



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, October 21, 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 21, 2025 Agenda

Consider MOTION to approve and accept the October 21, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the October 7, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the October 7, 2025, minutes of the Plan and Zoning Commission meeting.

2. Northgate Plat 8 Final Plat

Consider MOTION to recommend City Council approval of Northgate Plat 8 Final Plat; and authorize a cost participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$138,343.50.

3. 1485 NE 72nd Street - Casey's General Store Site Plan

Consider MOTION to approve the site plan for 1485 NE 72nd Street, Casey's General Store Site Plan.

4. Darling Acres Plat 1 Final Plat (County)

Consider MOTION to recommend City Council approval of Darling Acres Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

5. The Reserve at Cherry Glen Preliminary Plat (County)

Consider MOTION to recommend City Council approval of The Reserve at Cherry Glen Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Requirements.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

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

Consider MOTION to recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

H. REPORTS:

Director and Commissioner Reports

1. October 20, 2025, City Council Report
2. Tentative Agenda items for Tuesday, November 4, 2025
3. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Approval of the October 21, 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 21, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 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 October 7, 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 October 7, 2025, minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-10-07

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, October 7, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the October 7, 2025 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Absent: Trina Flack.

Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Jake Heil, Ryan Kirschman and Brenda Fuglsang.

Chair Ted Rapp shared that former Ankeny Mayor Merle Johnson has passed away. T.Rapp expressed his appreciation for Merle Johnsons' service and countless contributions to the City of Ankeny.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the October 7, 2025 agenda without amendments. Second by P.Tuning. 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.

Clay Silver, Clapsaddle-Garber Associations, Inc. (CGA), 2413 Grand Avenue, Des Moines, Iowa referencing Consent Agenda - Item #2. 1503 S Ankeny Boulevard - U-Haul Self Storage Parking Lot Improvements Site Plan. He shared that they have a last-minute change on one of their plan sets. He stated that the plan set showed some individual storage units that actually sit on the pavement, which will no longer be part of their design. He presented the drawing and showed the Commission specifically what will be removed.

R.Weisheit said the information that was provided showed the RV covering, but he did not see documents such as materials or colors. G.Hunter commented that the canopy was shown in the elevations. J.Heil responded by showing the rendering of the canopy. They are steel beams with the same metal structure as the roof of the storage units. T.Rapp asked when it states "by others" on the site plan, does it mean A&M?

Randy Dickson, U-Haul, 6310 Douglas Avenue, Des Moines, Iowa stated that the elevation shows the style of canopy they are planning to use, but they have not yet awarded the bid for the canopies. He stated that A&M is U-Haul's marketing department that creates the drawings, showing what it will essentially look like, everything will be metal from top to bottom. T.Rapp confirmed that when they award the contract, there will be final drawings provided. Randy Dickson responded, yes. E.Carstens shared that when they apply for the permits, Jake Heil will review the drawings.

CONSENT AGENDA ITEMS

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

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

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

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

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

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

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

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

Staff Report: J.Heil reported that at the request of City staff, the City Council initiated a potential rezoning to amend the Crosswinds Business Park PUD, Planned Unit Development. He stated that 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. Surrounding properties to the north are zoned R-1, Corporate Woods Business Park PUD and C-2, and properties to the east are zoned Rural Residential (Polk County). Properties to the south are zoned R-1, and I-80 Commerce Center PUD, and properties to the west are zoned Heavy Industrial District (Polk County). He stated that the Crosswinds Business Park PUD was originally approved by the City Council on October 10, 2008 and shared staff's opinion that certain amendments are needed for the PUD's continued development. The following proposed changes include:

1. Addition of data centers as an allowable use in a designated area; and
2. Addition of electrical substations as an allowable use in a designated area. The parcels below are affected by this recommended:
 - 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
 - a. Cement, Lime, Gypsum and Plaster of Paris
 - b. Explosives
 - c. Fertilizer
 - d. Gas
 - e. Glue
 - f. Rubber
 - g. Or other similar hazardous products/materials or processes.

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

G.Hunter said the original PUD did not exclude the substation and inquired why it is being added. E.Carstens stated that it was not specifically listed as an allowable use, which leaves it up to interpretation. He then further provided details of why staff felt it was appropriate to have it listed in the PUD, specifically for these parcels.

G.Hunter said he understands that technology is changing, but asked if the substation operates by cooling water. T.Rapp commented that the previously approved substation to the south does not. T.Rapp noted that he prefers the format of excluding uses rather than trying to list everything allowed in the PUD. There was no one in the audience to speak for or against the request.

Motion by G.Hunter to close the public hearing, and receive and file documents. Second by T.Rapp. All voted aye.
Motion carried 6 – 0.

Chair Ted Rapp shared that the item will come back to the Commission on October 21, 2025. City Staff will present their report and the Commission will deliberate and make a recommendation to the City Council.

REPORTS

City Council Meeting

E.Jensen reported on the October 6, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, October 21, 2025 Plan and Zoning Commission meeting and presented the September 2025 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 6:55 p.m.



Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Northgate Plat 8 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost-participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$138,343.50.

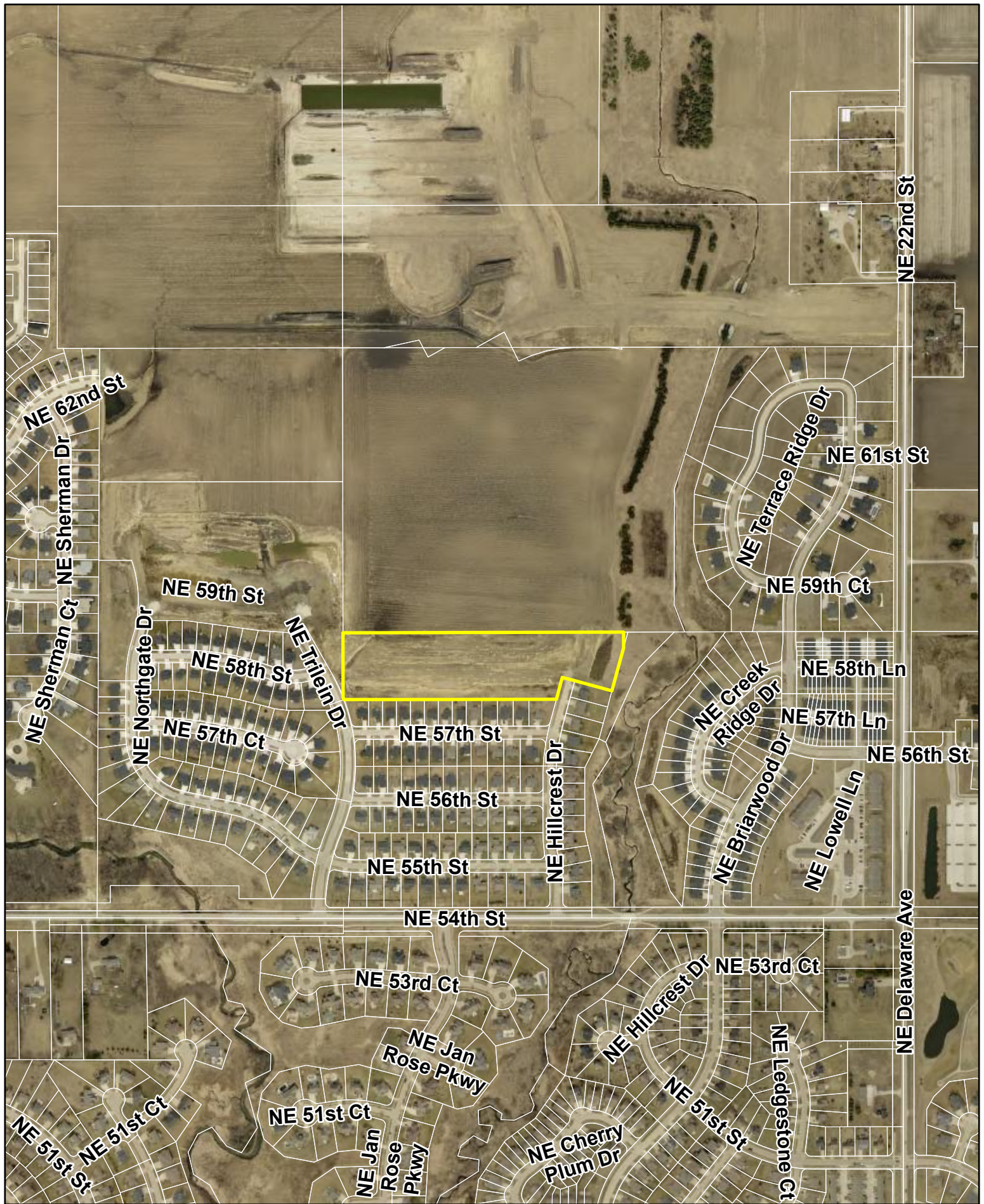
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Northgate Plat 8 Final Plat; and authorize a cost participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$138,343.50.

ATTACHMENTS

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



Agenda Item: Northgate Plat 8 – Final Plat
Report Date: October 15, 2025
Prepared by: Ryan Kirschman *ESC*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Northgate Plat 8 Final Plat; and authorize cost participation request for modified subbase, perforated subdrain, sidewalk oversizing and truncated domes along NE Trilein Drive in the amount estimated to be \$138,343.50.

Project Summary:

Northgate Plat 8 is a proposed 9.28-acre (+/-) plat located north of NE 54th Street and about ¼ mile west of NE Delaware Avenue, situated between NE Trilein Drive and NE Hillcrest Drive. The subject plat is zoned R-3, Multiple-Family Residence District, restricted to single-family detached residential housing. The subject plat creates 33 single-family lots, one street lot and associated utilities and easements. The street lot include the extension of NE Hillcrest Drive to the north and the construction of NE 58th Street. The proposed plat is generally consistent with the Northgate West Preliminary Plat approved by City Council on January 16, 2017.

Project Report:

Streets: This plat will be primarily accessed from NE 58th Street via NE Trilein Drive. The proposed plat extends NE 58th Street from NE Trilein Drive to the east and NE Hillcrest Drive to the north. Eight-foot sidewalks will be required on the east side of NE Trilein Drive and all other proposed roads in the development will be required to have five-foot sidewalks.

Water: Eight-inch water main will be extended east along NE 58th Street and north along NE Hillcrest Drive.

Sewer: The existing 8-inch sanitary sewer main will be extended east along NE 58th Street and north along NE Hillcrest Drive. 8-inch sanitary sewer mains will then be installed throughout the remainder of the plat.

Drainage: Stormwater for the plat drains towards the west. Lots 1 through 10 drain north then west and lots 20 through 33 drain south and then west. The stormwater will go towards two existing detention ponds in the Northgate West Preliminary Plat area. Stormwater for the plat eventually drains to the southwest ultimately outletting into Fourmile Creek.

Parkland: The parkland dedication requirement for Northgate Plat 8 is 0.37 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Northgate Plat 8
NAME OF OWNER/ DEVELOPER: Jerry's Homes Inc.

GENERAL INFORMATION:

PLAT LOCATION: North of NE 54th Street, ¼ mile west of NE Delaware Avenue
SIZE OF PLAT: 9.28 acres
ZONING: R-3 restricted to single-family detached residential housing

LOTS:

NUMBER: 33 single-family lots, one street lot
SIZE/DENSITY: 3.55 units per acre
USE: Residential
BUILDING LINES: **R-3: Restricted to Single Family Detached Residential Housing:**
Front: 30'
Rear: 35'
Side: 17' (> 1-story - 8' one side)
15' (1 story – 7'min.)

PARK SITE DEDICATION:

The parkland dedication requirement for Northgate Plat 8 is 0.37 acres, but parkland is not proposed with this plat. The developer will be dedicating 4.10 acres of parkland with a future Northgate plat. The total park dedication for the Northgate West preliminary plat is estimated at 3.5 acres.

ADJACENT LANDS:

NORTH: R-1, One-Family Residence District
SOUTH: Northgate Plat 2 & Northgate Plat 4
EAST: Northgate East
WEST: Northgate Plat 6

STREET DEVELOPMENT:

NAME: NE Hillcrest Drive
LENGTH: Approximately 225.1 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

NAME: NE 58th Street
LENGTH: Approximately 1067.65 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: 33 lots X 300 gallons/lot for SF = 9,900 GPD

WRA CAPACITY: 47 MGD; current daily avg. 17 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: North Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 33 lots X 3 pers. per lot X 100 gal. per day/person = 9,900 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

October 10, 2025

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

RE: Northgate Plat 8
Final Plat & Construction Drawings Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Jerry's Homes, Inc., we respectfully submit herewith a final plat and construction drawings for Northgate Plat 8 in request for approval. This property consists of 9.28 acres and is located east of the intersection of NE Trilein Drive and NE 58th Street. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District and features the construction of 33 single family residential lots. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing for 5,163 sy of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,537.50, for 2,359 linear feet of perforated 8-inch subdrain in an amount not to exceed \$70,770, \$400, \$2,636.50 for the upsizing of 213 linear feet of sidewalk along NE Trilein Drive to 8 feet and \$400 for the installation of two steel detectable warnings.

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

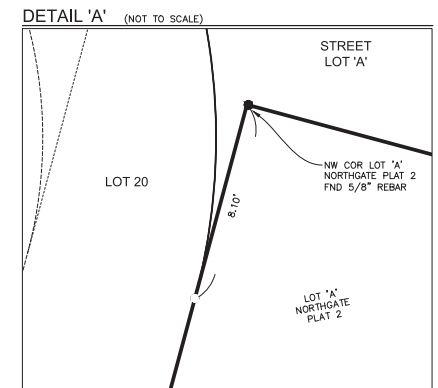
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

FINAL PLAT



SEE SHEET 1

FILE: H:\2025\2508635\DMG\2508635--FINAL PLAT.DWG
 FILE DATE: 10/9/25
 DATE PLOTTED: 10/10/2025 9:52 AM
 PLOTTED BY: JON GRIFFIN
 COMMENTS:

[illegible]

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

REVIEWER:	TECH:	REVIEW:
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CIVIL DESIGN ADVANTAGE

NORTHGATE PLAT 8
FINAL PLAT

$$\frac{2}{2}$$

2508.635



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

1485 NE 72nd Street - Casey's General Store 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 1485 NE 72nd Street, Casey's General Store Site Plan.

ATTACHMENTS

1. Aerial Map

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



N



1 inch = 613 feet

Date: 10/16/2025

**1485 NE 72nd Street
Casey's Site Plan
Aerial Map**



Plan and Zoning Commission
Staff Report

Meeting Date: October 21, 2025

Agenda Item: Casey's General Store Site Plan
1485 NE 72nd Street

Report Date: October 15, 2025

ETC

Prepared by: Ryan Kirschman, AICP
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the Casey's General Store Site Plan, located at 1485 NE 72nd Street, subject to approval of SWPPP, CONSESCO, NPDES General Permit, and recording of Reuter Plat 1 along with the necessary easements.

Project Summary:

Casey's is proposing to construct a convenience store that is approximately 4,570 square feet. The site is located east of NE Delaware Avenue, west of Interstate-35, and south of NE 72nd Street in the northeast quadrant of the City of Ankeny.

The site is zoned C-2, General Retail, Highway Oriented and Central Business Commercial District. Properties to the east, south, and west are similarly zoned C-2. Property to the north is zoned R-1, One-Family Residence District. The Ankeny Plan 2040 figure 12.10 The Ankeny Future Land Use Map identifies the area as Community Commercial.

The subject property is approximately 2.58 acres and is currently undeveloped. The surrounding area is also relatively undeveloped aside from a few residences to the north and the Reuter property to the east. The site will be adequately screened from the surrounding properties and street right-of-way. The applicant shows adequate parking for the convenience store. There will be limited pedestrian access to the proposed site until the area is more developed.

Site Plan Worksheet

1485 NE 72nd Street – Casey's General Store 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 NE 72nd Street corridor is relatively undeveloped, there are currently 2 residential properties to the north and the Reuters site is located east of the proposed Casey's. The proposal aligns with the anticipated uses in the area.

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

The proposal is compatible with the surrounding properties along NE 72nd St.

- 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 proposed parking on the site is adequate for the anticipated employees and guests, the proposal includes 31 total parking spaces. The site will also provide safe access for pedestrian and bicycle traffic via NE 72nd Avenue once nearby sites are developed.

- 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.**

The site will have a single access point off of NE Reuters Drive. The area can accommodate the traffic increase from the proposed use.

- 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 parking lot and drive aisles are adequately screened from the nearby residential properties and the right-of-way.

- 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 proposal includes adequate screening for the dumpster that will be stored in a brick enclosure.

- 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.**

Any 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 will be directed to the east side of the property where there is a proposed stormwater management easement.

- 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 proposal will connect to planned lines that run along the west side of the subject property. Staff believes these utility lines can adequately service the site without straining the systems.

- 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 overall site layout provides for adequate open space.

- 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 compliments the design and layout of the proposed site enhancing the overall visual appeal of the site.

B. Building Design

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

The proposed building is to scale with other buildings in the area.

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

The proposed building will be constructed with mostly brick and stone which is compatible with the buildings in the area.

- 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 proposal includes a brick trash enclosure that will also be screened with a mixture of trees and shrubs.

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

The gas station is the only building proposed on the site.

C. Signs

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

The sign shown on the elevations is proportional to the proposed building scale. Any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

There is a building sign proposed on the northern portion of the building. The sign will be reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

There is a proposed monument sign associated with the development at the northwest corner of the site. This sign will need to be reviewed and permitted by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

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

The sign that is indicated on the proposed building will be reviewed with a sign permit at a later date.

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 site layout is compatible with setbacks and scale of other buildings in the area.

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

The site layout is consistent with the layouts of other buildings in the area.

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

The proposal conforms to the architectural character of the area.

- 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.

October 10, 2025

Planning & Zoning Commission
City of Ankeny
Planning & Building Department
Attn: Ryan Kirschman
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Casey's – Store #4510
1485 NE 72nd Street
Site Plan Approval

Planning and Zoning Commission;

On behalf of Casey's Services Company, we submit herewith a site plan showing a new Casey's convenience store and fuel canopy. The overall project area contains 2.58 acres and is located southeast of the intersection of NE 72nd Street and NE Rueter Drive. Please accept this submittal for the next available Planning & Zoning meeting. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

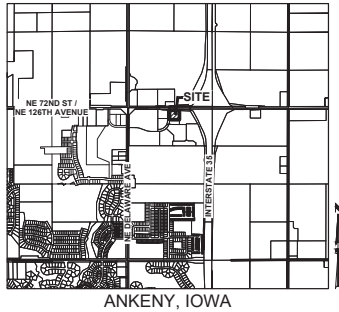


Erin K. Ollendike, P.E.

SITE PLAN FOR: CASEY'S - STORE #4510

ANKENY, IOWA

VICINITY MAP NOT TO SCALE



OWNER

KIM RUETER ET AL
1688 U AVE
GRAND JUNCTION, IA 50107
CONTACT: TODD RUETER
PH: (515) 738-2571

APPLICANT

CASEY'S SERVICES COMPANY
3305 SE DELAWARE AVENUE
ANKENY, IA 50021
CONTACT: SARAH PHILLIPPI
PH: (515) 381-5106

ENGINEER

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

SURVEYOR

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

DATE OF SURVEY

OCTOBER 18, 2023

BENCHMARKS

1. POLK COUNTY BENCHMARK #668, CUT X ON WING WALL
BRIDGE OVER FOUR MILE CREEK 330' EAST OF HIGHWAY 69.
ELEVATION=942.37
2. SITE BENCHMARK, DOT BRASS PLUG ON SW BRIDGE WALL.
ELEVATION=1004.46

CONSTRUCTION SCHEDULE

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

SUBMITTAL DATES

FIRST SUBMITTAL: 08/15/2025
SECOND SUBMITTAL: 09/08/2025
THIRD SUBMITTAL: 09/26/2025
FOURTH SUBMITTAL: 10/10/2025

LEGAL DESCRIPTION

LOT 1, RUETER ANKENY PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA

ZONING

C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT

PROJECT SITE ADDRESS

1485 NE 72ND STREET

EXISTING/ PROPOSED USE

EXISTING USE: OPEN SPACE

PROPOSED USE: CONVENIENCE STORE

DEVELOPMENT SUMMARY

AREA: 2.58 ACRES (112,444 SF)

ZONING: C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT

SETBACKS:

BUILDING & CANOPY

- FRONT YARD - 35 FEET
- REAR YARD - 40 FEET
- SIDE YARD - NO MINIMUM REQUIRED EXCEPT WHEN ADJOINING AN "R" DISTRICT, IN WHICH CASE IS 25 FEET

MAXIMUM BUILDING HEIGHT:

35 FEET

BUILDING HEIGHTS

APPROXIMATE BUILDING HEIGHTS:

- CONVENIENCE STORE: 21'-4" (TOP OF PARAPET)
- GAS CANOPY: 22'-3"

ERU CALCULATION - LOT 1

IMPERVIOUS SURFACES = 40,178 SF
ERU TOTAL (IMPERVIOUS / 4,000) = 11
ERU MAXIMUM = 90

PARKING REQUIREMENTS

CONVENIENCE STORE WITH FUEL - ONE SPACE PER 150 SF OF GROSS FLOOR AREA

GROSS FLOOR AREA = 4,570 SF (APPROX.)
PARKING REQUIRED = 31 SPACES

PARKING PROVIDED = 31 SPACES
(19 SHOWN, 10 AT THE PUMPS,
2 ADA SPACES)

ADA PARKING SPACE REQUIRED: (26-50) = 2 SPACES

ADA PARKING PROVIDED = 2 SPACES

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.

INDEX OF SHEETS

NO.	DESCRIPTION
C-001	COVER SHEET
C-002	QUANTITIES & GENERAL NOTES
C-003	ALTA / NSPS LAND TITLE SURVEY
C-100	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C-101	DIMENSION PLAN
C-201	GRADING PLAN
C-301	UTILITY PLAN
C-401	EROSION AND SEDIMENT CONTROL PLAN
C-601 - C-604	DETAILS
C-701	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-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SANICUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

PH: (515) 369-4400

PROJECT NO. 2310.638



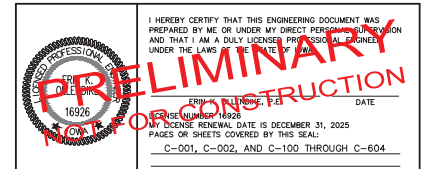
1-800-292-8989

www.iowaonecall.com

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY COSECO 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.

