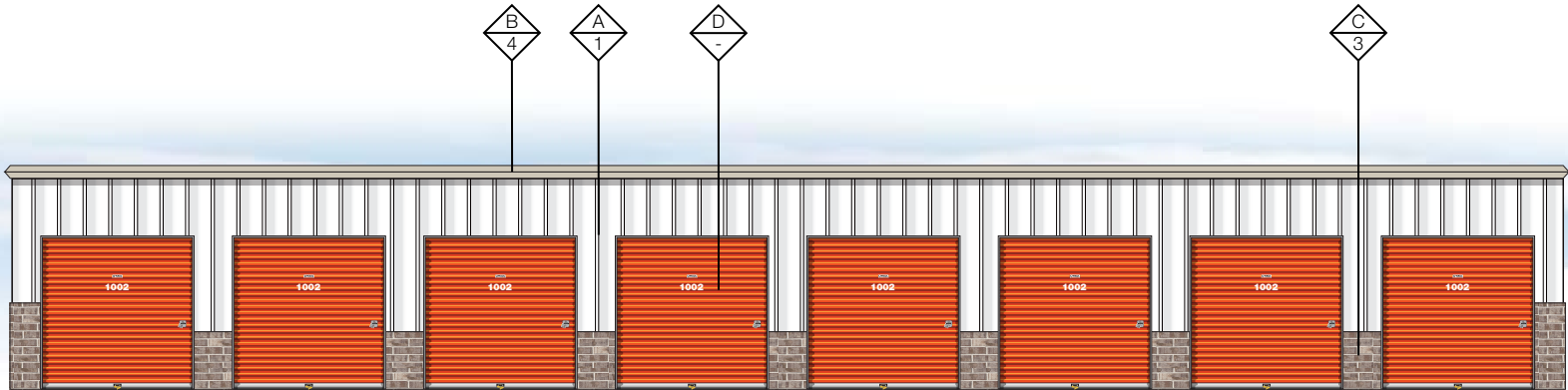
NORTH ELEVATION - 15x10 MINI STORAGE

Scale: 1" = 10'



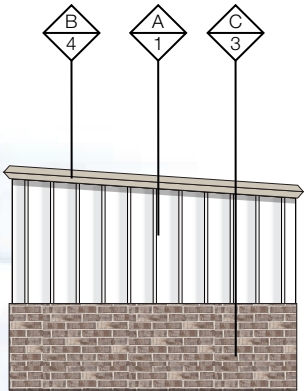
WEST ELEVATION - 15x10 MINI STORAGE

Scale: 1" = 10'



SOUTH ELEVATION - 15x10 MINI STORAGE

Scale: 1" = 10'



EAST ELEVATION - 15x10 MINI STORAGE

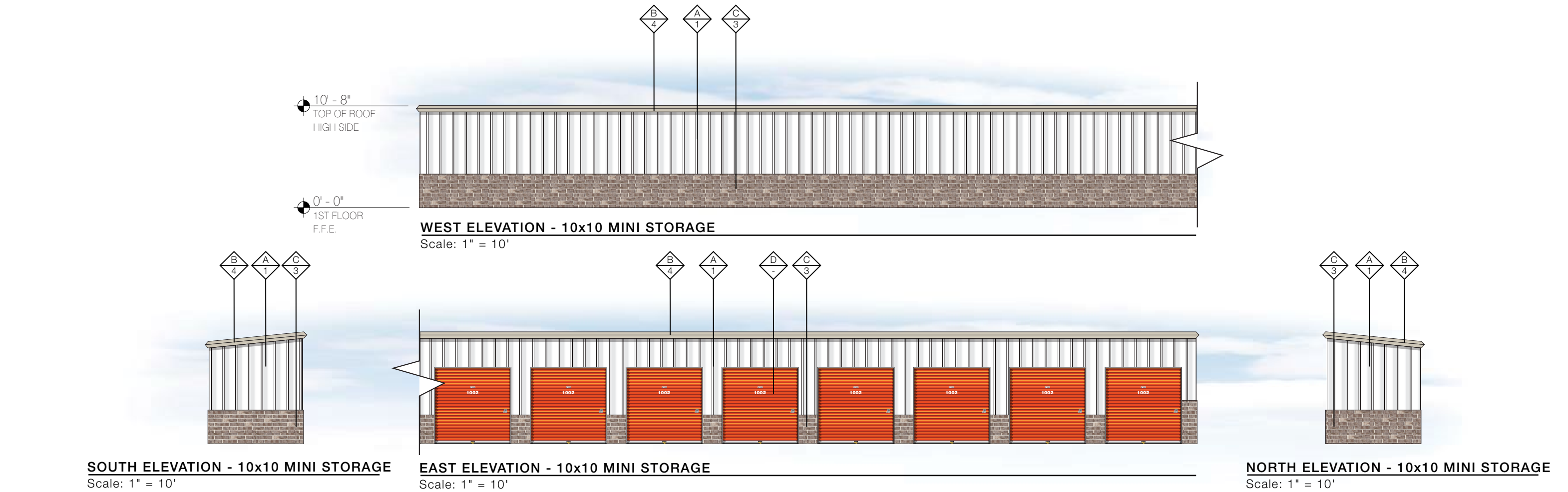
Scale: 1" = 10'

North Total: 81'W x 10'H = 810 sqft
Brick: 81'W x 4.5'H = 364.5 sqft
Brick Percentage = 45%

East/West Totals: 14.75'W x 11'H = 162.25 sqft
Brick: 14.75'W x 4.5'H = 66.375 sqft
Brick Percentage = 40.9%

South Total: 81'W x 10'H = 810 sqft
Brick: 4.5'H on corners, 3'H between doors

COLORS			MATERIALS	
A		REGAL WHITE (CUSTOM COLOR)	1	MILLER PORTABLE TYP METAL PANELING
B		SANDSTONE (CUSTOM COLOR)	2	MORIN INTEGRITY X-16 PANELING
C		TUMBLED REGAL OAK	3	BEST PANEL CO. (REVOLUTION SERIES) BRICK
D		SIERRA SUNSET P6	4	9"H TRIM TYP.



West Total: 260'W x 10'H = 2600 sqft
Brick: 260'W x 4.5'H = 1170sqft
Brick Percentage = 45%

North/South Totals: 9.75'W x 11'H = 107.25 sqft
Brick: 9.75'W x 4.5'H = 43.875 sqft
Brick Percentage = 40.9%

East Total: 260'W x 10'H = 2600 sqft
Brick: 4.5'H on corners, 3'H between doors

COLORS			MATERIALS	
A		REGAL WHITE (CUSTOM COLOR)	1	MILLER PORTABLE TYP METAL PANELING
B		SANDSTONE (CUSTOM COLOR)	2	MORIN INTEGRITY X-16 PANELING
C		TUMBLED REGAL OAK	3	BEST PANEL CO. (REVOLUTION SERIES) BRICK
D		SIERRA SUNSET P6	4	9"H TRIM TYP.

Morin[®]
A Kingspan Group Company

Integrity X-16

INTEGRITY SERIES

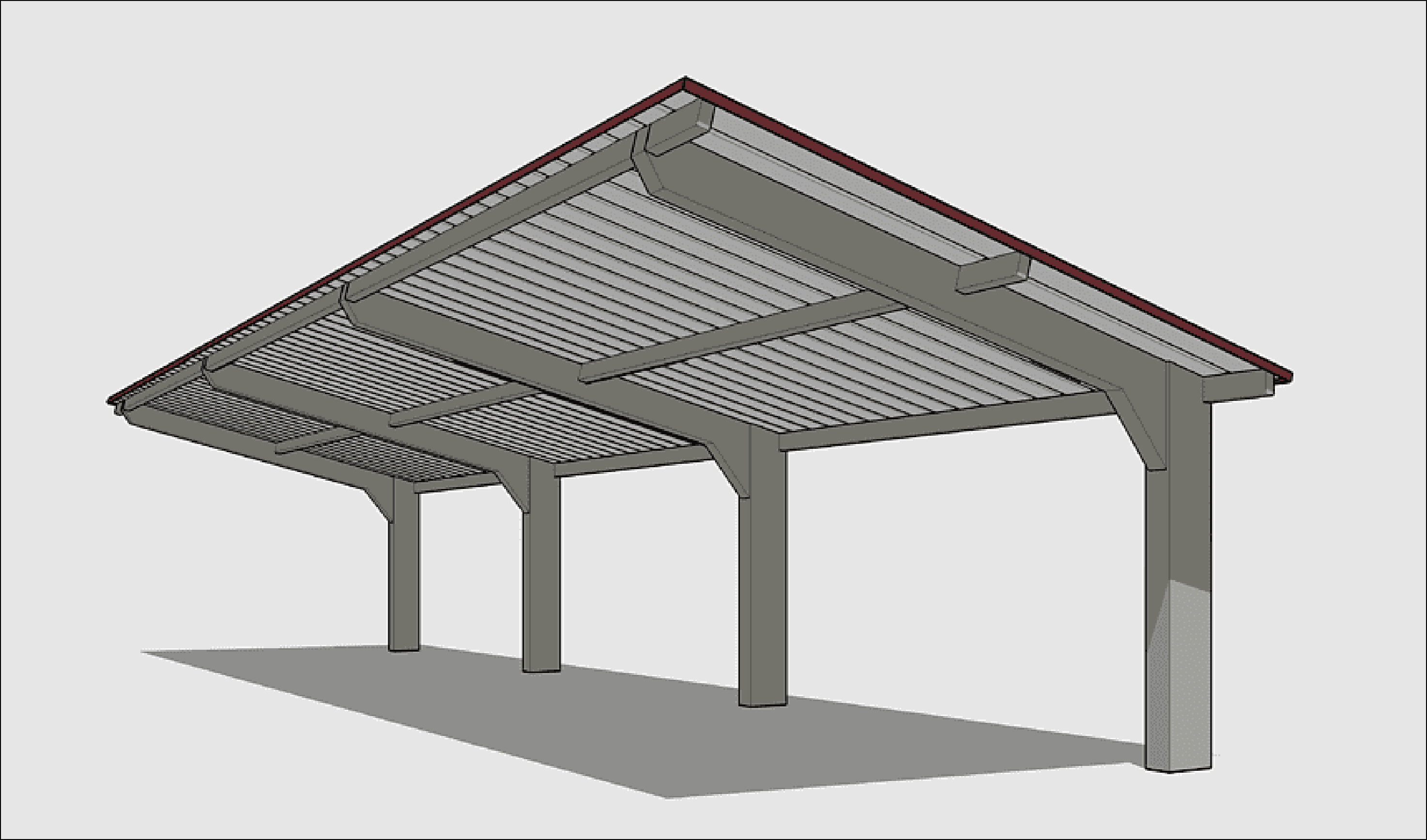
The Integrity Series is a concealed fastener rainscreen, wall panel system. With a consistent depth of 7/8", it offers a minimalist design solution. Integrity Series offers 13 unique profiles featuring an asymmetrical box rib in varying configurations. Combine with other Integrity panels, or with panels from our Matrix Series or Pulse Series.



X-16



Best Panel
Company
(or Equivalent)
Revolution Series
Tumbled Regal Oak
High-Quality Stamped
Brick Pattern
EXAMPLE





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 7, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

3115 SE 36th Circle - C&A Transportation 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 3115 SE 36th Circle, C&A Transportation.

ATTACHMENTS

1. Aerial Map

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



Agenda Item: 3115 SE 36th Circle – C&A Transportation Site Plan
Report Date: October 2, 2025
Prepared by: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 3115 SE 36th Circle, C&A Transportation.

Project Summary:

The subject property is generally located south of SE Oralabor Road and east of SE Four Mile Drive on Lot 3 of Albaugh Four Mile Industrial Park. The subject site is approximately 2.63-acres (+/-) in size and is zoned M-1, Light Industrial District. Neighboring properties are either zoned M-1, Light Industrial District or are not within Ankeny's Corporate Limits. The applicant, C&A Transportation, is proposing to construct an approximate 8,160 square-foot building that will be utilized for on-site maintenance for vehicles. An outdoor storage area is also proposed on the site.

The exterior of the proposed building will be constructed primarily of stone veneer or metal siding (w/concealed fasteners). The stone veneer is depicted at the base of the building, which meets the Code requirement for a base of permanent materials around the perimeter of the building. Additionally, the minimum primary material requirements of the Code have been met with what is shown on the proposed building elevations.

The proposed plans call for a limited amount of parking to be located on the north side of the building near SE 36th Circle. In total, eleven parking stalls are proposed on the site, which clears the minimum requirement of three stalls that are required by Code. Vehicular access will come via the lone access drive that stems from SE 36th Circle, while a five-foot sidewalk extension is proposed along the north property line. In addition to the parking area, an outdoor storage area is proposed on the property as well. The outdoor storage area will be comprised primarily of crushed stone; however, a hard-surfaced drive aisle is proposed through the center of the storage area that will allow for the movement of vehicles without kicking up debris. The storage area will be surrounded by a six-foot-tall wood privacy fence and additional trees to screen the area from public view.

The landscaping and screening requirements of the Code have been satisfied with what's shown on the proposed plans. Headlight screening is shown along the north side of the parking area adjacent to SE 36th Circle, while the remaining plantings throughout the development are intended to meet the open space, pavement shading, and screening requirements of the Code. The proposed building will be serviced by connecting to the existing eight-inch sanitary and six-inch water lines that run adjacent to the property on SE 36th Circle. Storm water on the site will be collected via one of the storm water intakes that will direct water towards the detention basin on the west side of the property.

Site Plan Worksheet
3115 SE 36th Circle – C&A Transportation 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 near the east property boundary of the site, with the primary building façade facing north towards the SE 36th Circle.

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

The site plan generally complies with the landscaping and parking requirements of the Code.

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

The site provides adequate parking and circulation given the size and use of the proposed building. Code requires a minimum of three parking spaces given the building's anticipated use. Plans show eleven parking spaces along the north side of the proposed building. A five-foot sidewalk is shown along the north side of the project site.

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

A traffic memo for the site was reviewed and approved by the City's Traffic Engineering Manager. Public improvements stemming from the proposed development are not required.

- 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.**

Parking stalls are proposed along the north side of the proposed building. Landscaping is proposed north of these stalls to screen them from public view.

- 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 dumpster enclosure is not proposed with the site; however, an outdoor storage area is proposed west of the proposed building near the center of the property. The outdoor storage area will be screened from public view via a six-foot wood fence with trees planted around the storage area.

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 to the proposed detention basin located near the west end of the site.

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

The applicant is proposing to connect to the eight-inch sanitary and six-inch water lines that run along SE 36th Circle to service the proposed building.

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 east side of the site.

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

The proposed landscaping conforms and meets the requirements of the Code.

B. Building Design

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

The proposed 8,160 square-foot building is comparable in size and scale to the surrounding light-industrial developments in the area. The size and design of the buildings align with the regulations of the Code.

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

The materials for the proposed buildings consist primarily of stone veneer and metal siding with concealed fasteners. The minimum primary material requirements of the Code have been met with what's proposed.

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.**

Any mechanical or utility equipment on the roof will be screened appropriately.

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

Only one building is being proposed on the 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.

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

The proposed building is comparable in scale and style to the other light-industrial developments in the Four Mile area. The building will be constructed primarily of stone veneer and metal siding.

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.

August 29, 2025

Attn: Plan and Zoning Commission Members
c/o Bryan Morrissey
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

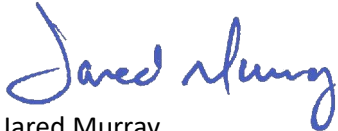
RE: **3115 SE 36th Circle**
Site Plan

Dear Plan and Zoning Commission Members:

On behalf of C&A Transportation, we are pleased to submit herewith a site plan for 3115 SE 36th Circle. The property is located southeast of the intersection of SE Four Mile Drive and SE 36th Circle. The site improvements include an 8,160 sf building used to maintain semi-trucks with outdoor trailer storage for trailers awaiting maintenance, paved sidewalk along SE 36th Circle, parking and associated utilities. Stormwater management will be provided along the western property line in a dry-bottom detention basin.

We are requesting approval of the site plan to be granted by the Plan & Zoning Commission at the next regular P&Z Meeting.

Sincerely,

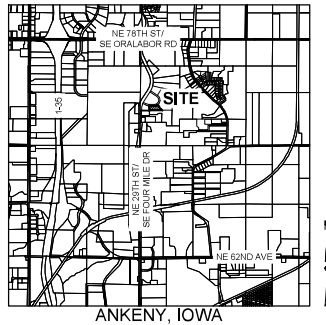


Jared Murray,
Project Manager
Civil Design Advantage, LLC

SITE PLAN FOR: 3115 SE 36TH CIRCLE

ANKENY, IOWA

VICINITY MAP NOT TO SCALE



OWNER

DRA PROPERTIES, LC
1515 NE 36TH STREET
ANKENY, IA 50021
CONTACT: ASHLEY JOHNSON
PH: (515) 965-5249

APPLICANT

C&A TRANSPORTATION AND LOGISTICS INC.
PO BOX 17
ANKENY, IA 50021
CONTACT: DAVID COMMAN
PH: (515) 964-0737

ENGINEER

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

SURVEYOR

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

SUBMITTAL DATES

FIRST SUBMITTAL: 08/29/2025
SECOND SUBMITTAL: 09/19/2025

LEGAL DESCRIPTION

LOT 3, ALBAUGH FOUR MILE INDUSTRIAL PARK, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA.

