



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, November 18, 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 November 18, 2025 Agenda

Consider MOTION to approve and accept the November 18, 2025 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the November 4, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the November 4, 2025, minutes of the Plan and Zoning Commission meeting.

2. Piper Properties Plat 7 Final Plat

Consider MOTION to recommend City Council approval of the Piper Properties Plat 7 Final Plat.

3. 3405 NW Amherst Lane - Bricktowne Piper Phase 2 Site Plan

Consider MOTION to approve the site plan for 3405 NW Amherst Lane, Bricktowne Piper Phase 2.

4. King's Pointe Commercial Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the King's Pointe Commercial Plat 1 Final Plat.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.

F. REMOVED CONSENT AGENDA ITEMS:

G. REPORTS:

Director and Commissioner Reports

1. November 17, 2025, City Council Report
2. Tentative Agenda items for Tuesday, December 2, 2025
3. Commissioner's Reports

H. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 18, 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 November 18, 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 November 18, 2025 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 18, 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 November 4, 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 November 4, 2025, minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2025-11-04

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, November 4, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Pro Tem Trina Flack called the November 4, 2025, meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Staff present: Eric Jensen, Eric Carstens, Jake Heil and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the November 4, 2025 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 of the October 7, 2025 Plan and Zoning Commission meeting

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

Item # 2. Deer Creek Reserve Plat 1 Final Plat and Deer Creek Reserve Site Plan

Motion to recommend City Council approval of the Deer Creek Reserve Plat 1 Final Plat.

Motion to approve the site plan for Deer Creek Reserve, subject to recordation of the Deer Creek Reserve Plat 1 Final Plat.

Referencing Item #2, Deer Creek Reserve Site Plan, Commissioner Hunter commented that he understands that the materials meet the standards, but he is not pleased with the architecture for this site plan. He also commented that he would have preferred to see more green space instead of 109 extra parking stalls.

Motion by P.Tuning to approve the recommendations for Consent Agenda Items #1 - #2. Second by G.Hunter. All voted aye. Motion carried 5 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the November 3, 2025 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday November 18, 2025 Plan and Zoning Commission meeting and reviewed the October 2025 Building Permit Report.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Commissioner Hunter moved to adjourn the meeting. Second by Commissioner Tuning. Meeting adjourned at 6:35 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang
Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Piper Properties Plat 7 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

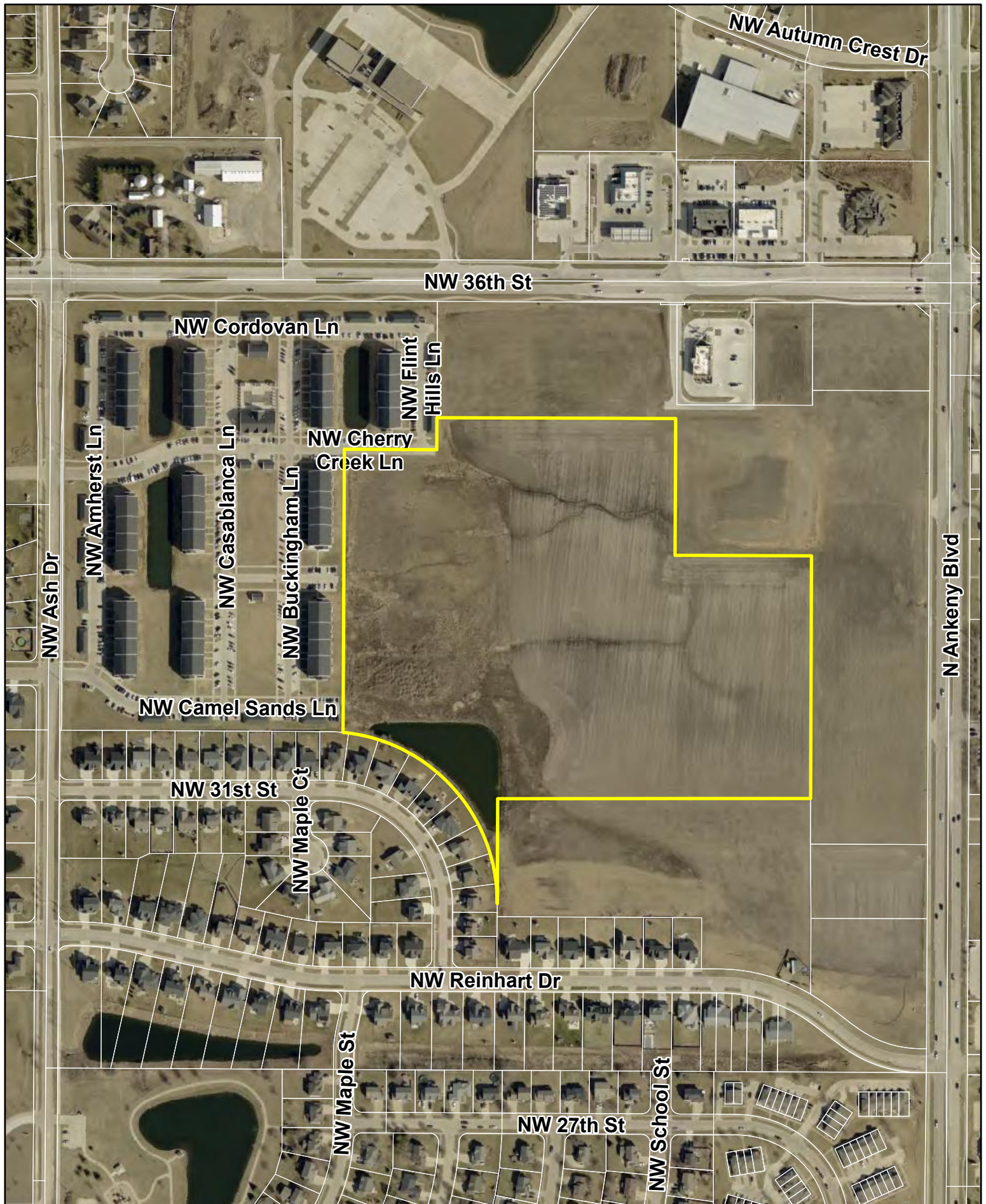
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Piper Properties Plat 7 Final Plat.