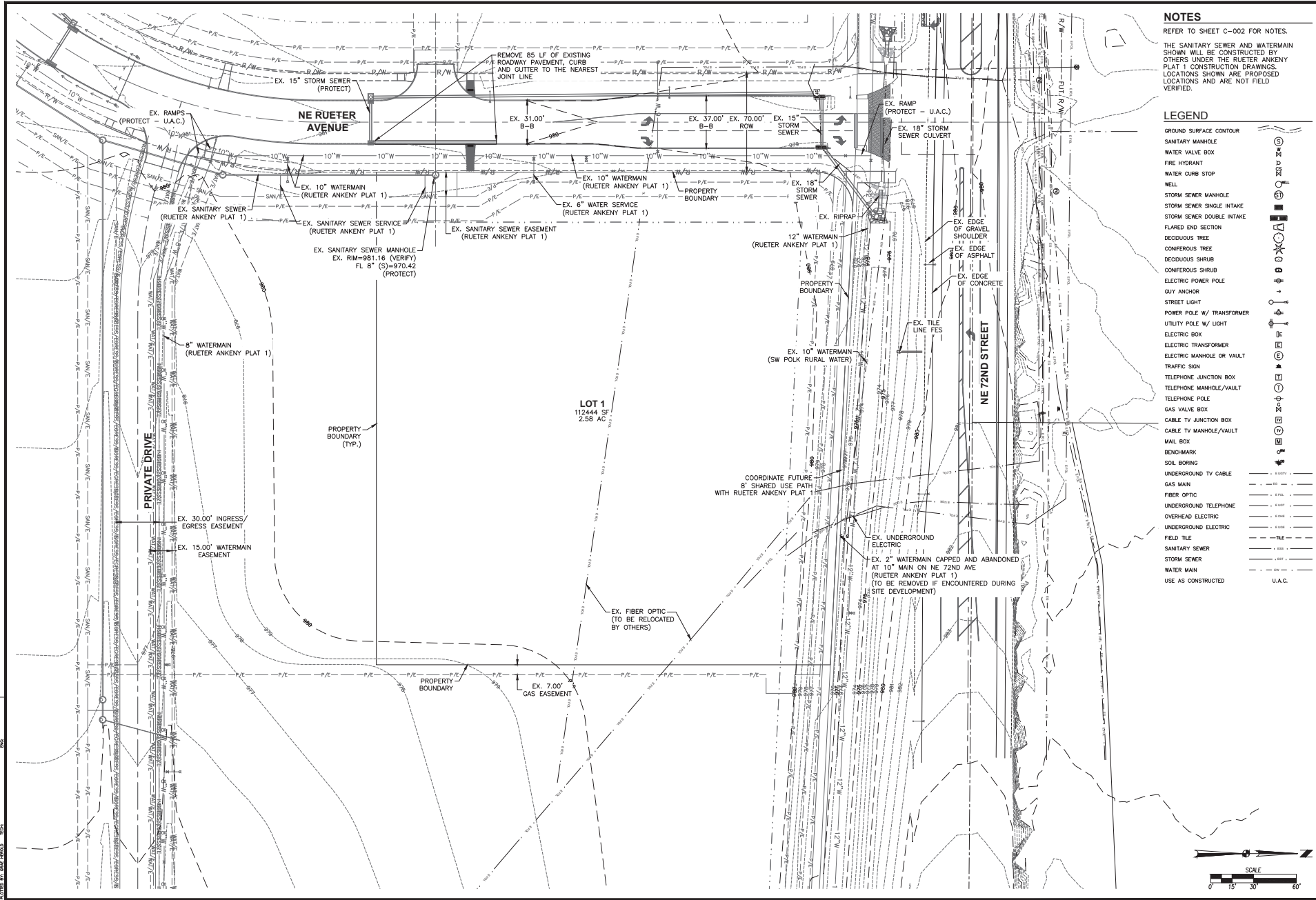


of 97

[illegible]

MICHAEL A. BROONER, P.L.S. _____ DATE _____
 LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

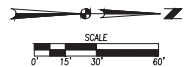
CASEY'S - STORE #4510
ALTA/NSPS LAND TITLE SURVEY
 1485 NE 72ND STREET
 ANKENY, IOWA



NOTES
 REFER TO SHEET C-002 FOR NOTES.
 THE SANITARY SEWER AND WATERMAIN SHOWN WILL BE CONSTRUCTED BY OTHERS UNDER THE RUETER ANKENY PLAT 1 CONSTRUCTION DRAWINGS. LOCATIONS SHOWN ARE PROPOSED LOCATIONS AND ARE NOT FIELD VERIFIED.

LEGEND

GROUND SURFACE CONTOUR	10' = 10'
SANITARY MANHOLE	10' = 10'
WATER VALVE BOX	10' = 10'
FIRE HYDRANT	10' = 10'
WATER CURB STOP	10' = 10'
WELL	10' = 10'
STORM SEWER MANHOLE	10' = 10'
STORM SEWER SINGLE INTAKE	10' = 10'
STORM SEWER DOUBLE INTAKE	10' = 10'
FLARED END SECTION	10' = 10'
DEODOROUS TREE	10' = 10'
DEODOROUS SHRUB	10' = 10'
CONFEROUS SHRUB	10' = 10'
ELECTRIC POWER POLE	10' = 10'
GUY ANCHOR	10' = 10'
STREET LIGHT	10' = 10'
POWER POLE W/ TRANSFORMER	10' = 10'
UTILITY POLE W/ LIGHT	10' = 10'
ELECTRIC BOX	10' = 10'
ELECTRIC TRANSFORMER	10' = 10'
ELECTRIC MANHOLE OR VAULT	10' = 10'
TRAFFIC SIGN	10' = 10'
TELEPHONE JUNCTION BOX	10' = 10'
TELEPHONE MANHOLE/VAULT	10' = 10'
TELEPHONE POLE	10' = 10'
GAS VALVE BOX	10' = 10'
CABLE TV JUNCTION BOX	10' = 10'
CABLE TV MANHOLE/VAULT	10' = 10'
MAIL BOX	10' = 10'
BENCHMARK	10' = 10'
SOIL BORING	10' = 10'
UNDERGROUND TV CABLE	10' = 10'
GAS MAIN	10' = 10'
FIBER OPTIC	10' = 10'
UNDERGROUND TELEPHONE	10' = 10'
OVERHEAD ELECTRIC	10' = 10'
UNDERGROUND ELECTRIC	10' = 10'
FIELD TILE	10' = 10'
SANITARY SEWER	10' = 10'
STORM SEWER	10' = 10'
WATER MAIN	10' = 10'
USE AS CONSTRUCTED	U.A.C.



CASEY'S - STORE #4510
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
 1495 NE 72ND STREET

C-100
 2310.638

REVISIONS

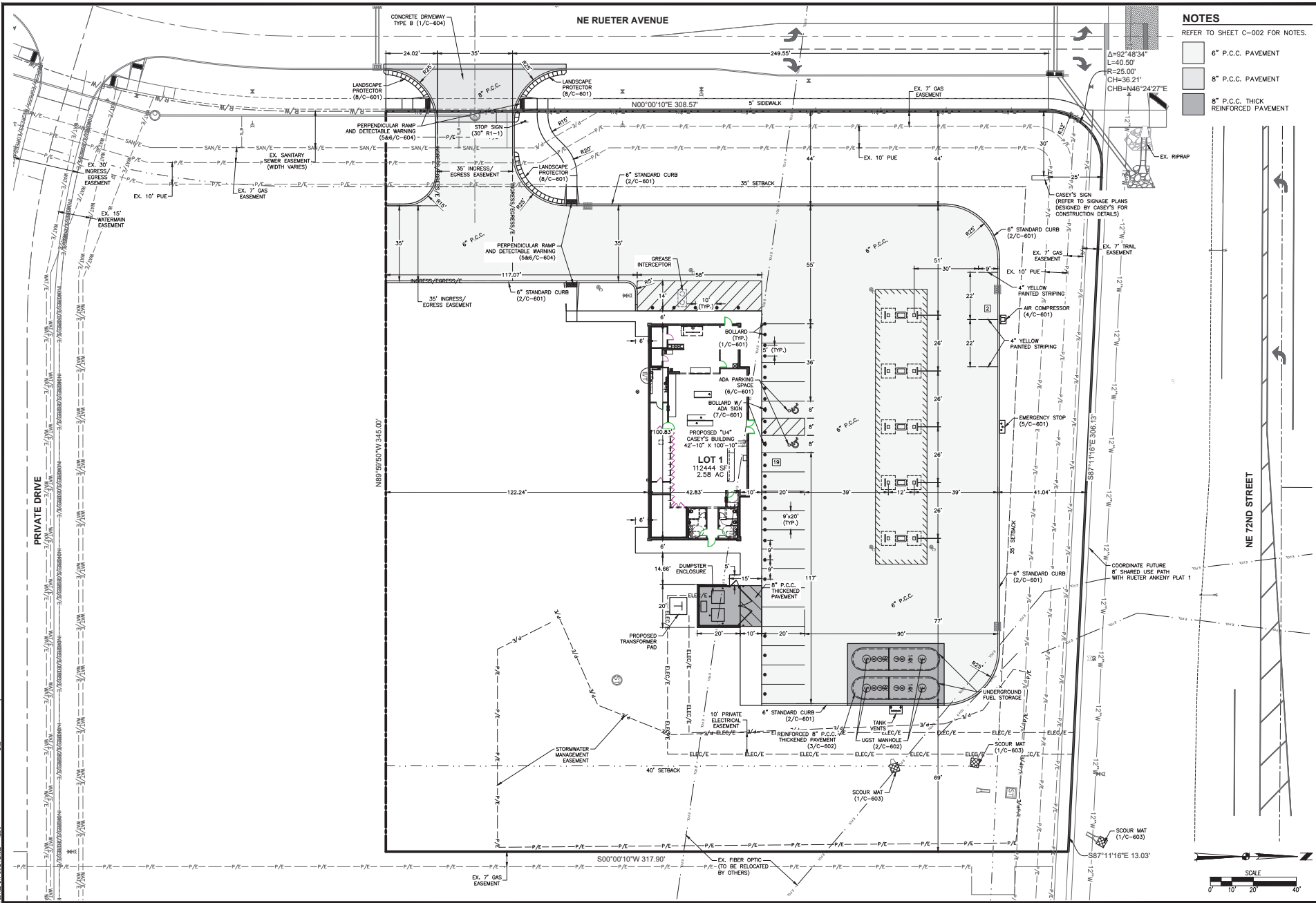
DATE	DESCRIPTION	BY	CHKD
10/10/2023	SECOND SUBMITTAL	JLM	EIM
10/10/2023	THIRD SUBMITTAL	JLM	EIM
10/10/2023	SECOND SUBMITTAL	JLM	EIM
10/10/2023	FIRST SUBMITTAL	JLM	EIM

PROJECT INFORMATION

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

ENGINEER: EKO
ENGINEER: GH
ENGINEER: EIM

CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA



NOTES
 REFER TO SHEET C-002 FOR NOTES.

- 6" P.C.C. PAVEMENT
- 8" P.C.C. PAVEMENT
- 8" P.C.C. THICK REINFORCED PAVEMENT

DATE	REVISIONS	ENGINEER	DATE
03/03/23	1. SUBMITTAL	EL MAE	03/03/23
03/03/23	2. SECOND SUBMITTAL	EL MAE	03/03/23
03/03/23	3. FIRST SUBMITTAL	EL MAE	03/03/23

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

CIVIL DESIGN ADVANTAGE
 ANKENY, IOWA

CASEY'S - STORE #4510
 DIMENSION PLAN

1485 NE 72ND STREET

SHEET NUMBER
C-101
 2310.638

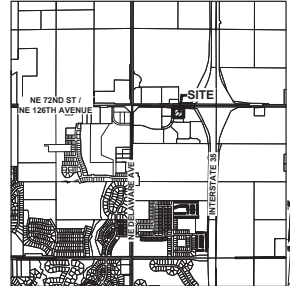


CASEY'S - STORE #4510

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



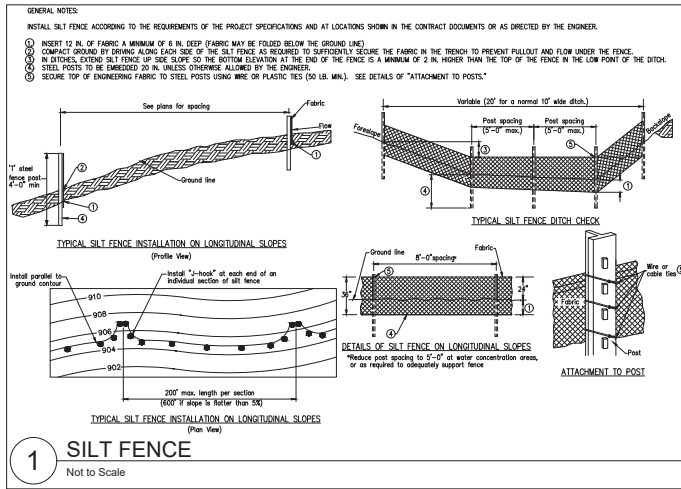
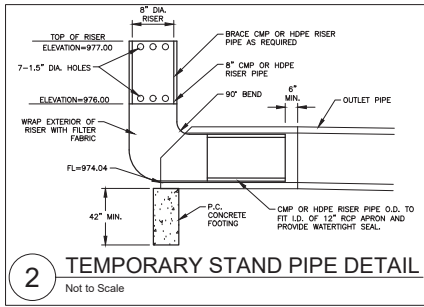
ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,368
2	SEED	SF	61,085
3	SOIL	SF	10,824
4	LANDSCAPE ROCK AREA	SF	644
5	INLET PROTECTION DEVICES	EA	4
6	CONCRETE WASHOUT PIT	EA	1
7	SCOUR STOP	SF	48
8	8" CMP OR HOPE TEMP STANDPIPE	EA	1

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
- 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.

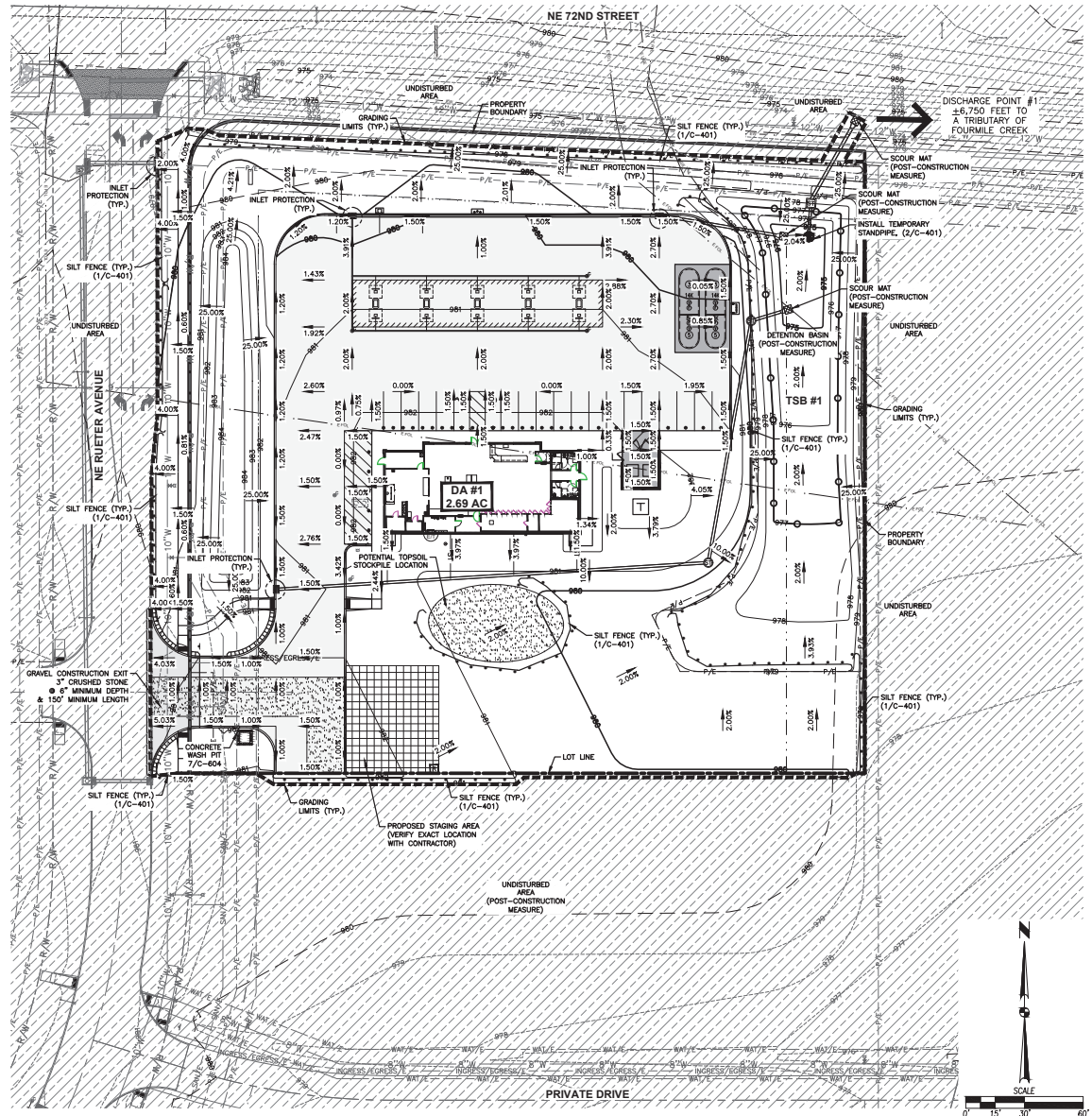


DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF FOURMILE CREEK ±6,750 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 2.69 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES×3600 CU FT) 9,684 CU FT
VOLUME PROVIDED IN TSB #1 7,142 CU FT
VOLUME PROVIDED IN SILT FENCE (1,368 LF @ 10.0 CU FT/LF OF FENCE) 13,680 CU FT
TOTAL VOLUME PROVIDED 20,822 CU FT

SWPPP LEGEND

DRAINAGE ARROW	XX %	SCOUR MAT	[Pattern]
FILTER SOCK	[Symbol]	UNDISTURBED AREA	[Pattern]
SILT FENCE	[Symbol]	GRAVEL ENTRANCE	[Pattern]
INLET PROTECTION	[Symbol]	STAGING AREA	[Pattern]
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT BASIN	TSB #
CONCRETE WASHOUT PIT	[Symbol]		



DATE

10/10/2023

REVISIONS

10/10/2023

10/10/2023

10/10/2023

1421 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

ENGINEER: EKO

ENGINEER: GH

ENGINEER: EIAE

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

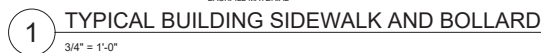
CASEY'S - STORE #4510

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER

C-401

2310.638



Concrete:

1. All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
2. Concrete shall use type II cement. Concrete mix designs shall meet the following requirements:

	MINIMUM 28-DAY f_c	MAXIMUM W/C RATIO	AIR ENTRAIN.
Exterior exposed concrete	4,000 psi	0.42	4" $\pm$ 1" 6% $\pm$ 1%

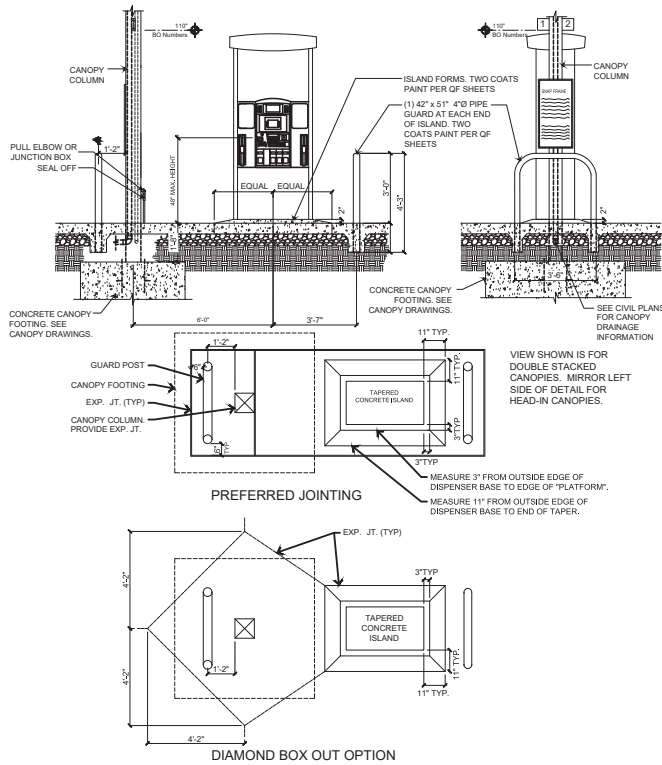
If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing a superplasticizer approved by the Ready Mix Designer at a dosage rate provided by Ready Mix Designer.

3. The Contractor shall reject any concrete that exceeds the slump limits noted above (prior to adding superplasticizer) or concrete that can not be placed within ninety (90) minutes of batch time.
4. No aluminum shall be placed in concrete.
5. All concrete is reinforced with #4 bars unless otherwise specified. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
6. During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations of ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concrete".
7. The concrete mix designs are to be submitted as a formal submission to the Owner for acceptance PRIOR to concrete being delivered to the site.
8. Verify with local authorities the required thickness of poured concrete for approaches and parking lot.