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

PROJECT SITE ADDRESS

3115 SE 36TH CIRCLE

DEVELOPMENT SUMMARY

AREAL: 2.63 ACRES (114,578 SF)

ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS:

FRONT: 50 FEET
SIDE: NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL OR STREET RIGHT-OF-WAY, THEN 50 FEET
REAR: 40 FEET

OPEN SPACE CALCULATION:

TOTAL SITE: = 114,578 SF (2.63 AC)
BUILDING: = 8,160 SF
6" PAVEMENT: = 4,836 SF
8" PAVEMENT: = 17,125 SF
7" GRANULAR: = 30,717 SF
SIDEWALK: = 750 SF
OPEN SPACE PROVIDED = 52,981 SF (1.22 AC)

MAX. BUILDING HEIGHT: 75 FEET
MAX. NUMBER OF STORIES: 5 STORIES

PARKING REQUIRED (8,160 SF BUILDING & 5 EMPLOYEES):
MANUFACTURING, PROCESSING, CREATING, REPAIRING,
RENOVATING, PAINTING, CLEANING, ASSEMBLY OF GOODS,
MERCHANDISE AND EQUIPMENT (MAJORITY OF DOLLAR
VOLUME OF BUSINESS NOT DONE WITH WALK-IN TRADE)
1 SPACE/2 EMPLOYEES = 3 SPACES
TOTAL PARKING REQ. = 3 SPACES

ACCESSIBLE PARKING REQUIRED:

1-25 SPACES = 1 SPACE

PARKING PROVIDED:

ACCESSIBLE PARKING = 1 SPACE
STANDARD PARKING = 10 SPACES
TOTAL PARKING PROVIDED = 11 SPACES

ERU CALCULATION

IMPERVIOUS SPACE CALCULATION:

BUILDING = 8,160 SF
GRAVEL = 30,717 SF
PAVEMENT (INCLUDES SIDEWALK) = 22,720 SF
TOTAL IMPERVIOUS SPACE = 61,597 SF

ERU CALCULATION:

61,597 SF OF IMP. AREA/4,000 SF/1 ERU = 15.40 (16 ERU'S)

DATE OF SURVEY

08/19/2025

BENCHMARKS

1. CUT X ON BACK OF CURB @ DOUBLE INTAKE @ NE CORNER OF LOT 3 ALBAUGH FOUR MILE INDUSTRIAL PLAT 1
ELEVATION=892.72

CONSTRUCTION SCHEDULE

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

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	DIMENSION
4	GRADING PLAN
5	GRADING PLAN DETAILS
6	EROSION AND SEDIMENT CONTROL PLAN
7	UTILITY PLAN
8	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-516 STORM INTAKE	GUY ANCHOR
TYPE SW-401 STORM MANHOLE	STREET LIGHT
TYPE SW-402 STORM MANHOLE	POWER POLE W/ TRANSFORMER
FLARED END SECTION	UTILITY POLE W/ LIGHT
TYPE SW-301 SANITARY MANHOLE	ELECTRIC BOX
STORM/SANITARY CLEANOUT	ELECTRIC TRANSFORMER
WATER VALVE	ELECTRIC MANHOLE OR VAULT
FIRE HYDRANT ASSEMBLY	TRAFFIC SIGN
SIGN	TELEPHONE JUNCTION BOX
DETECTABLE WARNING PANEL	TELEPHONE POLE
WATER CURB STOP	GAS VALVE BOX
SANITARY SEWER	CABLE TV JUNCTION BOX
SANITARY SERVICE	CABLE TV MANHOLE/VAULT
STORM SEWER	MAIL BOX
STORM SERVICE	BENCHMARK
WATERMAIN WITH SIZE	SOIL BORING
WATER SERVICE	UNDERGROUND TV CABLE
SAWOUT (FULL DEPTH)	GAS MAIN
SILT FENCE	FIBER OPTIC
USE AS CONSTRUCTED	UNDERGROUND TELEPHONE
FINISH FLOOR ELEVATION	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

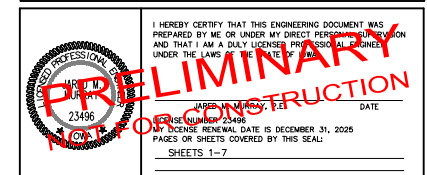
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT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

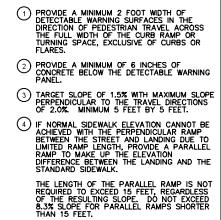
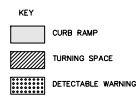
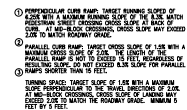
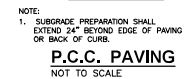
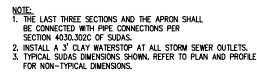


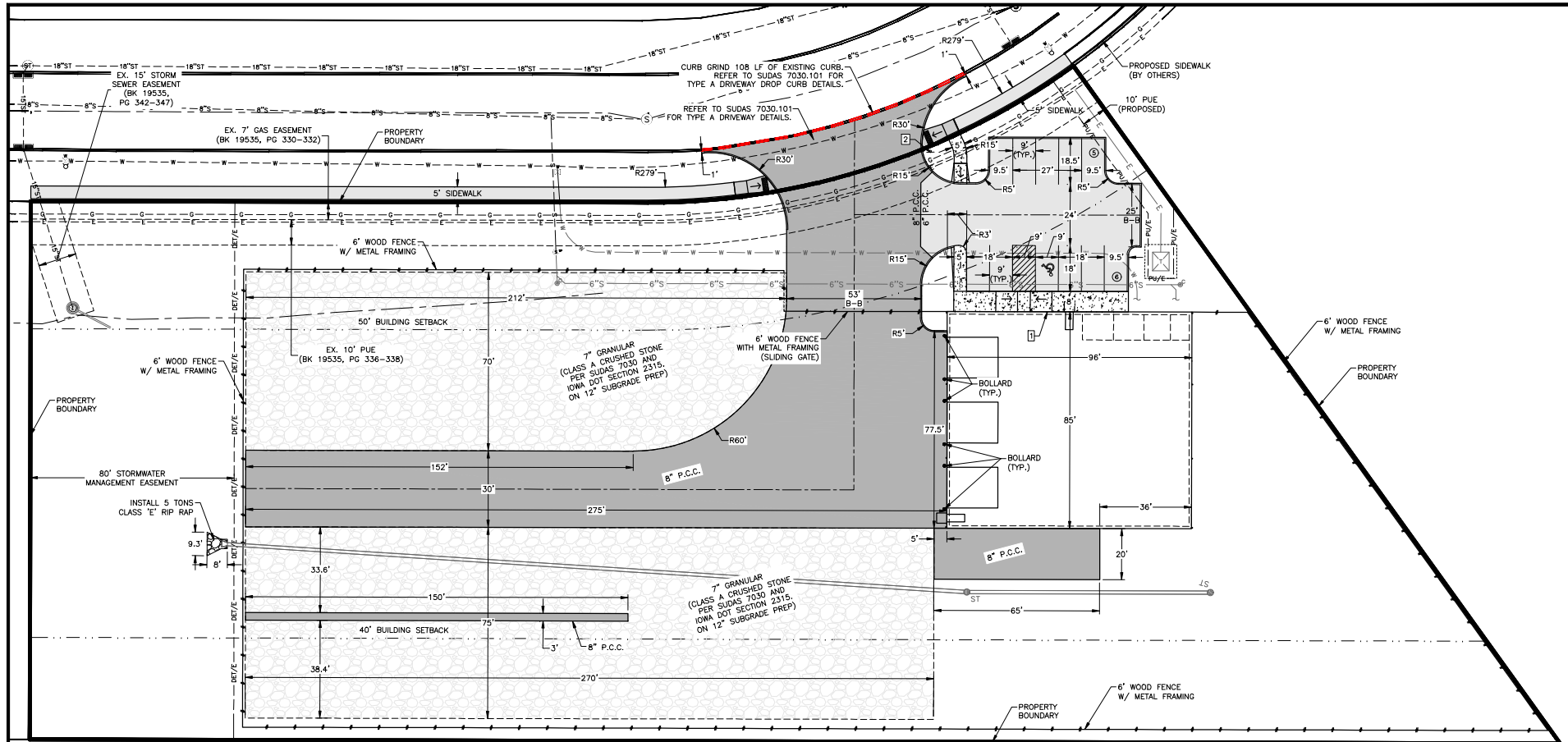
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

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







GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S BUILDING DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING, PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. DETECTABLE WARNING SHALL BE TYP-FILE GALVANIZED STEEL MANUFACTURED DETECTABLE WARNING PANELS WITH A NON-SLIP SURFACE AND RAISED TRUNCATED DOWNS IN PATIN FINISH. RADIAL DESIGN ARE REQUIRED TO BE INSTALLED USING A COMBINATION OF SQUARES AND WEDGES.

SIGN LEGEND



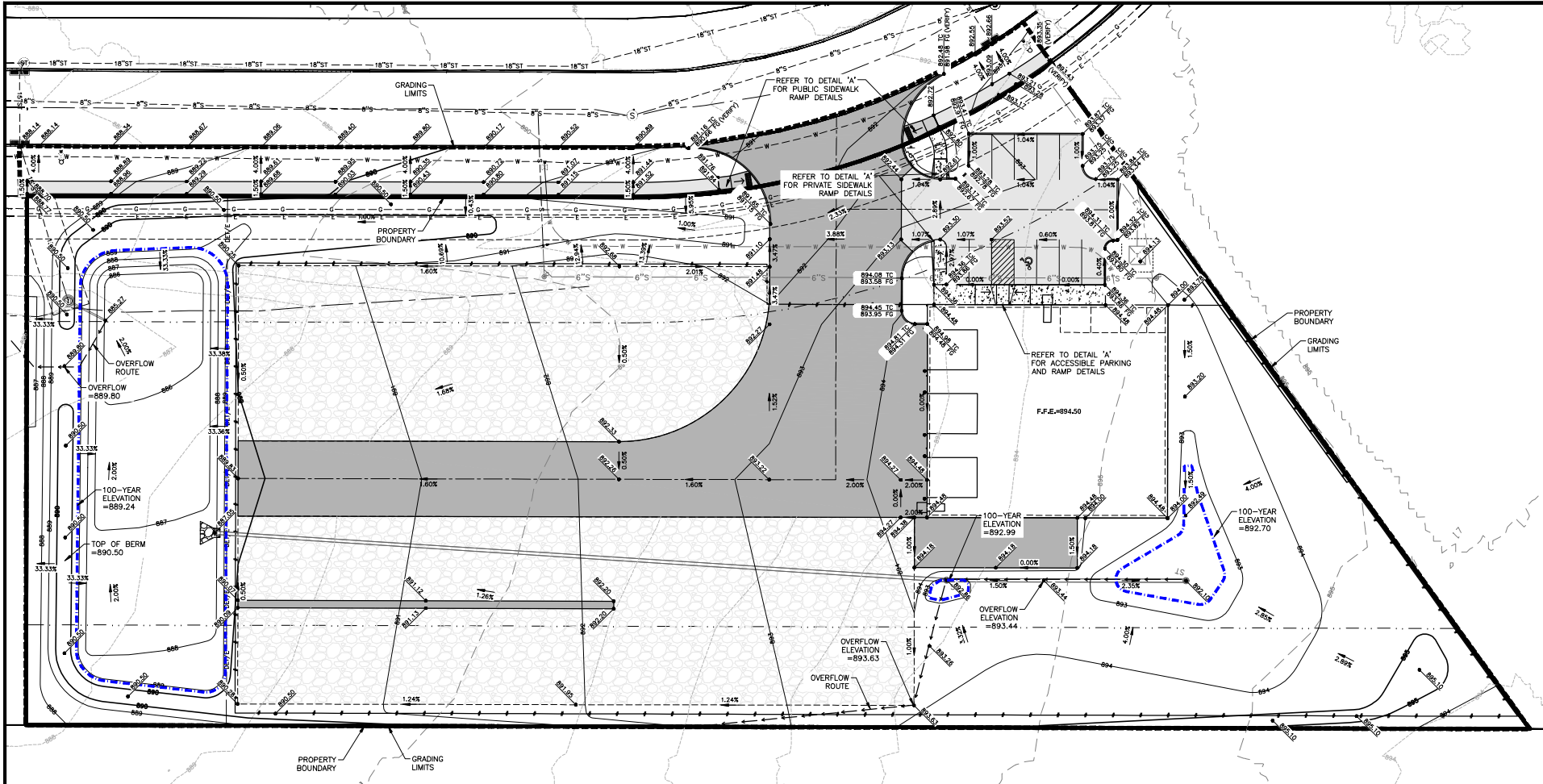
SURFACING THICKNESS

1. TRUCK DRIVE AISLE/STORAGE 8" PCC
2. PARKING STALLS/DRIVE AISLE 6" PCC
3. SIDEWALK RAMP 6" PCC
4. SIDEWALK 4" PCC
5. GRANULAR SURFACING 7" GRANULAR OVER 12" SUBGRADE PREP.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK/SHARED USE PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK/SHARED USE PATH CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION 502 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NOT TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPPING WILL NEED TO COMPLY WITH MUTCD, MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FILE IN 2025/03/27/04/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1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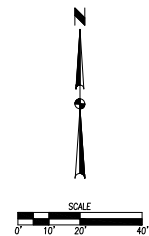


GRADING NOTES

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

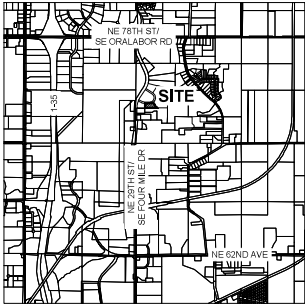
AREA OF DISTURBANCE = 2.83 AC

STORM WATER OVERFLOW ROUTE → → → →



	DATE	4/11/2025	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH: JDS ENGINEER: JMM
	REVISIONS			
	2ND SUBMITTAL	05/19/2025		
	1ST SUBMITTAL	04/25/2025		
3115 SE 36TH CIRCLE GRADING PLAN		ANKENY, IOWA		
4 8		2507.587		

VICINITY MAP NOT TO SCALE



ANKENY, IOWA

3115 SE 36TH CIRCLE

EROSION AND SEDIMENT CONTROL PLAN

NOTES:

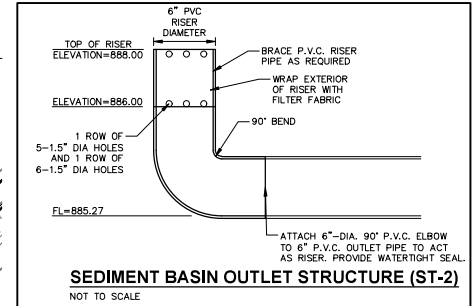
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY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

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK ±1,800 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT
STORAGE VOLUME REQUIRED (4 OF ACRES*1000 CU FT)
2.83 ACRES
10,188 CU FT
VOLUME PROVIDED IN FILTER SOCK (65 LF @ 2.0 CU FT/LF OF SOCK)
1,325 CU FT
VOLUME PROVIDED IN SILT FENCE (1,580 LF @ 4.5 CU FT/LF OF FENCE)
7,110 CU FT
VOLUME PROVIDED IN TSB (OVEREXCAVATE 2' @ 3:1)
15,286 CU FT
TOTAL VOLUME PROVIDED
21,836 CU FT