ATTACHMENTS

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



Agenda Item: Piper Properties Plat 7 – Final Plat

Report Date: November 13, 2025

Prepared by: Ryan Kirschman, AICP
Planner I

EJC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Piper Properties Plat 7 Final Plat.

Project Summary:

Piper Properties Plat 7 is a proposed 29.93 acres (+/-), located north of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street. The property is zoned R-3, Multiple-Family Residence District. The subject plat consists of creating ten buildable lots for 9 apartment buildings and a clubhouse.

Project Report:

- Streets:** The site will be accessed via existing private streets. There are not any additional public improvements required for this phase of the development. Private streets will provide the internal circulation for the site
- Water:** The applicant is proposing to connect to the two eight-inch watermain stubs on the west side of the property and connect to a ten-inch main that runs along the east side of the property. A combination of six and eight-inch water mains will be extended through the site under the private streets to service the proposed buildings.
- Sewer:** Sewer will be brought to the site by connecting to 8-inch sanitary sewer stubs that are on the west side of the property. Eight-inch sanitary sewer will be extended along all private streets within the plat, with six-inch pipes serving each building.
- Drainage:** The proposed site will drain to three separate detention ponds, one in the northeast corner of the property and two on the south side of the property.
- Parkland:** The developer will make payment to the City in lieu of park site dedication. This fee will be paid prior to City Council approval of the final plat.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Piper Properties Plat 7
NAME OF OWNER/ DEVELOPER: Bricktowne Piper LC

GENERAL INFORMATION:

PLAT LOCATION: North of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street
SIZE OF PLAT: 29.93 acres
ZONING: R-3, Multiple-Family Residence District

LOTS:

NUMBER: 10 buildable lots;
SIZE/DENSITY: 29.93 Acres with 540 units/ 18 units per acre
USE: Multiple-family residential
BUILDING LINES:
Front yard setback: 30'
Rear yard setback: 35'
Side yard setback: 9' one side 22' total

PARK SITE DEDICATION:

The developer will make payment to the City in lieu of park site dedication. This fee will be paid prior to City Council approval of the final plat.

ADJACENT LANDS:

NORTH: Vacant land zoned C-2
SOUTH: Piper Properties Plat 4
EAST: Vacant land zoned C-2
WEST: Piper Properties Plat 2

WASTE WATER:

PROJECTED FLOWS: 29.93 acres of land X 3000 gal. per day/acre of developable land = 89,790 GPD

WRA CAPACITY: 200 MGD; current daily avg. 132 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk

STORM WATER:

BASIN FLOWS: This plat lies in the Middle Four Mile Drainage Area.

WATER SYSTEM:

USAGE: 29.93 acres of land X 1000 gal. per day/acre of developable land = 29,930 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

November 7, 2025

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

RE: Bricktowne Piper – Phase 2
Final Plat & Construction Drawings Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Bricktowne Piper LC, we respectfully submit herewith final plat and construction drawings for Piper Properties Plat 7 in request for approval. This property consists of 29.93 acres and is located northwest of N. Ankeny Boulevard and NW Reinhart Drive. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District. This project features the construction of nine apartment buildings and a club house that will sit on ten lots.