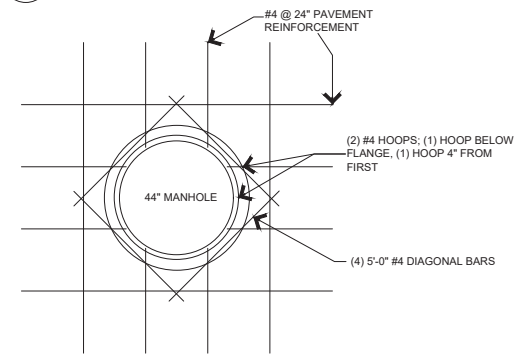
Sub-Base And Aggregate:

1. Sub-base Course Under Exterior Concrete Paved Surfaces: Spread and compact sub-base in 6"-9" lifts compacted to 98% Standard Proctor.
2. Aggregate backfill as follows or approved equal by Casey's:
 - 2.1. Building Slab - 3/4" to 1-1/2" max. clean stone
 - 2.2. Building Sidewalk - 3/4" to 1-1/2" max. clean stone
 - 2.3. Pavement - 1" to 1-1/2" max. stone with fines
 - 2.4. Sidewalk Not Adjacent to Building - Same as pavement
5. Tank pit - See QF sheets

FILED IN 2023 JANUARY 10 AM 10:30 AM
 PLACED IN 2023 JANUARY 10 AM 10:30 AM
 PLACED IN 2023 JANUARY 10 AM 10:30 AM



1 GAS TAPERED FUEL ISLAND (PREFERRED OPTION)
 Not to Scale

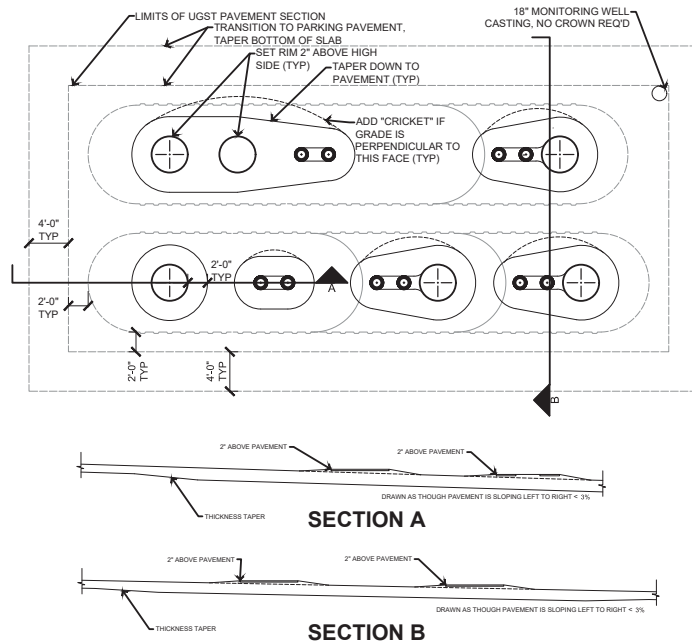


General Notes:

1 ALL REINFORCING IS CENTER OF SLAB.

2 UGST Manhole Detail

1/2" = 1'-0"



3 UGST PAVING FOR PAVEMENT SLOPE <3%
 Not to Scale

DATE	REVISIONS
03/03/23	1ST SUBMITTAL
03/03/23	2ND SUBMITTAL
03/03/23	3RD SUBMITTAL
03/03/23	4TH SUBMITTAL

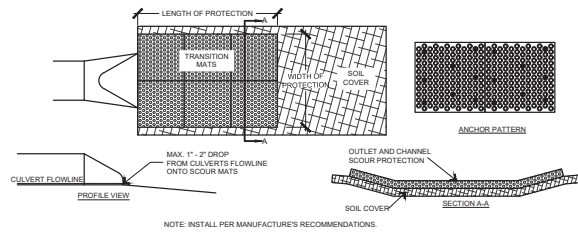
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: EKO
 ENGINEER: GH
 ENGINEER: EKO



CASEY'S - STORE #4510
DETAILS
 1485 NE 72ND STREET
 ANKENY, IOWA

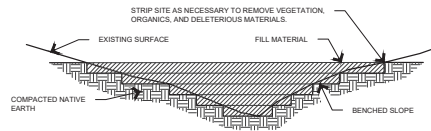
C-602
 2310.638

FILED IN 14-00237-01 (NORTH) - 14-00237-01 (NORTH) - 14-00237-01 (NORTH)
14-00237-01 (NORTH) - 14-00237-01 (NORTH) - 14-00237-01 (NORTH)
14-00237-01 (NORTH) - 14-00237-01 (NORTH) - 14-00237-01 (NORTH)



1 SCOUR STOP EROSION CONTROL (APRON)

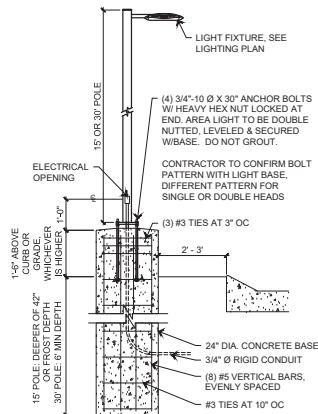
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- NOTES:
1. BENCH SLOPES TO MAINTAIN VERTICAL SIDE SLOPES AT FILL LIMITS $\pm 1:3$ VERTICAL TO $\pm 1:8$ HORIZONTAL.
 2. COMPACTION SHALL BE IN 8" LIFTS TO 90% STANDARD PROCTOR OR OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
 3. SCARIFY ORIGINAL GROUND AND BLEND WITH FIRST LIFT ON EACH BENCH.
 4. ALL FILL MATERIALS, INCLUDING FILL GENERATED ON-SITE, SHALL BE OF SUITABLE MATERIAL. UNSUITABLE FILL MATERIAL INCLUDES, BUT IS NOT LIMITED TO, SOIL THAT CONTAINS LARGE ROCKS, TREE AND PLANT ROOTS, CONCRETE, TRASH, ETC.

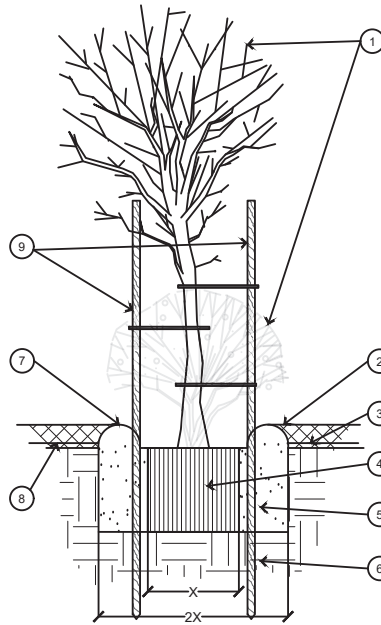
2 TYPICAL FILL SECTION

Not to Scale



3 AREA LIGHTING

1/2" = 1'-0"

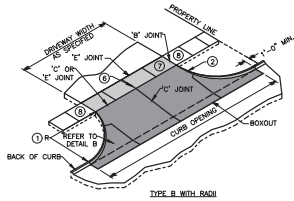


1. TREE/SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. GROUNDCOVER: 3" DEPTH OF 3/4" WASHED STONE OR WASHED BRICK CHIPS AS INDICATED IN LANDSCAPING PLAN.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE AS RECOMMENDED BY LOCAL SUPPLIER.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. HEAVY WEED FABRIC UNDER GROUNDCOVER.
9. FOR TREES, 2 STAKES/GUIDEPOSTS MIN, 3 REQ ON SLOPES WITH TIES.

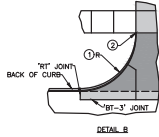
4 PLANT/TREE INSTALLATION

Not to Scale

- ① DRIVEWAY RADIUS (R), RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MINIMUM, COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF WALK/PAVING OR AT THE FRONT EDGE OF SIDEWALK, DO NOT EXTEND PAVED CURB OVER SIDEWALK.
- ③ PAVEMENT THICKNESS, RESIDENTIAL: 6 INCHES MINIMUM, COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- ④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- ⑤ IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.
- ⑥ FOR ALLEYS, INVERT THE PAVEMENT CROWN 24" TOWARD THE CENTER OF THE ALLEY.
- ⑦ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- ⑧ IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 703.02.05. VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



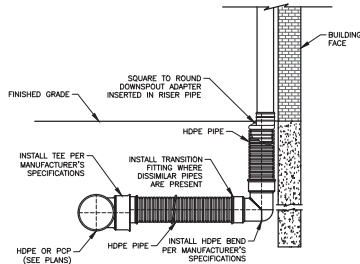
TYPE B WITH RADIUS



DETAIL B

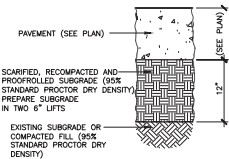
1 CONCRETE DRIVEWAY TYPE B

Not to Scale



2 DOWNSPOUT CONNECTION WITH TEE

Not to Scale



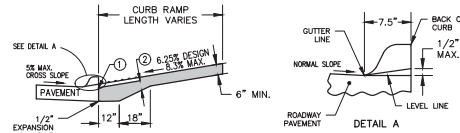
NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

3 12" SUBGRADE PREPARATION

Not to Scale

4 HYDRANT ASSEMBLY DETAIL

Not to Scale

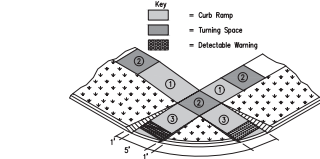


- NOTES:
1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATERMAIN TO HYDRANT INLET: 6".
2. PROVIDE TRACER WIRE AND TRACER WIRE STATION.
3. WRAP HYDRANT, PIPE AND FITTINGS WITH POLYETHYLENE ENCASEMENT.

5 DETECTABLE WARNING DETAIL

Not to Scale

- ① Parallel Curb Ramps: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk. The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
② Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 5 feet by 5 feet.
③ Perpendicular Curb Ramps: Target running slope of 6.25% with maximum running slope of 8.3%.
④ Target cross slope of 1.5% with a maximum cross slope of 2.0%.
⑤ Match pedestrian street crossing cross slope or flatter.

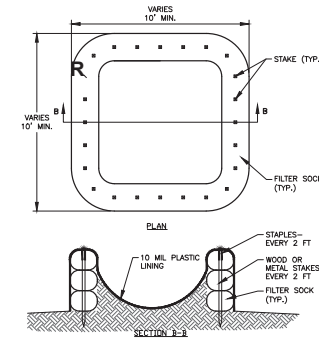


6 CURB RAMP FOR CLASS B SIDEWALK

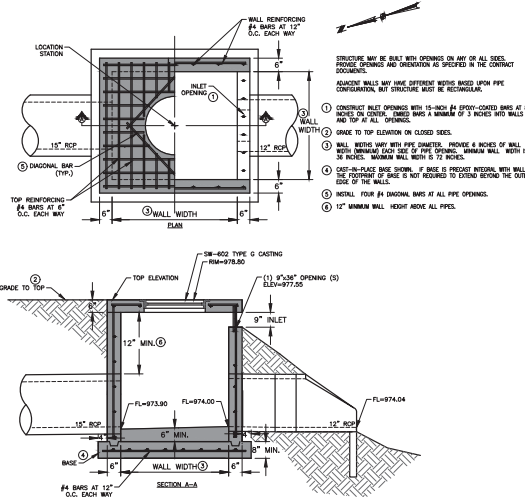
Not to Scale

7 CONCRETE WASHOUT

Not to Scale

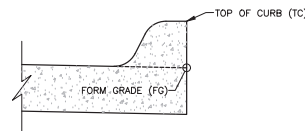


- NOTES:
1. ACTUAL LAYOUT AND LOCATION TO BE DETERMINED IN FIELD BY THE CONTRACTOR.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 75% FULL.



8 MODIFIED SW-513 INTAKE (POND 1)

Not to Scale



9 CURB SPOT ELEVATION REFERENCE DETAIL

Not to Scale

DATE	REVISIONS
03/03/2021	FOR SUBMITTAL
09/24/2021	THIRD SUBMITTAL
09/24/2021	SECOND SUBMITTAL
09/15/2021	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: GH EI MAE
ENGINEER: EKO



CASEY'S - STORE #4510
DETAILS
1485 NE 72ND STREET
ANKENY, IOWA

SHEET NUMBER
C-604
2310.638

FILE: I:\2023\2310.638\2310.638-DETAILS.DWG
DATE: 09/24/2021 10:38 AM
DRAWN BY: EKO
CHECKED BY: GH
PLOT: 09/24/2021 10:38 AM
PLOT BY: EKO

AREA: 2.58 ACRES (112,444 SF)

REQUIRED OPEN SPACE: 22,489 SF (20%)
PROVIDED OPEN SPACE: 72,266 SF (64%)

MINIMUM OPEN SPACE
MINIMUM OPEN SPACE SHALL BE PROVIDED AT A MINIMUM OF ONE LANDSCAPE UNIT PER 3,000 SQUARE FEET OF REQUIRED OPEN SPACE WITH ONE LANDSCAPE UNIT CONSISTING OF TWO TREES AND SIX SHRUBS. TREES AND THREE SHRUBS. THERE SHALL BE A MINIMUM OF ONE LANDSCAPE UNIT PER BUILDING LOT.

PLANT UNITS: (22,489 SF/3,000 SF) 7.49 UNITS

REQUIRED LANDSCAPING
TREES: (7.49 UNITS X 2 TREES) 15 TREES
SHRUBS: (7.49 UNITS X 6 SHRUBS) 45 SHRUBS

PROVIDED LANDSCAPING
TREES: 20 TREES
SHRUBS: 49 SHRUBS
GRASSES: 22 GRASSES

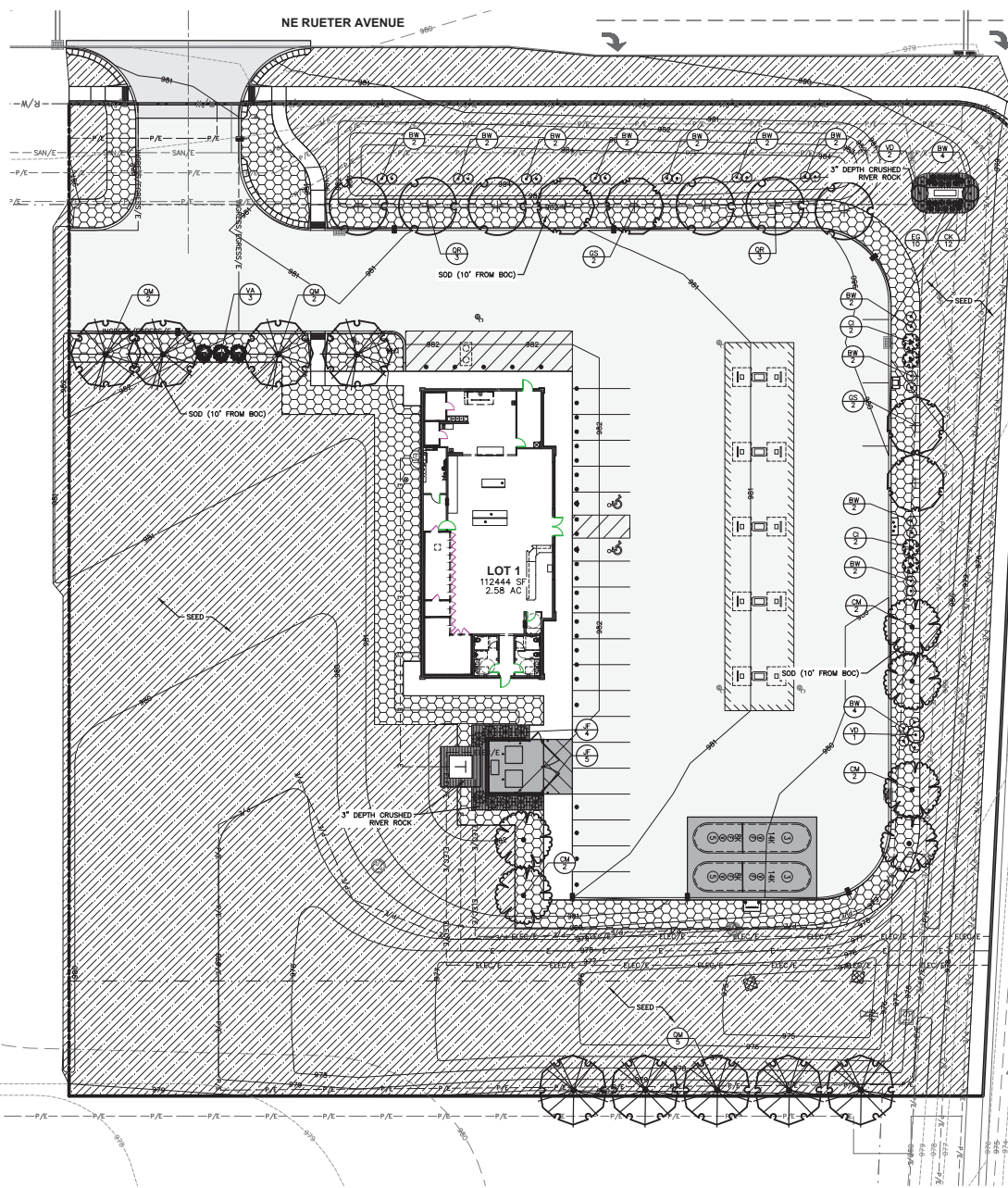
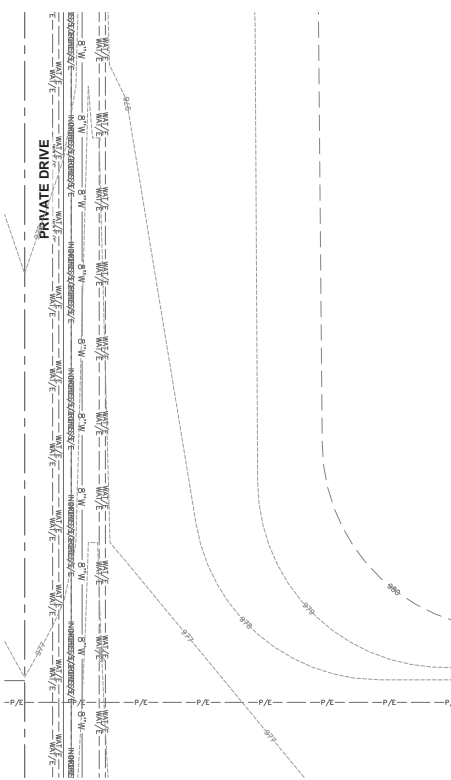
PARKING AREA LANDSCAPING
PARKING AREAS SHALL BE REQUIRED TO PROVIDE NATURAL SHADING THROUGH THE USE OF DECIDUOUS TREES, IN AN AMOUNT EQUAL TO TWENTY PERCENT OF THE PARKING AREA.

PARKING AREA: 33,771 SF
REQUIRED SHADED AREA: 6,754 SF (20%)

SHADE AREA PER DECIDUOUS TREE: EACH TREE IS PRODUCING 50% SHADE (353 SF)
(706 SF PER 15' RADIUS TREE)

PROVIDED SHADED AREA: 20 TREES X 353 SF = 7,060 SF (20%)

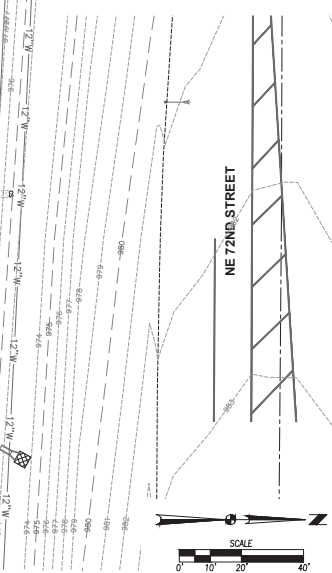
PLANT SCHEDULE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
06		WATERBURY KING MALE	ACER FLANDERSI 'WATERBURY KING'	BABN 6' HEIGHT
04		SPRINGING HUNG LOCUST	ACER FLA. TRICOLOR 'SPRINGING HUNG'	BABN 6' HEIGHT
00		BURR OAK	QUERCUS MACROCARPA	BABN 6' HEIGHT
06		RED BUD	OSYRIS VIRGINICA 'RUBRA'	BABN 6' HEIGHT
SHRUBS				
04		WINTERGREEN BOWDOCK	RAULIA MICROPHYLLA 'WINTERGREEN'	6" 4' HT
04		ISANT REDGIRL DOGWOOD	CORNUS SERICEA 'ISANT'	5" 4' HT
04		RED CRANBER	VIBURNUM C. 'SEA GREEN'	5" 4' HT
VA		AMERICAN CRANBERRYBUSH	VIBURNUM TRILOBUM	5" 4' HT
04		ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'ARROWWOOD'	5" 4' HT
MASS				
06		FIELD REED GRASS	CAULOPOGON S. AUSTRIACA 'KARL FORSTER'	1 GAL



1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. MEET THE 2005 EDITION OF THE SUDAS STANDARD SPECIFICATIONS; IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL BE DETERMINED BY THE SUDAS STANDARD OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
4. PLANTING MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN AREAS; MUST BE WELL DEVELOPED ROOTS AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. BARK/SOIL ALL DISTURBED AREAS (SEE PLAN).
6. BEDDING TO TOP OF CURB. (MINUS 1" 1/2" FOR LANDSCAPING STONE WITH WEED BARRIER FABRIC).
7. BEDDING IN PLACES IN ALL PLANTING BEDS TO A 1" DEPTH OF 3".
8. ALL EDGING SHALL BE 3/16" STEEL EDGING.
9. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
10. ALL WORK DONE IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY PRIOR TO THE NEXT EVENT.
11. CONTRACTOR SHALL WARRANT THE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
12. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.
13. ALL SOIL AREAS SHALL BE IRRIGATED.

1. IRRIGATION HEADS SHALL NOT BE INSTALLED ALONG BACK OF CURB ON THE TURNING RADIUS OF ENTRANCES. HEADS SHOULD BE INSTALLED INTERIOR AND SPRAY TOWARD THE CURB, ADJUSTED TO THE PROPER SPRAY DISTANCE FOR FULL COVERAGE.
2. ALL IRRIGATION HEADS SHALL HAVE A 2" SWING PIPE OR FLEX PIPE CONNECTION.
3. GENERAL CONTRACTOR SHALL BE SUPPLIED AN IRRIGATION AS-BUILT SHOWING LOCATION OF MAIN LINES, HEADS, AND ZONE IDENTIFICATION. GENERAL CONTRACTOR SHALL PROVIDE TO CASEY'S AS-BUILT / CLOSEOUT DOCUMENTS.
4. SUPPLY AND INSTALL A WIRED RAIN SENSOR AND PROGRAM TO AUTOMATICALLY DELAY FOR RAIN EVENTS.