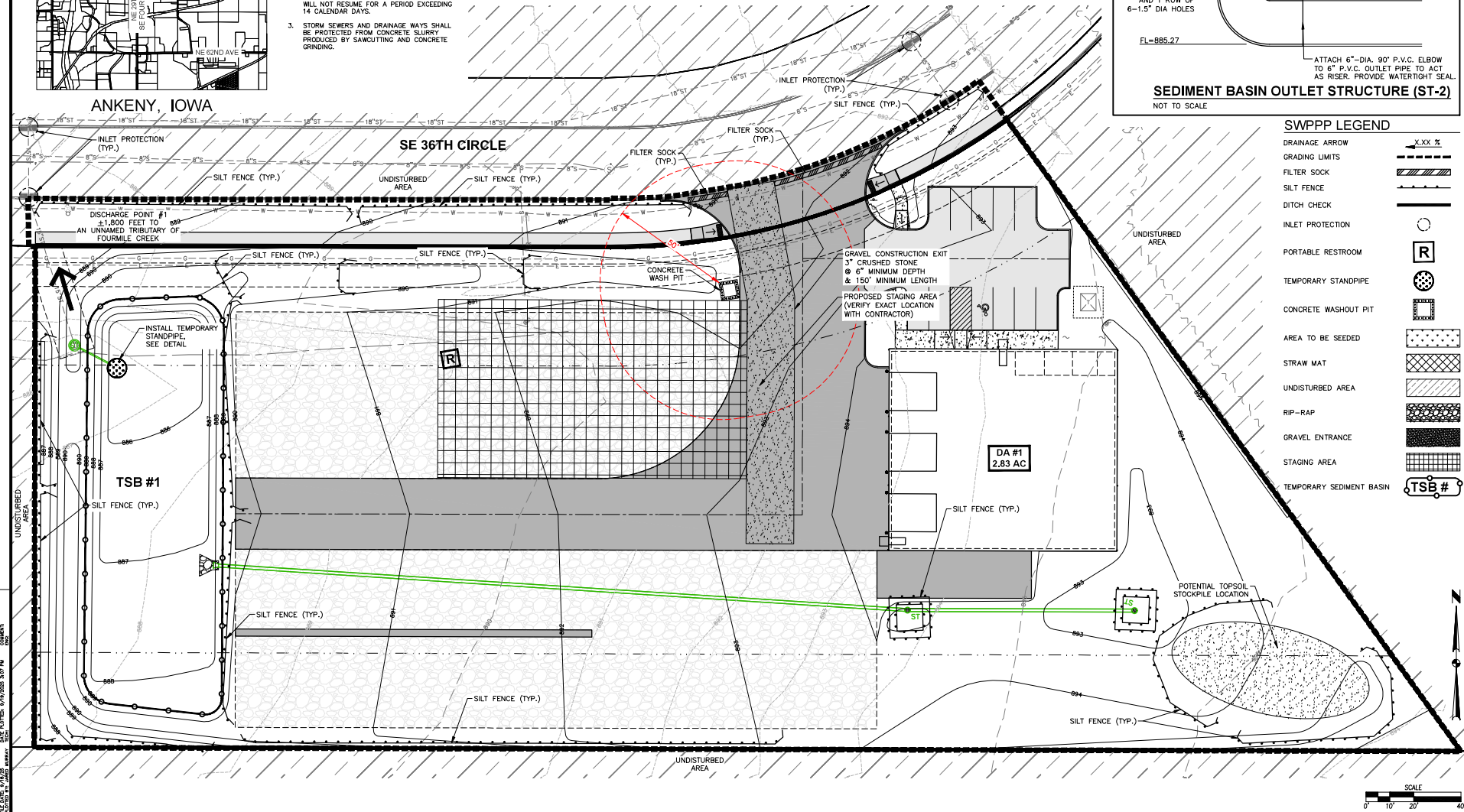
STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	FILTER SOCK	LF	65
2	SILT FENCE	LF	1,580
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.38
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1



SWPPP LEGEND

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



DATE

05/19/2023

REVISIONS

2ND SUBMITTAL

TECH. JDS

ENGINEER: JMM

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

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

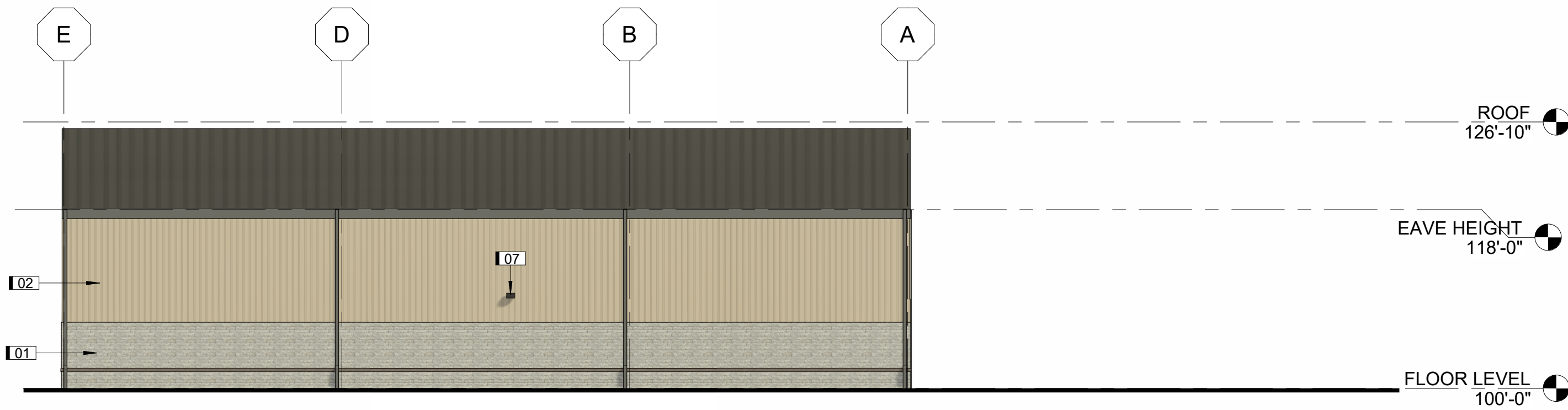
3115 SE 36TH CIRCLE

EROSION AND SEDIMENT CONTROL PLAN

6

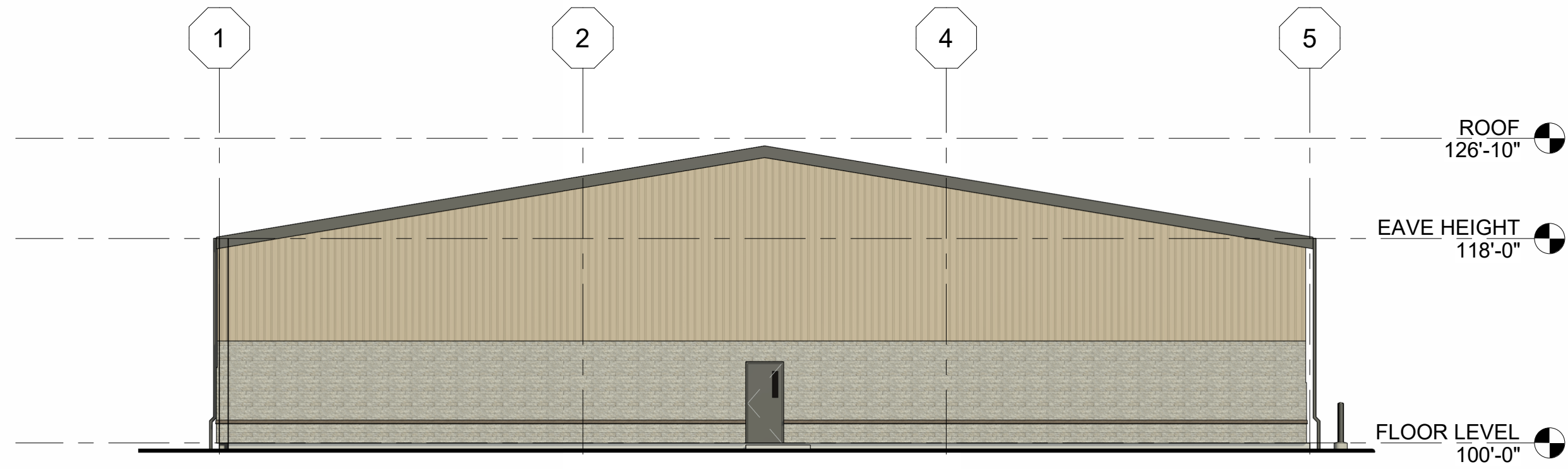
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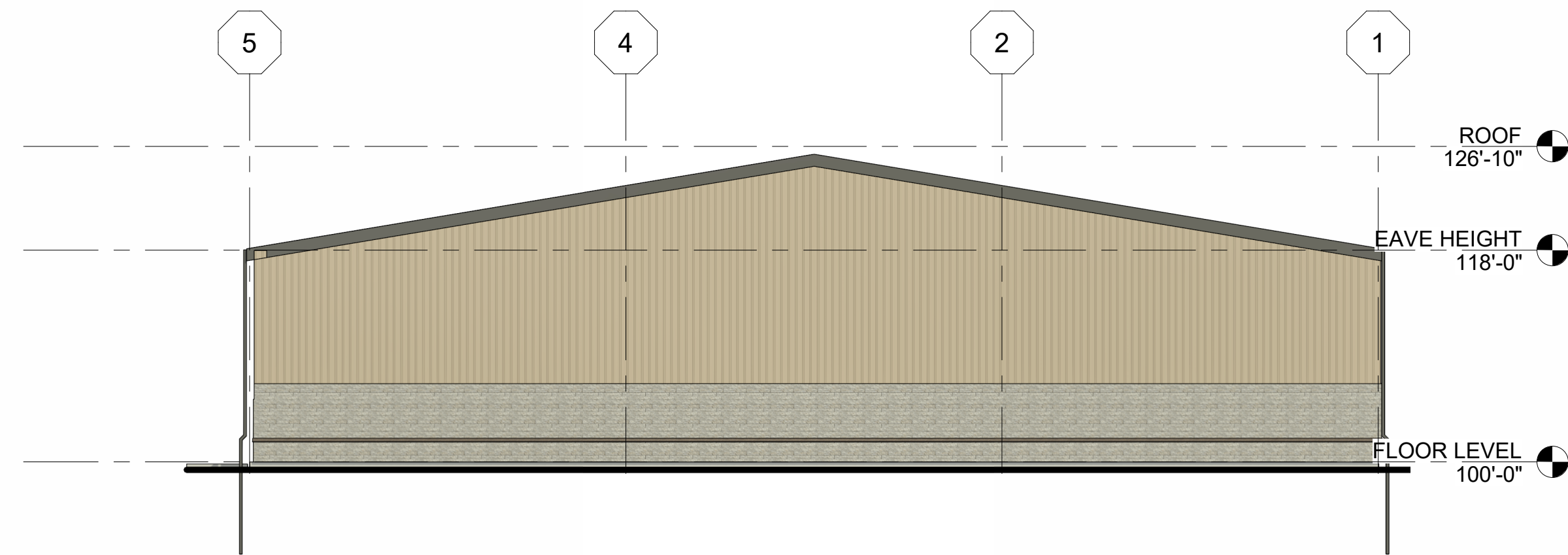
5 EAST ELEVATION
3/32" = 1'-0"

FACADE MATERIAL TAKE-OFF:	
TOTAL ELEVATION AREA: 2,051 SF	
38%	MAJOR MATERIAL; KEYNOTE 01
62%	MINOR MATERIAL; KEYNOTE 02
00%	OPENINGS; DOORS
00%	TRANSPARENCY; GLAZING



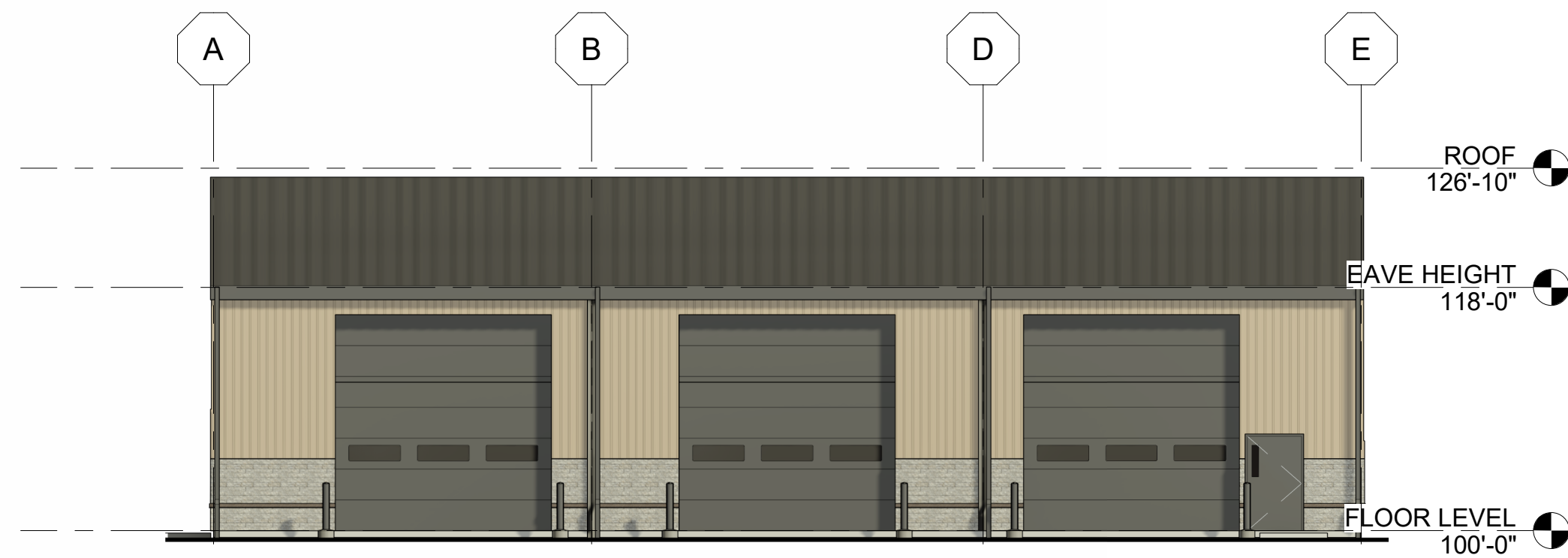
1 NORTH ELEVATION
3/32" = 1'-0"

FACADE MATERIAL TAKE-OFF:	
TOTAL ELEVATION AREA: 2,314 SF	
41%	MAJOR MATERIAL; KEYNOTE 01
58%	MINOR MATERIAL; KEYNOTE 02
01%	OPENINGS; DOORS
00%	TRANSPARENCY; GLAZING



2 SOUTH ELEVATION
3/32" = 1'-0"

FACADE MATERIAL TAKE-OFF:	
TOTAL ELEVATION AREA: 2,314 SF	
31%	MAJOR MATERIAL; KEYNOTE 01
69%	MINOR MATERIAL; KEYNOTE 02
00%	OPENINGS; DOORS
00%	TRANSPARENCY; GLAZING



3 WEST ELEVATION
3/32" = 1'-0"

FACADE MATERIAL TAKE-OFF:	
TOTAL ELEVATION AREA: 2,051 SF	
26%	MAJOR MATERIAL; KEYNOTE 01
15%	MINOR MATERIAL; KEYNOTE 02
55%	OPENINGS; DOORS
00%	TRANSPARENCY; GLAZING

EXTERIOR ELEVATION GENERAL NOTES

1. ROOF, GUTTER AND DOWNSPOUT INFORMATION ON ROOF PLAN.
2. ARCHITECTURAL 100' - 0" = SURVEY 61' - 00"
3. WINDOWS SHALL HAVE A MINIMUM TRANSMITTANCE FACTOR OF 50% AND A REFLECTANCE FACTOR NOT EXCEEDING 0.25
4. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
5. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
6. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.
7. ALL SWINGING DOORS, ASIDE FROM THE RISER ROOM DOOR, SHALL BE MARKED WITH SIGNAGE STATING "FIRE DEPARTMENT ACCESS DOOR DO NOT BLOCK" PER IBC 3206.7.4

KEYNOTES - EXTERIOR ELEVATIONS

Key	Keynote Text
01	ADHERED STONE VENEER - BASIS OF DESIGN: CENTURION STONE, 2-1/2" THICKNESS (SEE DETAILS)
02	P.E.M.B. METAL SIDING - BASIS OF DESIGN: STAR BUILDING SYSTEMS, 24-GA. MINIMUM ARCHITECTURAL METAL WALL PANEL W/ COLOR MATCHING FASTNERS, COLOR: POLAR WHITE (SEE DETAILS)
07	WALL PACK; FINAL LOCATIONS TO BE COORDINATED WITH PHOTOMETRIC PLAN

NOTES:

* Minimum area of stone required by zoning ordinance has been provided. Areas on each individual elevation have been adjusted to match the heights of the stone across the sides and rear elevation.