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

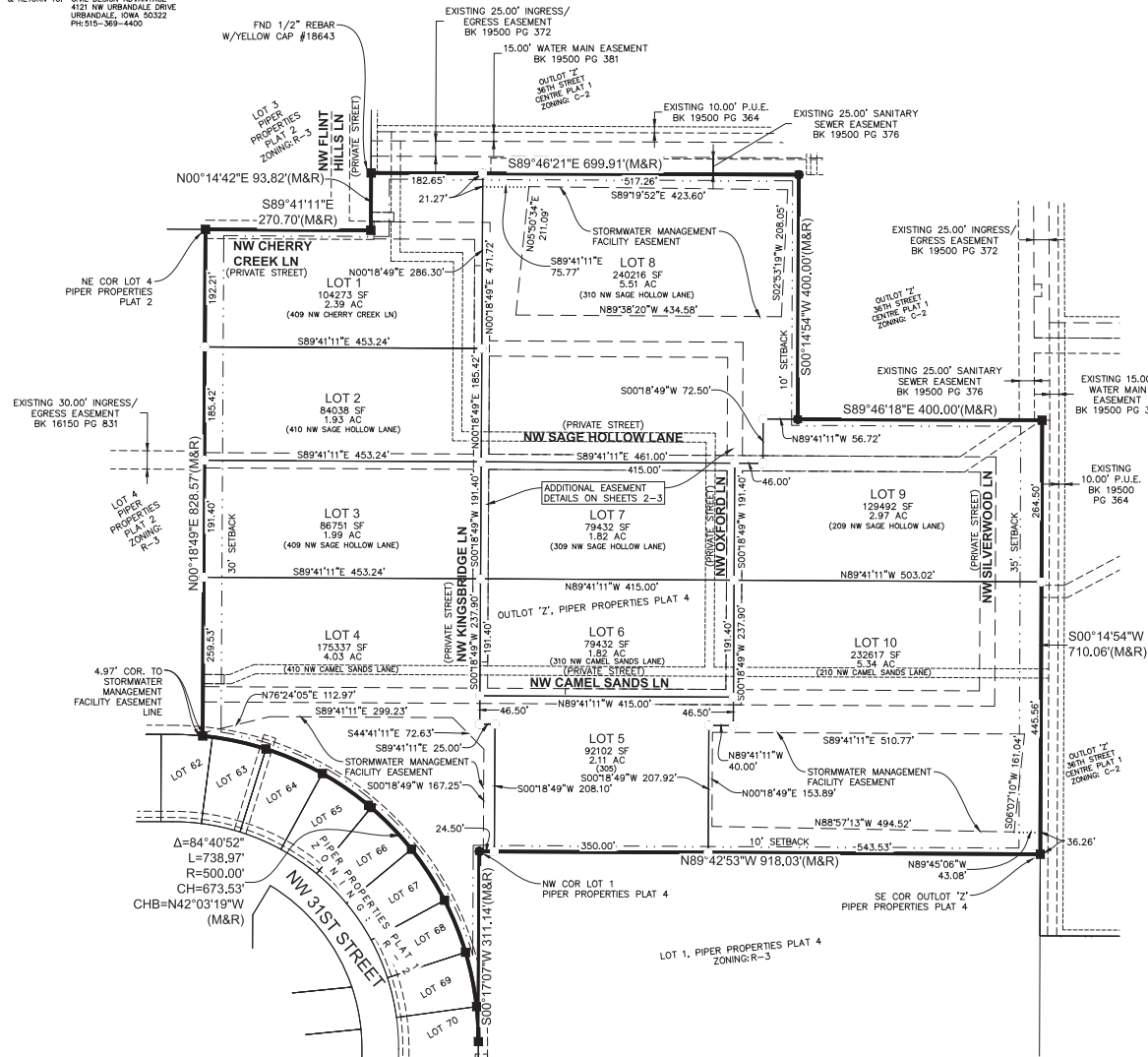


Erin K. Ollendike, P.E.