SEED  (61,085 SF)
SOD  (10,924 SF)
ROCK  (644 SF)



REVISIONS	DATE
FOURTH SUBMITTAL	10/10/2025
THIRD SUBMITTAL	09/26/2025
SECOND SUBMITTAL	09/08/2025
SECOND RELEASE	09/04/2025

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

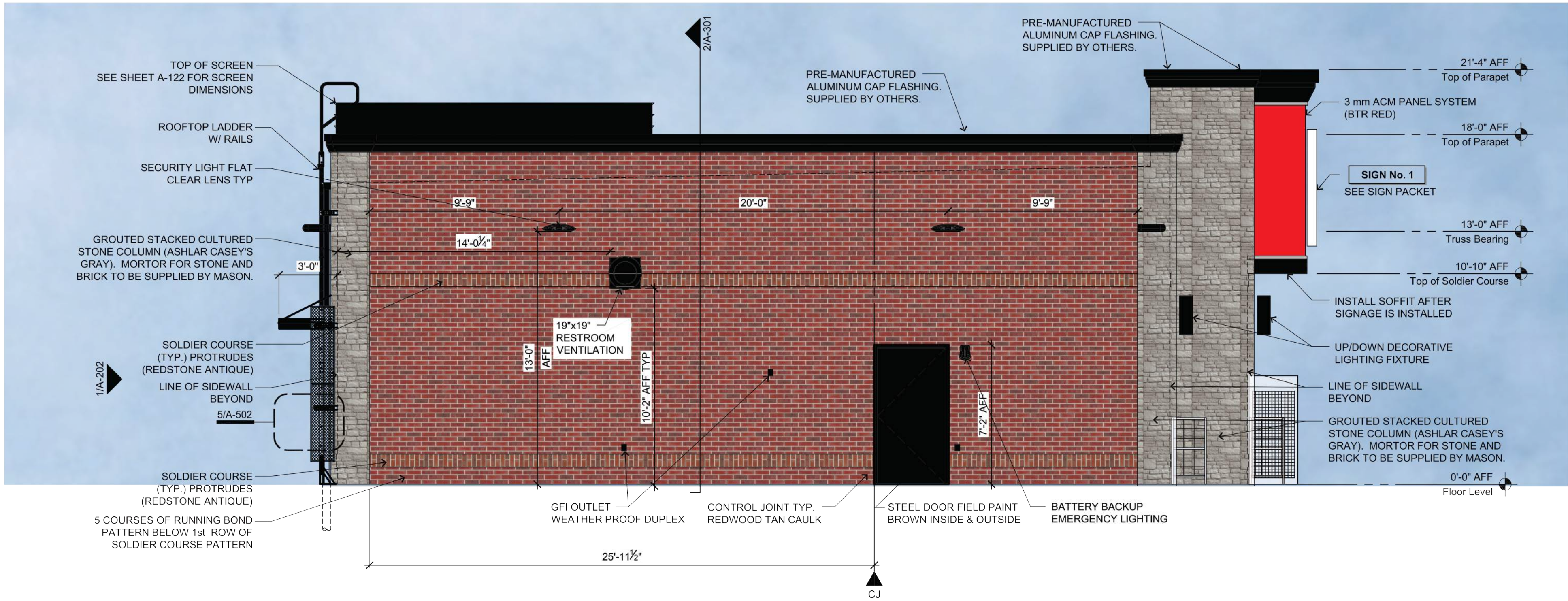


CASEY'S - STORE #4510
LANDSCAPE PLAN

SHEET NUMBER:
C-701
2310.638

General Notes

- 1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
- 2. RELATED DRAWING SHEETS: REFER TO THE FOLLOWING:
 - AL-101: FOR BUILDING LOCATION ON SITE
 - AL-601: FOR INFORMATION RELATING TO SIGNAGE
 - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 - A-601: DOOR & WINDOW SCHEDULES AND NOTES
 - S-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES
- 3. WORKING POINT: THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
- 4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



2 East Elevation - Left Side of Building
1/4"=1'-0"



1 North Elevation - Front of Building
1/4"=1'-0"



P
ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626 Des Moines, Iowa 50305 | P: 515-265-8196 F: 515-266-2259
PELDS JOB NO. 24-031



Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
135 & 126th Street
Ankeny, Iowa

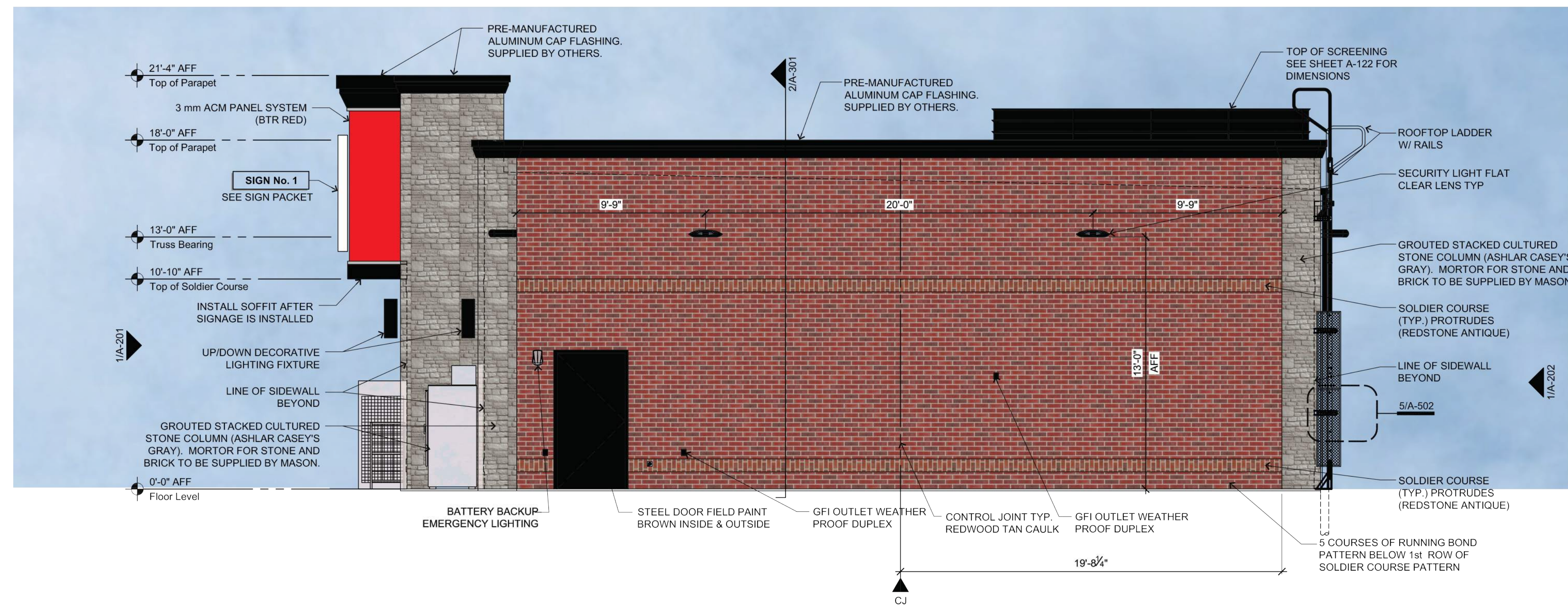
PUBLISHED:
05/29/24
REVISIONS:
04/10/25
06/25/25

PROTOTYPE AND VERSION:
2024 - U4 - V.02
DESIGNED BY:
Arfon Goforth III

CHECKED BY:

DRAWING INFORMATION:
EXTERIOR
ELEVATIONS

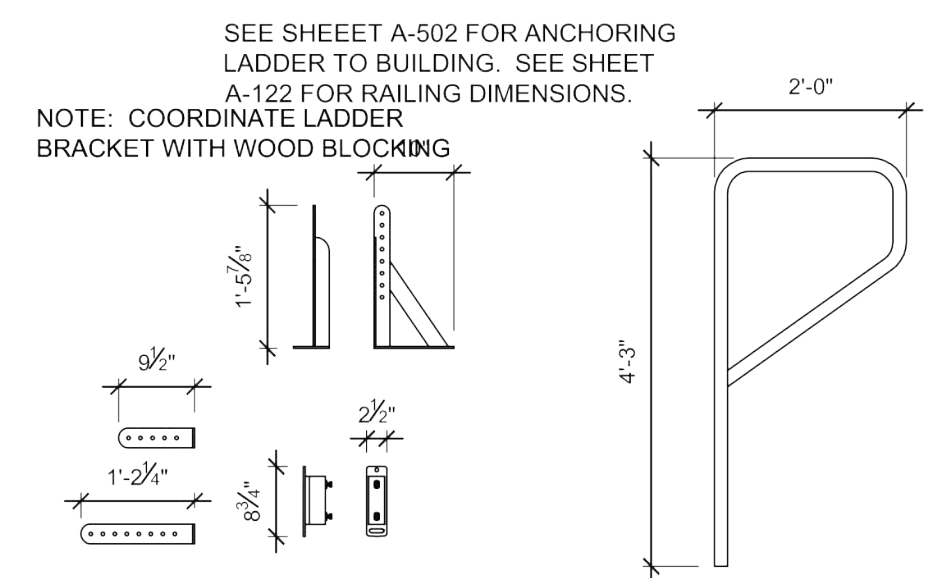
A-201



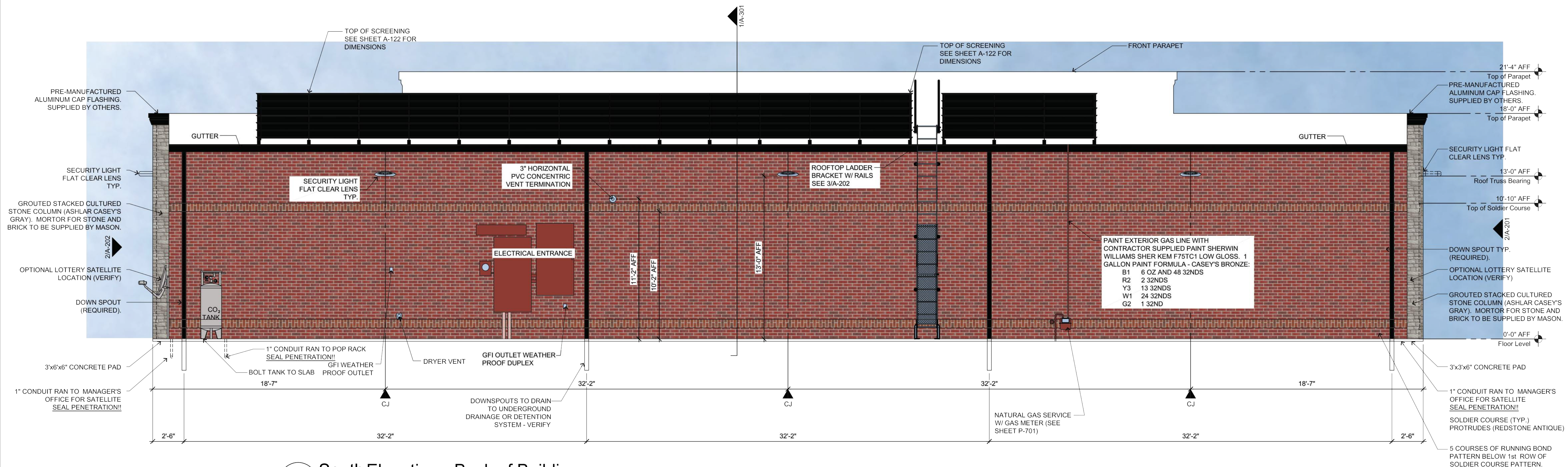
2 West Elevation - Right Side of Building
1/4"=1'-0"



1. REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
2. **RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
 - AL-101: FOR BUILDING LOCATION ON SITE
 - AL-601: FOR INFORMATION RELATING TO SIGNAGE
 - A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
 - A-121: ROOF PLAN/ROOF TOP EQUIPMENT
 - A-601: DOOR & WINDOW SCHEDULES AND NOTES
 - S-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES
3. **WORKING POINT:** THE WORKING POINT (**WP**) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
4. ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.



3 Ladder Bracket



1 South Elevation - Back of Building
1/4" = 1'-0"

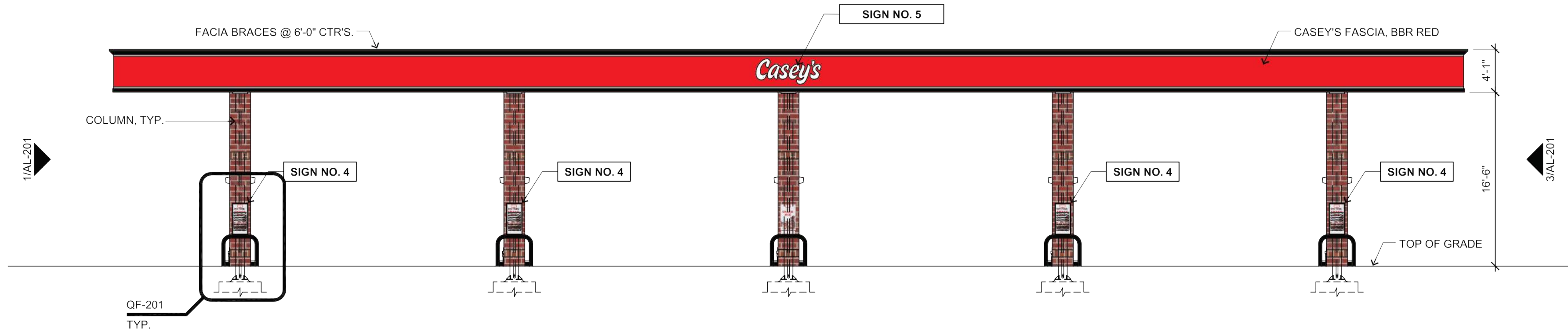
 P ELDS DESIGN SERVICES Architecture Engineering Surveying 2323 Dixon Street, Des Moines, Iowa 50316 P.O. Box 4626 Des Moines, Iowa 50305 P: 515-265-8196 F: 515-266-2259 PELDS JOB NO. 24-031		
  		
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100		
PROJECT: 135 & 126th Street Ankeny, Iowa	DESIGNED 05/29/24 DATE OF FIELD 04/10/25 DATE OF REVIEW 06/10/25 	DRAWING INFORMATION: EXTERIOR ELEVATIONS
PREPARED BY: DESIGNER 2024 - U4 - V.02 DESIGNED BY: PROJECT MANAGER Arion Goforth III CHECKED BY:		
A-202		

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

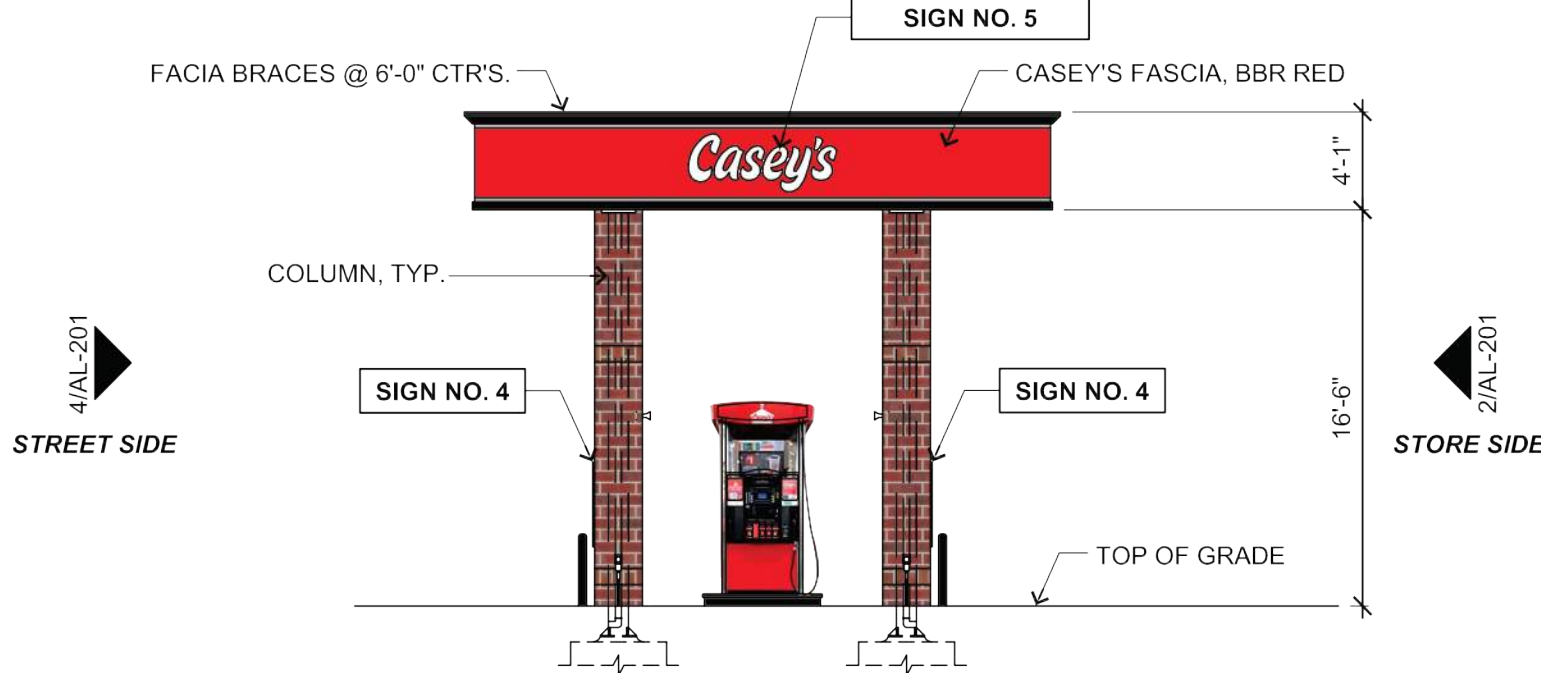
Canopy										
Sign #	Sign	Type	Location	Illumination	Dimensions					
					Bottom	Top	Width	Height	Area Ft²	Quantity
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
Total									120.95	

General Notes

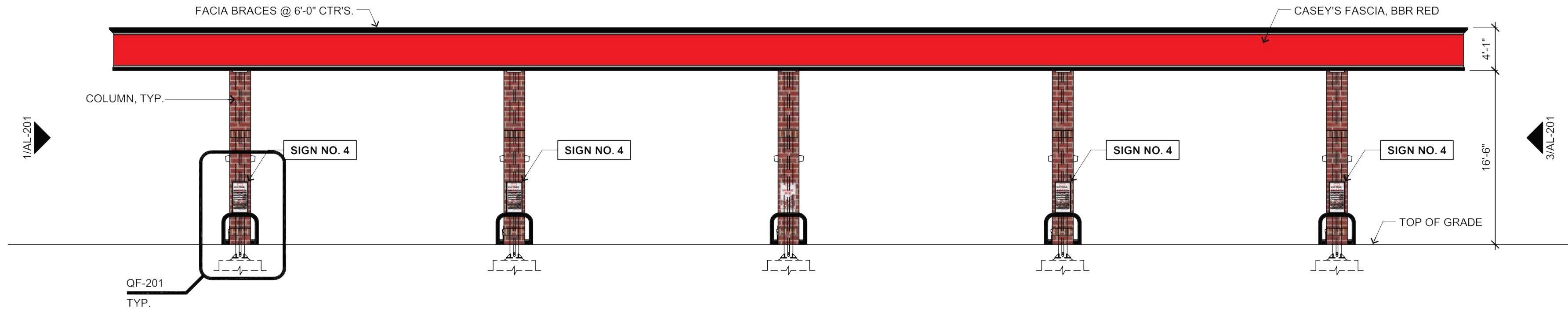
1. **RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
- G-001 FOR GENERAL PROJECT NOTES
 - AL-101 FOR GENERAL SITE PLAN
 - Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
 - QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. **GASOLINE ISLAND CANOPY:** REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
3. **EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



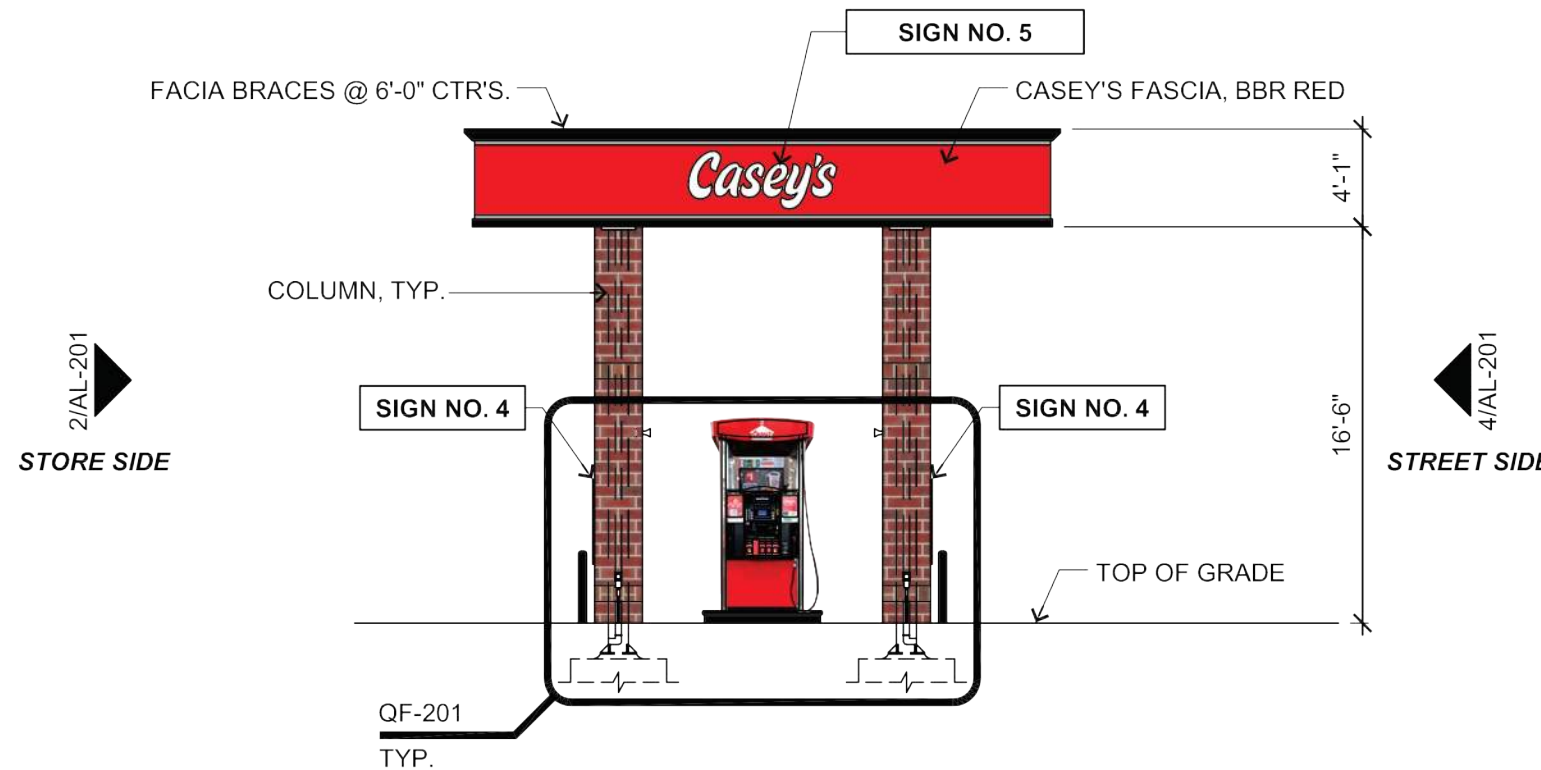
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