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
ALBAUGH AIRPORT LOT 3
3115 SE 36TH CIRCLE
ANKENY, IA 50021

DATE:	DRAWN BY:	CHK'D BY:
09-19-25	HVE	KC
REVISED:		

EXTERIOR
ELEVATIONS

A200



617 SW 3RD ST. STE 108
ANKENY, IOWA 50023
PHONE: (515) 965-5336
info@imprintarchitects.com



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 7, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Request by City staff to amend the Crosswinds Business Park PUD, Planned Unit
Development Zoning

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

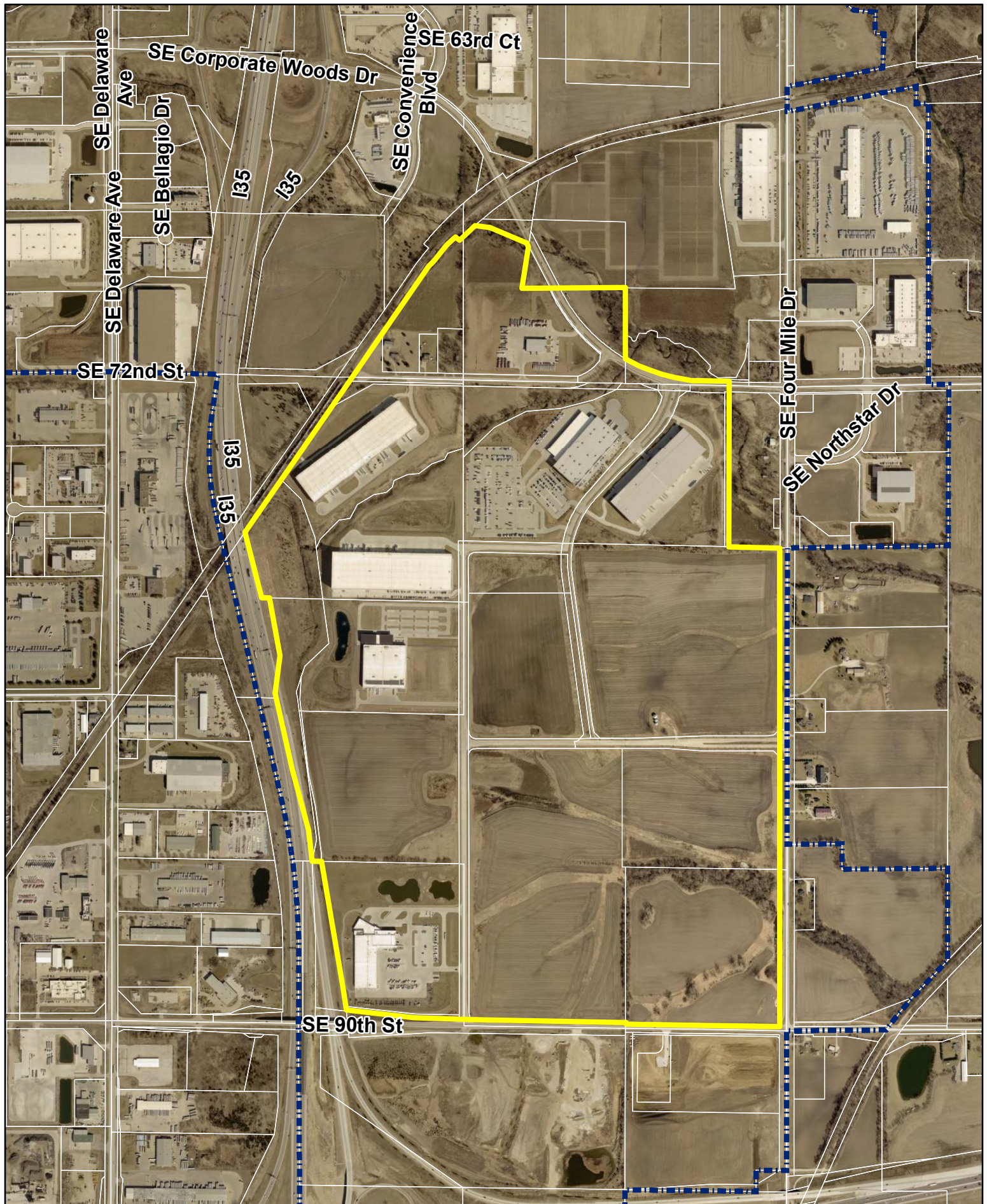
FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

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

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Economic Development Director Memo
4. Community Development Director Memo
5. PUD Book
6. Exhibit E
7. Zoning Map
8. Future Land Use Map



Agenda Item: Crosswinds Business Park PUD Amendment

Report Date: October 2, 2025

Prepared by: Jake Heil
Associate Planner

ETC

Discussion:

At the request of City staff, the City Council initiated a potential rezoning to amend the Crosswinds Business Park PUD, Planned Unit Development. The subject rezoning is comprised of approximately 444 acres (+/-), and is generally located south of SE Corporate Woods Drive, east of Interstate 35, west of SE Four Mile Drive and north of SE 90th Street/NE 54th Avenue (County). Surrounding properties to the north are zoned R-1, One-Family Residence District, Corporate Woods Business Park PUD and C-2, General Retail, Highway-Oriented, and Central Business Commercial District, properties to the east are zoned Rural Residential (Polk County), properties to the south are zoned R-1, One-Family Residence District and I-80 Commerce Center PUD, and properties to the west are zoned Heavy Industrial District (Polk County).

The Crosswinds Business Park PUD was originally approved by the City Council on October 10, 2008. Through administering the current PUD, the last 17 years, it is staff's opinion that certain amendments are needed for the PUD's continued development. The proposed changes include:

1. Addition of data centers as an allowable use in a designated area:

Data Centers; Data Centers may include a critical equipment yard located immediately adjacent to the building and will contain such items as generators, transformers, chillers, etc. Screening walls will be installed to limit views and further secure the critical equipment yard. The screening walls will be constructed to a height required to screen the equipment contained within. The screening wall will contain louvers or openings for adequate air flow and may share similar features with the building. Data Centers are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:

- o Outlot V Crosswinds Business Park Plat 1
- o Outlot Y Crosswinds Business Park Plat 1
- o Outlot Z Crosswinds Business Park Plat 1
- o The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.

2. Addition of electrical substations as an allowable use in a designated area:

Electrical Substation; These uses will be screened from public rights-of-way and adjoining properties by a combination of landscaping and earthen berms. These berms shall be a minimum of six (6) feet above grade and shall be planted with trees and shrubs to create a Type 'C' screen. Electrical Substations are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:

- o Outlot V Crosswinds Business Park Plat 1
 - o Outlot Y Crosswinds Business Park Plat 1
 - o Outlot Z Crosswinds Business Park Plat 1
 - o The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.
3. Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions:

Manufacturing, assembly, compounding, processing and packaging with the exception of the following products/materials:

- a. Acid
- b. Cement, Lime, Gypsum and Plaster of Paris
- c. Explosives
- d. Fertilizer
- e. Gas
- f. Glue
- g. Rubber
- h. Or other similar hazardous products/materials or processes.

It is important to note that with these changes; the allowable use table was updated to reflect the additional uses of data center and electrical substation, showing both as additional review required, and Exhibit E was added to the PUD book, mapping the areas where data center and electrical substation uses were limited to.

City staff have met with five separate owners, comprising 74% of the land area within the Crosswinds Business Park PUD, regarding the proposed changes to the PUD. None of the property owners objected to the proposed changes and welcomed the greater flexibility. Notifications of the public hearing were sent to property owners within 250' of the property and a legal notice was published. Staff during their request to initiate also asked for City Council to waive the rezoning signage requirement, due to the large size of the PUD and cost of signage being prohibitive. The City Council agreed.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on October 21, 2025.

Derek Lord

Economic Development Director
(p) 515.965.6430 (f) 515.965.6430
dlord@ankenyiowa.gov

MEMORANDUM

TO: Eric Jensen – Community Development Director

DATE: September 2, 2025

RE: Crosswinds PUD Amendment – Property Owner Feedback

The Crosswinds Planned Unit Development (PUD), located east of Interstate 35, north of SE 90th Street, west of SE Four Mile Drive, and south of SE Corporate Woods Drive on the City's southeast side, consists of approximately 444 total acres and includes eleven different property owners.

In August 2025 I spoke with five separate property owners, representing 326 acres, or approximately 74% of the land area, within the PUD about the following proposed changes to the PUD:

- Addition of data centers as an allowable use in a designated area
- Addition of electrical substations as an allowable use in a designated area
- Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions

None of the property owners I spoke to objected to these proposed modifications to the PUD. Several did not realize the limitations in the types of materials that could be manufactured, assembled, compounded, processed and packaged and welcomed the greater flexibility.

Eric C. Jensen, AICP

Community Development Director

(p) 515.963.3547 (f) 515.963.3550

ejensen@ankenyiowa.gov

MEMORANDUM

TO: Honorable Mayor and City Council

DATE: September 15, 2025

RE: Crosswinds PUD Amendment – Council Initiation

ACTION REQUESTED:

That the City Council initiate the rezoning process for an amendment to the Crosswinds Planned Unit Development (PUD) and waive the requirement for notification through on-site signage based upon the size and perimeter area of the site.

INFORMATION:

The original Planned Unit Development Zoning Classification for Crosswinds was adopted by the City Council on October 10th, 2008, (Ordinance No. 1629). Through administering the PUD as originally established for the subsequent 17 years, it has become apparent that certain amendments to the PUD regulations are in order. The Ordinance that will be presented to the Public, the Plan and Zoning Commission and the City Council, if the Council chooses to initiate these proceedings, will update the PUD document to adjust the list of allowable uses. The proposed changes include:

- Addition of data centers as an allowable use in a designated area
- Addition of electrical substations as an allowable use in a designated area
- Broadening the allowable products that can be manufactured, assembled, compounded, processed and packaged, with a list of exceptions

In summary, the first two bullet points propose to allow data centers, and electrical substations to serve them, on certain parcels within the Crosswinds development. Additionally, the third bullet point more clearly defines the language regarding certain allowable uses of the existing PUD. It is staff's opinion that the changes do not revise the original vision and intent of the development.

The Planned Unit Development area encompasses approximately 444 total acres and extends from SE Corporate Woods Drive southward to SE 90th Street and from Interstate 35 eastward to SE Four Mile Drive. There are eleven different property owners within the Crosswinds PUD and as noted in the attached Memo from the City's Economic Development Director, Derek Lord, he has spoken with five of the property owners representing 326 acres, or 74% of the total land area of the PUD and none expressed any concerns over the proposed changes. Additionally, these property owners, as well as those owners within 250 feet of the boundary of the PUD area will be notified by mail of both Public Hearings to be held by the Plan and Zoning Commission and the City Council respectively.

This initiation request also includes a waiver of the requirement for the City to place notice signs along the boundaries of the property. As mentioned, the PUD encompasses over 400 acres and it also includes more than three miles of major street frontage – the cost of signage would be prohibitive.

Crosswinds

Business Park

Planned Unit Development Amendment

Amended on:

Approved on: November 17, 2008

CROSSWINDS PLANNED UNIT DEVELOPMENT

1. Purpose

The Crosswinds Planned Unit Development is intended to establish an integrated commercial and conservation development that utilizes both low-impact and conservation style techniques. The Crosswinds Planned Unit Development produces a cohesive architectural style through a sustainable approach, utilizing natural and native Iowa materials whenever possible. *The Crosswinds Master Plan & Design Concepts Manual* (Exhibit A) will provide guidance and reference for this Planned Unit Development. *The Crosswinds Master Plan & Design Concepts Manual* was prepared by RDG Planning & Design, Economics Research Associates, Conservation Design Forum, Civil Design Advantage and Engineering Alliance under the direction of the individual property owners and the City of Ankeny.

2. Size

The Crosswinds Planned Unit Development encompasses approximately 444 acres and is located generally east of Interstate 35, north of SE 90th Street, west of SE Four Mile Drive and south of SE Corporate Woods Drive. Crosswinds is expected to develop in three phases. The first phase is anticipated to be built-out in 2015, the second phase is proposed to be built-out in 2020 and the remaining phase is proposed to be built-out in 2030. The proposed phases are based upon a combination of infrastructure expansion and market estimates.

3. Application and Approval

- A. The initial establishment of the Crosswinds Planned Unit Development shall follow the current application and adoption processes as identified in Ankeny Municipal Code Section 192.18, with the exceptions noted herein.
- B. This document and its references shall serve as the guiding regulations for review and approval of future phases within the Crosswinds Planned Unit Development. Future phases within the Crosswinds Planned Unit Development must be in general conformance with *The Crosswinds Master Plan & Design Concepts Manual*, in addition to other documents required by this Ordinance. The Master Plan illustrates the distribution of general land uses throughout the project area based upon verifiable market analysis included within *The Crosswinds Master Plan & Design Concepts Manual*. Exhibit B provides examples of the distribution of uses and phasing patterns that are possible within the Crosswinds development, however this exhibit is intended to be illustrative only and not restrictive to other phasing and land use location opportunities.
- C. Each proposed development site will be required to submit a Site Plan in conformance with the Planned Unit Development and in general conformance with *The Crosswinds Master Plan & Design Concepts Manual*. A Neighborhood Plan shall be utilized to establish the specific location and design of the uses within the development area, the mix of uses, public spaces, streets, the location and design criteria for special features, architectural elements,

and other information necessary to communicate that the overall development conforms to the intent of the Crosswinds Planned Unit Development included in this plan and its attachments. The Neighborhood Plan shall include a narrative describing the timing of development within each phase; a statement of intent regarding ownership and maintenance of public land and improvements, and common private land and improvements; as well as the applicant's summary of the plans conformance to the general principals and design philosophy within the Crosswinds development.

In addition to the specific Crosswinds development criteria as noted above, the Neighborhood Plan shall include all items and follow the process as outlined within Ankeny Municipal Code Chapter 200, Preliminary Plat.

If substantial modifications are proposed, as defined in Ankeny Municipal Code Section 192.18, to the Crosswinds Planned Unit Development or to *The Crosswinds Master Plan & Design Concepts Manual* then an amendment to the Planned Unit Development must be approved by the City Council prior to any other approvals. If the Neighborhood Plan varies from the original scope of land uses, a new market assessment and/or justification for these variations may be required.

- D. A Final Plat for all or a portion of each phase is required prior to the issuance of any building permit within that phase or portion thereof. The Director of Planning and Building shall be responsible for the review of Final Plats regarding their conformance with the approved *Crosswinds Master Plan & Design Concepts Manual* and the Crosswinds Planned Unit Development. Once conformance is determined, the City Council shall approve final plats by resolution.
- E. Articles of incorporation and/or covenants for the ongoing maintenance and/or operation of all common elements shall be created during the Neighborhood Plan process. Subsequent phases will include additional articles of incorporation and/or covenants for the maintenance and/or operation of common elements or will be associated with each Final Plat process as applicable. Association responsibilities may include, but are not limited to, green infrastructure, gateways, entry signage, trails, the icon area, and landmarks.
- F. Building plans for all buildings and structures constructed within the Crosswinds Planned Unit Development shall conform to the architectural standards established by *The Crosswinds Master Plan & Design Concepts Manual* and as identified within the Crosswinds Planned Unit Development. The Director of Planning and Building shall review the site plans prior to approval for conformance with the standards of this Planned Unit Development and for general conformance with *The Crosswinds Master Plan & Design Concepts Manual*. The Director of Planning and Building shall have the authority to administratively approve site plans found to be in conformance and consistent with the Neighborhood Plan.

4. Crosswinds Master Plan - Background

- A. The City of Ankeny contracted with William Ludwig, William Ludwig Associates, in 2004 to provide an initial Land Use Study of 800 acres of property, including the Crosswinds

development area. This study was prompted by the construction of the Corporate Woods Drive interchange on Interstate 35. Ludwig's study was completed in October, 2004 and provided conceptual layouts entitled Silverthorne and Corporate Woods Business Park. The Silverthorne development was a conceptual Planned Residential Community and Corporate Woods Business Park was a conceptual mixture of commercial, office, warehouse, flex space, and retail.

- B. In 2006, the City of Ankeny partnered with the property owners to create a master plan for the Crosswinds development site. At that time the property totaled 471 acres and now, with the requested removal of a portion of the Silver land holdings, totals approximately 444 acres. In December, 2006, RDG Planning & Design was selected to create the master plan document for the Crosswinds development. The individual property owners and the City of Ankeny provided input throughout the master planning process.
- C. A three-day charrette was held in February 2007 to gather input and to provide a design for the Crosswinds master plan. Over the next ten months the Crosswinds master plan was further refined through several stakeholder meetings and input from surrounding property owners. The Crosswinds Master Plan & Design Concepts Manual was then finalized in November 2007. The Plan and Zoning Commission recommended approval of the Manual on January 8, 2008, followed by City Council approval on February 4, 2008.
- D. Some of the main design elements that came out of the master planning effort were the use of green infrastructure to treat, infiltrate and detain storm water in naturalized areas. Sustainable development techniques, limited grading and consistent architecture also emerged from the coordinated effort between the City of Ankeny, RDG Planning & Design, and the individual property owners.
- E. *The Crosswinds Master Plan & Design Concepts Manual* shall be utilized in conjunction with the Crosswinds Planned Unit Development plan to guide the development of future phases of the Crosswinds development.

5. Guiding Land Use Criteria

It is important to note that flexibility is an integral component in the planning and development of the Crosswinds Business Park. Flexibility has been incorporated into this Planned Unit Development Ordinance as illustrated in Exhibit B. Through this Planned Unit Development, future developers have the ability to mix land use areas and precincts to create a vibrant and exciting mix of uses for each phase or component of their development. Guiding criteria that will direct the review and approval of these flexible options will include:

- Office A development is expected to be a predominant use along the Interstate 35.
- A strong retail component in the mixed use node at the Business Park Entrance is expected to serve the development area as well as the region. Other retail nodes providing restaurants and business services are expected at key locations throughout the development, including ground level uses in multiple story buildings.