INDEX LEGEND

LOCATION: OUTLOT "Z", PIPER PROPERTIES PLAT 4
ANKENY, POLK COUNTY, IOWA
REQUESTOR: BRICKTOWNE PIPER LC
PROPRIETOR: BRICKTOWNE PIPER LC
4611 MORTENSEN ROAD SUITE 106
AMES, IA 50014
SURVEYOR: JONATHAN A. ERDAHL
SURVEY COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

PIPER PROPERTIES PLAT 7 FINAL PLAT



OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-3: MULTIPLE FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

SETBACKS:
FRONT: 30'
SIDE: 1 STORY: 8' MIN, 20' TOTAL
3 STORY: 10' MIN, 24' TOTAL
REAR: 35'
GARAGE: 14'
ACCESSORY: 12'

DATE OF SURVEY

JUNE 10, 2025

PLAT DESCRIPTION

OUTLOT "Z", PIPER PROPERTIES PLAT 4, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 29.93 ACRES (1,303,690 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

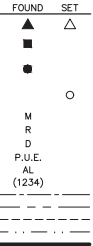
1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.



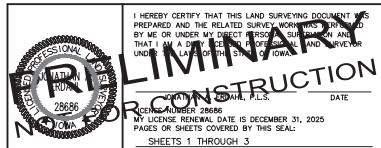
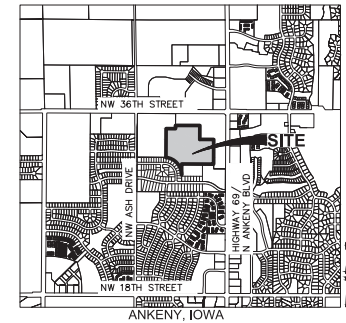
AREA ABOVE RESERVED FOR RECORDING STAMP

LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP#16747
(UNLESS OTHERWISE NOTED)
1/2" REBAR, YELLOW PLASTIC CAP#15980
(UNLESS OTHERWISE NOTED)
1/2" REBAR, YELLOW PLASTIC CAP#28686
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY



VICINITY MAP (NOT TO SCALE)



