



Meeting Agenda

Plan and Zoning Commission

Tuesday, December 6, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the December 6, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the November 22, 2022 minutes of the Plan and Zoning Commission meeting.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

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

2. **Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District**

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

3. **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Bricktowne Piper, LC from High Density Residential to Neighborhood Commercial use classification**

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

4. **Bricktowne Piper, LC request to rezone property from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District**

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

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. December 5, 2022 City Council Report - Staff
2. Director's Report
 - Tentative agenda items for December 20, 2022
 - November 2022 Building Permit Report
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

December 19, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

December 6, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the November 22, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, November 22, 2022

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

CALL TO ORDER

Chair G.Hunter called the November 22, 2022 meeting of the Plan & Zoning Commission to order at 7:16 p.m. The start time was delayed due to the Zoning Board of Adjustment meeting running over the allotted time.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the November 22, 2022 agenda without amendments. Second by L.West. All voted aye. Motion carried 5 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the November 8, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 315 SW Cherry Street – The Anker Site Plan

Motion to approve the site plan for 315 SW Cherry Street, The Anker; subject to City Council approval of the sanitary sewer easement, subject to City Council approval of the public improvements and the contracts and bonds, and subject to City Council approval of the Development Easement and Maintenance Agreement.

Item #3. 3950 N Ankeny Blvd. – Stealth Monopole Site Plan

Motion to approve the site plan for 3950 N Ankeny Blvd, Stealth Monopole, associated equipment and driveway access.

Referencing Item #2, T.Ripper asked how the architecture of The Anker site plan project fits into other architecture around Uptown. He commented that the surrounding architecture, as he understands it, is to be taken into consideration on new projects.

E.Jensen shared that even though the current environment is historic and old, some of those buildings such as the Trailside Tap has been renovated to a more modern look. He said there is currently a variety of architecture in the Uptown area and feels this would be a nice addition to Uptown. E.Jensen noted that architecture is one of the criteria in the zoning ordinance, so the Commission does have the ability to ask the developer to make a change.

Motion by T.Ripper to approve the recommendations for Consent Agenda Item #1 - #3. Second by L.West. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the November 21, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the December 6, 2022 Plan and Zoning Commission meeting and shared that there will be two public hearings at that meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

December 5, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, G.Hunter motioned to adjourn. Seconded by T.Flack. The meeting adjourned at 7:22 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

December 6, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Hubbell Realty Company, on behalf of NGR, Inc., request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

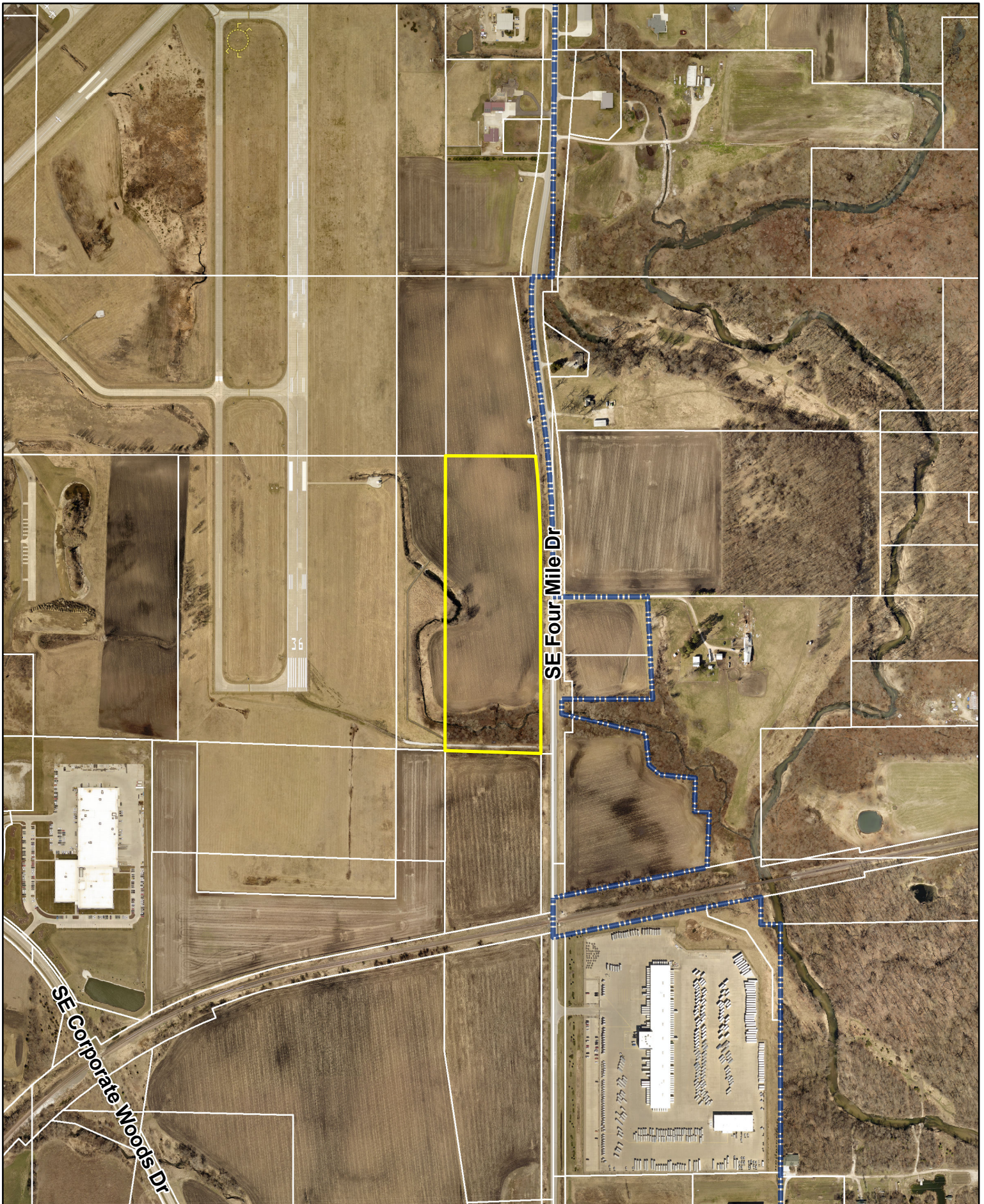
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [Rezoning Exhibit](#) [Zoning Map](#) [Future Land Use Map](#)





*Plan and Zoning Commission
Staff Report*

Meeting Date: December 6, 2022

Agenda Item: NGR West Rezoning – Public Hearing
Report Date: December 1, 2022
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Discussion

The applicant, Hubbell Realty Company, on behalf of NGR, Inc., is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

The area subject to the proposed rezoning consist of one parcel and totals approximately 16.74 acres (+/-) in size. The subject area is generally located north of SE Corporate Woods Drive and immediately west of SE Four Mile Drive near the Ankeny Regional Airport. The property is currently zoned R-1, One-Family Residence District, a zoning classification that was assigned to the property when it was annexed into Ankeny. Surrounding properties to the north, south, and east are zoned M-1, Light Industrial District, while the property to the west is zoned U-1, Conservation and Public Utility District (Ankeny Regional Airport).

The proposed rezoning aligns with the *Ankeny Plan 2040 Future Land Use Map* which identifies the subject area as being suitable for Airport Business Park uses. Per the *Ankeny Plan 2040*, the M-1, Light Industrial District is listed as being a compatible zoning district within the Airport Business Park future land use classification. Examples of common uses allowed within the M-1 District include, but are not limited to warehousing, storage, distribution centers, wholesale, and the processing of materials.

The applicant has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land area within 250' of the subject property. Notifications of the public hearing were sent to the surrounding property owners on November 23, 2022; and a legal notice of the proposed rezoning was published in the Des Moines Register on November 25th, 2022. Additionally, the zoning ordinance requires the applicant to post on-site notification of the public hearing that displays the time, date, and location of the meeting to inform the public of the proposed changes. The required signage was posted by the applicant on Tuesday, November 30th, providing the required seven days of notice prior to the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will follow up with a complete staff report at the next Plan & Zoning Commission meeting on December 20, 2022.



6900 Westown Parkway
West Des Moines, IA 50266
www.hubbellrealty.com
515-243-3228
FAX 515-280-2000

October 17, 2022

Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

To whom it may concern,

By direction of the current property owner, NGR, Inc., Hubbell Realty Company would like to request rezoning parcel 18100001001070 from R-1 (One-Family Residence District) to M-1 (Light Industrial District); see attached map exhibit for further details. The current use of this property is agricultural cropland with a future intended use as warehouse/logistics facility similar to existing structures in the area.

We have started collecting petitions from adjacent property owners and expect to have those forms submitted to city staff ahead of the forthcoming Planning and Zoning Commission deadline. Should you have any questions or concerns regarding this rezoning request, please don't hesitate to call or email our team at the contact listed below.

Best regards,

Clint Sloss
HUBBELL DEVELOPMENT SERVICES
6900 Westown Parkway, West Des Moines, IA 50266
O: 515 280 2061 | M: 712 308 2484 | F: 515 280 2000
clint.sloss@hubbellrealty.com

PREPARED FOR/DEVELOPER

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
MATT WELLER
(515) 243-3228

RECORD TITLE OWNER

N.G.R., INC.
P.O. BOX 132
WAYNE, NE 68787
DAVE EWING
(402) 375-3385
WARRANTY DEED;
BOOK 6145, PAGE 46

ZONING

EXISTING: R-1, ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: M-1, LIGHT INDUSTRIAL DISTRICT

PROPERTY DESCRIPTION

Part of the Northeast Quarter of Section 6, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of the City of Ankeny, Polk County, Iowa, being a part of Parcel B depicted that Plat of Survey filed in Book 6149 at Page 41 in the Office of the Recorder for Polk County, Iowa, and being more particularly described by survey as follows:

Commencing at the East Quarter Corner of said Section 6; thence North 00°(degrees) 08'(minutes) 30"(seconds) West, 560.05 feet (previously recorded as North 00°16'32" West, 560.10 feet) along the East line of the Northeast Quarter of said Section 6 to the Point of Beginning; thence North 88°18'32" West (previously recorded as North 88°26'38" West), 548.42 feet along the South line of said Parcel B to the Southeast Corner of Parcel L of that Plat of Survey filed in Book 8738 at Page 867 in the Office of the Recorder for Polk County, Iowa; thence North 00°01'55" East, 1499.82 feet (previously recorded as South 00°02'49" West, 1499.83 feet) along the East line of said Parcel L to the North line of said Parcel B; thence South 89°53'48" East (previously recorded as North 90°00'00" East), 543.60 feet along the North line of said Parcel B to the East line of the Northeast Quarter of said Section 6; thence South 00°08'30" East, 1515.03 feet (previously recorded as South 00°16'32" East, 1515.01 feet) along the East line of the Northeast Quarter of said Section 6 to the point of beginning.