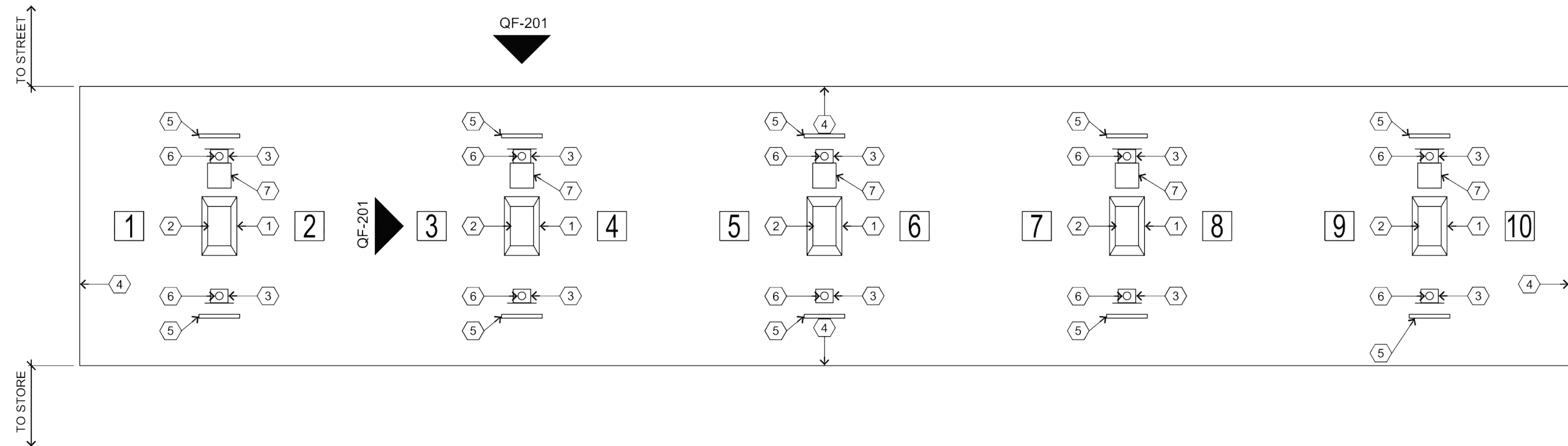
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Layout Plan
Not To Scale

Keyed Canopy Layout Plan Notes

- 1 FUEL ISLANDS
- 2 FUEL DISPENSERS: SUPPLIED BY OWNER
- 3 CANOPY COLUMN: SUPPLIED BY CANOPY MFG.
- 4 EDGE OF CANOPY: ABOVE
- 5 STEEL GUARD PIPE: SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (2 PER ISLAND)
- 6 INTERNAL DOWNSPOUTS: ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
- 7 TRASH CAN AND WASH BUCKETS
- 8 PUMP LABELS: MOUNTED ON CANOPY COLUMNS



2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626 Des Moines, Iowa 50305 | P: 515-265-8196 F: 515-266-2259
ELDS JOB NO. 24-031

CASEY'S CONSTRUCTION DIVISION		
One Convenience Blvd., Ankeny, IA. 50021 515-965-6100		
PROJECT: 135 & 126th Street Ankeny, Iowa	PUBLISHED: 08/20/24 DRAWN BY: 04/10/25	DRAWING INFORMATION: GASOLINE ISLAND CANOPY ELEVATIONS AL-201
DRAWING INFORMATION: CONSTRUCTION DIVISION DRAWN BY: B. RAHN	CHECKED BY:	

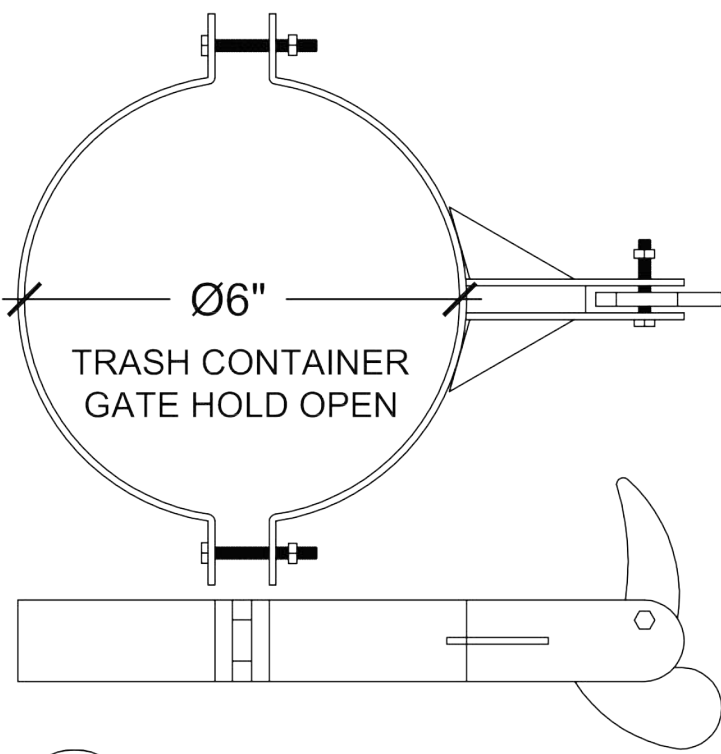
General Notes

1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

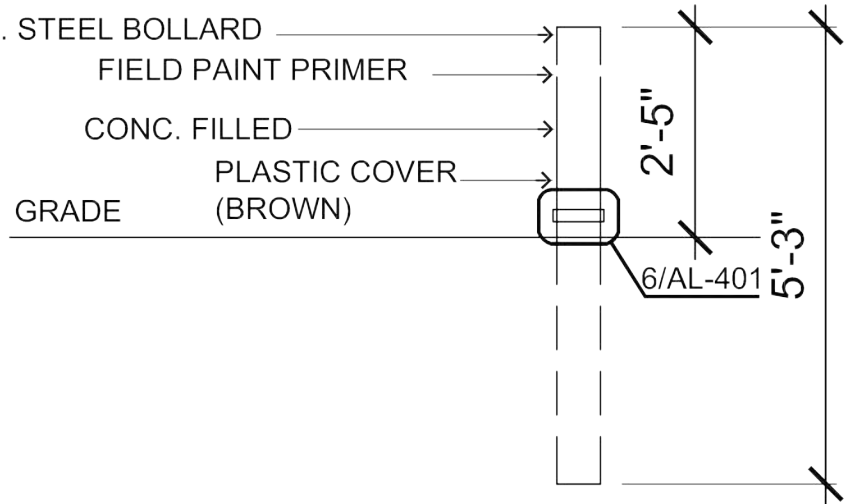
G-001 FOR GENERAL PROJECT NOTES
AL101 FOR GENERAL SITE PLAN

Construction Notes

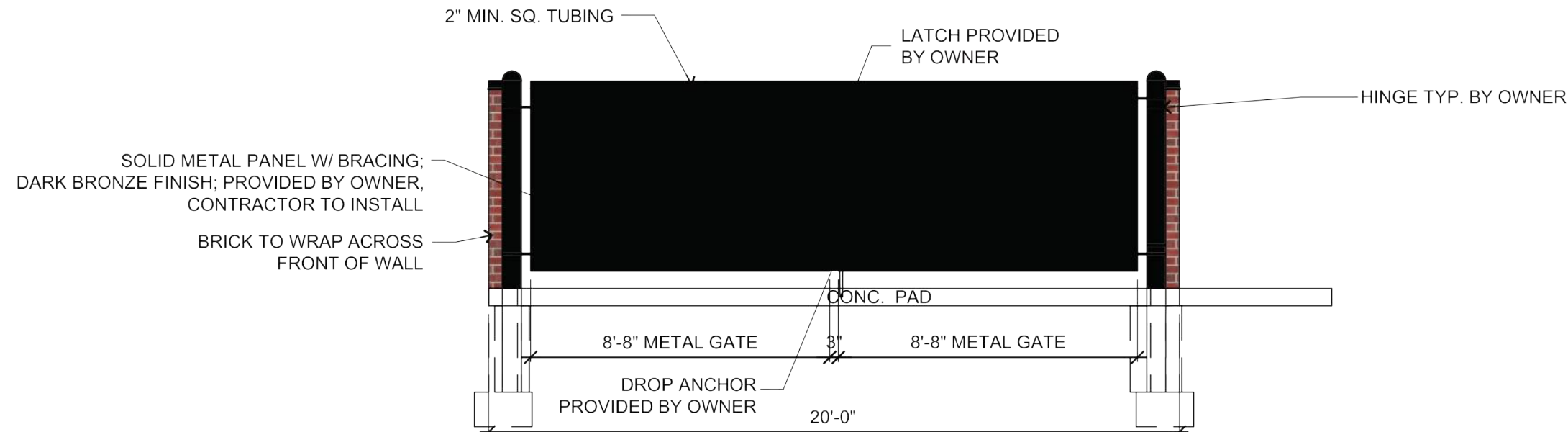
- 1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
- 2) VERIFY SCREENING WITH LOCAL AUTHORITY.
- 3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.
- 4) DUMPSTER ENCLOSURE WALLS WILL BE 4" BLOCK PURCHASED BY CONTRACTOR



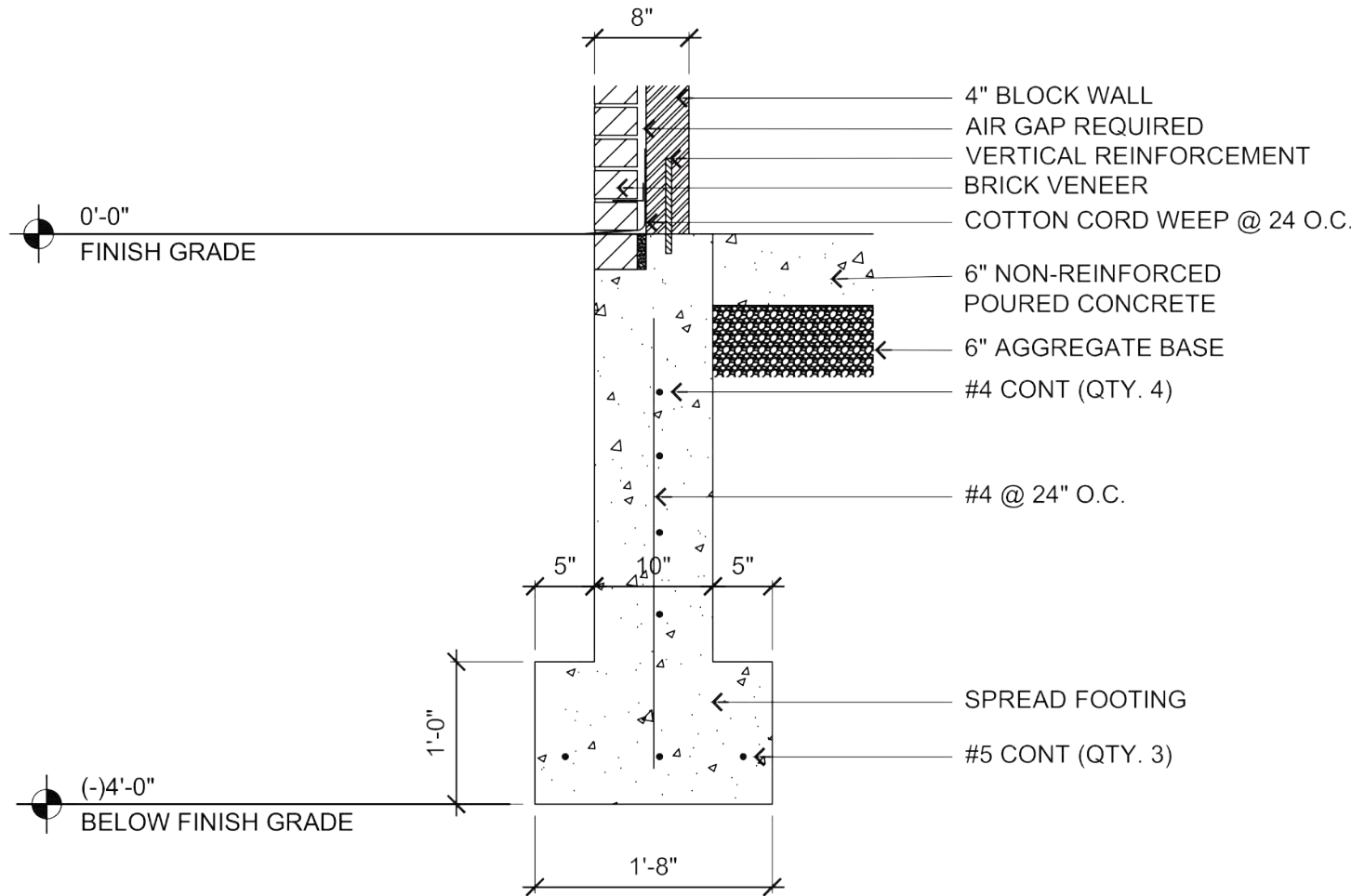
6 Gate Open Holder
No Scale



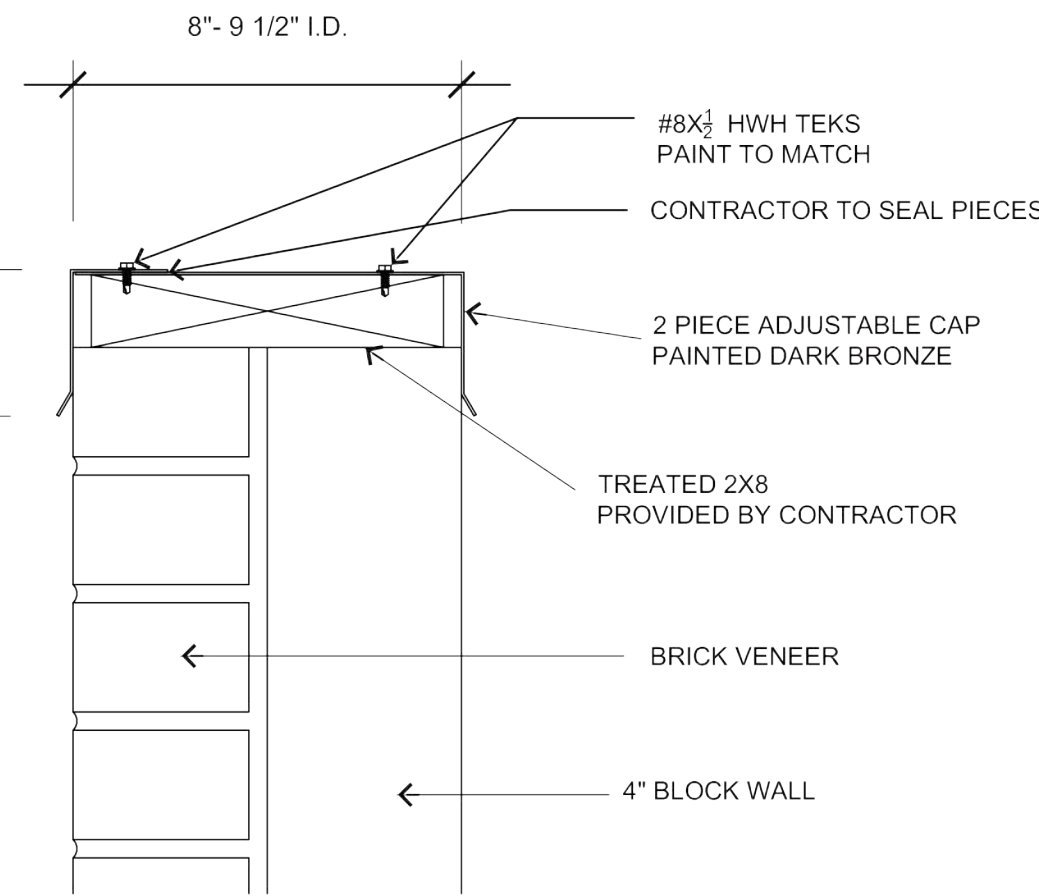
7 Bollard Detail
No Scale



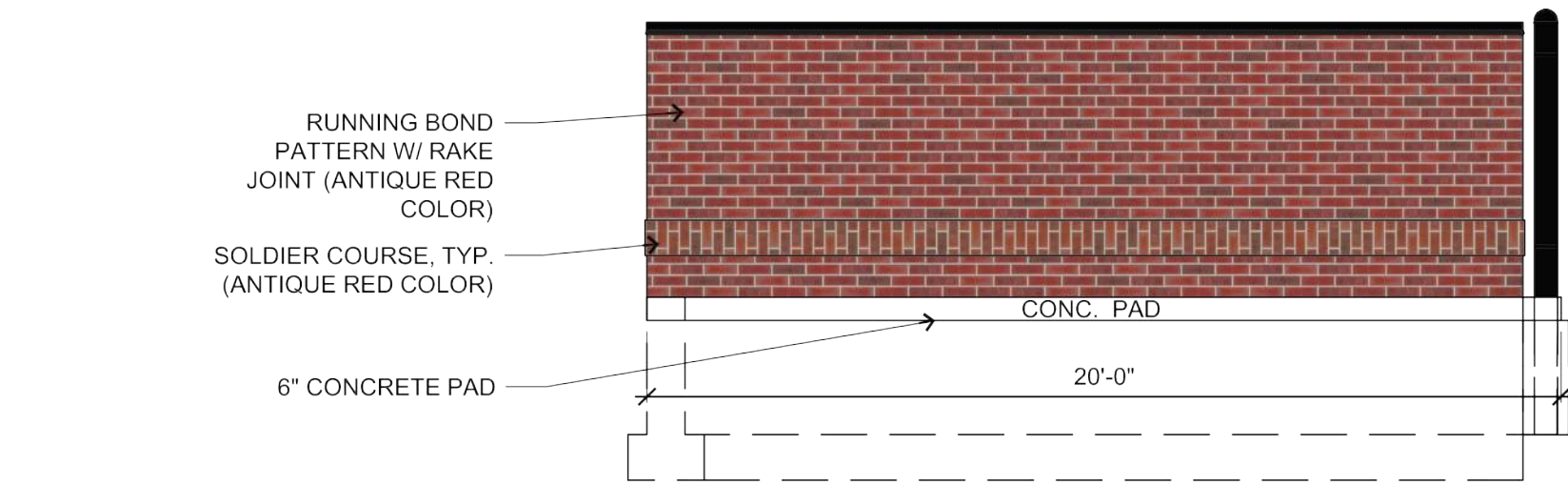
5 Dumpster Enclosure - Elevation
1/4" = 1'-0"