DATE	REVISIONS
11/27/25	REVISED
11/27/25	REVISED
11/27/25	REVISED
11/27/25	REVISED
11/27/25	REVISED
11/27/25	REVISED

TECH	ENGINEER	REVIEW

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

PIPER PROPERTIES PLAT 7
FINAL PLAT

2208.571
3



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

3405 NW Amherst Lane - Bricktowne Piper Phase 2 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

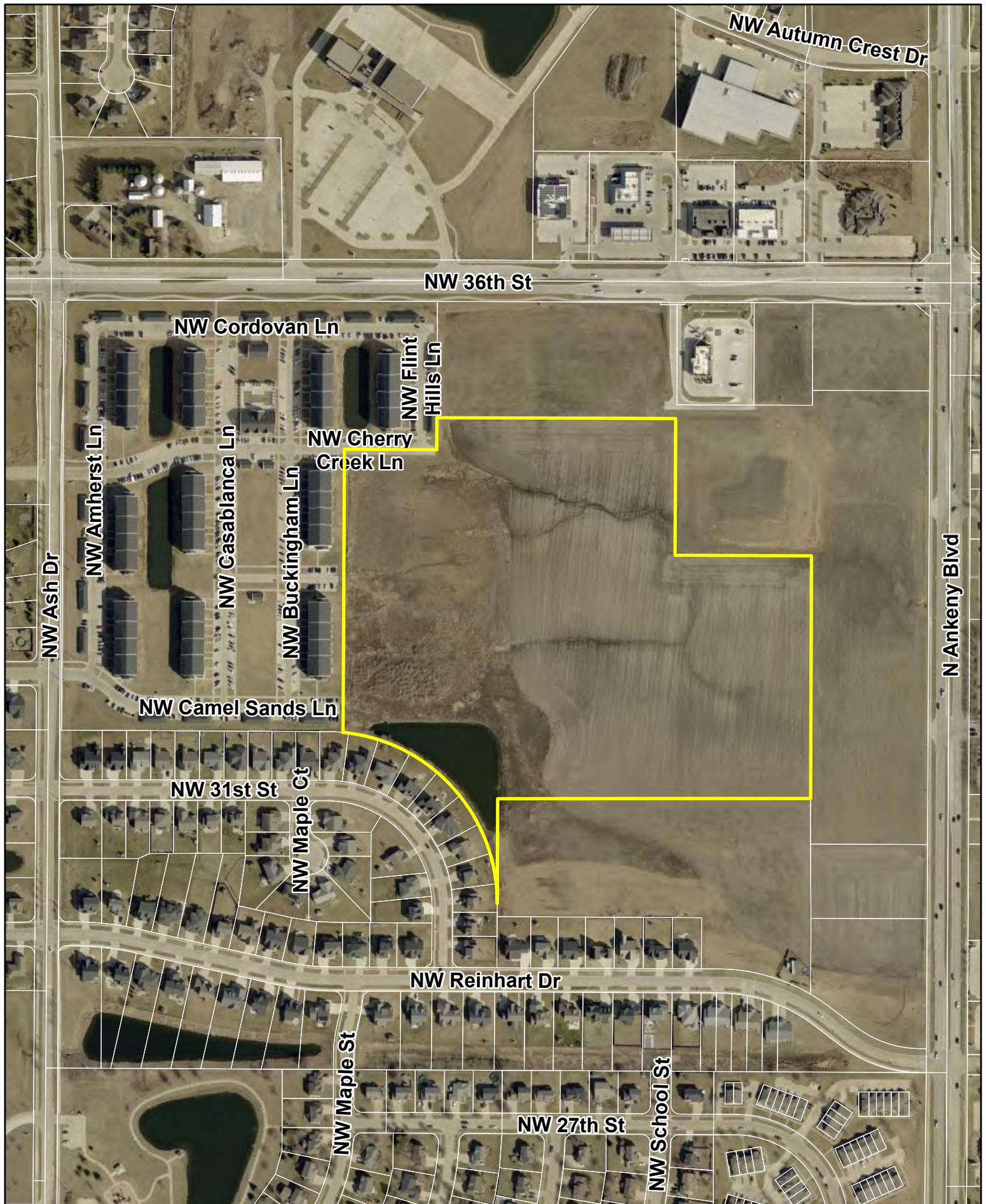
ACTION REQUESTED

Consider MOTION to approve the site plan for 3405 NW Amherst Lane, Bricktowne Piper Phase 2.

ATTACHMENTS

1. Aerial Map

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



1 inch = 358 feet
Date: 11/13/2025

**Bricktowne Phase II
Site Plan
Aerial Map**



Agenda Item: Bricktowne Piper Phase 2 – Site Plan

Report Date: November 13, 2025

Prepared by: Ryan Kirschman, AICP *EJC*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for Bricktowne Piper Phase 2, subject to recordation of the final plat.

Project Summary:

The applicant is proposing a nine-building apartment complex with 540 residential units in a 60-unit layout, and a clubhouse. The site is located west of N Ankeny Boulevard and south of NW 36th Street in the northwest quadrant of Ankeny. Properties to the south and west of the proposed site are zoned R-3, Multiple-Family Residence District, properties to the southwest are zoned R-1, One-Family Residence District with restrictions, and properties to the north and east are zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The future land use for the property is High Density Residential per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map.

Access to the proposal will be through the existing private streets from phase 1 of the development. Phase 1 has two connections off of NW Ash Drive on the west side of the property, which will also be used by Phase 2 via NW Cherry Creek Lane and NW Camel Sands Lane. There will be sidewalks installed throughout the proposed development providing safe access to pedestrians and bicycle traffic. The site plan will have adequate parking with 797 stalls being proposed and 720 stalls are required for the apartment buildings and clubhouse. 80 of the proposed stalls are garages that are located around the perimeter of the proposed development.

The applicant is proposing to connect to the two eight-inch watermain stubs on the west side of the property and connect to a ten-inch main that runs along the east side of the property. A combination of six and eight-inch water mains will be extended through the site under the private streets to service the proposed buildings. Storm water on the site will be addressed with detention ponds on the northeast, southwest, and southeast corner of the site.

A landscaping plan has been included as part of the site plan. Screening has been provided on the south side of the property, screening the property from the existing single-family homes to the south of the proposed site. All other open space and landscaping requirements have been met.

Site Plan Worksheet

3405 NW Amherst Ln – Bricktowne Piper Phase 2 – Site Plan

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

A. Site Development

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

The proposed apartment complex is compatible with phase 1 of the Bricktowne development and the surrounding properties.

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

The proposed apartment complex is compatible with phase 1 of the Bricktowne development and other properties in the area.

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

The site plan will have adequate parking with 797 stalls being proposed and 720 stalls are required for the apartment buildings and clubhouse. 80 of the proposed stalls are garages that are located around the perimeter of the proposed development.

- 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.**

Access to the proposal will be through the existing private streets from phase 1 of the development. Phase 1 has two connections off of NW Ash Drive on the west side of the property, which will also be used by Phase 2 via NW Cherry Creek Lane and NW Camel Sands Lane. There will be sidewalks installed throughout the proposed development providing safe access to pedestrians and bicycle traffic.

- 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 site will be adequately screened from adjacent properties with a mixture of shrubs and trees.

- 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 stormwater detention areas on the site will be screened from adjacent properties with a mixture of trees and shrubs.

- 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 buildings 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 addressed with a detention ponds in the northeast, southeast, and southwest corners of the property.

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

The applicant is proposing to connect to the two eight-inch watermain stubs on the west side of the property and connect to a ten-inch main that runs along the east side of the property. A combination of six and eight-inch water mains will be extended through the site under the private streets to service the proposed buildings.