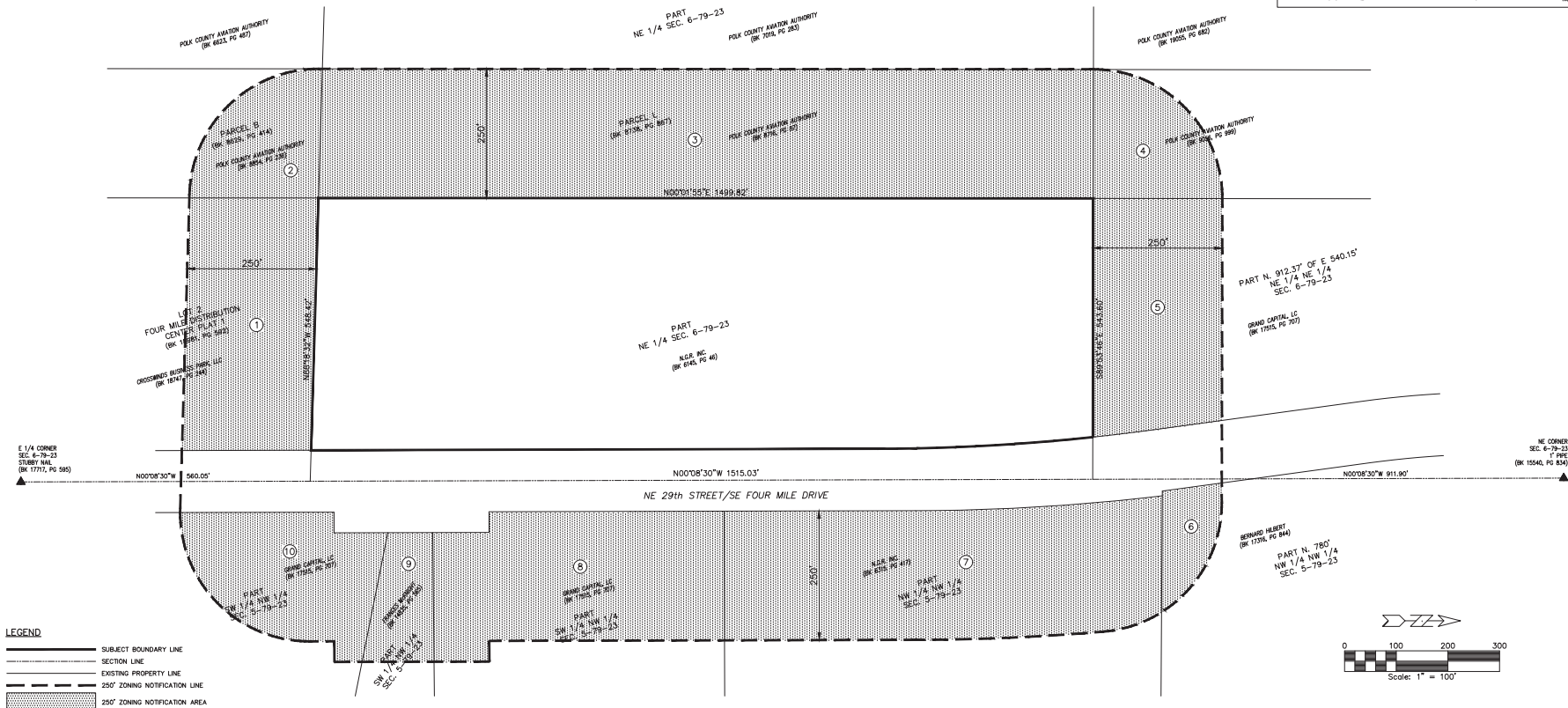
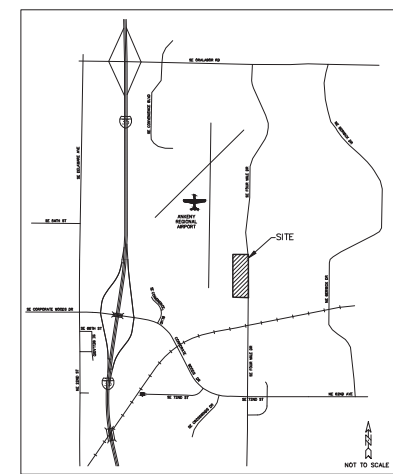
Containing 18.89 acres in total, of which 2.15 acres is containing in present road right-of-way easement.

NOTIFICATION AREA & CONSENT TABLES

PROPERTY NO.	OWNER	250' NOTIFICATION AREA (ACRES)	% OF AREA	Consenting
1	CROSSWINDS BUSINESS PARK, LLC	2.81	10.25%	Y
2	POLK COUNTY AVIATION AUTHORITY	1.15	4.21%	Y
3	POLK COUNTY AVIATION AUTHORITY	8.59	31.47%	Y
4	POLK COUNTY AVIATION AUTHORITY	1.13	4.14%	Y
5	GRAND CAPITAL, LC	1.56	6.38%	Y
6	BERNARD HUBERT	0.48	1.76%	Y
7	N.G.R., INC.	4.85	17.77%	Y
8	GRAND CAPITAL, LC	3.23	11.89%	Y
9	FRANCIS MCKNIGHT	0.65	2.38%	Y
10	GRAND CAPITAL, LC	1.85	6.78%	Y
TOTALS		27.30	100.00%	

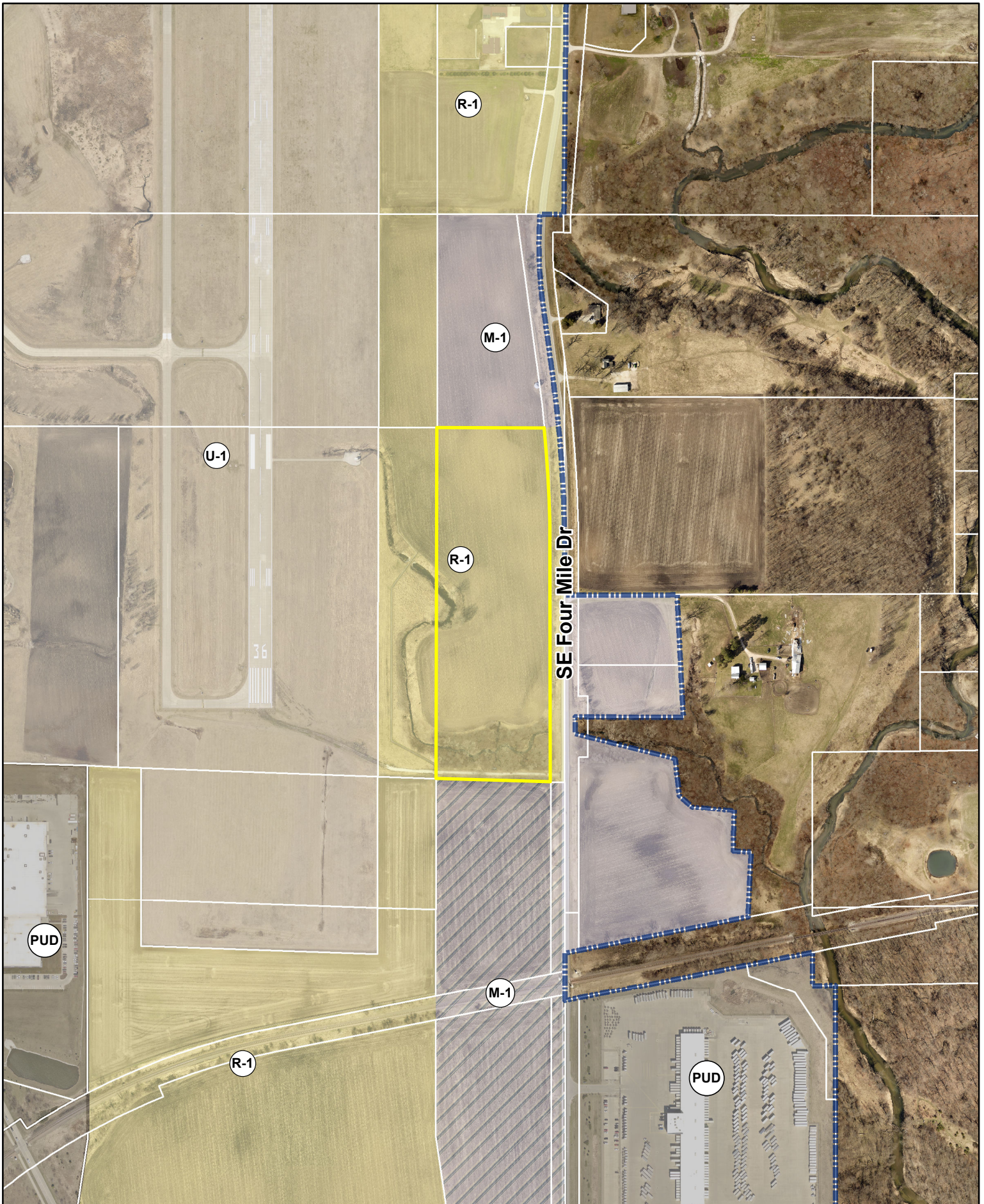
BREAKDOWN OF CONSENTING PROPERTIES			
1	CROSSWINDS BUSINESS PARK, LLC	2.81	10.25%
2, 3, 4	POLK COUNTY AVIATION AUTHORITY	10.87	39.82%
5, 6, 10	GRAND CAPITAL, LC	1.64	27.99%
6	BERNARD HUBERT	0.48	1.76%
7	N.G.R., INC.	4.85	17.77%
TOTALS		26.65	97.62%