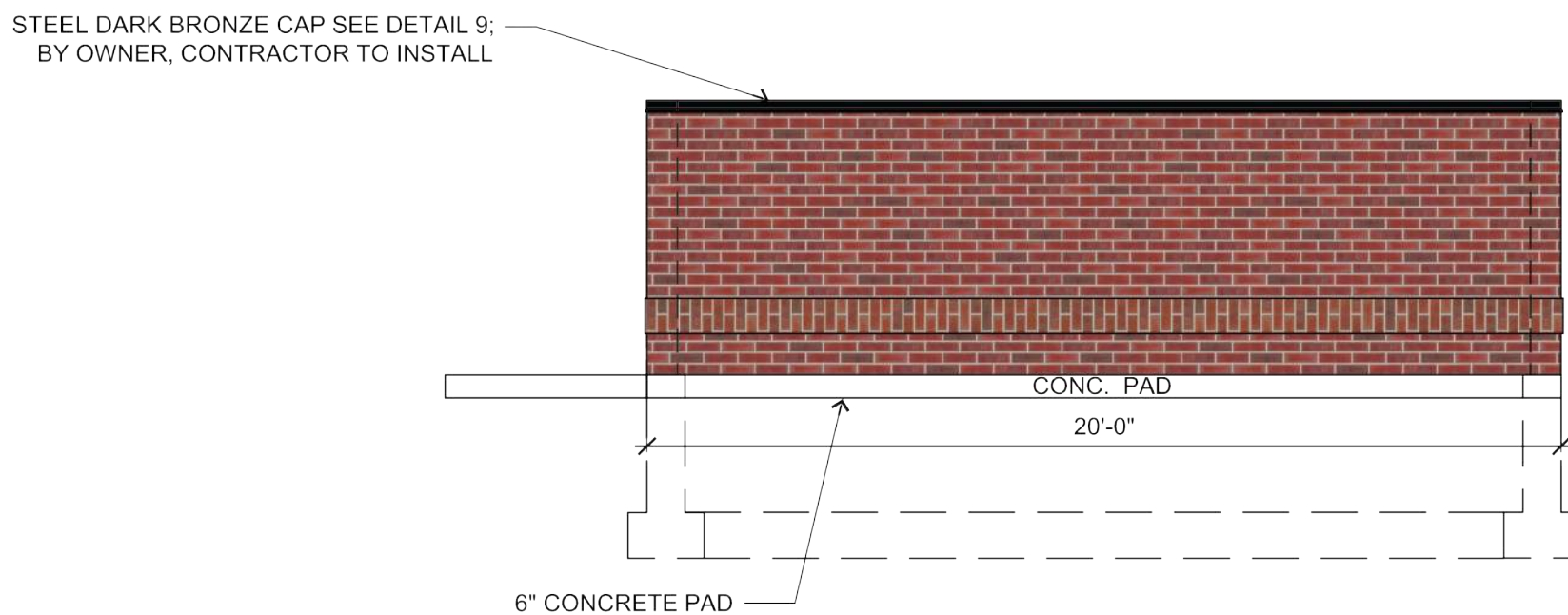
8 Spread Footing Detail
No Scale



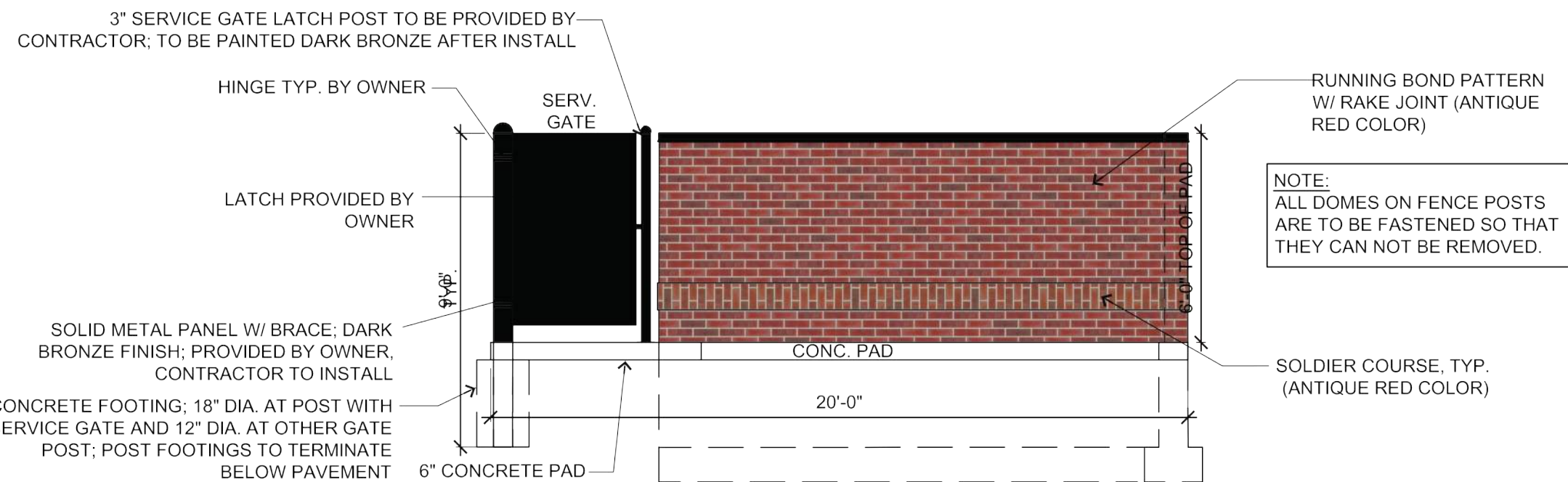
9 Adjustable Dumpster Wall Cap
No Scale



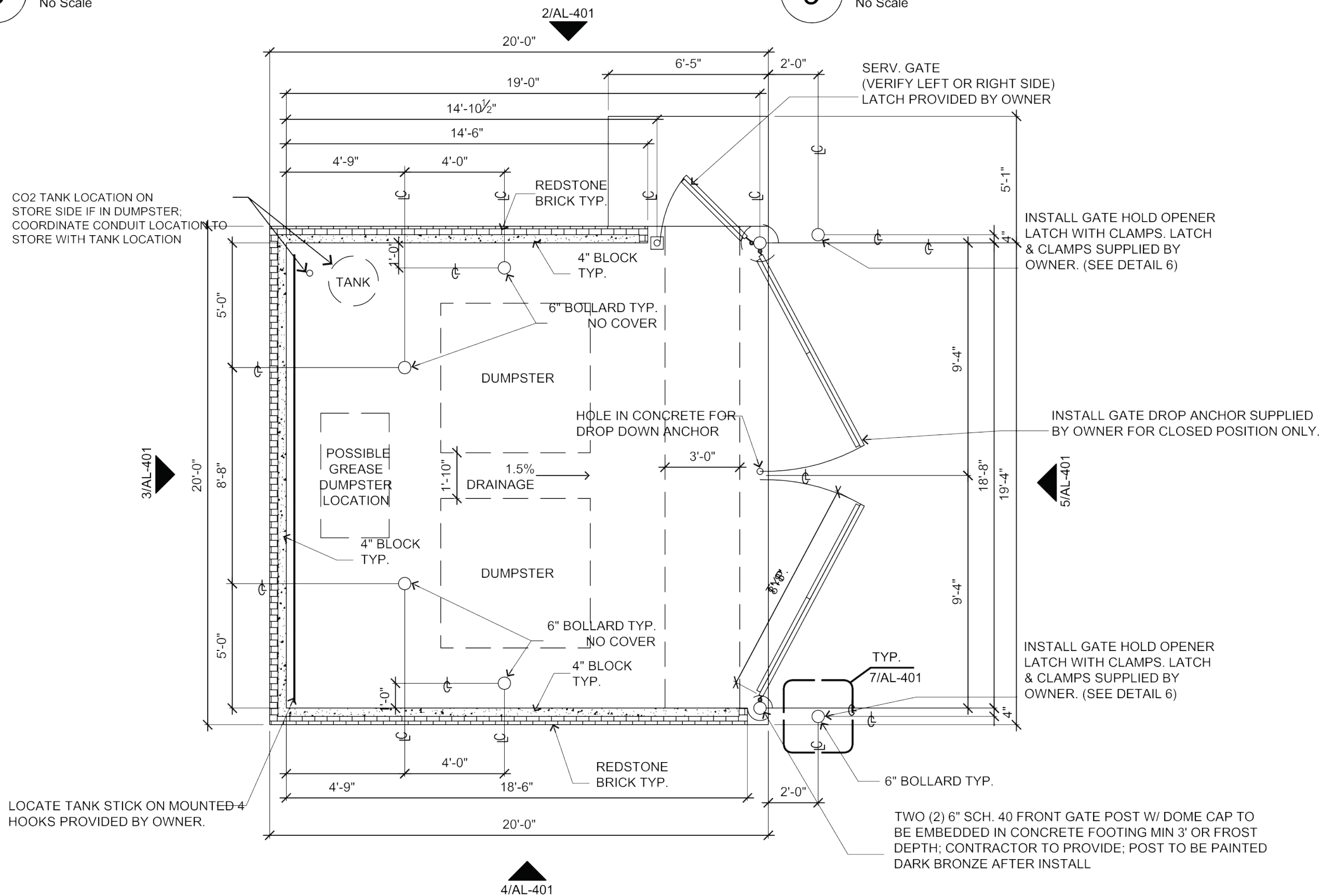
4 Dumpster Enclosure - Elevation
1/4" = 1'-0"



3 Dumpster Enclosure - Elevation
1/4" = 1'-0"



2 Dumpster Enclosure - Elevation
1/4" = 1'-0"



1 Dumpster Plan
1/4" = 1'-0"



PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626 Des Moines, Iowa 50305 | P: 515-265-8196 F: 515-266-2259
PELDS JOB NO. 24-031



Casey's
CONSTRUCTION DIVISION
One Convenience Blvd., Ankeny, IA. 50021 515-965-6100

PROJECT: 135 & 126th Street
Ankeny, Iowa

PUBLISHED: 08/20/24
CONSTRUCTION START: 04/10/25

DRAWING INFORMATION:
CONSTRUCTION DIVISION
DRAWN BY: B. RAHN
CHECKED BY:

DUMPSTER ENCLOSURE

AL-401



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Darling Acres Plat 1 Final Plat (County)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

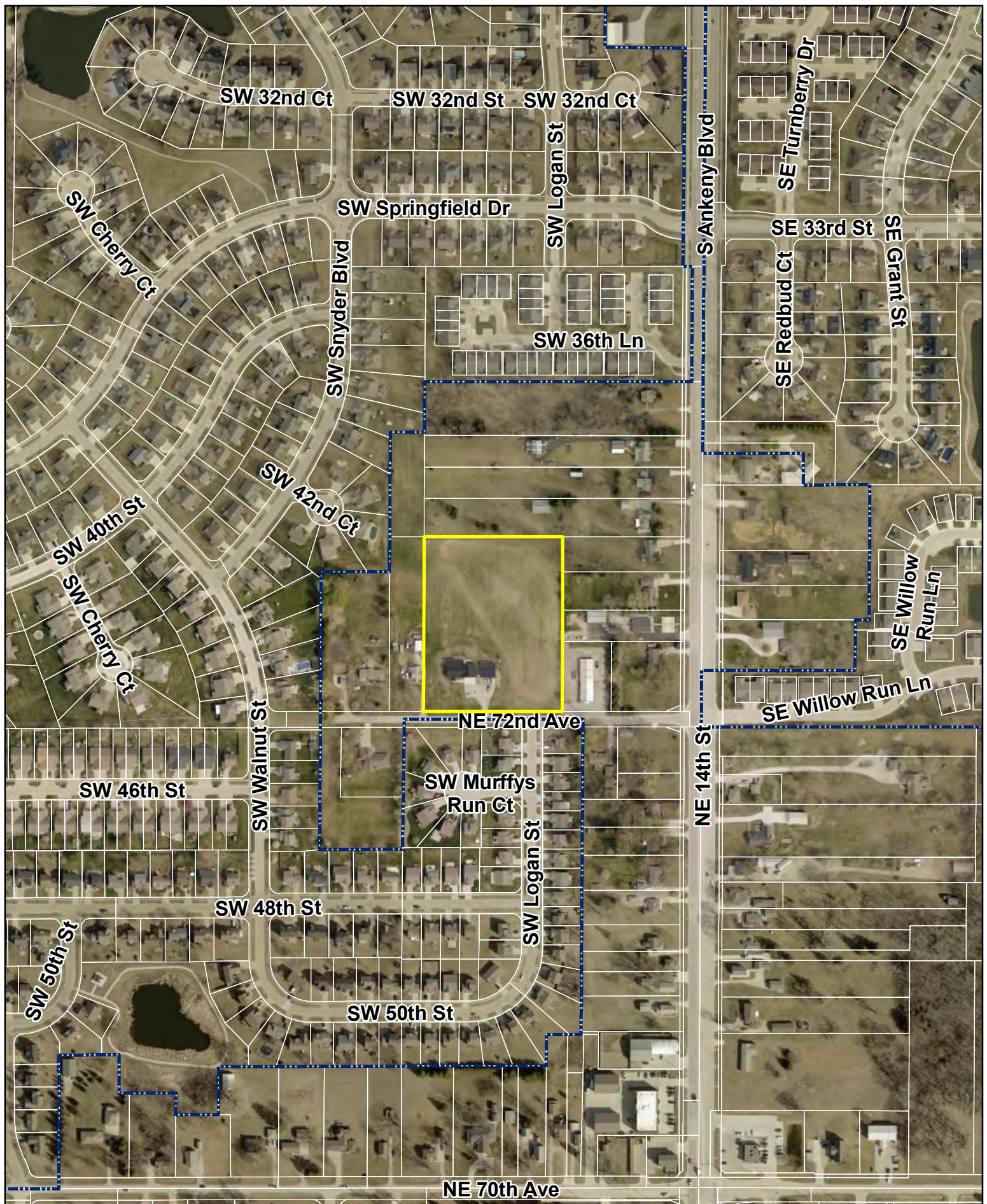
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of Darling Acres Plat 1 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ATTACHMENTS

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



1 inch = 350 feet

Date: 10/15/2025

Darling Acres Plat 1 - Final Plat



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

Report Date: October 16, 2025

Prepared by: Bryan Morrissey
Associate Planner

ESC

Staff Recommendation

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

Project Summary

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

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

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

September 9, 2025

Bryan Morrissey
Community Development Department
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

RE: DARLING ACRES PLAT 1- 2ND SUBMITTAL
1200 NE 72ND AVE
ANKENY, IA 50023
PROPOSED MAJOR SUBDIVISION – FINAL PLAT

Dear Mr. Morrissey,

On behalf of the Owner/Developer, Lucas Darling, please find accompanying the Final Plat for Darling Acres Plat 1. These documents have been prepared in accordance with the City of Ankeny subdivision standards and specifications. The Preliminary Plat was approved by the Ankeny City Council on September 2, 2025, and by the Polk County Board of Supervisors on August 26, 2025.

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

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

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

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

Sincerely,

SNYDER & ASSOCIATES, INC.



Eric J. Miller, PLS

DARLING ACRES PLAT 1

FINAL PLAT

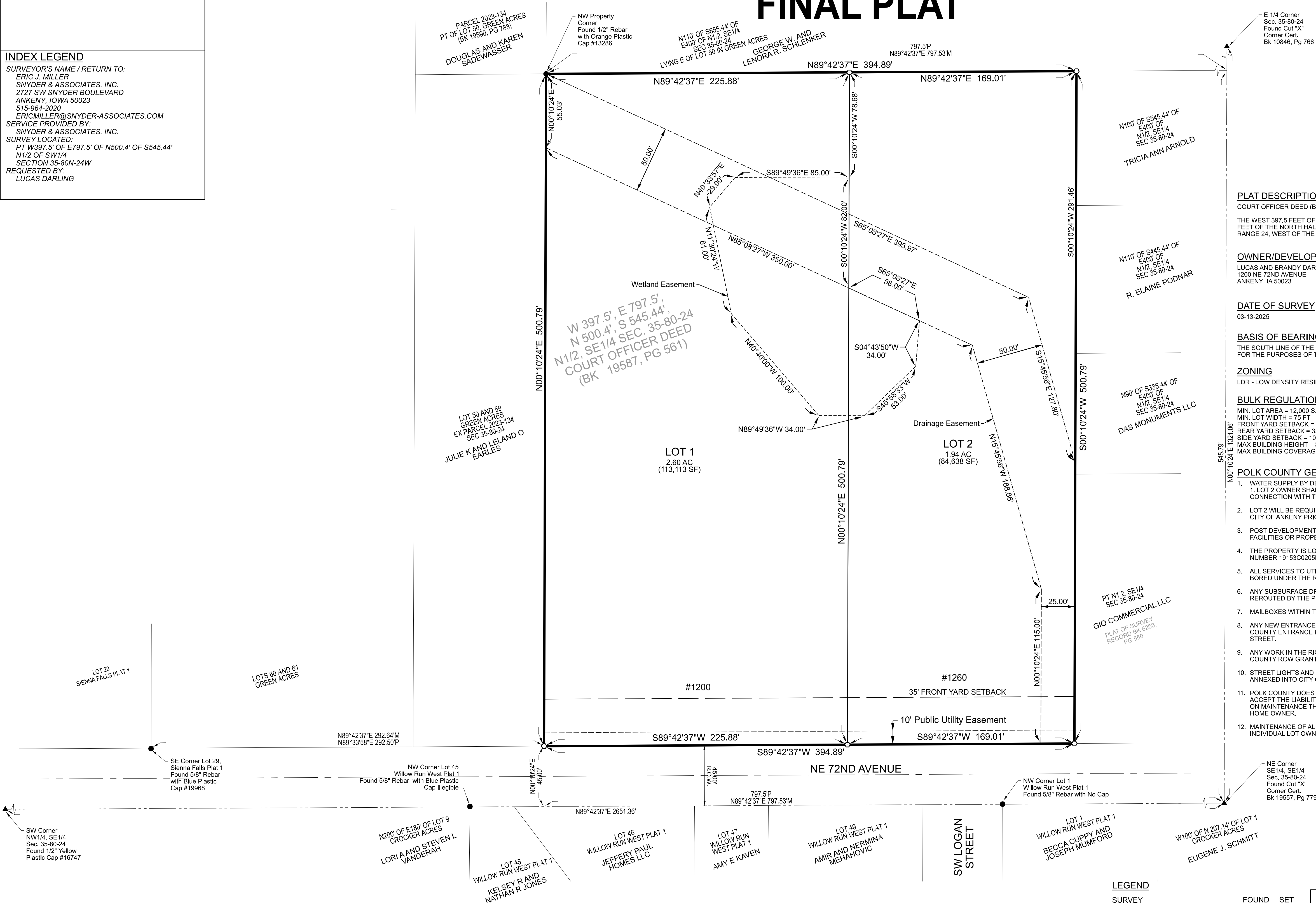
INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIC J. MILLER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
ERICMILLER@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
PT W397.5' OF E797.5' OF N500.4' OF S545.44'
N1/2 OF SW1/4
SECTION 35-80N-24W

REQUESTED BY:
LUCAS DARLING



PLAT DESCRIPTION

COURT OFFICER DEED (BOOK 19587, PAGE 561)

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

OWNER/DEVELOPER

LUCAS AND BRANDY DARLINO
1200 NE 72ND AVENUE
ANKENY, IA 50023

LAND SURVEYOR

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

DATE OF SURVEY

03-13-2025

BASIS OF BEARING

THE SOUTH LINE OF THE NE 1/4, SE 1/4 OF SECTION 35 IS ASSUMED TO BEAR NORTH 89°42'37" WEST FOR THE PURPOSES OF THIS SURVEY.

ZONING

LDR - LOW DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS

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

POLK COUNTY GENERAL NOTES

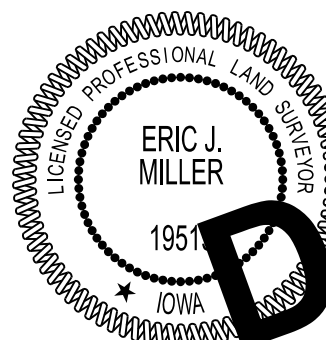
1. WATER SUPPLY BY DES MOINES WATER WORKS HAS ALREADY BEEN ESTABLISHED TO LOT 1. LOT 2 OWNER SHALL BE INDIVIDUALLY RESPONSIBLE FOR MAKING WATER SERVICE CONNECTION WITH THE CITY OF ANKENY AT THE TIME OF FUTURE HOME CONSTRUCTION.
2. LOT 2 WILL BE REQUIRED TO CONNECT TO EXISTING SANITARY SEWER, COORDINATE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

LEGEND

SURVEY

SECTION CORNER
1/2" REBAR, ORANGE PLASTIC CAP # _____
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING AND DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
YELLOW PLASTIC CAP
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE

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



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Eric J. Hines, PLS _____ Date _____

Licensed since 19515

License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

DARLING ACRES PLAT 1

FINAL PLAT

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.



Project No: 125.0333

Sheet 1 of 1



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

The Reserve at Cherry Glen Preliminary Plat (County)

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of The Reserve at Cherry Glen Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Requirements.

ATTACHMENTS

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



1 inch = 825 feet

Date: 10/15/2025

The Reserve at Cherry Glen - Preliminary Plat



Agenda Item: The Reserve at Cherry Glen – Preliminary Plat (County)

Report Date: October 16, 2025

Prepared by: Bryan Morrissey
Associate Planner

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of The Reserve at Cherry Glen Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The Reserve at Cherry Glen is a proposed 27.56-acre (+/-) preliminary plat situated in the County, northwest of the W 1st Street and NW Polk City Drive intersection. The proposed plat lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is located within the City of Ankeny Planning Boundary.

The project area is zoned under Polk County's zoning regulations as RR-Rural Residential District (Rural Residential Cluster Development) and is currently undeveloped. The subject area is indicated in The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map as being suitable for Neighborhood Commercial and Medium Density Residential. The applicant is proposing twenty-seven single-family lots and two outlots on the project site. The two outlots will be maintained by an HOA and will be utilized for stormwater detention and site amenities (pickleball court, shelter, private parking). City of Ankeny sanitary sewer lines will be extended from NW 5th Street throughout the entirety of the development, as future homeowners will be required to connect to the City lines at the time of construction. Water and stormwater services will be provided by Polk County.

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

September 9th, 2025

City of Ankeny
Community Development
1210 NW Prairie Ridge DR
Ankeny, IA 50023
ATTN: Eric Carstens



RE: Preliminary Plat for The Reserve at Cherry Glen – Letter of Intent

On behalf of Old Post Properties, LLC, we are pleased to submit this Preliminary Plat for staff review. The project is located northwest of the intersection of Highway 415 and West 1st Street in Polk County, Iowa. The property is currently zoned Rural Residential, with a designated land use of Rural Residential.

The site encompasses approximately 27.5 acres and is proposed as a rural residential cluster development. The plan includes twenty-five rural residential lots ranging in size from 0.46 acres to 1.31 acres. In addition, two outlots are proposed to meet the 25% open space requirement; these outlots will be utilized for stormwater detention and parkland.

The design incorporates all required utilities, paving, grading, stormwater management, and other elements associated with a rural residential cluster development. A connection to the City of Ankeny's sanitary sewer system is also proposed to serve all twenty-five lots.

We look forward to your review. Please let me know if there are any questions or additional materials I can provide.

Sincerely,

Tyler Tuttle
Bishop Engineering
ttuttle@bishopengr.com

THE RESERVE AT CHERRY GLEN

MAJOR PRELIMINARY PLAT

SHEET INDEX:

C0.1	COVER SHEET
C1.1	EXISTING CONDITIONS
C2.1	OVERALL LAYOUT PLAN
C2.2 - C2.3	LAYOUT PLAN
C3.1 - C3.2	GRADING & EROSION CONTROL PLAN
C4.1 - C4.2	UTILITY PLAN

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; ALL OF PARCEL 2025-55 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20113 AT PAGE 828; AND A PORTION OF PARCEL 2021-38 WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18538 AT PAGE 94, ALL MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE N00°37'18"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 16.00 FEET TO A BEND POINT IN THE SOUTH LINE OF LOT 4, FOREST RIDGE ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE S89°50'31"E ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°37'16"E ALONG THE EAST LINE OF SAID LOT 4 AND ALONG THE EAST LINE OF LOTS 5 THROUGH 1 INCLUSIVE IN FOREST RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT, A DISTANCE OF 1207.35 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY 415 AS IT IS PRESENTLY ESTABLISHED; THENCE THE NEXT SIX COURSES ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, S47°28'18"E, A DISTANCE OF 340.03 FEET; THENCE S37°26'43"E, A DISTANCE OF 358.16 FEET; THENCE S39°33'02"E, A DISTANCE OF 483.76 FEET; THENCE S24°42'23"E, A DISTANCE OF 430.31 FEET; THENCE S07°41'41"E, A DISTANCE OF 381.04 FEET; THENCE S05°43'35"E, A DISTANCE OF 53.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2025-55; THENCE N89°46'29"W ALONG THE SOUTH LINE OF SAID PARCEL 2025-55, A DISTANCE OF 591.17 FEET; THENCE S00°13'54"W ALONG THE SOUTH LINE OF SAID PARCEL 2025-55, A DISTANCE OF 23.00 FEET; THENCE N89°42'07"W ALONG THE SOUTH LINE OF SAID PARCEL 2025-55 AND ALONG THE SOUTH LINE OF SAID PARCEL 2021-38, A DISTANCE OF 536.86 FEET TO THE EAST LINE OF CHERRY GLEN RIDGE PLAT 1, AN OFFICIAL PLAT; THENCE N00°15'42"E ALONG THE EAST LINE OF SAID CHERRY GLEN RIDGE PLAT 1, A DISTANCE OF 503.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, CONTAINING 27.56 ACRES.