- 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.

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 apartment complex buildings are 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 apartment buildings façade will have a mixture of brick and board and batten cement board. The proposed clubhouse façade will be composed of brick. This proposal 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 adequately screens the whole site from the public view with a mixture of trees and shrubs located around the property.

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

The proposed buildings on the site are complimentary of each other.

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.**

There are signs shown in the proposal. However, 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 are signs shown in the proposal. However, any signs will need to be permitted and 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 are no ground signs shown in the proposal. However, any signs will need to be permitted and reviewed 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.

There are signs shown in the proposal. However, any signs will need to be permitted and reviewed by staff in accordance to the Ankeny Municipal Code Chapter 195 Signs.

D. Factors for Evaluation

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

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

The plans submitted 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 building materials standards outlined in Chapter 192 of the Ankeny Municipal Code.

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

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

November 7, 2025

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

RE: Bricktowne Piper – Phase 2
Site Plan Approval

Planning & Zoning Commission Members;

On behalf of Bricktowne Piper LC, we respectfully submit herewith a site plan for Bricktowne Piper – Phase 2 in request for approval. This property consists of 29.93 acres and is located northwest of the intersection of N. Ankeny Boulevard and NW Reinhart Drive and directly east of the existing Bricktowne Piper Apartments. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residence District. This project features the construction of 540 apartment units with a mix of one bedroom and two bedroom units, garages and a clubhouse with a pool.

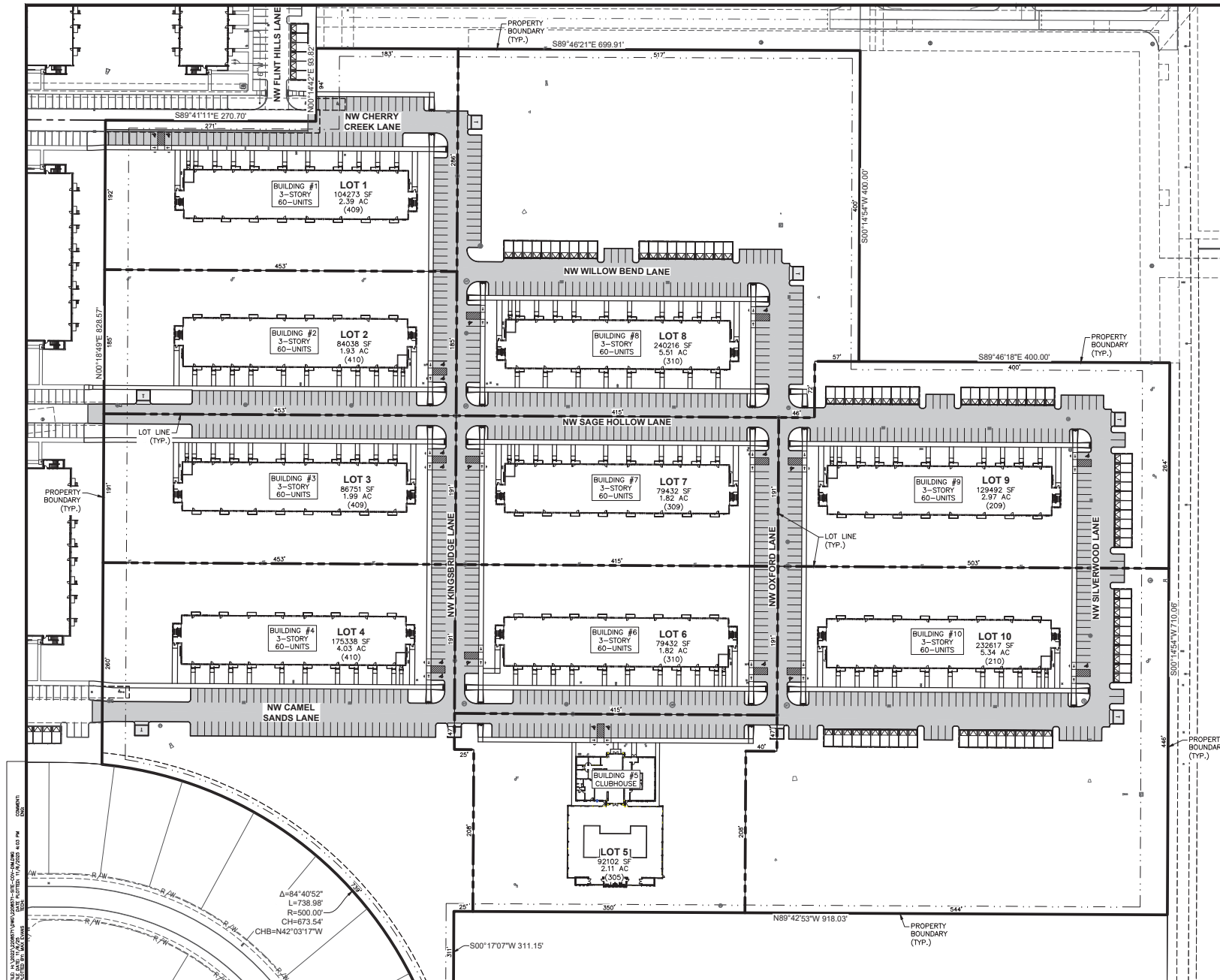
Please accept this submittal for the next available Planning & Zoning Commission meeting. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.