VICINITY MAP



NGR WEST - REZONING

ERG
Engineers and Surveyors
Group, Inc.
DES MOINES, IOWA 50312
(515) 288-1823







PLAN AND ZONING COMMISSION

December 6, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Bricktowne Piper, LC from High Density Residential to Neighborhood Commercial use classification

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

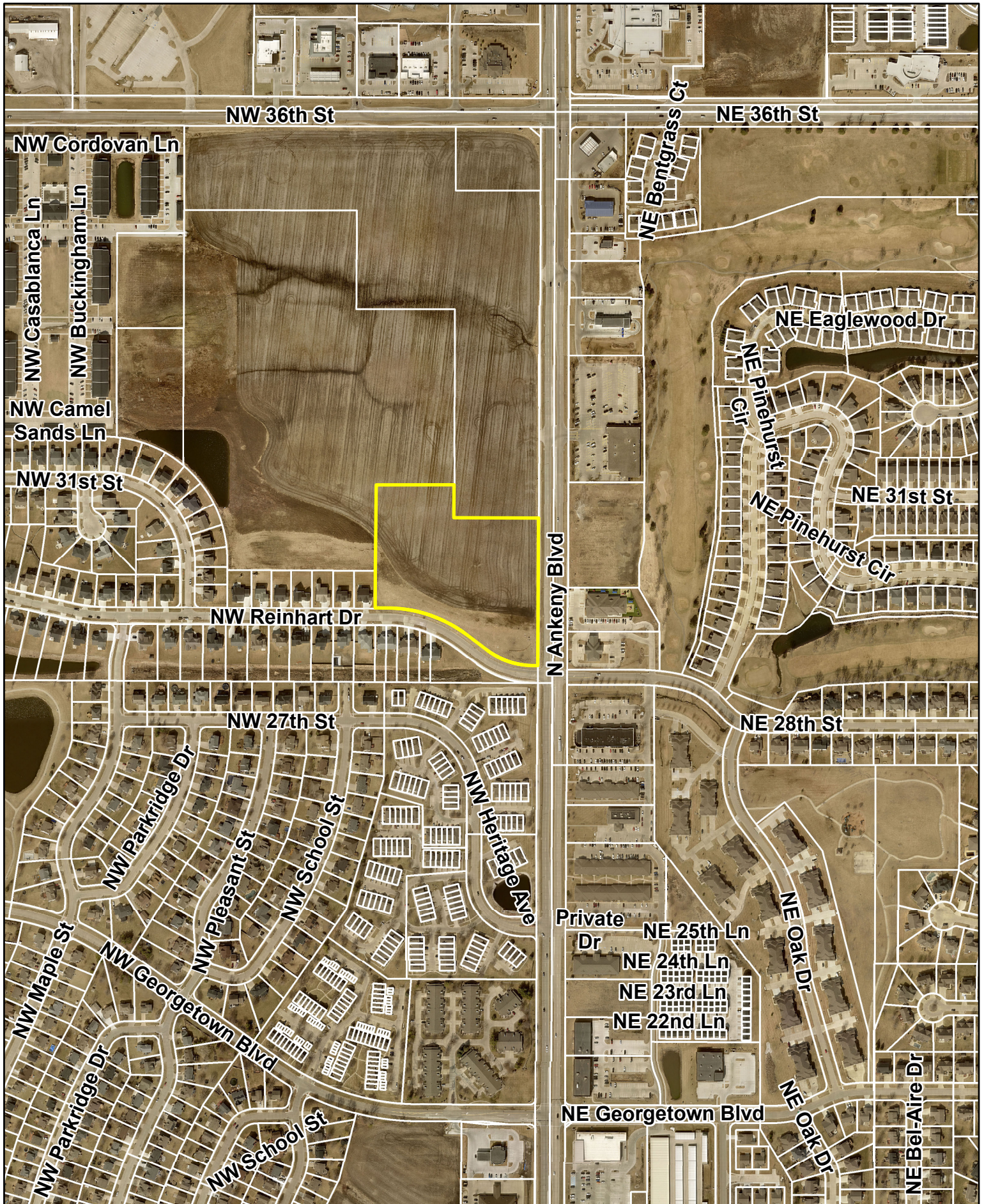
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 497 feet

Date: 11/21/2022

Bricktowne Piper Property
Rezoning and Land Use Plan Amendment



*Plan and Zoning Commission
Staff Report*

Meeting Date: December 6, 2022

Agenda Item: Bricktowne Piper Property Rezoning and Land Use Amendment – Public Hearing
Report Date: December 1, 2022
Prepared By: Ryan Kirschman *ESC*
Planner I

Bricktowne Piper LC. is requesting a rezoning and Future Land Use Plan Amendment on a portion of property located west of North Ankeny Boulevard and north of NW Reinhart Drive. The subject parcel is 8.04 acres, the applicants request is for the eastern portion which is 4.23 acres.

The owner is requesting an amendment to the Ankeny Plan 2040, Comprehensive Plan, Figure 12.10 Ankeny Future Land Use Plan Map. The current future land use designation is High Density Residential and the owner is proposing to modify this to Neighborhood Commercial. The rest of the property to the west will remain High Density Residential, the property to the north is zoned commercial along with the property across North Ankeny Boulevard that is currently undeveloped.

In conjunction with the Land Use Amendment, the applicant, Bricktowne Piper LC. is also requesting to rezone the subject parcel to C-2 General Retail & Highway Oriented Business District. This does not currently align with the Ankeny 2040 Future Land Use Plan. The zoning would be compatible with the proposed Future Land Use Plan Amendment. The remaining portion of the property and properties to the south are zoned R-3 Multiple Family Residence District, the properties to the north and east are zoned C-2 General Retail & Highway Oriented Business District.

The applicant submitted the required rezoning petitions for the subject property. Notification for both the Land Use Plan Amendment and rezoning were mailed to all properties within 350' of the subject area, legal notice was posted in the Des Moines Register, and public notification signage was posted on the property.

A complete staff report will be presented at the next Planning and Zoning Commission meeting on December 20, 2022.

SCALE 1"=2000'