- There is expected to be transition of uses in each phase Office A being the most protected, then Office B, Flex and Warehouse. Office B and Flex land uses would be expected to provide transitions between Warehousing and Office A.
- Airport Zone land use guidance will be a critical element in the placement of uses in phases of the project and in the specific development standards imposed in the Neighborhood Plans.

6. Land Use Classifications

A. Use Types. The purpose for listing Use Types for the Crosswinds Planned Unit Development is to establish a classification system for land uses and a consistent set of terms to define those uses.

B. Use Determinations

1. Classification of Uses:

In the event of any question as to the appropriate use types of any existing or proposed use or activity, the Director of Planning and Building shall have the authority to determine the appropriate use type. A determination of the Director may be appealed to the Zoning Board of Adjustment. In making such determinations, the Director of Planning and Building and the Zoning Board of Adjustment shall consider such characteristics or specific requirements of the use in common with those included as examples of use types. Those examples, when included in use type descriptions, are intended to be illustrative, as opposed to exclusive lists.

2. Records:

The Director of Planning and Building shall make all such determinations of appropriate use types in writing. The record of the determination shall contain a report explaining the reasons for the determination.

C. Ankeny Regional Airport

The Ankeny Regional Airport is located directly north of the Crosswinds site. The Crosswinds site is located within three airport zones, Zone B (Runway Approach Surface), Zone C (Transitional Surface), and Zone D (Inner Turning Zone). There are specific criteria for each of the zones to be considered and addressed by the applicant, and approved by the City of Ankeny, on a site-by-site basis through the Neighborhood Plan and Site Plan processes. A table in section seven of this report entitled Allowable Uses identifies each use and the corresponding Airport zones, whether it is a compatible use, if additional review is required, or if the use is not compatible. Further, Exhibit C shows the location of the airport zones and Exhibit D includes the Airport Zone Chart for the various uses.

D. Uses

1. Business or trade schools providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.
2. Clinics or group medical centers, including dental clinics, but not including animal clinics or hospitals;
3. Commercial recreation use by a private business or other organization which may or may not be commercial by structure or by nature, which is primarily engaged in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators. Typical uses include theaters, private dance halls, billiard or bowling centers, game arcades, or private skating facilities.
4. Communications tower for the transmission or broadcasting of radio, television, radar, or microwaves, ordinarily exceeding the maximum height permitted in its zoning district. Typical uses include broadcasting towers and cellular communications towers.
5. Construction sales and services including small scale establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. Typical uses include building materials sales, or tool and equipment rental or sales.
6. Consumer service establishments which provide services, primarily to individuals and households. Typical uses include automated banking machines, appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.
7. Corporate offices including administrative, processing, or research offices, which generally do not provide service to clientele from Ankeny and the surrounding region. Corporate offices are destinations for commuters drawn from a relatively wide region around Ankeny, as well as from the community itself. Typical uses include corporate headquarters offices, telemarketing, or information processing offices.
8. Financial services providing financial and banking services to consumers or clients. Walk-in and drive-in services to consumers are provided on site. Typical uses include banks, savings and loan associations, credit unions, savings banks, and loan companies.
9. Food sale establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Food sales establishments may include the sale of non-food items. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.
10. Furniture and appliance stores providing for sales and repair of large furniture and appliance items.

11. General office uses for business, professional, or administrative offices who may invite clients from both local and regional areas. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; or professional offices.
12. Lodging services involving the provision of room and/or board, but not meeting the classification criteria of Bed and Breakfasts. Typical uses include hotels, apartment hotels, and motels.

13. ~~Manufacturing, assembling, compounding, processing, packaging or other comparable treatment of the following:~~

- ~~a. Bakery goods, candy and food products,~~
- ~~b. Cameras and other photographic equipment,~~
- ~~c. Electric and neon signs, outdoor advertising signs,~~
- ~~d. Medical, dental and drafting instruments,~~
- ~~e. Pottery and other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas,~~
- ~~f. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, rope, cord, twine, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, cardboard, plastics, natural and synthetic rubber, precious or semi-precious metals or stone, shells, textiles, tobacco, wax, wood, yarns, light metal mesh, pipe, rods, strips or wire.~~

~~Manufacturing, assembly, compounding, processing and packaging with the exception of the following products/materials:~~

- ~~a. Acid~~
- ~~b. Cement, Lime, Gypsum and Plaster of Paris~~
- ~~c. Explosives~~
- ~~d. Fertilizer~~
- ~~e. Gas~~
- ~~f. Glue~~
- ~~g. Rubber~~
- ~~h. Or other similar hazardous products/materials or processes.~~

14. Parks, either public or private, including but not limited to: aquatic, mini, private, sports, neighborhood, school and/or community.
15. Personal improvement services establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include driving schools, health or physical fitness studios, music schools, reducing salons, dance studios, handicraft and hobby instruction.
16. Personal service establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; television or electronics repair; or dry cleaning stations serving individuals and households.
17. Printing, lithographing or film processing plants.

18. Research services establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.
19. Restaurants engaged in the preparation and retail sale of food and beverages; including the sale of alcoholic beverages when conducted as a secondary feature of the use.
 - a. Restaurant (Drive-in or Fast Food)
An establishment which principally supplies food and beverages in disposable containers and is characterized by high automobile accessibility and on-site accommodations, self-service, and short stays by customers.
 - b. Restaurant (General)
An establishment characterized by table service to customers and/or accommodation to walk-in clientele, as opposed to Drive-in or Fast Food Restaurants. Typical uses include cafes, coffee shops, and restaurants.
20. Retail services including sale or rental with incidental service of commonly used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications. Typical uses include department stores, apparel stores, or establishments providing the following products or services:
 - a. Household cleaning and maintenance products;
 - b. Drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items;
 - c. Flowers, plants, hobby materials, toys, and handcrafted items;
 - d. Apparel jewelry, fabrics and like items;
 - e. Cameras, photograph services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering;
 - f. Interior decorating services;
 - g. Office supplies;
 - h. Mail order or catalog sales;
 - i. Bicycles; and,
 - j. Automotive parts and accessories (excluding service and installation).
 - k. Furniture and appliance stores providing for sales and repair of large furniture and appliance items.
21. Storage facility including buildings or structures designed and used solely for the purpose of leasing interior storage space for the storage of personal property owned by persons, firms or corporations who are not owners of such buildings or structures, and who do not occupy by lease or otherwise more than one thousand square feet of the leasable space of such structure. The owner is restricted as the abovementioned lessee. Outdoor storage, the storage of earth moving equipment, the storage of contractor's equipment, and the storage of livestock or livestock feed is specifically prohibited.
22. Surplus sales businesses engaged in the sale, including sale by auction, of used items or new items which are primarily composed of factory surplus or discontinued items. Surplus

sales uses sometimes include regular outdoor display of merchandise. Typical uses include flea markets, auction houses, factory outlets, or merchandise liquidators.

23. Trade services establishments or places of business primarily engaged in the provision of services that are not retail or primarily dedicated to walk-in clientele. These services often involve services to construction or building trades. Typical uses include shops or operating bases for plumbers, electricians, or heating, ventilating, and air conditioning contractors.
24. Transportation use types include the use of land for the purpose of providing facilities supporting the movement of passengers and freight from one (1) point to another.
 - a. Transportation Terminal
Facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express, including bus terminals, railroad stations, public transit facilities.
 - b. Truck Terminal
A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck.
25. Veterinary Services including pet clinics, dog and cat hospitals, pet cemeteries and crematoria. This use category excludes veterinary hospitals for livestock and large animals.
26. Warehousing (Enclosed) including storage, distribution, and handling of goods and materials within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and van and storage companies.
27. Data Centers; Data Centers may include a critical equipment yard located immediately adjacent to the building and will contain such items as generators, transformers, chillers, etc. Screening walls will be installed to limit views and further secure the critical equipment yard. The screening walls will be constructed to a height required to screen the equipment contained within. The screening wall will contain louvers or openings for adequate air flow and may share similar features with the building. Data Centers are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:
 - Outlot V Crosswinds Business Park Plat 1
 - Outlot Y Crosswinds Business Park Plat 1
 - Outlot Z Crosswinds Business Park Plat 1
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28. Electrical Substation; These uses will be screened from public rights-of-way and adjoining properties by a combination of landscaping and earthen berms. These berms shall be a minimum of six (6) feet above grade and shall be planted with trees and shrubs to create a Type 'C' screen. Electrical Substations are limited to the following lots in the Crosswinds Business Park PUD, a map designating these areas can be found in Exhibit E:

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- The SE ¼ of the SE ¼ of Section 7, Township 79 North, Range 23 West of the 5th P.M., in and forming a part of the City of Ankeny, Polk County, Iowa.

7. General Development Standards

A. Standard Lot Sizes:

There are five specific precincts proposed for the Crosswinds development: office A; office B; flex; warehouse; and, retail. Each lot will be required to provide a green infrastructure component, setbacks and buffering as identified within *The Crosswinds Master Plan & Design Concepts Manual*, therefore the use type and the building proposal will dictate a lot size that is appropriate for that use. Minimum lot sizes are not proposed.

B. Setback Requirements:

Each precinct has a series of setback lines that define a maximum building envelope and the minimum yard between property lines and buildings. The setbacks vary from precinct to precinct and are further described as follows and within *The Crosswinds Master Plan & Design Concepts Manual*.

Minimum Setbacks and Maximum Heights

Precincts	Front Setback	Side Setback	Rear Setback	Max. Bldg. Height
Retail	8 feet	12 feet	35 feet	45 feet *
Office (A)	50 feet	50 feet	50 feet	80 feet *
Office (B)	50 feet	50 feet	50 feet	45 feet *
Flex	50 feet	25 feet	35 feet	75 feet *
Warehouse	50 feet	25 feet	35 feet	75 feet *

* Maximum height or as further regulated by Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning

The Crosswinds Master Plan & Design Concepts Manual has outlined buffering and screening standards according to the street classification of the adjacent right-of-way. Arterial, collector and minor collector street classifications have buffer widths and suggested planting materials, outlined on pages 46 through 49 of the Manual. Where the buffer widths conflict with the minimum setbacks, the more restrictive of the two standards shall apply.

C. Architectural and Style Standards.

All buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the business park environment. Buildings within the Crosswinds development shall be constructed of permanent materials as follows:

- Limestone;
- Brick (light earth tones and the color shall not be painted onto the brick, but rather impregnated throughout the entire material);
- Concrete (light earth tones, concrete wall panel systems are allowed except those with strong vertical patterns). Economy panels may be allowed on those elevations not visible from right-of-ways;
- Glass that is clear, blue, green, or bronze in color is acceptable. Highly reflective, ‘mirror like’ glass treatments are prohibited;
- Architectural metal (pre-finished or weathering steel);
- Light colored membrane roofs (light grey is preferred);
- Stone coated steel roofing systems (earth tones or neutrals are preferred);
- Architectural standing seam metal roofs are recommended on highly visible roof forms (earth tones or neutrals are preferred); and,
- “Green” roofs are recommended on highly visible roof forms.

Materials such as stucco, Exterior Finish Insulation System (EFIS), and horizontal siding are not allowed as primary exterior finish materials, but are allowed as accents. Exterior Finish Insulation Systems cannot be placed less than eight feet above finished grade on any elevation. Accent material or color is defined as comprising 30 percent or less area of a single building elevation. Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30 percent of a single building elevation.

The following materials are prohibited:

- Plywood;
- Composite siding such as hardboard siding;
- Composite building panels such as metal faced plywood or wood core panels;
- Pre-engineered metal panels installed with exposed fasteners;
- Plastic (except for signage)
- Common concrete block (CMUs) except for rear building walls not visible from public streets or the interstate;
- Asbestos cement shingles; and,
- Asphalt shingles.

Building materials shall be of consistent color, tone and quality. Exterior building materials shall be colored only by means of pigment impregnated throughout the entire material. Tilt-up or pre-cast panels may be recommended to be colored and walls built with common concrete block (CMU) shall be colored.

The front elevation, defined as the elevation with the building's main entry, shall face the road serving the building. Buildings that are adjacent to the interstate shall not be allowed to utilize materials that are only approved for the rear elevation in these standards. The buildings with interstate frontage shall have all elevations treated equally in terms of design and materials.

The elevations of buildings that may be viewed from public roads and/or the interstate shall maintain a human scale. Maintaining a human scale may be accomplished by any one or a combination of the following:

- Varying roof heights and shapes;
- Varying parapet heights and shapes;
- Multiple wall materials, textures, and colors to create a horizontal aesthetic;
- Use of projecting building elements such as overhangs and shading devices; and,
- Separate building elements such as free standing screen walls.

Energy friendly building elements may be utilized as follows:

- Building overhangs, sunscreens/awnings and other shading devices (i.e. perforated metal panels or fabric structures);
- Clearstories for daylighting;
- Roof monitors for daylighting (energy friendly alternative to standard skylights); and/or,
- Light colored membrane roofs, standing seam metal roofs, stone coated steel roofing systems, and green roofs.

Where practicable, buildings shall be oriented with the longer elevation facing north or south to maximize daylighting potential within the structure.

Alternative energy production devices utilizing methods, such as solar collector fields, geothermal energy installations, or water-powered generating facilities shall be allowed as an accessory use unless otherwise restricted by the Crosswinds Planned Unit Development.

Bold vertical design features on a building shall be limited to the main building entrance or as a focal point for related buildings.

Main building entrances shall be significant architectural features and shall be easily identifiable from the public right-of-way that serves the building. The main entrances shall also open onto an outdoor, pedestrian-scaled space that provides a transition between the building and the on-site parking areas. The overall site, specifically the developed pedestrian paths, shall connect into this transitional space.

Accessory structures such as trash enclosures, mechanical equipment screens, and similar structures shall be made from materials and colors consistent with the primary structure on-site. However, these structures cannot use accent materials or colors. Durable, low maintenance, impact resistant materials shall be used such as masonry or concrete. Gates shall be made of an approved

form of architectural metal on a metal frame.

The Ankeny Regional Airport is located north of the Crosswinds site. All buildings must comply with Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning and are subject to the submittal of Federal Aviation Administration Form 7460-1 to determine that it will not obstruct the navigable airspace or adversely affect Federal Aviation Administration facilities (Ankeny Regional Airport).

D. Off-street parking and lighting shall be provided as required by the City of Ankeny Municipal Code.

E. Lighting shall be provided as required by the City of Ankeny Municipal Code and the lighting throughout the Crosswinds development shall include consistent and complimentary poles and luminaries in style, color, scale, and material with the following recommendations:

- Incorporation of solar cell technology and other energy saving measures;
- Lowering parking lot lighting levels outside of business hours
- Elimination of hot spots, glare along roadways and light spillage onto adjacent properties; and,
- Fixtures that do not direct light to its intended area of focus and/or do not have cut-offs are discouraged.

F. Landscaping shall comply with the City of Ankeny Municipal Code with the following exceptions:

Street trees shall be installed at the time of street construction.

Buffering and screening from arterial, collector and minor collector streets that are not utilized for storm water management are recommended as follows:

Arterial Streets:

- Two overstory trees and four shrubs for every 50 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen landscape berm along the entirety of the buffer.

Collector Streets:

- One overstory tree and four shrubs every 35 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen landscape berm along the entirety of the buffer.

Minor Arterial Streets:

- One overstory tree and four shrubs for every 50 lineal feet of buffer;
- 20 square foot mass native grass or grass and forbe planting may be substituted for two shrubs; and,
- A minimum three-foot earthen berm along the entirety of the buffer.

The minimum percentage of open space required is 30 percent for the Crosswinds development site.

The Crosswinds Master Plan & Design Concepts Manual includes, on page 49, cross sections with typical landscape buffering and setbacks.

G. Signage Standards:

All signs shall comply with the standards of Ankeny Municipal Code Chapter 201, Ankeny Regional Airport Zoning and Federal Aviation Administration Form 7460-1 to determine that the proposed signage will not obstruct the navigable airspace or adversely affect Federal Aviation Administration facilities (Ankeny Regional Airport). The proposed signage shall also comply with Ankeny Municipal Code Chapter 195, Signs and shall be reviewed and approved through a Site Plan. Native Iowa limestone and concrete in a simple and contemporary style shall be utilized for the proposed signage.

The Crosswinds Master Plan & Design Concepts Manual identifies specific areas intended to become gateways, entry signage and an icon area (near the interstate). The locations are specified within the Manual and the proposed signage/icons would need to comply with the Ankeny Municipal Code.

8. Allowable Uses

Existing uses on-site may remain pursuant to Ankeny Municipal Code Chapter 196, Nonconforming Uses, Structures and Signs.

Within the precincts in Crosswinds, different uses are permitted with different conditions. These are displayed in the following table, the Use Matrix. Levels of permission include:

A. *Compatible*. These uses are permitted subject to approval of a site plan and issuance of a building permit, subject only to compliance with all regulations of this Ordinance and other applicable regulations. Uses that are compatible with the Airport zoning might be subject to supplemental regulations contained in this Ordinance, however the additional airport criteria would not need to be addressed. These uses are indicated in the Use Matrix by a “C” in the applicable column.