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



BRICKTOWNE PIPER - PHASE 2
OVERALL DIMENSION PLAN

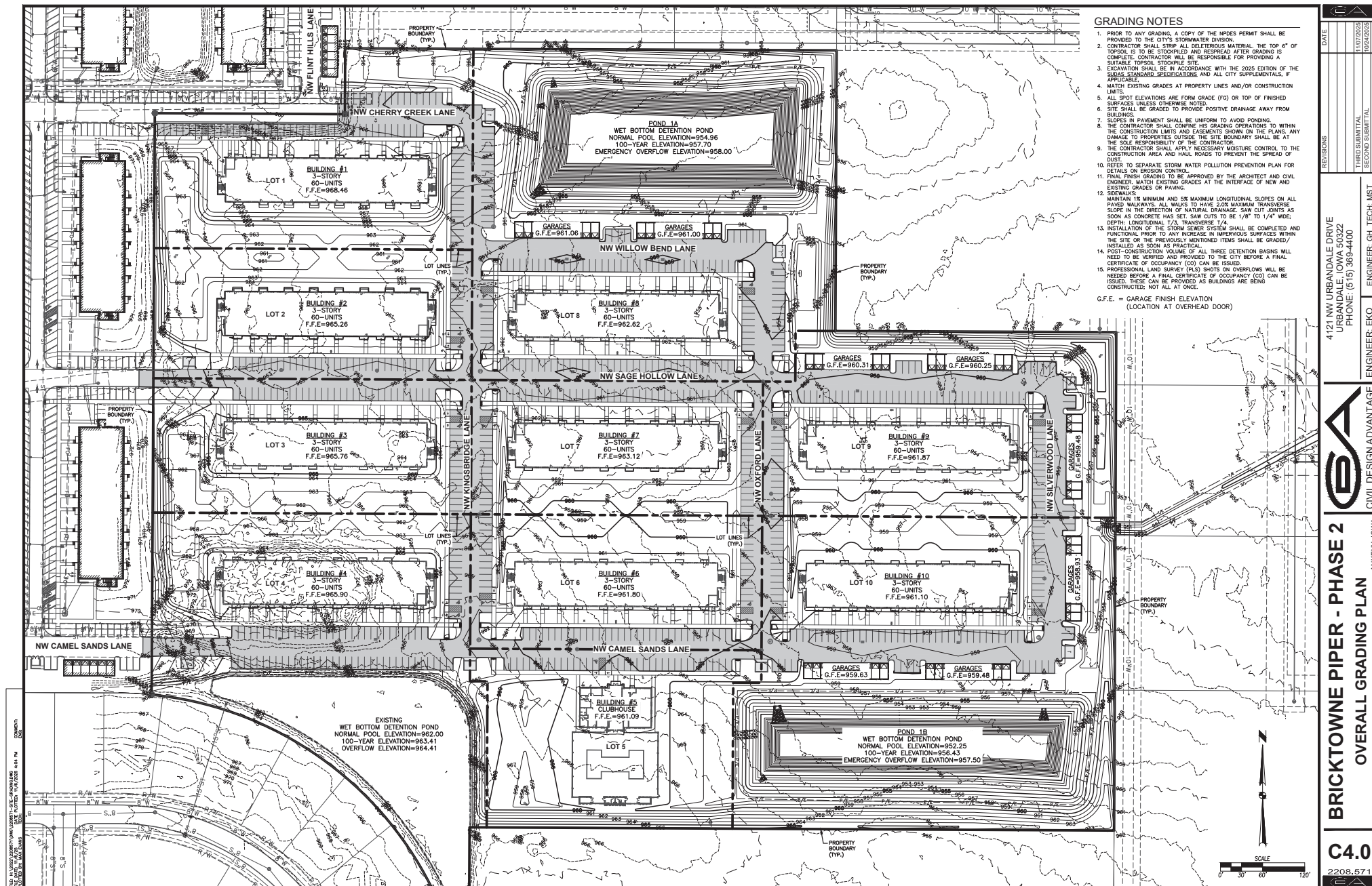
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 2208.571