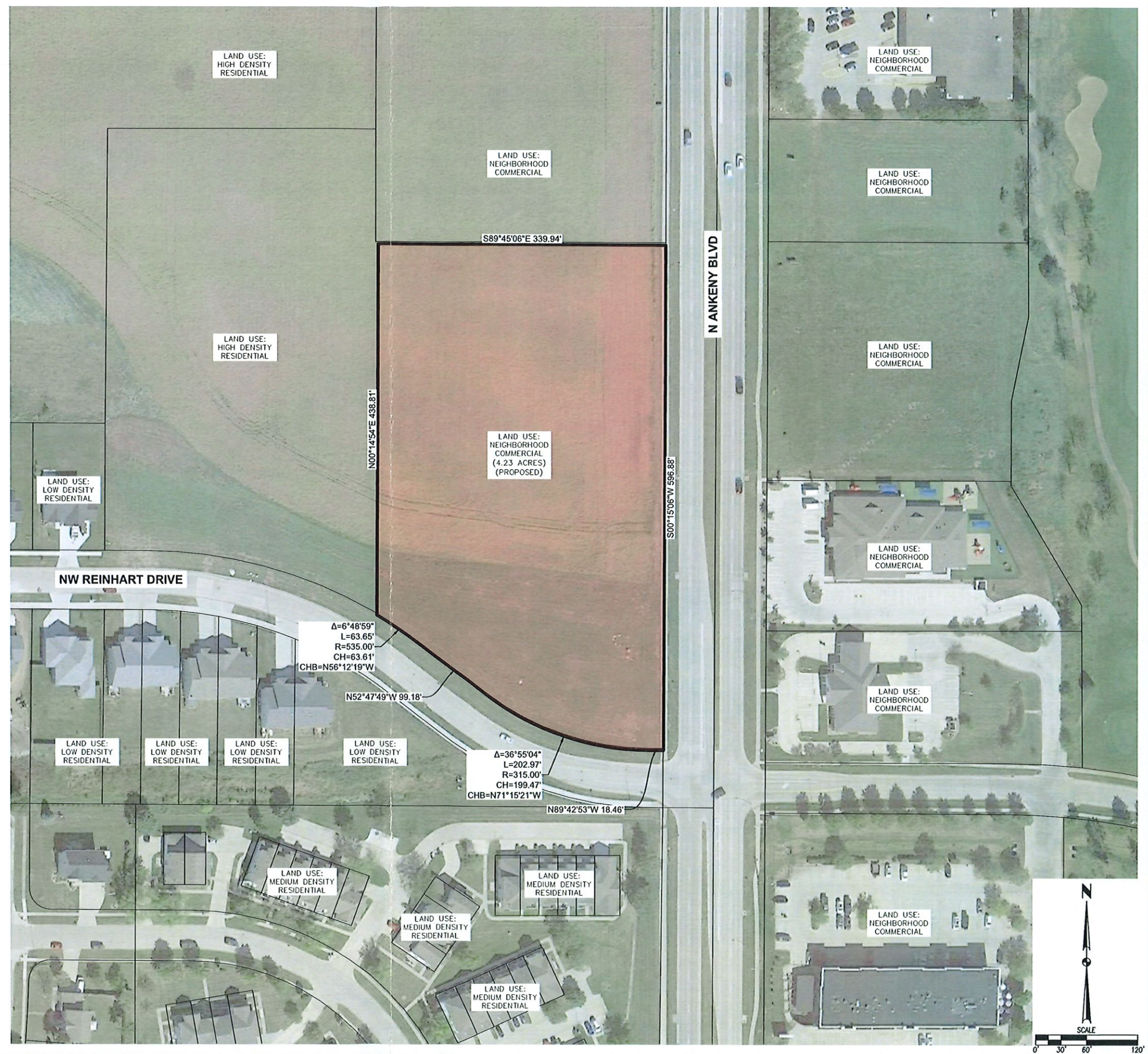


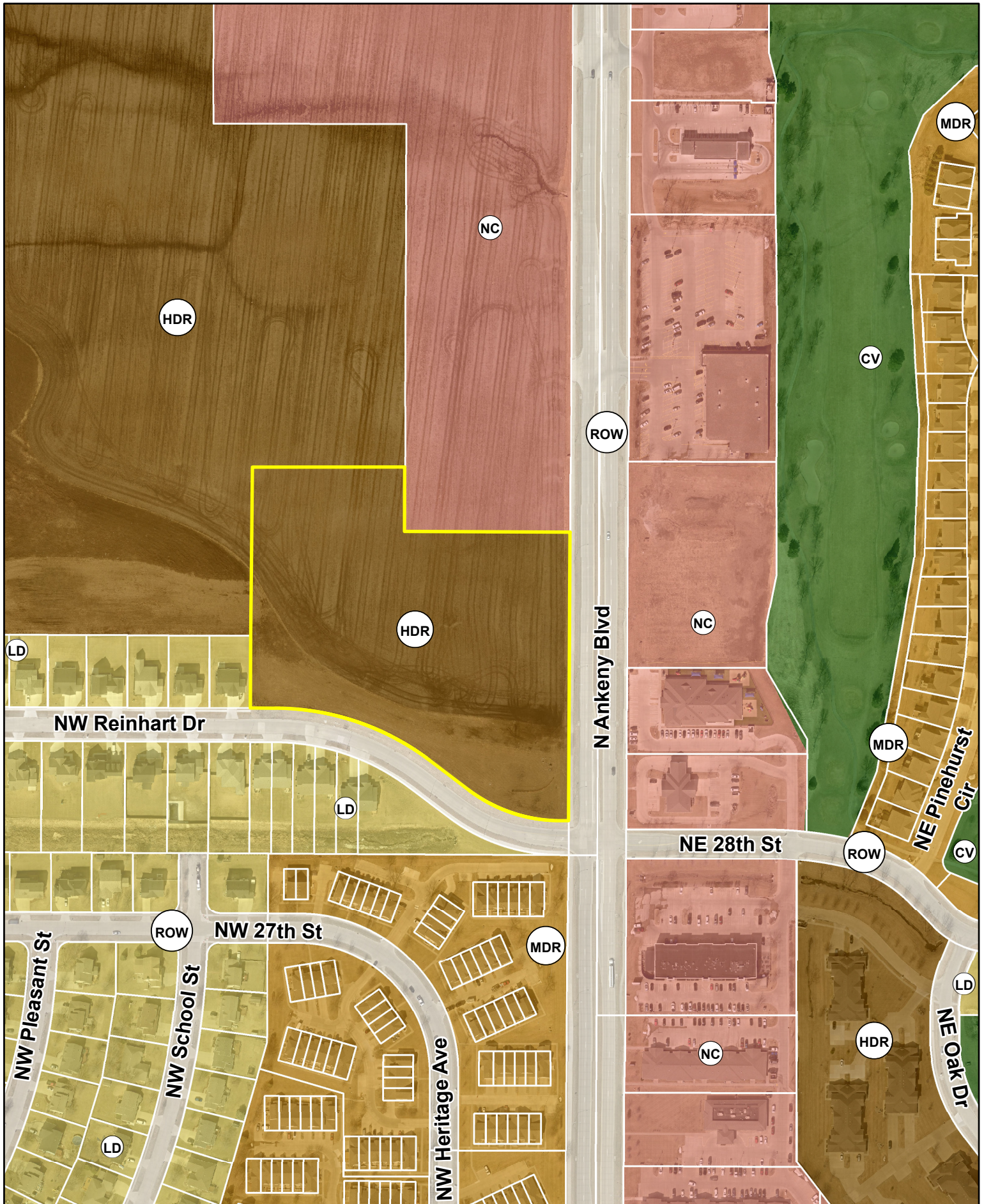
BRICKTOWNE PIPER LC
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD, SUITE 106
AMES, IA 50014
PH. (515) 233-2752

EXISTING:	HIGH DENSITY RESIDENTIAL
PROPOSED:	NEIGHBORHOOD COMMERCIAL

A PART OF OUTLOT '2', PIPER PROPERTIES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT '2'; THENCE NORTH 89°42'53" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT '2', 18.46 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 315.00 FEET, WHOSE ARC LENGTH IS 202.97 FEET AND WHOSE CHORD BEARS NORTH 71°15'21" WEST, 199.47 FEET; THENCE NORTH 52°47'49" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 99.18 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 535.00 FEET, WHOSE ARC LENGTH IS 63.65 FEET AND WHOSE CHORD BEARS NORTH 56°12'19" WEST, 63.61 FEET; THENCE NORTH 00°14'54" EAST, 438.81 FEET TO THE NORTHERLY LINE OF SAID OUTLOT '2'; THENCE SOUTH 89°45'06" EAST ALONG SAID NORTHERLY LINE, 339.94 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT '2'; THENCE SOUTH 00°15'06" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT '2', 596.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.23 ACRES (184,207 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.





N



1 inch = 254 feet

Date: 11/28/2022

Bricktowne Piper Property Rezoning and Land Use Plan Amendment



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

October 28, 2022

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Eric Carstens
City of Ankeny
Community Development Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Piper Property – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

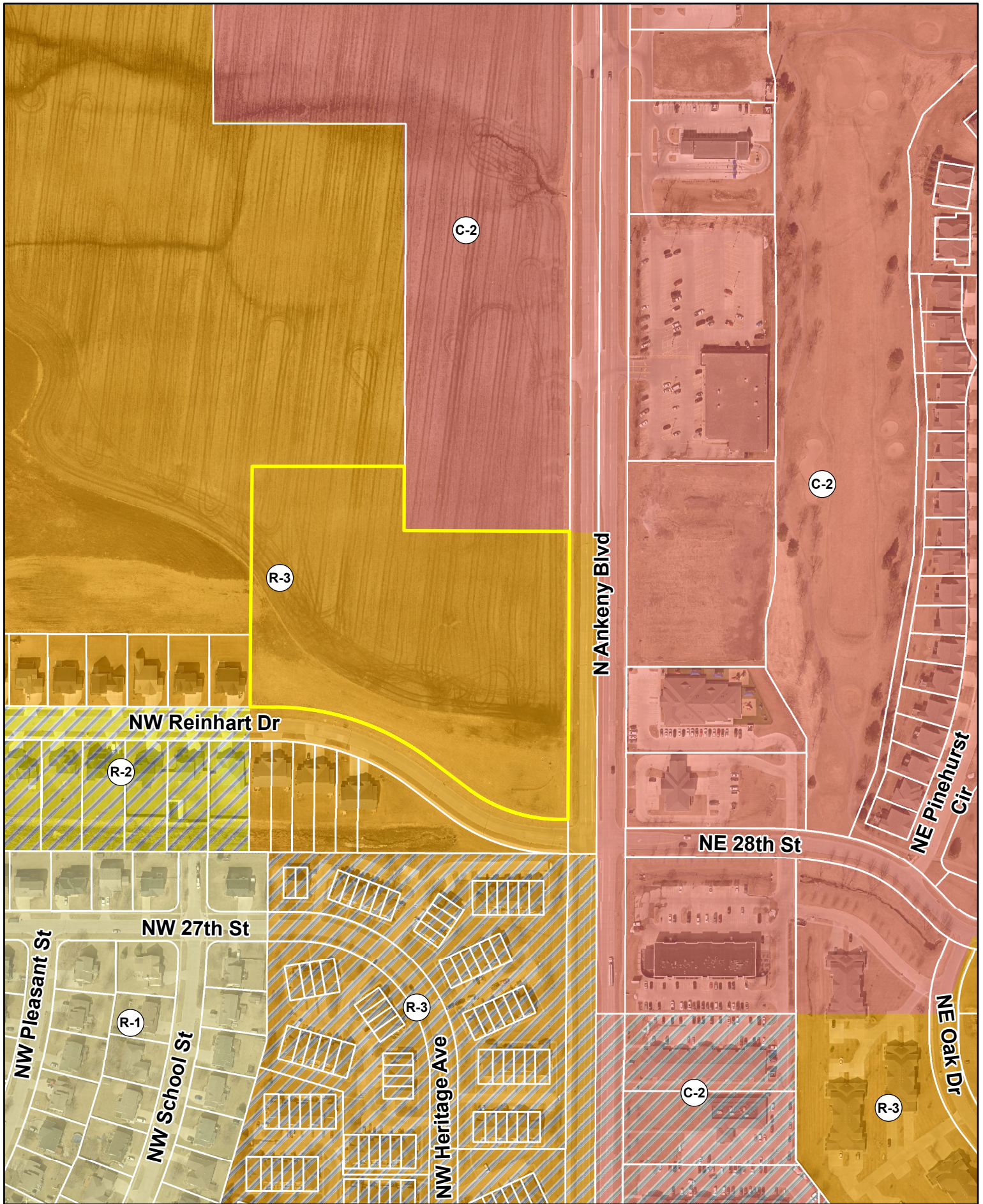
On behalf of Bricktowne Piper LC, we submit herewith the following request to modify the city's comprehensive plan on approximately 4.23 acres from High Density Residential to Neighborhood Commercial. The property directly north and east of N. Ankeny Boulevard is currently planned for or developed as commercial property. This small parcel sits between a collector and principal arterial roadway and would blend into what is already zoned as commercial to the north creating a consistent zoning from the two major intersections of NW 36th/N. Ankeny Blvd and NW Reinhart Drive/N. Ankeny Blvd. A commercial land use would be an appropriate transition along the busy corridor stepping into high density residential as you go west into the property. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

cc: Dickson Jensen, Bricktowne Piper LC



N



1 inch = 254 feet

Date: 11/28/2022

**Bricktowne Piper Property
Rezoning and Land Use Plan Amendment**



PLAN AND ZONING COMMISSION

December 6, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Bricktowne Piper, LC request to rezone property from R-3, Multiple-Family Residence District to C-2, General Retail and Highway Oriented Business District