OWNER:

OLD POST PROPERTIES LLC
34097 V PLACE
WAUKEE, IA 50263
CONTACT: NICK WILLIAMS
EMAIL: NICK@LAND-CONCIERGE.COM
PH: 515-219-1111

QUIRK INVESTMENTS LLC
4123 NW 15TH PL
POLK CITY, IA 50226
CONTACT: DEAN QUIRK
EMAIL: SLCKANKENYOFFICE@GMAIL.COM
PH: 515-965-6093

ENGINEER:

BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322
CONTACT: DAVID BENTZ
EMAIL: DBBENTZ@BISHOPENGR.COM
PH: 515-276-0467

SURVEYOR:

BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322
CONTACT: LARRY HYLER
EMAIL: LHYLER@BISHOPENGR.COM
PH: 515-276-0467

ZONING:

RR - RURAL RESIDENTIAL DISTRICT (RURAL RESIDENTIAL CLUSTER DEVELOPMENT)

DEVELOPMENT SUMMARY:

RURAL RESIDENTIAL CLUSTER DEVELOPMENT
TOTAL AREA = 27.56 AC
REQUIRED OPEN SPACE = 6.89 AC (25%)
PROVIDED OPEN SPACE = 6.89 AC (25%)
MAXIMUM DENSITY = 31 LOTS (1.15 DU/AC)
PROVIDED DENSITY = 25 LOTS (0.91 DU/AC)

BULK REGULATIONS:

MINIMUM LOT AREA = 20,000 SF
FRONT YARD SETBACK = 30 FT
SIDE YARD SETBACK = 10 FT
REAR YARD SETBACK = 30 FT
MINIMUM LOT WIDTH = 100 FT
MAXIMUM BUILDING HEIGHT = 35 FT
MAXIMUM BUILDING COVERAGE = 30%

BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD83, GEOID 18

POINT #9000
NORTHING = 632516.04
EASTING = 1594247.32
ELEVATION = 984.78
DESCRIPTION: APPROX. MID RADIUS OF HIGHWAY 415, AT ENTRY DRIVE TO SITE APPROX. 2 FEET SOUTH OF DRIVEWAY APPROX. 6 FEET EAST OF END OF GRAVEL DRIVE.

POINT #9001
NORTHING = 632208.40
EASTING = 1594376.44
ELEVATION = 984.08
DESCRIPTION: AT END OF NW 95TH PLACE, APPROX 8 FEET SOUTH OF SOUTH RIGHT-OF-WAY AND APPROX. 14 FEET WEST OF WEST PROPERTY LINE OF SITE.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. POLK COUNTY MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND POLK COUNTY.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- STREET LIGHTS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS IF PROPERTY IS ANNEXED INTO THE CITY OF ANKENY.

PAVING NOTES:

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH POLK COUNTY STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
- SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS ON SHEET C2.1.
- ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEER FABRIC AND INSTALLED PER SUDAS DETAIL 9040.110 OR 9040.111 DEPENDING ON CONDITION. TOP OF RIP-RAP SHALL BE INSTALL FLUSH OR LOWER THAN ADJACENT SURFACES. DEPTH OF RIP-RAP SHALL BE 1.5 TIMES MAX STONE DIAMETER.
- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
- MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISIONING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING, AND SUBMITTED TO THE CITY OF ANKENY FOR REVIEW.
- WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
- PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY POLK COUNTY.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. POLK COUNTY WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.
- SANITARY SEWER SHALL REQUIRE INSPECTION AND ACCEPTANCE FROM POLK COUNTY FOLLOWING SUDAS.
- SANITARY SEWER MANHOLE CASTINGS SHALL BE BOLTED TO STRUCTURES
- SANITARY SEWER MANHOLES THAT ARE NOT LOCATED IN MOWED AREAS SHALL BE MARKED WITH A GREEN PAINTED T-POST.
- MOLDED SHIELDS SHALL BE USED FOR INFILTRATION BARRIERS ON TWO-PIECE CASTINGS FOR ALL SANITARY SEWER MANHOLES.
- ADJUSTMENT RINGS ON SANITARY SEWER MANHOLES SHALL BE HOPE. NO CONCRETE ADJUSTMENT RINGS SHALL BE PERMITTED.
- SEWER MAIN CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH SUDAS AND THE CITY OF ANKENY'S SUPPLEMENTAL SPECIFICATIONS.
- ALL SANITARY SEWERS IN PAVEMENT SHALL UTILIZE EAST JORDAN IRON WORKS SELF-LEVEL CASTINGS FOR ALL MANHOLES IN PAVEMENT. ANY MANHOLES OUTSIDE OF PAVEMENT SHALL USE TYPE A CASTINGS. ALL MANHOLES SHALL USE CRETEX PRO-RINGS FOR ADJUSTMENT. M1 ADHESIVE MUST BE VISIBLE AT JOINTS. INFILTRATION TAPE SHALL BE USED ON MAN-HOLE BARREL JOINTS.
- SWEEPING INVERT WILL NEED TO BE POURED FOR ANY INVERTS THAT HAVE A CHANGE IN DIRECTION.
- BOXOUTS ARE NOT ALLOWED TO BE PLACED AROUND SANITARY MANHOLES.
- AN MANUFACTURED WYE SHALL BE USED FOR ANY SANITARY SEWER SERVICE CONNECTIONS.
- AS-BUILTS SHALL BE COMPLETED ON SANITARY SEWER PIPES BEING INSTALLED AT LESS THAN 0.6% SLOPE FOLLOWING CONSTRUCTION PRIOR TO PAVING TO ENSURE THAT THE SEWER IS CONSTRUCTED AT NO LESS THAN A SLOPE OF 0.4%.

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

UTILITY CONFLICT NOTES:

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

WETLAND NOTES:

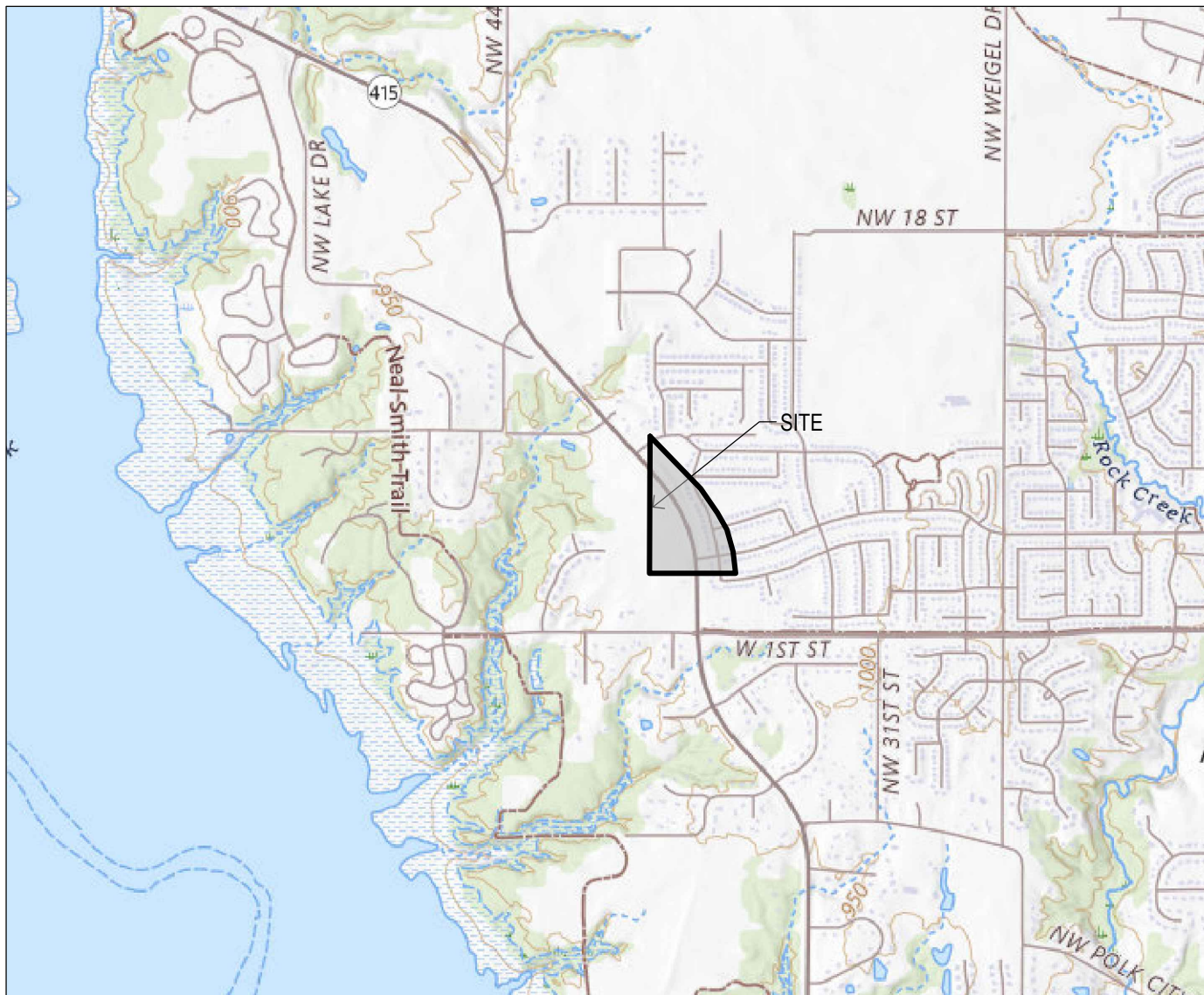
- BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:

SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 06-11-2025.

POLK COUNTY NOTES:

- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- ACCESS TO HIGHWAY 415 MUST BE APPROVED BY THE IOWA DEPARTMENT OF TRANSPORTATION.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- RIGHT-OF-WAY AND ASSOCIATED STREETS SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES. RIGHT-OF WAY AND ASSOCIATED STREETS SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORMWATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
- GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
- THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETENTION BASINS, DETENTION OUTLET FACILITIES, PARK SPACES, AND PARK IMPROVEMENTS. PARK IMPROVEMENTS INCLUDE THE WET-BOTTOM POND, FISHING DOCK, SHELTER, PICKLEBALL COURTS, PARKING, AND OTHER AMENITIES WITHIN THE PARK.
- ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROAD.
- ALL LOTS WILL BE REQUIRED TO CONNECT TO SANITARY SEWER. COORDINATE WITH CITY OF ANKENY PRIOR TO CONSTRUCTION.
- THE DEVELOPMENT SHALL BE PERMITTED ONE (1) FREE STANDING SIGN PER ENTRANCE TO THE DEVELOPMENT PER THE POLK COUNTY ZONING ORDINANCE. THE TOTAL SQUARE FOOTAGE OF SIGNS MAY NOT EXCEED A TOTAL OF 30 SQUARE FEET OF SIGNAGE PER 100 LINEAL FEET OF SITE FRONTAGE UP TO A MAXIMUM OF 120 SQUARE FEET. ALL PROPOSED SIGNAGE WILL REQUIRE A DEDICATED SIGNAGE EASEMENT AND MAY ONLY PROVIDE THE NAME OF THE SUBDIVISION. DEVELOPER SHALL PROVIDE A SIGN PERMIT APPLICATION TO POLK COUNTY FOR REVIEW.



VICINITY MAP
SCALE: 1" = 1,000'

LEGEND		
— SAN —	SANITARY SEWER	⌚ ELECTRIC VAULT
— ST —	STORM SEWER	⚡ TRANSFORMER POLE
— W —	WATER LINE	⚡ TRANSFORMER POLE
— G —	GAS LINE	⚡ LIGHT POLE
— U/E —	UNDERGROUND ELECTRIC	⌚ ELECTRIC JUNCTION BOX
— O/E —	OVERHEAD ELECTRIC	⌚ ELECTRIC PANEL
— TELE —	TELEPHONE LINE	⌚ TRANSFORMER
— F/O —	FIBER OPTIC	⌚ GROUND LIGHT
— CATV —	CABLE TV	⌚ GUY WIRE
— SF —	SILT FENCE, TYP.	⌚ INLET PROTECTION, TYP.
⌚	STORM MANHOLE	⌚ ELECTRIC HANDHOLE
⌚	CURB INTAKE	⌚ GAS METER
⌚	SURFACE INTAKE	⌚ GAS VALVE
⌚	FLARED END SECTION	⌚ AIR CONDITIONING UNIT
⌚	ROOF DRAIN	⌚ TELEPHONE RISER
⌚	DOWNSPOUT	⌚ TELEPHONE VAULT
⌚	SANITARY MANHOLE	⌚ TELEPHONE MANHOLE
⌚	CLEANOUT	⌚ TRAFFIC SIGNAL MANHOLE
⌚	FIRE HYDRANT	⌚ FIBER OPTIC MANHOLE
⌚	SPRINKLER	⌚ FIBER OPTIC RISER
⌚	IRRIGATION CONTROL VALVE	⌚ FIBER OPTIC VAULT
⌚	WATER MANHOLE	⌚ CABLE TV RISER
⌚	WELL	⌚ SIGN
⌚	WATER VALVE	⌚ BOLLARDS
⌚	WATER SHUT OFF	⌚ DENOTES NUMBER OF PARKING STALLS
⌚	YARD HYDRANT	● PROPERTY CORNER - FOUND AS NOTED
⌚	FLAGPOLE	○ PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # OR AS NOTED
⌚	ELECTRIC MANHOLE	⌚ SECTION CORNER - FOUND AS NOTED
⌚	ELECTRIC METER	⌚
⌚	ELECTRIC RISER	▲ SITE CONTROL POINT - MONUMENT AS NOTED

ABBREVIATIONS:

AC	ACRES	POB	POINT OF BEGINNING
ASPH	ASPHALT	POC	POINT OF COMMENCEMENT
BK	BOOK	PRA	PREVIOUSLY RECORDED AS
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
D	DEEDED DISTANCE	ROW	RIGHT OF WAY
EX	EXISTING	RPC	RED PLASTIC CAP
ENCL	ENCLOSURE	SF	SQUARE FEET
FF	FINISHED FLOOR	SAN	SANITARY
FL	FLOW LINE	TYP	TYPICAL
FRAC	FRACTIONAL	YPC	YELLOW PLASTIC CAP
M	MEASURED DISTANCE	N	NORTH
MH	MANHOLE	S	SOUTH
OPC	ORANGE PLASTIC CAP	E	EAST
P	PLATTED DISTANCE	W	WEST
PG	PAGE		

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SIGNED: _____	DATE: _____
LARRY D. HYLER, P.L.S. 14775	
LICENSE RENEWAL DATE: DEC. 31, 2026	
PAGES OR SHEETS COVERED BY THIS SEAL: _____	

	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.
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LICENSE RENEWAL DATE: DEC. 31, 2025	
PAGES OR SHEETS COVERED BY THIS SEAL: _____	

THE RESERVE AT CHERRY GLEN MAJOR PRELIMINARY PLAT

POLK COUNTY, IOWA

REFERENCE NUMBER:

DRAWN BY:

TD

REVISION DATE:

08-29-2025
10-01-2025
10-10-2025

PROJECT NUMBER:

250185

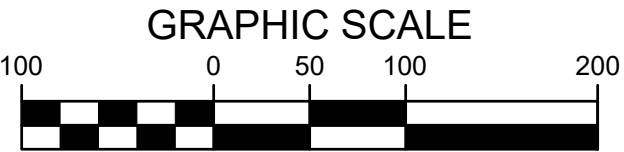
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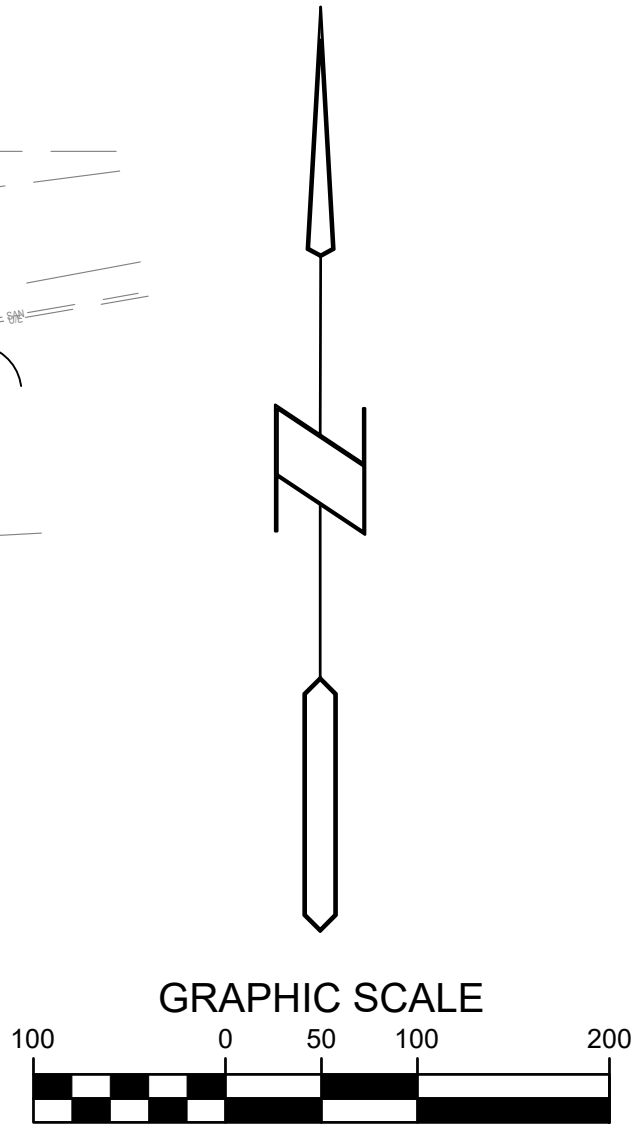
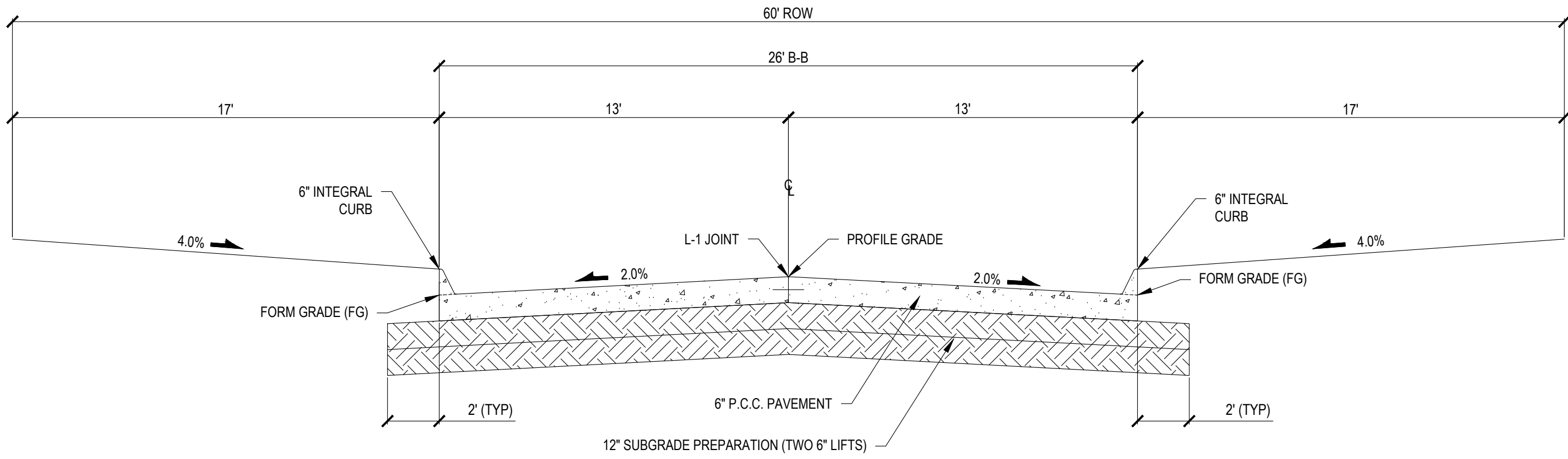
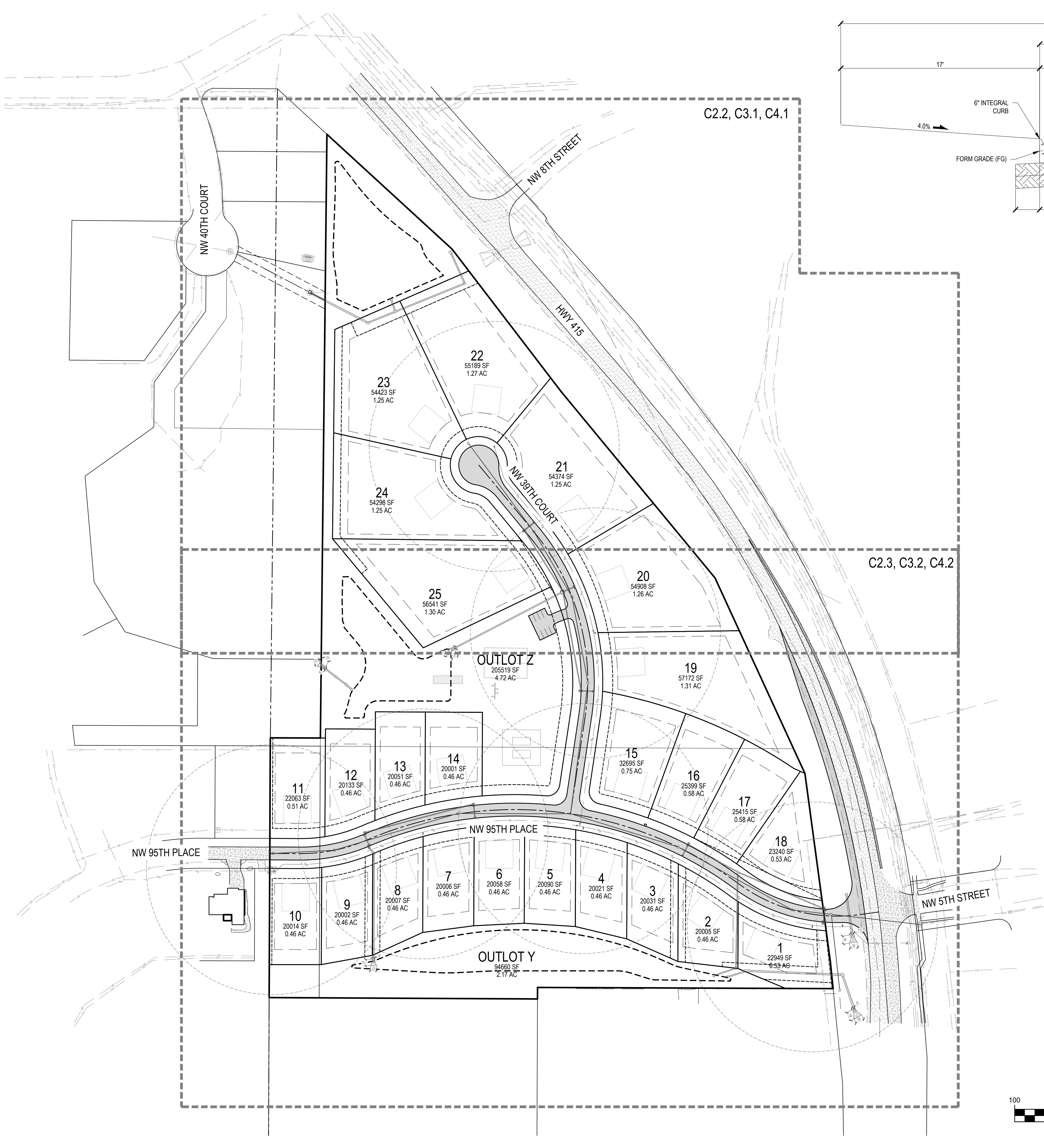
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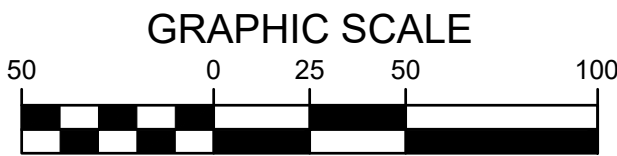
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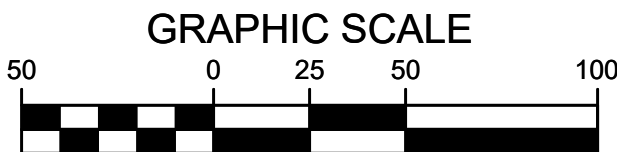