B. *Additional Review*. These uses are subject to the airport criteria as outlined within this document during the site planning process. These uses, once compliance with the criteria has been determined, may move forward with the site planning and building permit processes. These uses are indicated in the Use Matrix by an “AR” in the applicable column.

C. *Not Compatible*. These uses, for various reasons such as population density or height, have been determined to not be compatible within the Airport Zone. Uses that are identified as not compatible are not able to locate within the applicable Airport Zone and are indicated in the Use Matrix by a “NC” in the applicable cell.

Use Types	Airport Zone B (1)	Airport Zone C (1)	Airport Zone D
Retail Precinct			
Clinic or Group Medical Center	AR	AR	AR
Consumer Service	AR	AR	AR
Food Sale Establishments	AR	AR	AR
Lodging	NC	NC	AR
Park	AR	NC	C
Personal Improvement Services	AR	AR	AR
Personal Service	AR	AR	AR
Printing, lithographing or film processing	AR	AR	AR
Restaurants	AR	AR	C
Retail Service	AR	AR	AR
Veterinary Service	AR	AR	AR
Office Precinct (A)			
Business or Trade School	NC	NC	AR
Clinic or Group Medical Center	AR	AR	AR
Commercial Recreation • Outdoor • Indoor	NC AR	NC NC	AR AR
Corporate Office	AR	AR	AR
Financial Service (2)	AR	AR	AR
General Office	AR	AR	AR
Park	AR	NC	C
Personal Improvement Services (2)	AR	AR	AR
Printing, lithographing or film processing (2)	AR	AR	AR
Research Services	AR	AR	AR
Restaurants (2)	AR	AR	C
Retail Service (2)	AR	AR	AR
Office Precinct (B)			
Business or Trade School	NC	NC	AR
Clinic or Group Medical Center	AR	AR	AR
Financial Service	AR	AR	AR
General Office	AR	AR	AR
Park	AR	NC	C
Research Services	AR	AR	AR

Flex Precinct			
Construction Sales & Service	AR	AR	AR
Financial Service	AR	AR	AR
Furniture and Appliance Store	AR	AR	AR
General Office	AR	AR	AR
Manufacturing, Assembly & Compounding	AR	AR	AR
Printing, lithographing or film processing	AR	AR	AR
Research Services	AR	AR	AR
Retail Service	AR	AR	AR
Storage Facility	C	AR	C
Surplus Sales	AR	AR	AR
Trade Service	AR	AR	AR
Warehouse Precinct			
Construction Sales & Service	AR	AR	AR
Manufacturing, Assembly & Compounding	AR	AR	AR
Research Services	AR	AR	AR
Storage Facility	C	AR	C
Surplus Sales	AR	AR	AR
Warehousing	C	AR	C
Transportation	C	AR	C
Data Centers	AR	AR	AR
Electrical Substations	AR	AR	AR

(1) Low-Rise Buildings (1-3 levels)

(2) Only as supportive to a primary use and located on the first floor of that primary use.

The *Iowa Airport Land Use Guidebook*, prepared by Mead & Hunt and dated 2007, identifies several compatibility issues for airports and their host communities. Among these issues are the following:

- Noise sensitivity related issues
- Safety related issues
 - High population densities
 - Tall structures
 - Visual obstructions
 - Wildlife and bird attractants

Applicants of those uses requiring additional review, listed above, will need to address how the noise sensitivity and/or safety issues are not applicable to their proposal or how their proposal addresses and mitigates these issues. Regarding the noise sensitivity issues, The *Iowa Airport Land Use Guidebook* identifies the following examples of mitigating noise related issues:

- Shielding people from noise;
- Increase awareness of noise issues through education programs; and/or,
- Allow land uses that have relatively high ambient noise levels or are otherwise not particularly noise sensitive.

Regarding the safety related issues, The *Iowa Airport Land Use Guidebook* provides some discussion and potential mitigation or acceptable levels for each of the safety related issues.

Population Density:

A national standard for acceptable population density has not been established at this time, however the *California Airport Land Use Planning Handbook* provides some benchmarks that can be utilized as follows:

- Light Industrial: 35-50 people per acre within the facility.
- Two-Story Motel: 35-50 people per acre within the dwelling unit.
- Single-Story Shopping Center: 75 to 125 people per acre within the facility.
- Sit-Down Restaurant: 100 people per acre within the building.
- Fast Food Restaurant: 150 people per acre within the building.

Tall Structures:

Tall structures may include natural vegetation growth such as trees and shrubs as well as buildings. Siting of tall objects such as multi-story structures, power lines, wind farms, and telecommunication towers near airport traffic patterns and flight paths are discouraged.

Visual Obstructions:

Visibility can be obscured by any of the following:

- Dust
- Glare
- Light Emissions
- Smoke
- Steam
- Smog

Wildlife and Bird Attractants:

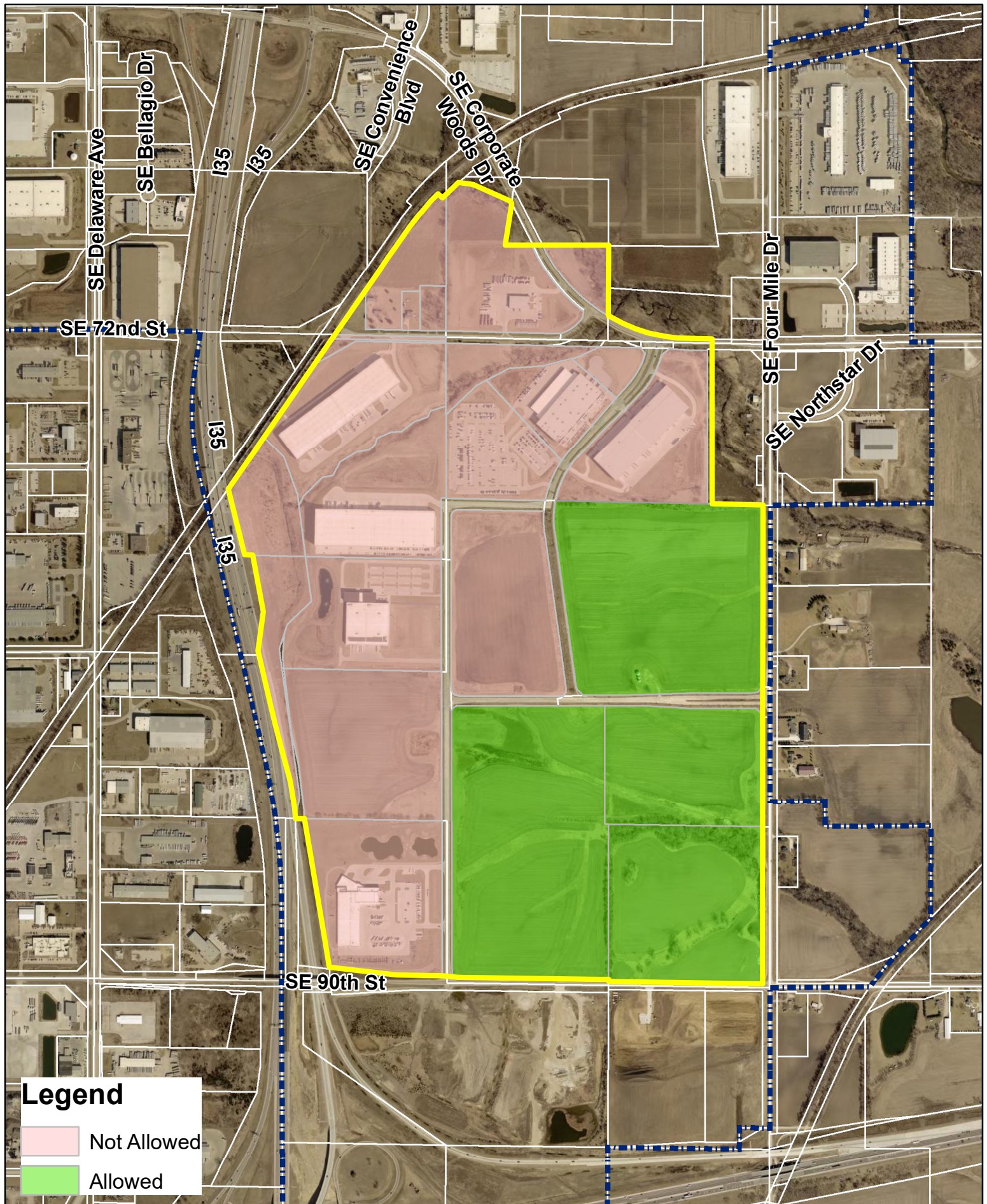
The *Iowa Airport Land Use Guidebook* identifies that aircraft collisions with wildlife are steadily increasing. Uses such as pools, ponds, sewage lagoons, and fountains near the airport should be discouraged. Underground facilities such as French drains, buried rock fields, or temporary

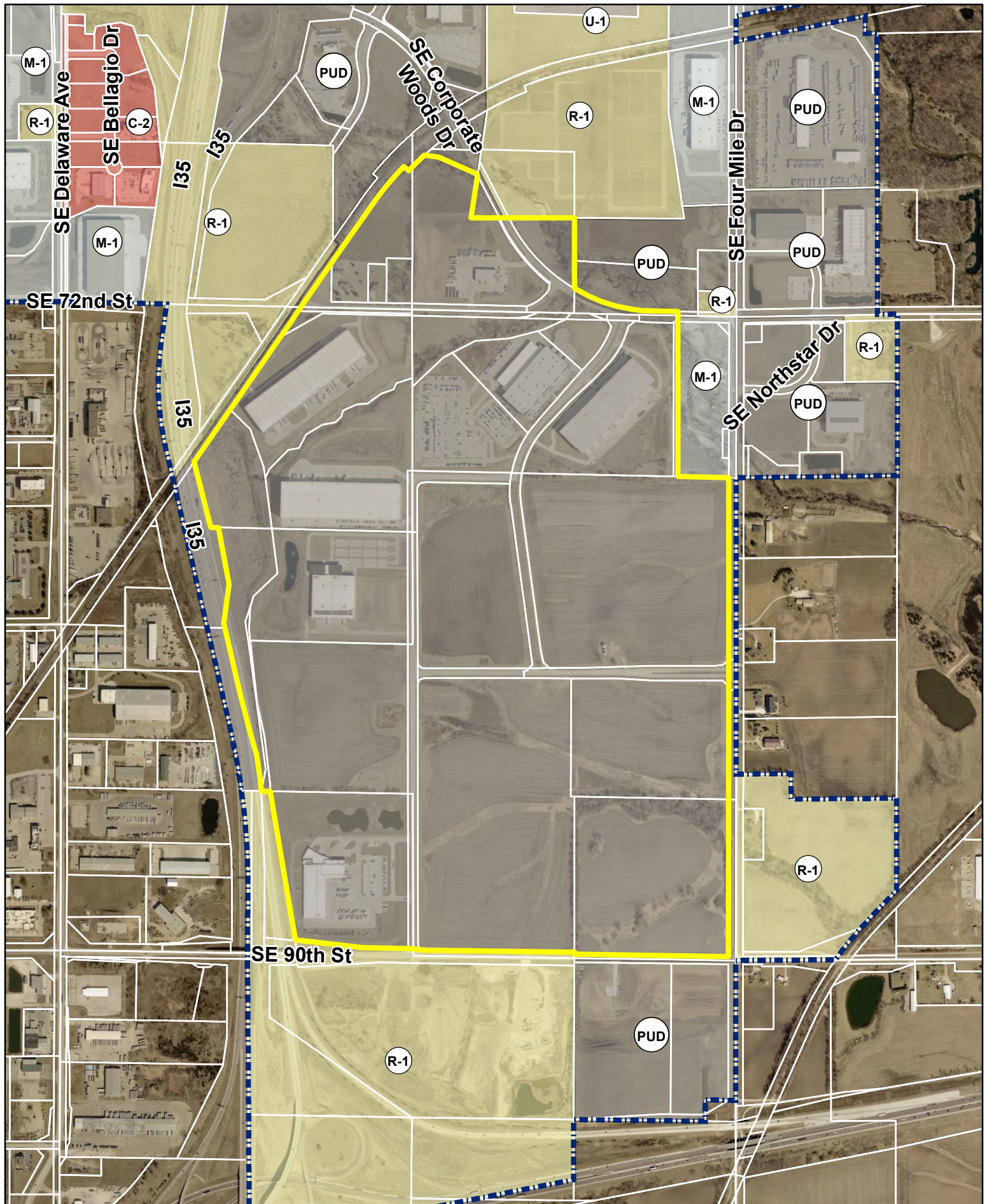
holding basins that drain within 24 hours would be acceptable. If ditches and drains cannot be removed or need to be utilized, it is suggested that the banks should be mowed regularly to control bird nesting and perching.

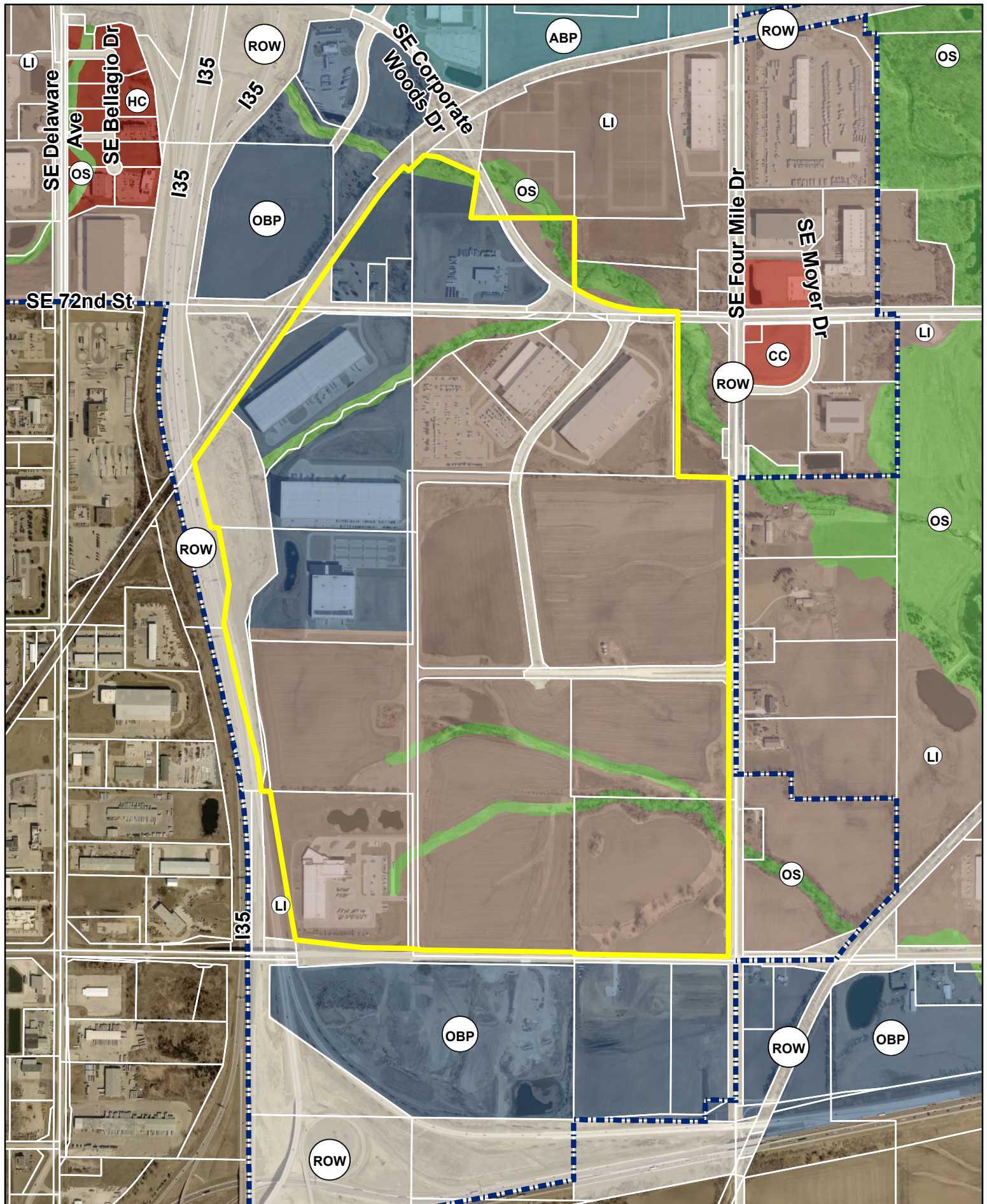
9. Design Standards (Also see attached documents, sketches and graphics)

The design standards for the Crosswinds Planned Unit Development are intended to assist in constructing the vision that has been developed through the Master Planning process. To that end, the documents and drawings associated with this section provide both general and specific guidelines and standards for many of the physical elements of this project. Architecture; site design and layout; streetscapes and landscapes; signage and park design elements are addressed within the *Crosswinds Master Plan & Design Concepts Manual* and become a part of this Planned Unit Development Regulation by reference. The Iowa Statewide Urban Design Standards for Public Improvements (SUDAS) and the Iowa Statewide Stormwater Management Manual by this reference become a part of the guiding regulations for the physical development of this project with the exceptions noted in this document and its references. In other words, this Planned Unit Development regulation governs first, followed by the *Crosswinds Master Plan & Design Concepts Manual* and Appendix, and finally those existing City standards of the Municipal Code, the Standard Specifications and the Iowa Statewide Urban Design Standards for Public Improvements standards and Iowa Statewide Stormwater Management Manual.