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

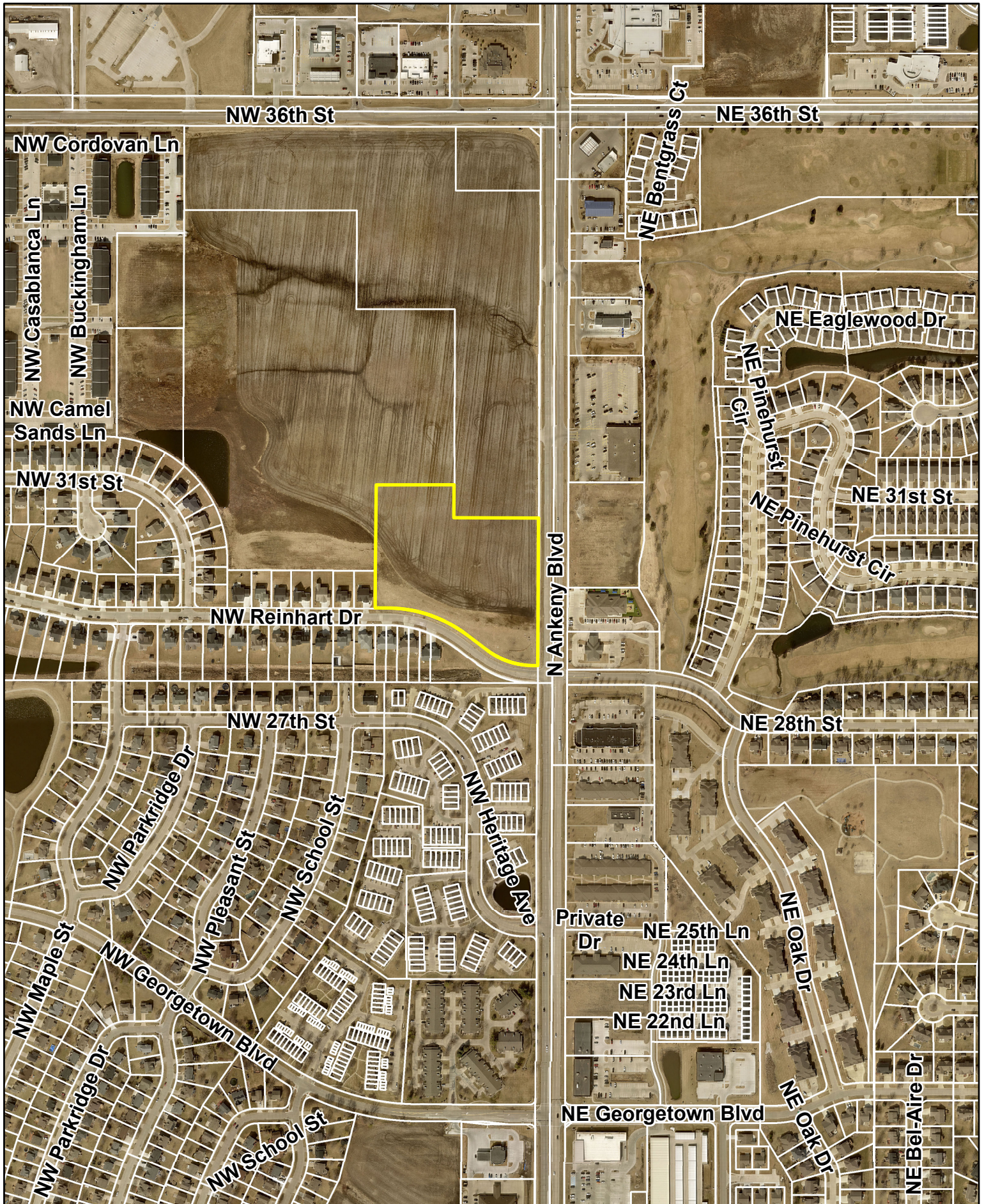
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [Rezoning Exhibit](#) [Zoning Map](#) [Future Land Use Map](#)



N



1 inch = 497 feet

Date: 11/21/2022

Bricktowne Piper Property **Rezoning and Land Use Plan Amendment**



*Plan and Zoning Commission
Staff Report*

Meeting Date: December 6, 2022

Agenda Item: Bricktowne Piper Property Rezoning and Land Use Amendment – Public Hearing
Report Date: December 1, 2022
Prepared By: Ryan Kirschman *ESC*
Planner I

Bricktowne Piper LC. is requesting a rezoning and Future Land Use Plan Amendment on a portion of property located west of North Ankeny Boulevard and north of NW Reinhart Drive. The subject parcel is 8.04 acres, the applicants request is for the eastern portion which is 4.23 acres.

The owner is requesting an amendment to the Ankeny Plan 2040, Comprehensive Plan, Figure 12.10 Ankeny Future Land Use Plan Map. The current future land use designation is High Density Residential and the owner is proposing to modify this to Neighborhood Commercial. The rest of the property to the west will remain High Density Residential, the property to the north is zoned commercial along with the property across North Ankeny Boulevard that is currently undeveloped.

In conjunction with the Land Use Amendment, the applicant, Bricktowne Piper LC. is also requesting to rezone the subject parcel to C-2 General Retail & Highway Oriented Business District. This does not currently align with the Ankeny 2040 Future Land Use Plan. The zoning would be compatible with the proposed Future Land Use Plan Amendment. The remaining portion of the property and properties to the south are zoned R-3 Multiple Family Residence District, the properties to the north and east are zoned C-2 General Retail & Highway Oriented Business District.

The applicant submitted the required rezoning petitions for the subject property. Notification for both the Land Use Plan Amendment and rezoning were mailed to all properties within 350' of the subject area, legal notice was posted in the Des Moines Register, and public notification signage was posted on the property.

A complete staff report will be presented at the next Planning and Zoning Commission meeting on December 20, 2022.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

October 28, 2022

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

RE: Piper Properties Commercial Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Bricktowne Piper LC, we submit herewith the following rezoning request to rezone approximately 4.23 acres located northwest of the intersection of N. Ankeny Boulevard and NW Reinhart Drive. The existing zoning on the property is R-3 Multiple-Family Residential and we are requesting to rezone to C-2 General Retail & Highway Oriented Commercial Business District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

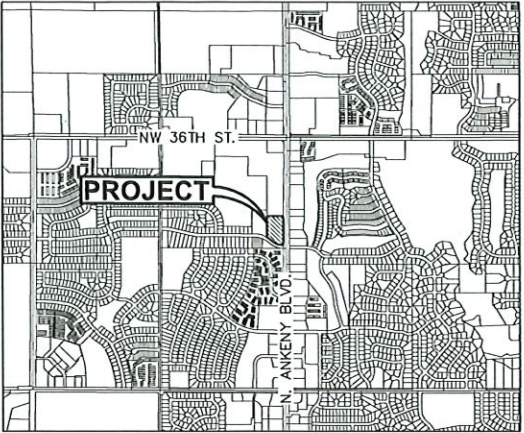
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER / APPLICANT

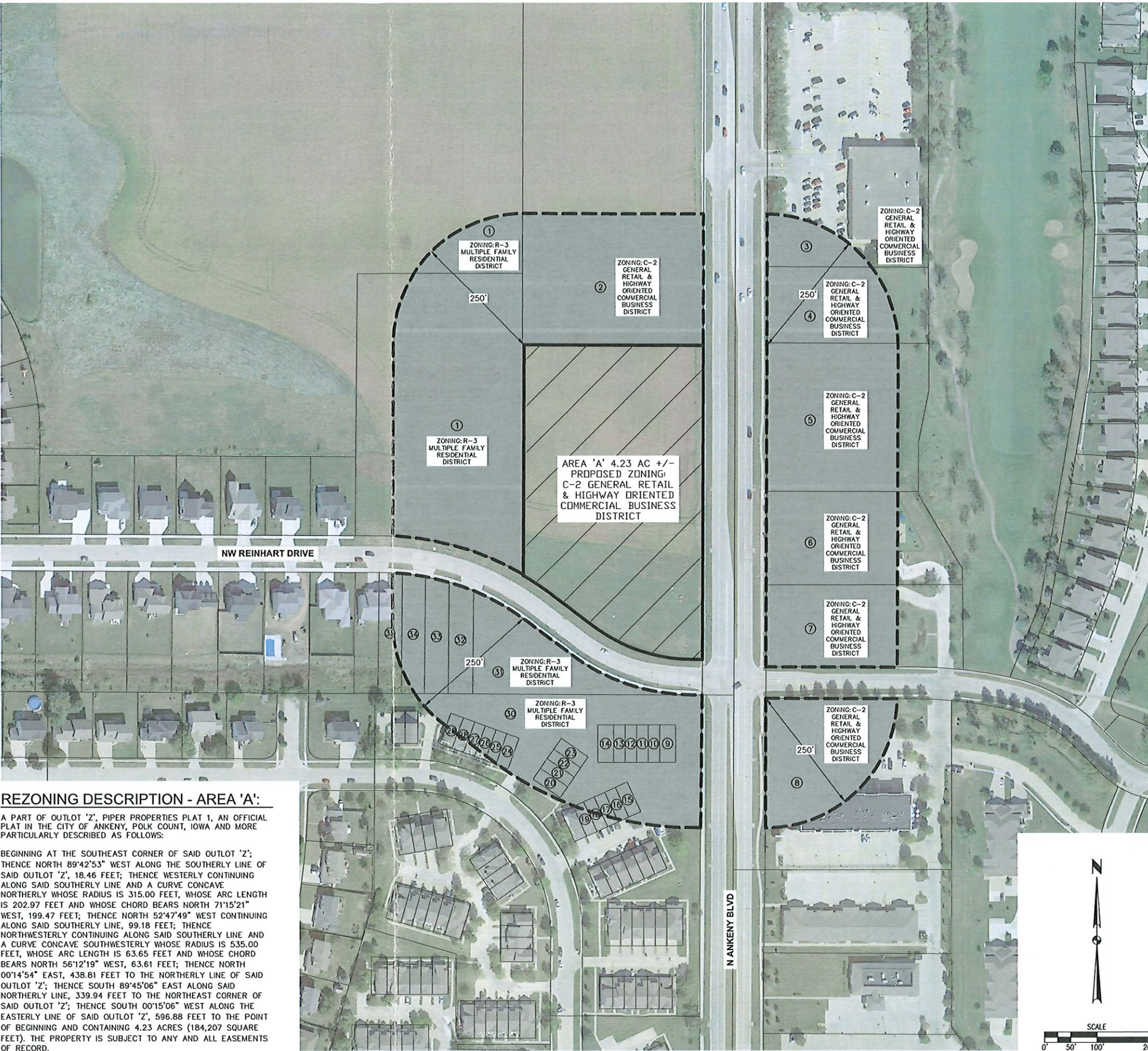
BRICKTOWNE PIPER LC
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD, SUITE 106
AMES, IA 50014
PH. (515) 233-2752

ZONING:

EXISTING: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: C-2 GENERAL RETAIL & HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT

ADJACENT OWNERSHIP:

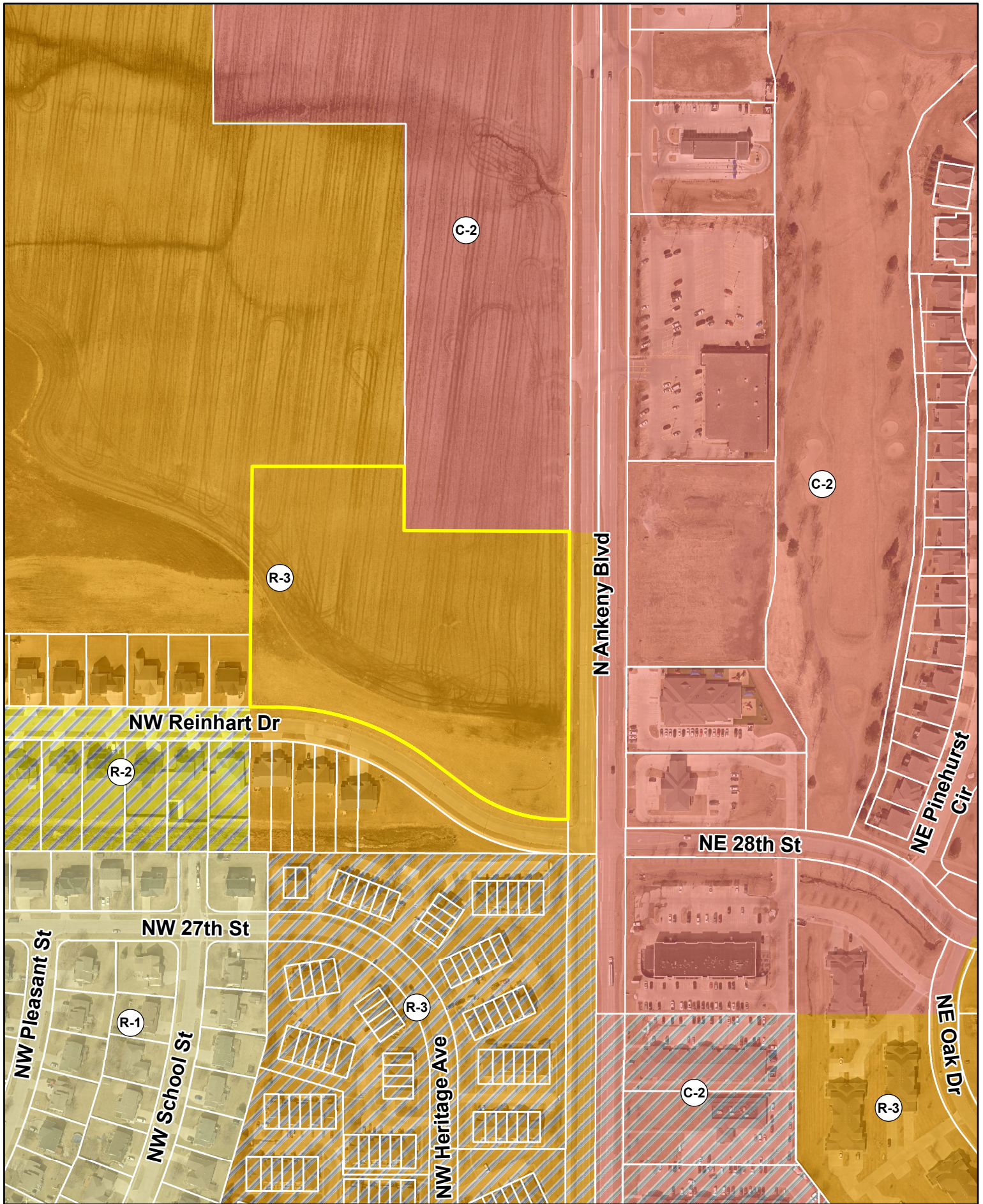
	OWNER	ACRES	PERCENT	CONSENTING
1	BRICKTOWNE PIPER LC	3.34	22.77%	X
2	NORTH ANKENY BOULEVARD LLC	1.95	13.27%	X
3	FAREWAY STORES INC	0.32	2.19%	X
4	JAM INVESTMENT OF ANKENY LLC	0.78	5.29%	
5	WILLIAM B KIMBERLEY REVOCABLE TRUST	1.62	11.02%	
6	WILMOT INVESTMENTS LLC	1.02	6.94%	X
7	CENTRAL BANK	0.90	6.11%	X
8	KIMBERLEY COMMERCIAL LLC	1.11	7.57%	
9	LINDA SICKERSON	0.05	0.33%	
10	CHAD BORSHEIM	0.04	0.24%	
11	LUCAS A BORST	0.04	0.24%	
12	DANIEL & SUSAN KALEY	0.04	0.24%	
13	ELIZABETH J HOLLAND	0.04	0.24%	
14	BRUCE A COOK	0.05	0.33%	
15	LA VAUN C SCHAEFFER	0.04	0.24%	
16	ADAM J & REBECCA A WEBER	0.03	0.21%	
17	AMANDA E MCDANIEL	0.02	0.16%	
18	BAILEY PEASE & DYLAN HEACOCK	0.01	0.10%	
19	CHARLES & SHELBY PHIPPEN	0.00	0.03%	
20	SHANNON LINCOLN	0.04	0.24%	
21	ANNA E SCHWEERS	0.03	0.21%	
22	MICHAEL C GETTEMY	0.03	0.21%	
23	CHERYL V BOSE	0.04	0.24%	
24	KEVIN & SHERI L MCGINNIS	0.04	0.24%	
25	MARIAN & MARK LEE	0.03	0.20%	
26	DOUGLAS D DICKINSON	0.03	0.17%	
27	JOHN E & LYNN R BYRNE	0.02	0.15%	
28	DALE E & SHERRY SCHROEDER	0.02	0.12%	
29	BRADY S NORTH	0.02	0.11%	
30	GEORGETOWN TOWNHOME ASSOCIATION	1.56	10.59%	
31	NANCY M WOODIN REVOCABLE TRUST	0.74	5.05%	X
32	JOLYNN H & MATTHEW D FREY	0.21	1.44%	X
33	TERRIL N SESKER	0.23	1.54%	X
34	CHARLES & TAMMIE CUNNINGHAM	0.22	1.50%	X
35	JENSS LLC	0.06	0.43%	X
		14.68	100.00%	61.24%



REZONING DESCRIPTION - AREA 'A':

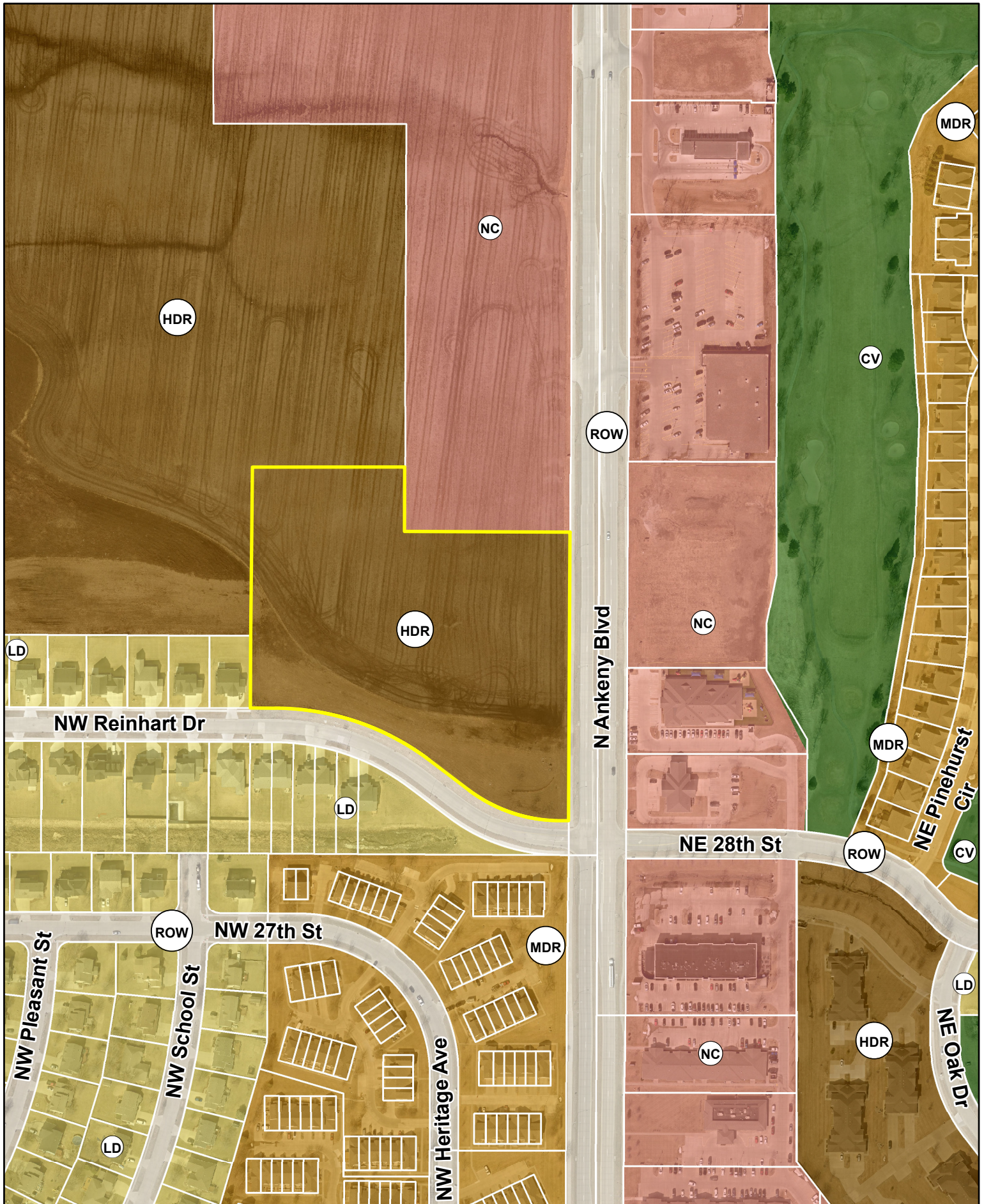
A PART OF OUTLOT 'Z', PIPER PROPERTIES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 89°42'53" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT 'Z', 18.46 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 315.00 FEET, WHOSE ARC LENGTH IS 202.97 FEET AND WHOSE CHORD BEARS NORTH 71°15'21" WEST, 199.47 FEET; THENCE NORTH 52°17'49" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 99.18 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 535.00 FEET, WHOSE ARC LENGTH IS 63.65 FEET AND WHOSE CHORD BEARS NORTH 56°12'19" WEST, 63.61 FEET; THENCE NORTH 00°14'54" EAST, 438.81 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 89°45'06" EAST ALONG SAID NORTHERLY LINE, 339.94 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°15'06" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 596.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.23 ACRES (184,207 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