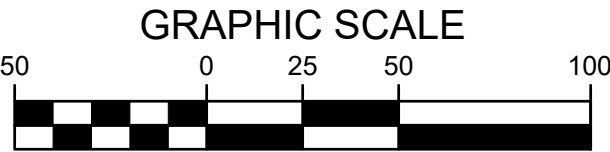


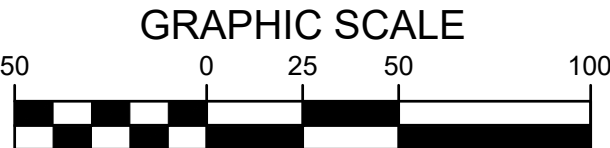


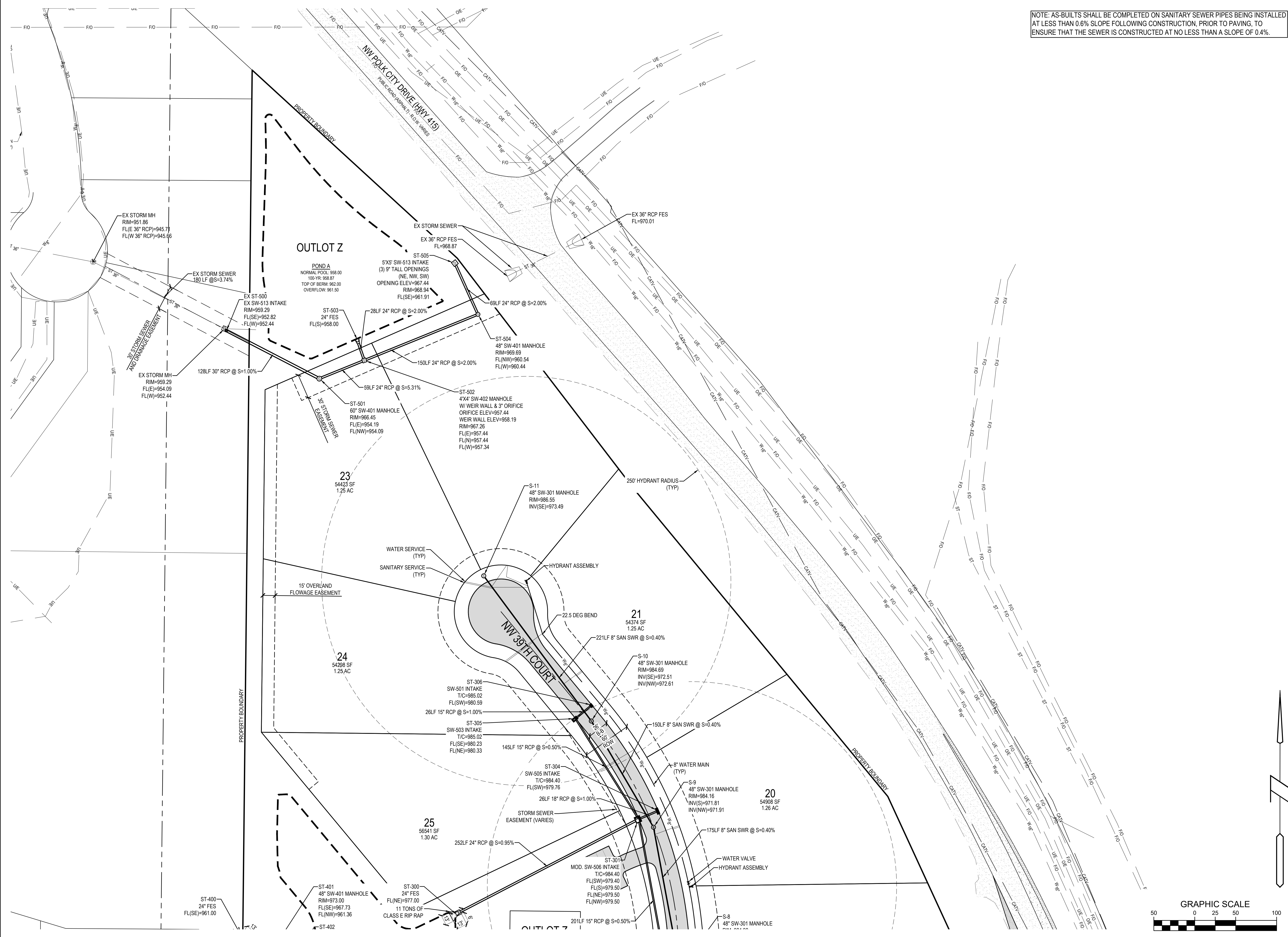
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C2.3







THE RESERVE AT CHERRY GLEN
MAJOR PRELIMINARY PLAT

POLK COUNTY, IOWA

REFERENCE NUMBER:

DRAWN BY:
TDT

REVISION DATE:
08-29-2025
10-01-2025
10-10-2025

PROJECT NUMBER:
250185

SHEET NAME:
UTILITY PLAN

SHEET NUMBER:
C4.1





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 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

Motion

LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

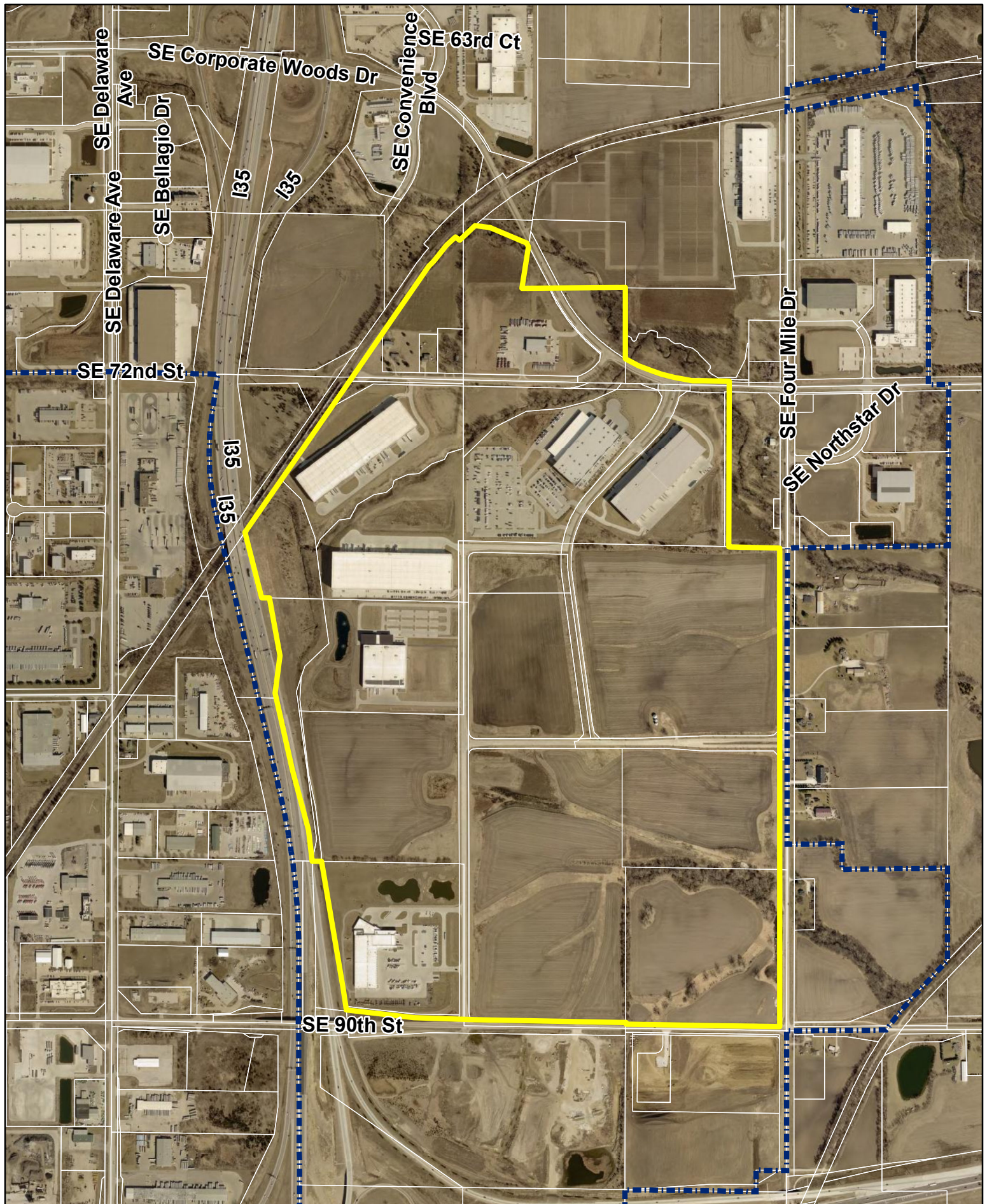
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

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 16, 2025
Prepared by: Jake Heil
Associate Planner

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

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.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed amendments to the Crosswinds Business Park PUD on October 7, 2025. During the public hearing, the Commission asked for more clarification on electrical substations being their own allowed use, this was answered by staff during the meeting and can be found in the meeting minutes. Otherwise, there were no public comments during the public hearing.

Summary

City staff has 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. It is in staff's opinion that the proposed amendments to the Crosswinds Business Park PUD provide greater flexibility and clarification on allowable uses but does not revise the original vision and intent of the development. Therefore, staff recommends the Plan and Zoning Commission recommend City Council approval of the request by City staff, to amend the Crosswinds Business Park PUD, Planned Unit Development zoning.

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.

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
 - 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.

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:

- Outlot V Crosswinds Business Park Plat 1
- Outlot Y Crosswinds Business Park Plat 1
- Outlot Z Crosswinds Business Park Plat 1
- 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:

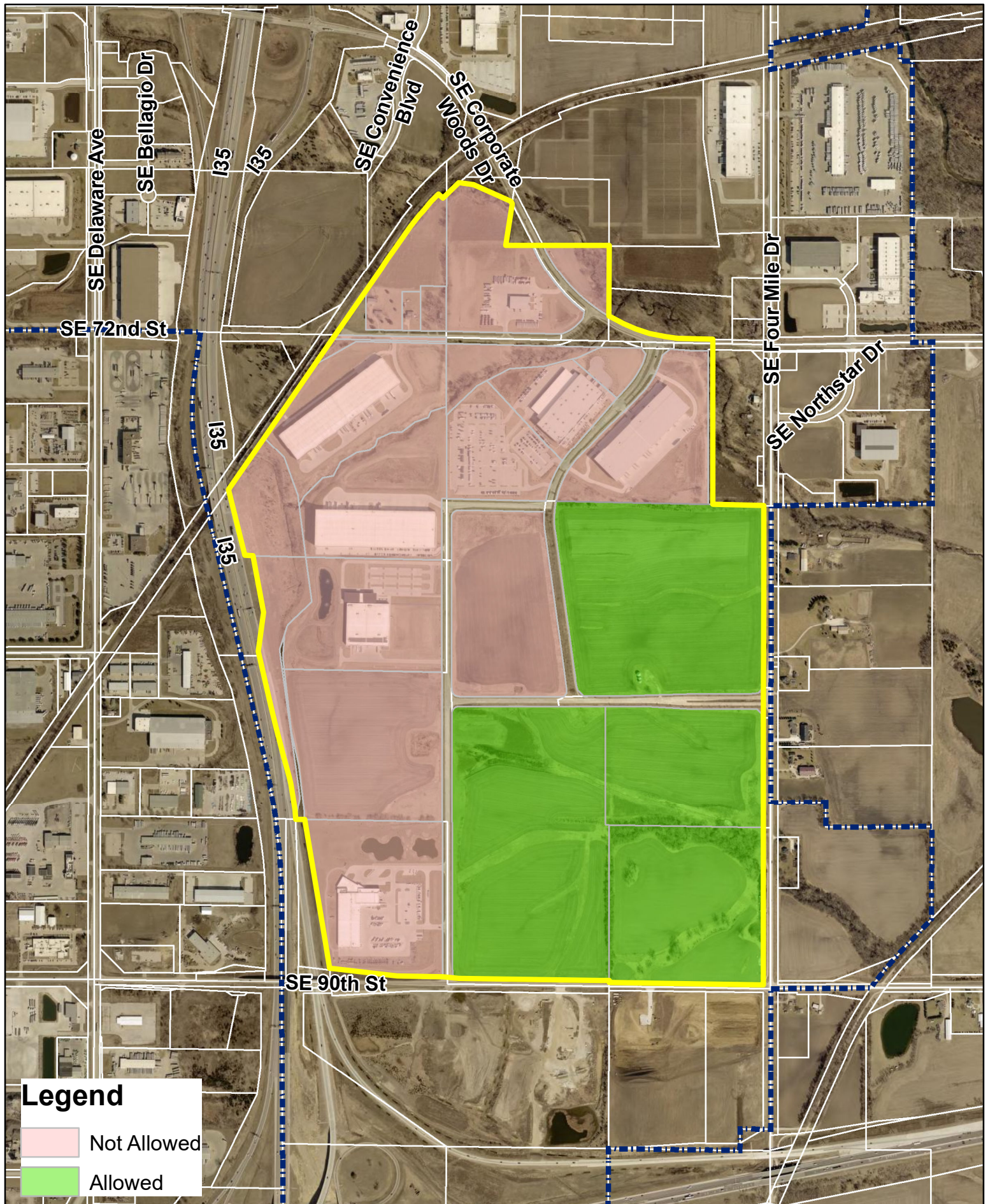
The *Iowa Airport Land Use Guidebook* identifies that aircraft collisions with wildlife are steadily increasing. Uses such as pools, ponds, sewage lagoons, and fountains near the airport should be discouraged. Underground facilities such as French drains, buried rock fields, or temporary

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.



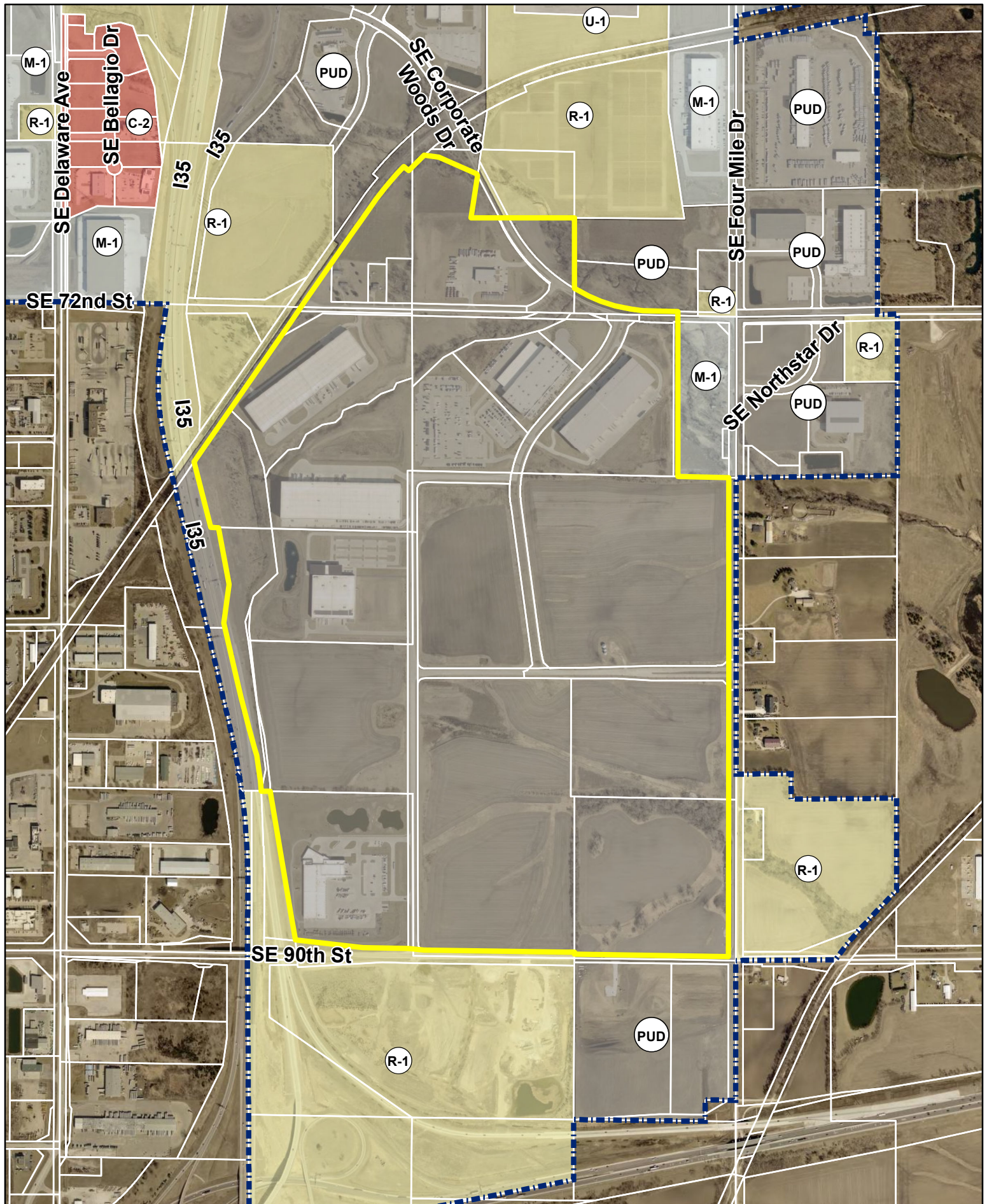
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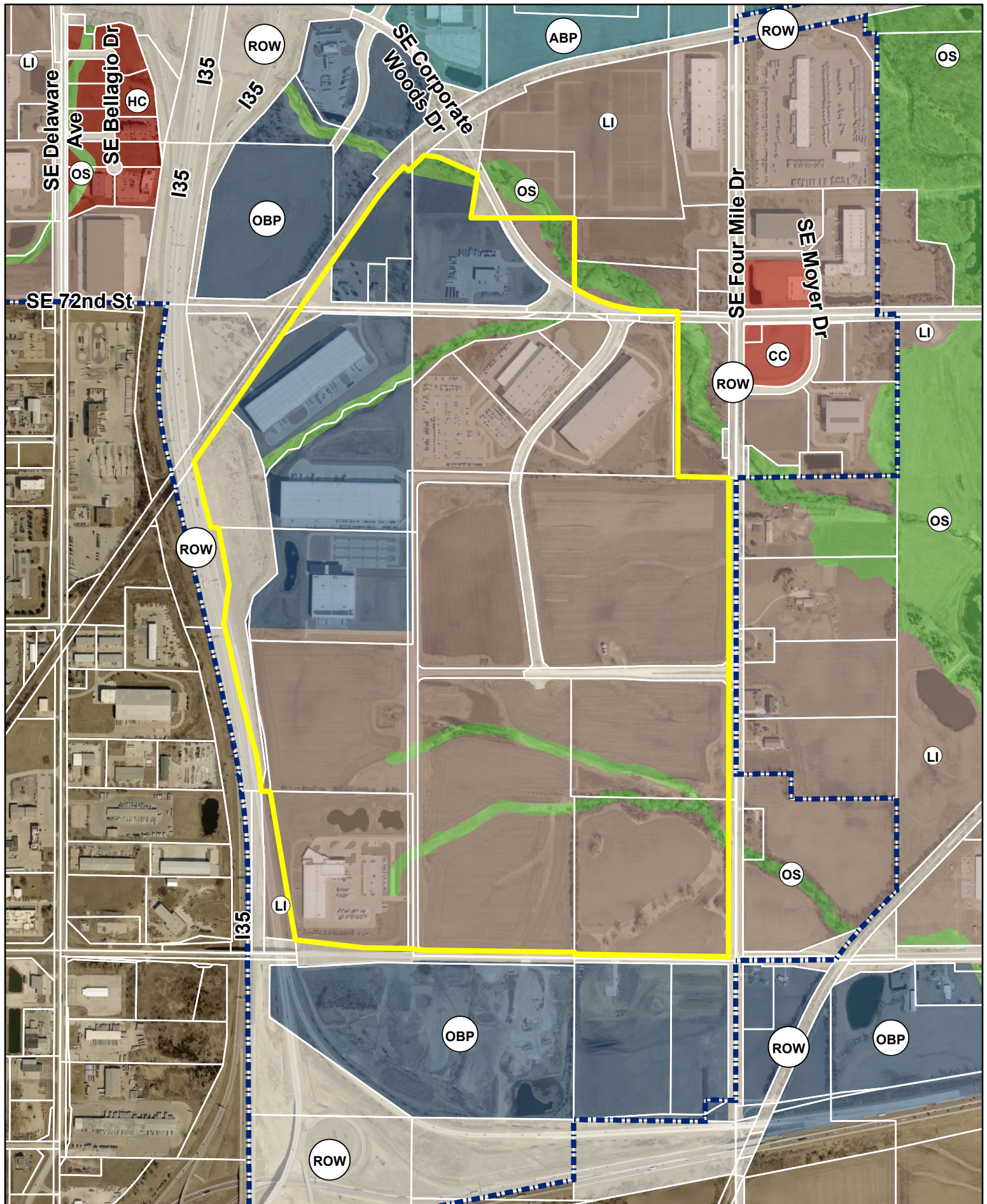


1 inch = 1,000 feet

Date: 10/1/2025

Exhibit E Data Center & Electrical Sub Stations Allowed Areas





N



1 inch = 1,000 feet

Date: 10/2/2025

Crosswinds Business Park PUD Amendment Future Land Use Map



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 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 20, 2025, City Council Report
2. Tentative Agenda items for Tuesday, November 4, 2025
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

October 21, 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)

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ACTION REQUESTED

ATTACHMENTS

None