The guiding documents found in the Appendix of the Master Plan include a market assessment, a traffic impact study, a storm water analysis, and a utilities analysis. These were foundational documents for the master plan and are incorporated into this Planned Unit Development by reference. In addition, the physical characteristics of the site have been studied and site specific design elements created. The master plan further enhanced some of this information.









PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 7, 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. October 6, 2025, City Council Report
2. Tentative Agenda items for Tuesday, October 21, 2025
3. September 2025 Building Permit Report
4. Commissioner's Reports

ATTACHMENTS

1. Building Permit Report September 2025

**City of Ankeny
Building Permit Report**

Month of September 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	September-25		September-24		1/1/2025-9/30/2025		1/1/2024-9/30/2024		7/1/2025-9/30/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	45	\$18,008,972	26	\$10,246,518	249	\$98,800,160	322	\$122,454,686	87	\$35,294,721
New Single Family Attached/Duplex	4	\$1,135,600	6	\$1,833,568	259	\$67,322,576	122	\$30,692,807	26	\$7,348,992
New Multi - Family	1	\$4,003,375	1	\$1,290,000	8	\$73,852,252	7	\$16,820,623	1	\$4,003,375
Total New Residential Permits	50	\$23,147,947	33	\$13,370,086	516	\$239,974,988	451	\$169,968,116	114	\$46,647,088
Additions/Alterations/Other (1)	95	\$613,941	70	\$655,273	630	\$23,548,463	598	\$6,836,944	236	\$1,602,375
Total New Dwelling Units	70		32		1119		538		134	
NON-RESIDENTIAL										
New Commercial	0	\$0	1	\$9,629,461	18	\$60,545,223	10	\$24,361,264	4	\$5,050,190
COM Additions/Alterations/Other	7	\$1,229,614	9	\$2,942,331	59	\$19,485,171	81	\$42,242,536	19	\$2,655,523
New Church	0	\$0	0	\$0	1	\$300,000	0	\$0	0	\$0
CHR Additions/Alterations/Other	2	\$4,271,794	0	\$0	5	\$7,907,744	3	\$259,708	3	\$4,366,794
New School	0	\$0	0	\$0	1	\$10,000	0	\$0	1	\$10,000
SCH Additions/Alterations/Other	1	\$5,760	0	\$0	4	\$832,250	2	\$3,612,000	2	\$273,760
Total Non Residential Permits	10	\$5,507,168	10	\$12,571,792	88	\$89,080,388	96	\$70,475,508	29	\$12,356,267
MISC PERMITS (2)	100	\$188,109	69	\$27,914	747	\$1,814,922	641	\$988,856	265	\$481,258
TOTALS	255	\$29,457,165	182	\$26,625,065	1981	\$354,418,761	1786	\$248,269,424	644	\$61,086,988

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Date xIRange from September 2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	9/3/2025	\$325,353	25-4964-NEW	402 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$429,877	25-4965-NEW	405 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$324,206	25-4966-NEW	406 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$433,684	25-4967-NEW	409 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$405,092	25-4968-NEW	410 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$404,822	25-4969-NEW	413 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$433,308	25-4970-NEW	414 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$324,206	25-4971-NEW	503 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$534,486	25-4972-NEW	504 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/3/2025	\$355,975	25-4975-NEW	401 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/8/2025	\$384,004	25-4802-NEW	203 SW 18th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	9/8/2025	\$377,445	25-4804-NEW	204 SW 18th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	9/8/2025	\$416,141	25-4807-NEW	4301 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/8/2025	\$345,042	25-4808-NEW	4227 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/8/2025	\$362,375	25-5022-NEW	4302 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/9/2025	\$351,698	25-5020-NEW	3106 SE Elkwood Ct	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	9/9/2025	\$353,247	25-5026-NEW	3909 SE 30th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	9/9/2025	\$354,408	25-5034-NEW	4001 SE 30th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	9/9/2025	\$327,096	25-5036-NEW	3905 SE 30th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	9/10/2025	\$364,075	25-5025-NEW	4217 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/10/2025	\$405,764	25-5076-NEW	4406 NE Winchester Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/15/2025	\$438,339	25-4275-NEW	2630 SW Vineyard Ln	Bella Homes LLC	Bella Homes LLC
Single Family Detached	New Building	9/15/2025	\$958,695	25-4988-NEW	3102 SE Elkwood Ct	Fidelis Homes and Dev	Fidelis Homes and Dev
Single Family Detached	New Building	9/15/2025	\$397,438	25-5243-NEW	610 NE Doe Pointe Dr	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/15/2025	\$397,438	25-5244-NEW	614 NE Doe Pointe Dr	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/15/2025	\$394,266	25-5245-NEW	618 NE Doe Pointe Dr	Sead Hambasic	DS Solid Construction LLC
Single Family Detached	New Building	9/16/2025	\$453,263	25-5208-NEW	308 SW 17th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	9/18/2025	\$376,668	25-5194-NEW	4415 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/18/2025	\$331,318	25-5195-NEW	4411 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/18/2025	\$355,975	25-5196-NEW	4407 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/18/2025	\$309,789	25-5197-NEW	4403 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/19/2025	\$329,641	25-5192-NEW	4420 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/19/2025	\$372,385	25-5193-NEW	4419 NE 8th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	9/19/2025	\$530,530	25-5405-NEW	6018 NE Terrace Ridge Dr	Knud Jespersen Troy	J3 Homes LLC
Single Family Detached	New Building	9/22/2025	\$277,814	25-5260-NEW	117 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	9/22/2025	\$465,085	25-5455-NEW	2009 NE Pond View Ct	Redwood Builders	Redwood Builders
Single Family Detached	New Building	9/23/2025	\$548,041	25-5546-NEW	6315 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	9/26/2025	\$355,801	25-5643-NEW	3830 NW Reinhart Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	9/29/2025	\$419,175	25-5665-NEW	3827 NW Reinhart Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	9/30/2025	\$432,445	25-5027-NEW	4218 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/30/2025	\$330,478	25-5038-NEW	5720 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/30/2025	\$343,682	25-5178-NEW	4214 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/30/2025	\$416,141	25-5180-NEW	4213 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC

Single Family Detached	New Building	9/30/2025	\$402,777	25-5181-NEW	5719 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/30/2025	\$359,484	25-5182-NEW	5801 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	9/15/2025	\$283,900	25-5028-NEW	4215 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	9/15/2025	\$283,900	25-5029-NEW	4211 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	9/15/2025	\$283,900	25-5030-NEW	4207 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	9/15/2025	\$283,900	25-5031-NEW	4203 NE Spear Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Multi-Family(21 units)	New Building	9/8/2025	\$4,003,375	25-4664-NEW	1380 SW District Dr	JCorp DB LC	JCorp DB LC
Single Family Detached	Building Alteration	9/8/2025	\$23,782	25-5150-ALT	3406 NW 28th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Gazebo	9/8/2025	\$2,600	25-5257-GAZ	2018 NW Logan St	Ramey Ibrahim	Ramey Ibrahim
Single Family Detached	Building Alteration	9/9/2025	\$4,914	25-5269-ALT	2658 SW 20th Cir	Dane Nolte	KBS Remodeling & Restoration, LLC
Single Family Detached	Building Alteration	9/9/2025	\$5,355	25-5313-ALT	6107 NE Oak Dr	Renov8 IA, LLC	Renov8 IA, LLC
Single Family Detached	Porch	9/10/2025	\$3,552	25-5312-PRCH	1311 NW Reinhart Dr	Hajrudin Saric	Hajrudin Saric
Single Family Detached	Building Addition	9/11/2025	\$7,000	25-5316-ADD	703 SW Magazine Rd	MJ Properties LLC	MJ Properties LLC
Single Family Detached	Building Alteration	9/12/2025	\$17,955	25-4698-ALT	1515 NW Abbie Dr	Mathiasen Building Company	Mathiasen Building Company
Single Family Attached	Building Alteration	9/12/2025	\$18,270	25-5310-ALT	4401 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Gazebo	9/12/2025	\$2,880	25-5330-GAZ	2406 SW 17th St	Brian Bakker	Brian Bakker
Multi-Family	Building Alteration	9/12/2025	\$18,900	25-5337-ALT	410 SW Cherry St	Ken Crider	Ken Crider
Single Family Detached	Building Alteration	9/12/2025	\$15,970	25-5408-ALT	4708 NE Trilein Dr	KAMPEN CONTRACTING LLC	KAMPEN CONTRACTING LLC
Single Family Detached	Gazebo	9/12/2025	\$3,420	25-5416-GAZ	1619 SE Frisk Dr	Roger Bryant	Roger Bryant
Single Family Detached	Building Alteration	9/16/2025	\$17,640	25-5428-ALT	2303 NW 31st St	Victor Iyogun	Victor Iyogun
Single Family Detached	Building Alteration	9/17/2025	\$16,821	25-5519-ALT	508 NE Whitetail Dr	Padraic McLean	Padraic McLean
Single Family Detached	Solar	9/18/2025	\$13,845	25-5417-SOL	530 NE 9th St	One Source Solar	1 Source Solar
Single Family Detached	Pergola	9/22/2025	\$3,000	25-5600-PERG	5804 NE Sherman Ct	Liberty Lawn and Landscape	Liberty Lawn and Landscape
Single Family Detached	Pergola	9/23/2025	\$25,132	25-5593-PERG	2525 SW 23rd St	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Building Alteration	9/23/2025	\$5,130	25-5619-ALT	2901 NW Park Ln	BAM Basements	BAM Basements
Single Family Detached	Porch	9/23/2025	\$2,880	25-5626-PRCH	1022 NE Otter Ridge Cir	Screenbuilders of Ankeny	Screenbuilders of Ankeny
Single Family Detached	Building Alteration	9/24/2025	\$18,900	25-5253-ALT	4037 NE 4th St	3 Sons Construction	3 Sons Construction
Single Family Attached	Solar	9/24/2025	\$18,800	25-5542-SOL	4330 NE 13th St	Eagle Point Solar	Eagle Point Solar
Single Family Detached	Porch	9/24/2025	\$2,640	25-5589-PRCH	1123 SW Lynn Dr	JFord Construction	JFord Construction
Single Family Detached	Building Alteration	9/26/2025	\$22,050	25-5706-ALT	4428 NE 8th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Attached	Solar	9/26/2025	\$10,950	25-5728-SOL	1303 NE 55th St	One Source Solar	1 Source Solar
Single Family Detached	Solar	9/29/2025	\$15,120	25-5759-SOL	2603 NE 16th St	The Solar Guys	The Solar Guys
Single Family Detached	Shed	9/3/2025	\$1,600	25-5152-SHD	1001 SE Peterson Dr	Nathan Young	Tuff Shed
Single Family Detached	Shed	9/3/2025	\$960	25-5167-SHD	1313 NE 51st St	Stacey Dewey	Stacey Dewey
Single Family Detached	Shed	9/4/2025	\$1,600	25-5172-SHD	601 NE Innsbruck Dr	Lyssa A Henderson	Spring Valley Sheds LLC
Single Family Detached	Shed	9/4/2025	\$2,400	25-5173-SHD	809 SE Sherman Dr	Robert Logsdon	Tuff Shed
Single Family Detached	Shed	9/4/2025	\$1,600	25-5201-SHD	2921 SW Meadow Ridge Dr	Paul Rasmussen	Paul Rasmussen
Single Family Detached	Shed	9/7/2025	\$1,280	25-5203-SHD	3907 NW 14th Ct	Christine Gragen	Midwest Sheds
Single Family Detached	Shed	9/8/2025	\$3,840	25-5259-SHD	1005 NE Lake View Dr	Melvin L Ward	Melvin L Ward
Single Family Detached	Shed	9/11/2025	\$1,200	25-5334-SHD	3011 NW Maple Ct	Pamela Sekulich	Pamela Sekulich
Single Family Detached	Shed	9/16/2025	\$1,600	25-5019-SHD	2105 NE Oak Dr	Armen Baghdasaryan	Armen Baghdasaryan
Single Family Detached	Shed	9/16/2025	\$1,600	25-5446-SHD	5218 NW 8th St	Doug Phillips	Better Space Landscaping
Single Family Detached	Shed	9/17/2025	\$1,600	25-5478-SHD	1004 NW 39th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	9/19/2025	\$1,600	25-5508-SHD	918 NW Maple St	A2Z Handyman Services	A2Z Handyman Services

Single Family Attached	Shed	9/19/2025	\$1,600	25-5545-SHD	400 NW Autumn Crest Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	9/23/2025	\$4,320	25-5543-SHD	1104 SW 37th Ct	Jasmina Djukic	Jasmina Djukic
Single Family Detached	Shed	9/24/2025	\$1,600	25-5639-SHD	1005 NE 15th St	David Vande Zandschulp	David Vande Zandschulp
Single Family Detached	Shed	9/25/2025	\$2,400	25-5723-SHD	518 SE 4th St	Richard French	Richard French
Single Family Detached	Shed	9/25/2025	\$1,280	25-5724-SHD	112 NW Sharmin Dr	Thanh Pham	Thanh Pham
Single Family Detached	Shed	9/29/2025	\$2,400	25-5779-SHD	5009 NE Michael Ct	Roger J Wisecup	Roger J Wisecup
Single Family Detached	Garage	9/8/2025	\$24,031	25-5065-GAR	502 NE 6th St	Patrick Winscott	KK Construction
Single Family Detached	Deck	9/3/2025	\$876	25-4896-DECK	724 NW Greenwood St	Better Builders	Better Builders
Multi-Family	Deck	9/5/2025	\$600	25-5039-DECK	1903 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5040-DECK	1907 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5041-DECK	1911 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5042-DECK	1915 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5043-DECK	1919 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5044-DECK	1923 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5055-DECK	2039 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5056-DECK	2047 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5057-DECK	2051 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5058-DECK	2055 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5059-DECK	2063 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Multi-Family	Deck	9/5/2025	\$600	25-5060-DECK	2067 NW Hickory Ln	Shane Adolphi	Shane Adolphi
Single Family Detached	Deck	9/8/2025	\$2,640	25-5155-DECK	1213 SW 2nd St	Carl Boese	Better Built Construction
Single Family Detached	Deck	9/9/2025	\$3,396	25-5255-DECK	3407 NW 14th St	Matthew Ahrens	Matthew Ahrens
Single Family Detached	Deck	9/9/2025	\$3,072	25-5311-DECK	1104 NW Boulder Brook Dr	Kirk McBee	Kirk McBee
Single Family Detached	Deck	9/11/2025	\$2,880	25-4524-DECK	537 NW Scott St	Buresh Homes Solutions	Buresh Homes Solutions
Multi-Family	Deck	9/11/2025	\$800	25-5285-DECK	426 NW School St Apt 7	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5286-DECK	426 NW School St Apt 8	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5288-DECK	426 NW School St Apt 9	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5289-DECK	426 NW School St Apt 10	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5298-DECK	426 NW School St Apt 11	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5302-DECK	426 NW School St Apt 12	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5303-DECK	426 NW School St Apt 13	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5304-DECK	426 NW School St Apt 14	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5305-DECK	426 NW School St Apt 15	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5306-DECK	426 NW School St Apt 16	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5307-DECK	426 NW School St Apt 17	Goran Balac	Goran Balac
Multi-Family	Deck	9/11/2025	\$800	25-5308-DECK	426 NW School St Apt 18	Goran Balac	Goran Balac
Single Family Detached	Deck	9/12/2025	\$3,192	25-5237-DECK	3406 SW Fox Run Dr	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	9/15/2025	\$1,188	25-4533-DECK	2018 SE Oliver Ct	Renovations By Rob	Renovations By Rob
Single Family Attached	Deck	9/15/2025	\$240	25-5329-DECK	1313 NE 51st St	Jason Moos	Jason Moos
Single Family Detached	Deck	9/16/2025	\$1,536	25-5438-DECK	7368 NE Berwick Dr TRLR 2	Patten Handyman LLC	Patten Handyman LLC
Single Family Detached	Deck	9/17/2025	\$3,648	25-5344-DECK	1010 NE 8th Ct	Carter Biondi	Carter Biondi
Single Family Detached	Deck	9/17/2025	\$4,752	25-5476-DECK	713 NW Orchard Dr	Jonathan R Beebe	Jonathan R Beebe
Single Family Detached	Deck	9/18/2025	\$3,984	25-5404-DECK	1014 NE Lake View Dr	John Holman	John Holman
Single Family Attached	Deck	9/18/2025	\$1,200	25-5456-DECK	4403 NE Briarwood Dr	DK3J Handyman Services	DK3J Handyman Services
Single Family Detached	Deck	9/18/2025	\$1,968	25-5534-DECK	3917 NW 13th St	Grace Fox	Grace Fox
Single Family Detached	Deck	9/19/2025	\$3,552	25-5474-DECK	2010 SW Sage Cir	Kyle Thomas	Kyle Thomas