1 inch = 254 feet
Date: 11/28/2022

Bricktowne Piper Property Rezoning and Land Use Plan Amendment



N



1 inch = 254 feet

Date: 11/28/2022

Bricktowne Piper Property Rezoning and Land Use Plan Amendment



PLAN AND ZONING COMMISSION

December 6, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. December 5, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for December 20, 2022

November 2022 Building Permit Report

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 November 2022 Building Permit Report

City of Ankeny
Building Permit Report
Month of November 2022

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	November-22		November-21		1/1/2022-11/30/2022		1/1/2021-11/30/2021		7/1/2022-11/30/2022	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	17	\$6,249,168	60	\$18,331,887	444	\$140,696,214	591	\$172,964,680	172	\$59,251,331
New Single Family Attached/Duplex	4	\$1,169,876	25	\$5,916,084	243	\$56,067,881	252	\$58,523,237	118	\$26,673,556
New Multi - Family	0	\$0	15	\$6,851,036	53	\$67,047,325	17	\$11,476,938	48	\$30,617,483
Total New Residential Permits	21	\$7,419,044	100	\$31,099,007	740	\$263,811,420	860	\$242,964,855	338	\$116,542,370
Additions/Alterations/Other (1)	36	\$774,017	40	\$624,104	836	\$10,885,694	826	\$7,380,405	377	\$5,050,265
Total New Dwelling Units	21		99		1055		1079		464	
NON-RESIDENTIAL										
New Commercial	1	\$103,206	3	\$16,040,375	32	\$169,919,045	25	\$113,722,154	11	\$75,500,012
COM Additions/Alterations/Other	7	\$600,706	7	\$6,003,000	93	\$17,703,072	120	\$94,363,377	39	\$7,235,249
New Church	0	\$0	0	\$0	1	\$13,679,075	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	1	\$45,000	3	\$359,880	7	\$4,839,000	2	\$354,800
New School	0	\$0	0	\$0	1	\$27,196,293	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	3	\$40,550	1	\$5,176,000	0	\$0
Total Non Residential Permits	8	\$703,912	11	\$22,088,375	133	\$228,897,915	153	\$218,100,531	52	\$83,090,061
MISC PERMITS (2)	58	\$64,273	63	\$120,211	944	\$1,231,501	1097	\$1,164,697	409	\$431,322
TOTALS	123	\$8,961,246	214	\$53,931,697	2653	\$504,826,530	2936	\$469,610,488	1176	\$205,114,018

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from November 2022

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	11/1/2022	\$308,096	22-6836-NEW	3125 NE Fawn Ln	Goldstar Villas and Townhomes	Goldstar Villas and Townhomes
Single Family Detached	New Building	11/1/2022	\$308,096	22-6837-NEW	3129 NE Fawn Ln	Goldstar Villas and Townhomes	Goldstar Villas and Townhomes
Single Family Detached	New Building	11/1/2022	\$308,096	22-6838-NEW	309 NE Meadow Ln	Goldstar Villas and Townhomes	Goldstar Villas and Townhomes
Single Family Detached	New Building	11/1/2022	\$308,096	22-6839-NEW	313 NE Meadow Ln	Goldstar Villas and Townhomes	Goldstar Villas and Townhomes
Single Family Detached	New Building	11/1/2022	\$308,096	22-6840-NEW	314 NE Meadow Ln	Goldstar Villas and Townhomes	Goldstar Villas and Townhomes
Single Family Detached	New Building	11/2/2022	\$319,765	22-6961-NEW	2418 SW Vineyard Ln	Bella Homes LLC	Bella Homes LLC
Single Family Detached	New Building	11/7/2022	\$468,160	22-6705-NEW	1606 SW Walnut St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	11/7/2022	\$325,452	22-6740-NEW	304 NE 62nd St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	11/7/2022	\$464,455	22-7001-NEW	1501 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	11/10/2022	\$423,064	22-6969-NEW	3316 NW 27th St	Chris Pickard	Sage Homes Inc
Single Family Detached	New Building	11/10/2022	\$428,064	22-7184-NEW	1208 NW Jackson Dr	Chris Pickard	Sage Homes Inc
Single Family Detached	New Building	11/10/2022	\$385,846	22-7185-NEW	1104 NW Benjamin Dr	Chris Pickard	Sage Homes Inc
Single Family Detached	New Building	11/14/2022	\$440,832	22-7163-NEW	5803 NE Sherman Ct	Caliber Homes	Caliber Homes
Single Family Detached	New Building	11/15/2022	\$213,944	22-7399-NEW	2605 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/17/2022	\$213,944	22-7404-NEW	2601 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	11/21/2022	\$574,018	22-6760-NEW	5908 NE Terrace Ridge Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	11/21/2022	\$451,146	22-7429-NEW	105 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvest Ridge Builders
Single Family Attached	New Building	11/1/2022	\$294,287	22-7027-NEW	102 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/1/2022	\$291,587	22-7075-NEW	106 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/1/2022	\$291,587	22-7076-NEW	110 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	11/1/2022	\$292,415	22-7077-NEW	114 NE Country Meadow Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Solar	11/1/2022	\$51,613	22-7048-SOL	3216 NW Trestle Point Dr	Revolution Energy Systems	Revolution Energy Systems
Single Family Detached	Building Alteration	11/2/2022	\$11,670	22-7119-ALT	4307 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Addition	11/4/2022	\$31,381	22-6646-ADD	1606 NW Boulder Ridge Ln	Signature Built LLC	Signature Built LLC
Single Family Attached	Solar	11/7/2022	\$18,845	22-6584-SOL	3901 NW 4th St	Eagle Point Solar	Eagle Point Solar
Single Family Detached	Solar	11/7/2022	\$42,350	22-7028-SOL	3801 NW Maple Ct	SunPro Solar	ADT Solar LLC
Single Family Detached	Building Alteration	11/7/2022	\$17,052	22-7197-ALT	508 NE Vista Ln	Michael Sickels	John Thomas
Single Family Detached	Building Alteration	11/9/2022	\$34,684	22-7071-ALT	2613 NW 44th St	Ronald J Bair	Ronald J Bair
Single Family Detached	Building Alteration	11/10/2022	\$700	22-7190-ALT	2108 SE Justice Ct	Megan Snow	Megan Snow
Single Family Detached	Building Alteration	11/10/2022	\$28,118	22-7203-ALT	3934 NW 6th St	Rob Albright Const. Inc.	Rob Albright Const. Inc.
Single Family Detached	Building Alteration	11/11/2022	\$18,722	22-7341-ALT	3526 NE Winding Trail Dr	Complete Construction Works	Complete Construction Works
Single Family Detached	Solar	11/14/2022	\$13,800	22-7377-SOL	4729 NW 10th St	One Source Solar	1 Source Solar
Single Family Detached	Solar	11/14/2022	\$13,860	22-7378-SOL	2807 SW Country Ln	One Source Solar	1 Source Solar
Single Family Detached	Building Alteration	11/14/2022	\$26,216	22-7385-ALT	1611 NE Meadow Ct	Jacob Nilles	Jacob Nilles
Single Family Detached	Solar	11/14/2022	\$13,088	22-7384-SOL	214 NW Abbie Dr	One Source Solar	1 Source Solar, 8x8 Contracting LLC
Single Family Detached	Pergola	11/15/2022	\$5,040	21-8388-PERG	1006 NW Ridge Rd	Jon Carrington	Blue Ribbon Contracting
Single Family Detached	Building Alteration	11/16/2022	\$22,086	22-6635-ALT	809 SE 8th St	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Addition	11/16/2022	\$98,367	22-7040-ADD	2402 SW 17th St	The Lovely Castle Company	The Lovely Castle Company
Single Family Detached	Building Alteration	11/16/2022	\$27,840	22-7430-ALT	1004 NW Horizon Dr	Randall Cooper	Randall Cooper
Single Family Detached	Solar	11/17/2022	\$22,356	22-7353-SOL	301 NW Watercrest Dr	SunPro Solar	ADT Solar LLC
Single Family Detached	Solar	11/21/2022	\$41,863	22-7451-SOL	4205 NE 6th St	SunPro Solar	ADT Solar LLC

Single Family Detached	Building Addition	11/28/2022	\$25,346 22-6985-ADD	4904 NE Trilein Dr	Sunroom Escapes	Sunroom Escapes
Single Family Detached	Building Addition	11/28/2022	\$23,536 22-7157-ADD	701 NE Cambridge Ct	Mason Group, LLC	Mason Group, LLC
Single Family Detached	Solar	11/30/2022	\$62,126 22-7366-SOL	3902 NE Rio Dr	Purelight Power	Purelight Power
Manufacturing	Solar	11/30/2022	\$163,944 22-7483-SOL	7301 SE Northstar Dr	One Source Solar	1 Source Solar, 8x8 Contracting LLC
Single Family Attached	Building Alteration	11/30/2022	\$6,914 22-7570-ALT	548 SW Heritage Ln	Larry Pollard	Larry Pollard
Single Family Detached	Building Alteration	11/30/2022	\$4,000 22-7611-ALT	605 NE Wanda Dr	David Funk	David Funk
Single Family Detached	Deck	11/7/2022	\$3,456 22-7091-DECK	1103 NW 25th St	The HQ Handyman	Lucas S Hall
Single Family Detached	Deck	11/7/2022	\$768 22-7192-DECK	309 NE Sherman Dr	Brad Sommers Construction	Brad Sommers Construction
Single Family Detached	Deck	11/10/2022	\$600 22-6983-DECK	4904 NE Trilein Dr	Sunroom Escapes	Sunroom Escapes
Single Family Detached	Deck	11/11/2022	\$420 22-7347-DECK	609 SE Sherman Dr	Rachel A Fisher	Rachel A Fisher
Single Family Detached	Deck	11/22/2022	\$3,600 22-5970-DECK	1209 NW Campus Dr	Archadeck of Central Iowa	Archadeck of Central Iowa
Single Family Detached	Shed	11/1/2022	\$2,000 22-7097-SHD	1810 NE Trilein Dr	Kelly Streigle	Kelly Streigle
Single Family Detached	Shed	11/8/2022	\$2,000 22-6320-SHD	3027 NW Reinhart Dr	Brandon Gardner	Brandon Gardner
Single Family Detached	Shed	11/9/2022	\$4,800 22-6823-SHD	1206 NW Maple St	Trent R Lindaman	Trent R Lindaman
Single Family Detached	Shed	11/11/2022	\$2,400 22-7090-SHD	6008 NE Grant Ct	S Mathis Michael	Tuff Shed
Single Family Detached	Shed	11/14/2022	\$2,400 22-7382-SHD	808 NE Michael Ct	RDA Construction LLC	RDA Construction LLC
Multi-Family	Swimming Pool	11/30/2022	\$90,000 22-7492-POOL	1645 SW Magazine Rd	JCorp Inc	JCorp Inc
Other (MF poolhouse)	New Building	11/21/2022	\$103,206 22-6950-NEW	1645 SW Magazine Rd	JCorp Inc	JCorp Inc
Office	Building Alteration	11/9/2022	\$31,250 22-7176-ALT	2825 S Ankeny Blvd Ste 101	DRA Properties	DRA Properties
Retail	Building Alteration	11/11/2022	\$100,400 22-7186-ALT	1345 SW Park Square Dr Ste 102	DRA Properties	DRA Properties, LC
Restaurant	Building Addition	11/15/2022	\$101,783 22-6964-ADD	1520 S Ankeny Blvd	Accurate Commercial	Accurate Commercial
Office	Building Alteration	11/22/2022	\$29,489 22-7446-ALT	211 SW Walnut St	GTG Construction	GTG Construction
Retail	Building Alteration	11/28/2022	\$61,840 22-7410-ALT	1520 NW Irvinedale Dr Ste 104	Hunziker Construction Services	Hunziker Construction Services
Office	Building Alteration	11/29/2022	\$112,000 22-7556-ALT	3625 N Ankeny Blvd	Edge Commercial	Edge Commercial
Single Family Attached	Fence/Wall	11/15/2022	22-6550-FNCE	1415 NW 27th St	Molly Zachary	Molly Zachary
Single Family Detached	Fence/Wall	11/1/2022	22-7069-FNCE	617 NE 57th St	Jordan Poen	Jordan Poen
Single Family Detached	Fence/Wall	11/1/2022	22-6966-FNCE	911 SE Rene St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	11/1/2022	22-7033-FNCE	909 SE 9th St	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	11/2/2022	22-7049-FNCE	3303 NW 13th St	Andrew Olson	Andrew Olson
Single Family Detached	Fence/Wall	11/2/2022	22-7123-FNCE	1602 NE Chambers Pkwy	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	11/3/2022	22-7162-FNCE	3901 NW 2nd Pl	Rusty D Anderson	Rusty D Anderson
Single Family Detached	Fence/Wall	11/4/2022	22-6824-FNCE	3121 NE 6th Ln	Platinum Fence	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	11/7/2022	22-7181-FNCE	609 NE Hunter Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	11/7/2022	22-7211-FNCE	4006 SE Primrose Dr	Hammerly Jason	Midwest Fencing
Single Family Detached	Fence/Wall	11/8/2022	22-7223-FNCE	3820 SW 2nd Ct	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	11/8/2022	22-7225-FNCE	329 NW Stratford Ln	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	11/9/2022	22-6869-FNCE	4318 NE 16th St	Tracy Cosner	Tracy Cosner
Single Family Detached	Fence/Wall	11/10/2022	22-7224-FNCE	4405 NE 16th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	11/11/2022	22-7345-FNCE	433 SE Willow Run Ln	Linda Turpin	Linda Turpin
Single Family Detached	Fence/Wall	11/11/2022	22-7336-FNCE	3414 NW 28th St	Rylux Fence Co	Rylux Fence Co
Single Family Detached	Fence/Wall	11/14/2022	22-7338-FNCE	2509 NE 16th St	GQ Fence Specialists, LLC	Garry Buckner
Single Family Detached	Fence/Wall	11/15/2022	22-7177-FNCE	4704 NE Hillcrest Ct	American Fence Company	American Fence Company

Single Family Detached	Fence/Wall	11/17/2022	22-7437-FNCE	3907 SE Primrose Dr	Larry D Bohlen	Larry D Bohlen
Single Family Detached	Fence/Wall	11/17/2022	22-6781-FNCE	2813 NW 28th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	11/18/2022	22-7460-FNCE	413 NE 7th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	11/21/2022	22-7426-FNCE	4103 SE Primrose Dr	Eidbo Ashley	Midwest Fencing
Single Family Detached	Fence/Wall	11/22/2022	22-7516-FNCE	2313 NW 29th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	11/22/2022	22-7517-FNCE	1207 NW 27th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	11/22/2022	22-7518-FNCE	1203 NW 27th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	11/23/2022	22-7514-FNCE	3208 NW Northpark Dr	Bryce Kenworthy	Midwest Fencing
Single Family Detached	Fence/Wall	11/23/2022	22-7548-FNCE	214 SW Westlawn Dr	Monica Murray	Monica Murray
Single Family Detached	Fence/Wall	11/29/2022	22-7462-FNCE	2601 SW 23rd St	American Fence Company	American Fence Co
Retail	Sign	11/4/2022	\$922 22-6921-SIGNP	615 SE Oralabor Rd	Chesnut Signs	Chesnut Signs
Retail	Sign	11/4/2022	\$922 22-6923-SIGNP	615 SE Oralabor Rd	Chesnut Signs	Chesnut Signs
Retail	Sign	11/4/2022	\$922 22-6924-SIGNP	615 SE Oralabor Rd	Chesnut Signs	Chesnut Signs
Retail	Sign	11/4/2022	\$1,035 22-6925-SIGNP	615 SE Oralabor Rd	Chesnut Signs	Chesnut Signs
Office	Sign	11/7/2022	\$2,500 22-6447-SIGNP	807 SW Des Moines St Unit 101	Lashier Graphics & Signs	Lashier Graphics & Signs
Office	Sign	11/7/2022	\$2,500 22-7193-SIGNP	221 S Ankeny Blvd	BDI Signs	BDI Signs
Retail	Sign	11/10/2022	\$100 22-7117-SIGNP	519 SW 3rd St	Saner Sales, LLC	Saner Sales, LLC
Retail	Sign	11/14/2022	\$4,491 22-7006-SIGNP	107 NE Delaware Ave Ste 2	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	11/14/2022	\$2,400 22-7007-SIGNP	1711 SW Plaza Pkwy	Lashier Graphics & Signs	Lashier Graphics & Signs
Restaurant	Sign	11/14/2022	\$4,349 22-7112-SIGNP	1810 SW White Birch Cir #116	Signarama - Ankeny	Signarama - Ankeny
Restaurant	Sign	11/14/2022	\$8,189 22-7166-SIGNP	1811 SW White Birch Cir #116	Signarama - Ankeny	Signarama - Ankeny
Retail	Sign	11/15/2022	\$10,000 22-6750-SIGNP	1510 S Ankeny Blvd Ste 104	Drake Signs	Drake Signs
Office	Sign	11/28/2022	\$3,000 22-7339-SIGNP	2501 SE Creekview Dr	Lisa Hanrahan	Iowa Sign Company
Office	Sign	11/28/2022	\$1,563 22-7440-SIGNP	2501 SE Creekview Dr	Lisa Hanrahan	Iowa Sign Company
Office	Sign	11/28/2022	\$1,926 22-7441-SIGNP	2501 SE Creekview Dr	Lisa Hanrahan	Iowa Sign Company
Office	Sign	11/28/2022	\$1,433 22-7442-SIGNP	110 SW Maple St	Lisa Hanrahan	Iowa Sign Company
Office	Sign	11/28/2022	\$1,377 22-7443-SIGNP	1620 SW White Birch Cir	Lisa Hanrahan	Iowa Sign Company
Restaurant	Sign	11/29/2022	\$3,122 22-3953-SIGNP	1615 SW Main St Ste 104	Tri-City Sign Company	Tri-City Sign Company
Restaurant	Sign	11/29/2022	\$3,122 22-3955-SIGNP	1615 SW Main St Ste 104	Tri-City Sign Company	Tri-City Sign Company
Retail	Sign	11/29/2022	\$4,400 22-4898-SIGNP	2405 SW White Birch Dr Ste 105	Tri-City Sign Company	Tri-City Sign Company
Hotel/Motel	Sign	11/29/2022	\$6,000 22-6707-SIGNP	133 SE Delaware Ave	Signs & Designs	Signs & Designs
Retail	Temporary Sign	11/8/2022	22-7221-SIGNT	310 NE Delaware Ave	Tires Plus	Tires Plus
Storage	Temporary Sign	11/14/2022	22-7232-SIGNT	1204 SE 16th Ct	Signs 'N More	Signs 'N More
Retail	Temporary Sign	11/18/2022	22-7477-SIGNT	101 S Ankeny Blvd	Flowerama	Flowerama
Other	Temporary Sign	11/30/2022	22-7476-SIGNT	1403 SW Ordinance Rd	Velocity Baseball & Softball	Velocity Baseball & Softball
Single Family Detached	Drive Approach	11/3/2022	22-7161-RSTRM	529 NE 4th St	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	11/1/2022	22-7121-RSWRP	529 NE 4th St	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	11/14/2022	22-7381-RSWRP	808 NE Michael Ct	RDA Construction LLC	RDA Construction LLC
Church	Sidewalk	11/30/2022	22-7567-RSWRP	118 NW Linden St	Terry's Quality Concrete	Terry's Quality Concrete
Office	Demolition	11/2/2022	22-7120-DEMO	902 SE Oralabor Rd	Iowa Demolition	Koester Construction