Single Family Detached	Deck	9/19/2025	\$1,560	25-5484-DECK	210 NW Benjamin Dr	Vaughan Homes LLC	Vaughan Homes LLC
Single Family Detached	Deck	9/19/2025	\$1,728	25-5507-DECK	2824 NW Greenwood St	Ultimate Construction Services	Ultimate Construction Services
Single Family Detached	Deck	9/22/2025	\$1,536	25-5402-DECK	3619 SW Edgewood Ln	Karson Gifford	Karson Gifford
Single Family Detached	Deck	9/23/2025	\$192	25-5591-DECK	2814 NW 28th St	Bruce Charlet	Bruce Charlet
Duplex	Deck	9/25/2025	\$2,750	25-5503-DECK	716 SE Magazine Rd	Ben Frein	Ben Frein
Duplex	Deck	9/25/2025	\$2,750	25-5709-DECK	718 SE Magazine Rd	Ben Frein	Ben Frein
Single Family Attached	Deck	9/30/2025	\$2,484	25-5746-DECK	577 NW Autumn Crest Dr	Better Builders	Better Builders
Single Family Detached	Slab	9/10/2025	\$0	25-5370-SLAB	1332 NE 55th St	Brian Knight	Brian Knight
Single Family Detached	Swimming Pool	9/14/2025	\$0	25-4473-POOL	736 NE 44th Ct	Iowa Pool & Patio LLC	Iowa Pool & Patio
Multi-Family	Swimming Pool	9/16/2025	\$190,000	25-5157-POOL	1155 SW Prairie Trail Pkwy	JCorp Inc	JCorp Inc
Single Family Detached	Swimming Pool	9/16/2025	\$0	25-5314-POOL	3006 NW Sharmin Dr	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Spa/Hot Tub	9/15/2025	\$0	25-5000-SPA	1602 NE Keystone Dr	Rogue Services LLC	Rogue Services LLC
Office	Building Addition	9/3/2025	\$90,000	25-4860-ADD	201 SW Cherry St	Rock Valley Construction	Rock Valley Construction
Retail	Building Alteration	9/9/2025	\$50,000	25-5156-ALT	1630 S Ankeny Blvd Ste 106	accurate commercial	accurate commercial
Retail	Building Alteration	9/11/2025	\$428,474	25-4687-ALT	2120 NE 36th St Ste 103	Prime Factors, Inc.	Butzke Burch Construction
Restaurant	Building Alteration	9/12/2025	\$350,000	25-4819-ALT	1805 SE Delaware Ave Ste 800	Access Permits	Scott's Quality Construction, LLC
Restaurant	Building Alteration	9/15/2025	\$8,500	25-5338-ALT	1615 SW Main St Ste 106	Tashi Chompel	Tashi Chompel
Storage	Building Alteration	9/22/2025	\$196,294	25-4614-ALT	7075 SE Four Mile Dr	Turner Construction Company	Turner Construction Company
Retail	Building Alteration	9/26/2025	\$106,346	25-5445-ALT	1955 SE Oak Dr	Venter Spooner Inc	Venter Spooner Inc
Church	Building Addition	9/17/2025	\$3,100,000	25-4842-ADD	1212 NW 36th St	Brian P. Balmer	Erickson Balmer Construction
Church	Building Addition	9/29/2025	\$1,171,794	25-4798-ADD	5525 NE Delaware Ave	SPACE	Downing Construction Inc
School	Shed	9/15/2025	\$5,760	25-5239-SHD	2260 S Ankeny Blvd	DMACC	DMACC
Single Family Detached	Fence/Wall	9/1/2025	\$0	25-5049-FNCE	715 NE Meadow Landing Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/1/2025	\$0	25-5050-FNCE	2102 NW 24th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/2/2025	\$0	25-5127-FNCE	3171 NW 18th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	9/2/2025	\$0	25-5161-FNCE	531 SW 46th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/3/2025	\$0	25-5139-FNCE	2119 NW Reinhart Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/3/2025	\$0	25-5165-FNCE	1023 SE Chaparal Dr	Makayla Sher	Makayla Sher
Single Family Detached	Fence/Wall	9/4/2025	\$0	25-5174-FNCE	629 NW Autumn Crest Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/4/2025	\$0	25-5175-FNCE	3101 SW 35th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/4/2025	\$0	25-5177-FNCE	2105 NW 9th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/4/2025	\$0	25-5205-FNCE	4412 NE 8th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	9/5/2025	\$0	25-5234-FNCE	3313 NE Huntington Ln	Grace Fox	Grace Fox
Other	Fence/Wall	9/8/2025	\$0	25-5137-FNCE	3219 SE 36th Cir	Marco Fence LLC	Marco Fence LLC
Single Family Detached	Fence/Wall	9/9/2025	\$0	25-5309-FNCE	1116 SW 3rd St	Chuck Whitney	Chuck Whitney
Single Family Detached	Fence/Wall	9/10/2025	\$0	25-5324-FNCE	2308 NW 31st St	Riley Bruns	Marco Fence LLC
Single Family Detached	Fence/Wall	9/11/2025	\$0	25-5270-FNCE	4312 NE 8th St	Jorge Alvarado	Alvarado Fence & Lawn LLC
Single Family Detached	Fence/Wall	9/11/2025	\$0	25-5389-FNCE	214 SE 9th St	Jacob Vaughn	Jacob Vaughn
Single Family Detached	Fence/Wall	9/12/2025	\$0	25-4255-FNCE	2410 SW Westbrooke Cir	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	9/12/2025	\$0	25-4257-FNCE	519 NE 43rd Ct	Superior Fence & Rail	Superior Fence and Rail
Single Family Detached	Fence/Wall	9/12/2025	\$0	25-4307-FNCE	4309 NW 12th St	Superior Fence & Rail	Superior Fence and Rail

Single Family Detached	Fence/Wall	9/12/2025	\$0 25-5331-FNCE	4316 NE 8th St	Jorge Alvarado	Alvarado Fence & Lawn LLC
Single Family Detached	Fence/Wall	9/12/2025	\$0 25-5409-FNCE	3606 NW 27th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/12/2025	\$0 25-5418-FNCE	217 NW Chapel Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	9/12/2025	\$0 25-5426-FNCE	208 SW 18th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/15/2025	\$0 25-4539-FNCE	2018 SE Oliver Ct	Renovations By Rob	Renovations By Rob
Single Family Detached	Fence/Wall	9/15/2025	\$0 25-5433-FNCE	1326 SW 31st Ln	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/15/2025	\$0 25-5453-FNCE	3006 NW Sharmin Dr	Matthew Albert Moomey	Matthew Albert Moomey
Single Family Detached	Fence/Wall	9/16/2025	\$0 25-5332-FNCE	805 SE Sharon Dr	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Fence/Wall	9/16/2025	\$0 25-5461-FNCE	3509 NW 28th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/16/2025	\$0 25-5473-FNCE	4320 NE 12th St	Nhan Kien T	Nhan Kien T
Single Family Detached	Fence/Wall	9/18/2025	\$0 25-5450-FNCE	1404 NW Jackson Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/18/2025	\$0 25-5533-FNCE	4415 NE 11th St	Grace Fox	Grace Fox
Single Family Detached	Fence/Wall	9/19/2025	\$0 25-5493-FNCE	2005 NE 19th St	Blake Justus	Justus Fencing
Single Family Detached	Fence/Wall	9/22/2025	\$0 25-4961-FNCE	2512 NW Linwood Ct	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	9/22/2025	\$0 25-4962-FNCE	1305 NW Wagner Blvd	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	9/22/2025	\$0 25-5346-FNCE	1408 NW Arbor Dr	Jeremy Arend	Justus Fencing
Single Family Detached	Fence/Wall	9/22/2025	\$0 25-5351-FNCE	1607 NW Jackson Dr	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	9/22/2025	\$0 25-5571-FNCE	5207 NW 10th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	9/22/2025	\$0 25-5572-FNCE	5821 NE Oak Dr	Halcyon Fencing	Halcyon Fencing
Retail	Fence/Wall	9/23/2025	\$0 25-5624-FNCE	317 E 1st St	Ankeny & Neighbors handyman	Ankeny & Neighbors handyman
Single Family Attached	Fence/Wall	9/24/2025	\$0 25-5662-FNCE	1122 SW Lynn Dr	Robert	Robert
Single Family Detached	Fence/Wall	9/25/2025	\$0 25-4897-FNCE	1664 NW Savannah Dr	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	9/25/2025	\$0 25-5595-FNCE	801 SE Sharon Dr	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Fence/Wall	9/25/2025	\$0 25-5733-FNCE	1910 NE Pond View Ct	Spencer Elliot	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	9/26/2025	\$0 25-5681-FNCE	1617 NE Frisk Dr	American Fence Company	American Fence Co
Multi-Family	Fence/Wall	9/26/2025	\$0 25-5753-FNCE	4306 NE 13th St	Marco Fence LLC	Marco Fence LLC
Single Family Detached	Fence/Wall	9/26/2025	\$0 25-5755-FNCE	3922 NW 6th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/26/2025	\$0 25-5756-FNCE	1306 NW Jackson Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/29/2025	\$0 25-5754-FNCE	4305 NE 13th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	9/29/2025	\$0 25-5765-FNCE	731 NE Doe Pointe Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/29/2025	\$0 25-5775-FNCE	314 NE Country Meadow Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/29/2025	\$0 25-5778-FNCE	1410 NW Greenwood St	Carol K Carlson	Bud Messenger
Single Family Detached	Fence/Wall	9/29/2025	\$0 25-5782-FNCE	2724 NW Cedarwood Dr	Thrive Fencing	Thrive Fencing
Multi-Family	Fence/Wall	9/30/2025	\$0 25-5758-FNCE	316 NW College Ave	Faith Baptist Bible College	Midwest Fence & Gate
Single Family Detached	Fence/Wall	9/30/2025	\$0 25-5843-FNCE	3914 SW Stonehaven Ln	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Fence/Wall	9/30/2025	\$0 25-5863-FNCE	2905 SW Country Ln	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/30/2025	\$0 25-5887-FNCE	4122 NW Cedarwood Dr	American Fence Company	American Fence Co
Office	Sign	9/4/2025	\$200 25-5048-SIGNP	1932 SW 3rd St Ste 6	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Single Family Detached	Sign	9/10/2025	\$2,900 25-5323-SIGNP	2301 W 1st St	Iowa Sign Company	Iowa Sign Company
Multi-Family	Sign	9/11/2025	\$2,495 25-4144-SIGNP	2030 S Ankeny Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Multi-Family	Sign	9/11/2025	\$2,495 25-4160-SIGNP	2030 S Ankeny Blvd	MediaQuest Sign Company, LLC	MediaQuest Sign Company, LLC
Other	Sign	9/11/2025	\$18,000 25-4432-SIGNP	2050 Four Seasons Dr	Sign Center	Sign Center
Other	Sign	9/11/2025	\$8,000 25-4433-SIGNP	2050 Four Seasons Dr	Sign Center	Sign Center
Other	Sign	9/11/2025	\$8,000 25-4434-SIGNP	2050 Four Seasons Dr	Sign Center	Sign Center
Other	Sign	9/11/2025	\$8,000 25-4435-SIGNP	2050 Four Seasons Dr	Sign Center	Sign Center
Other	Sign	9/11/2025	\$8,000 25-4436-SIGNP	2050 Four Seasons Dr	Sign Center	Sign Center
Single Family Detached	Sign	9/12/2025	\$6,720 25-4889-SIGNP	2405 N Ankeny Blvd STE 105	Chesnut Signs	Chesnut Signs

Retail	Sign	9/18/2025	\$7,000 25-5160-SIGNP	1201 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	9/18/2025	\$7,000 25-5352-SIGNP	1201 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	9/18/2025	\$7,000 25-5353-SIGNP	1201 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	9/18/2025	\$3,000 25-5354-SIGNP	1201 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	9/18/2025	\$15,000 25-5355-SIGNP	1201 S Ankeny Blvd	Lashier Graphics & Signs	Lashier Graphics & Signs
Retail	Sign	9/22/2025	\$1,500 25-4540-SIGNP	117 N Ankeny Blvd	Wilfredo Melgar	iSigns First LLC
Retail	Sign	9/22/2025	\$23,312 25-5261-SIGNP	1205 SE 16th Ct Ste 200	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	9/22/2025	\$21,263 25-5262-SIGNP	1205 SE 16th Ct Ste 200	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Restaurant	Sign	9/24/2025	\$7,995 25-5325-SIGNP	1805 SE Delaware Ave Ste 800	Chesnut Signs	Chesnut Signs
Restaurant	Sign	9/24/2025	\$4,500 25-5328-SIGNP	1805 SE Delaware Ave Ste 800	Chesnut Signs	Chesnut Signs
Church	Sign	9/24/2025	\$729 25-5620-SIGNP	510 NW Ash Dr	Lisa Hanrahan	Iowa Sign Company
Other	Sign	9/25/2025	\$7,000 25-4617-SIGNP	1630 S Ankeny Blvd Ste 116	Fastsigns of Clive	Visual Concepts, Inc DBA FastSigns
Other	Sign	9/25/2025	\$7,000 25-4728-SIGNP	1630 S Ankeny Blvd Ste 116	Fastsigns of Clive	Visual Concepts, Inc DBA FastSigns
Multi-Family	Sign	9/29/2025	\$11,000 25-5726-SIGNP	905 SW 28th St	Iowa Sign Company	Iowa Sign Company
Office	Temporary Sign	9/16/2025	\$0 25-5470-SIGNT	1605 N Ankeny Blvd	Keeling Properties	Keeling Properties
Retail	Temporary Sign	9/22/2025	\$0 25-5265-SIGNT	1205 SE 16th Ct Ste 200	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Other	Canopy/Tent	9/19/2025	\$0 25-5547-TENT	1500 SW Main St	In Any Event	In Any Event
Single Family Attached	Demolition	9/18/2025	\$0 25-5521-DEMO	2303 NE 126th Ave	Vanderleest Adam	Vanderleest Adam
Single Family Detached	Drive Approach	9/4/2025	\$0 25-5212-RSTRM	825 SE Sherman Dr	JCV Construction, Inc	JCV Construction, Inc
Single Family Detached	Drive Approach	9/8/2025	\$0 25-5238-RSTRM	2018 NW Logan St	Jose Rodriguez	Jose Rodriguez
Single Family Detached	Drive Approach	9/9/2025	\$0 25-5211-RSTRM	4202 NW 2nd Ct	Ben Silvers	Ben Silvers
Single Family Detached	Drive Approach	9/9/2025	\$0 25-5264-RSTRM	707 NE Liberty Ct	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	9/16/2025	\$0 25-5471-RSTRM	905 NE Canterbury Dr	Kelly J Mudge	Signature Concrete
Single Family Detached	Drive Approach	9/26/2025	\$0 25-5213-RSTRM	3813 NW 8th Ct	Pam Heinzerling	John B Davenport
Single Family Detached	Drive Approach	9/29/2025	\$0 25-5776-RSTRM	1302 NW Cedarwood Dr	JCV Construction, Inc	JCV Construction, Inc
Single Family Detached	Drive Approach	9/30/2025	\$0 25-5810-RSTRM	510 NE Stoneridge Dr	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	9/8/2025	\$0 25-5240-RSWRP	2018 NW Logan St	Jose Rodriguez	Jose Rodriguez
Single Family Detached	Sidewalk	9/17/2025	\$0 25-5505-RSWRP	3121 SW Legacy Cir	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Sidewalk	9/18/2025	\$0 25-5539-RSWRP	502 SE 10th St	JCV Construction, Inc	JCV Construction, Inc
Single Family Detached	Sidewalk	9/24/2025	\$0 25-5670-RSWRP	1606 SW 18th St	Hill & Culp Concrete	Hill & Culp Concrete
Single Family Detached	Sidewalk	9/24/2025	\$0 25-5671-RSWRP	2104 NE 16th St	Hill & Culp Concrete	Hill & Culp Concrete
Single Family Detached	Sidewalk	9/29/2025	\$0 25-5777-RSWRP	3402 SW Edgewood Ln	JCV Construction, Inc	JCV Construction, Inc
Other	Sidewalk	9/30/2025	\$0 25-5742-RSWRP	906 E 1st St	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Sidewalk	9/30/2025	\$0 25-5807-RSWRP	1214 NW Campus Dr	JCV Construction, Inc	JCV Construction, Inc



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 7, 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