ENGINEER: GH TECH. MST

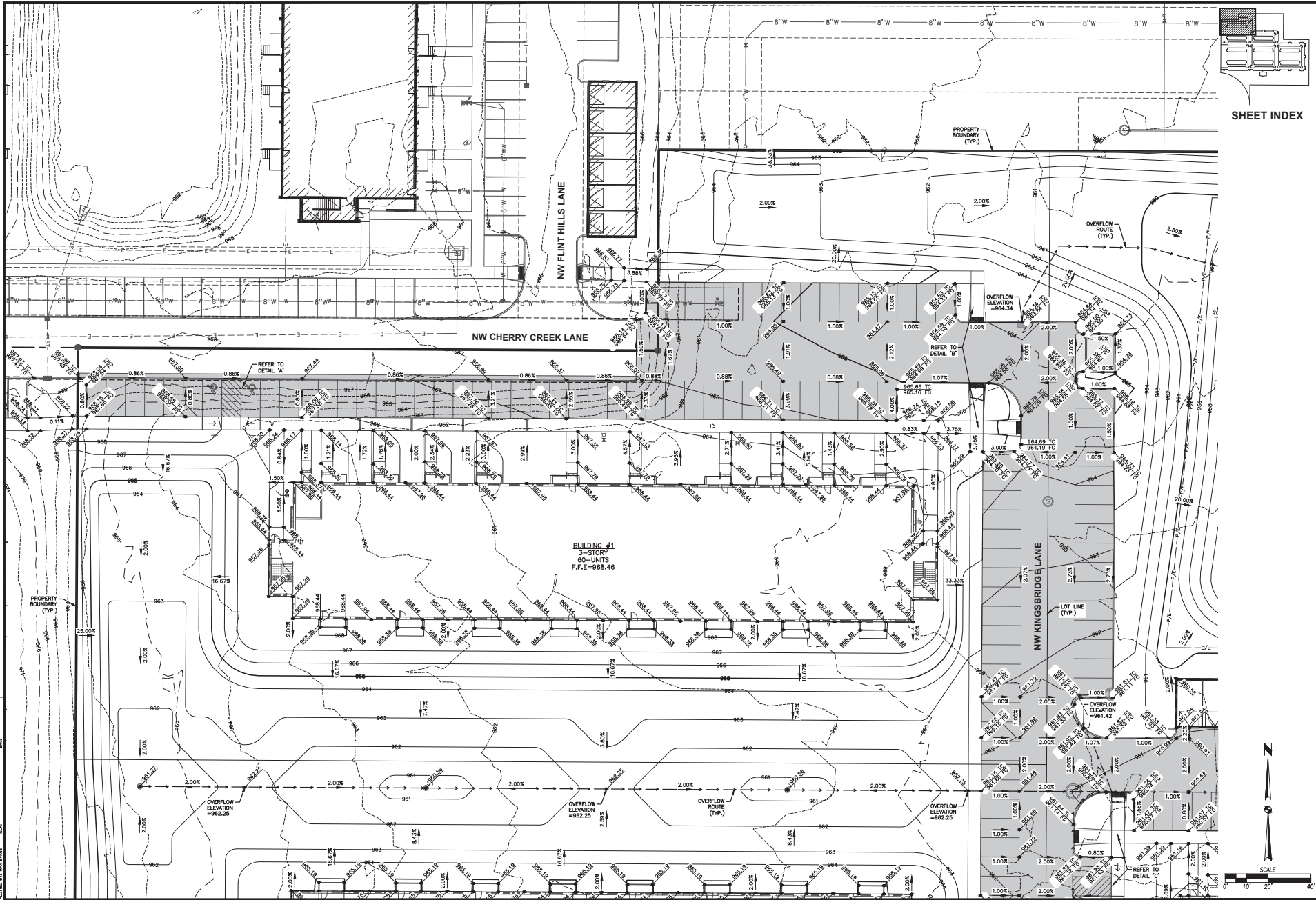
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA



FILE: H:\2023\PROJECTS\BRICKTOWNE-PIPE-C4.1\BRICKTOWNE-PIPE-C4.1.dwg
PLOT DATE: 11/14/2023 4:04 PM
PLOT BY: J. W. PIPER



SHEET INDEX

REVISIONS	DATE
THIRD SUBMITTAL	11/07/2023
SECOND SUBMITTAL	10/24/2023
FIRST SUBMITTAL	10/03/2023

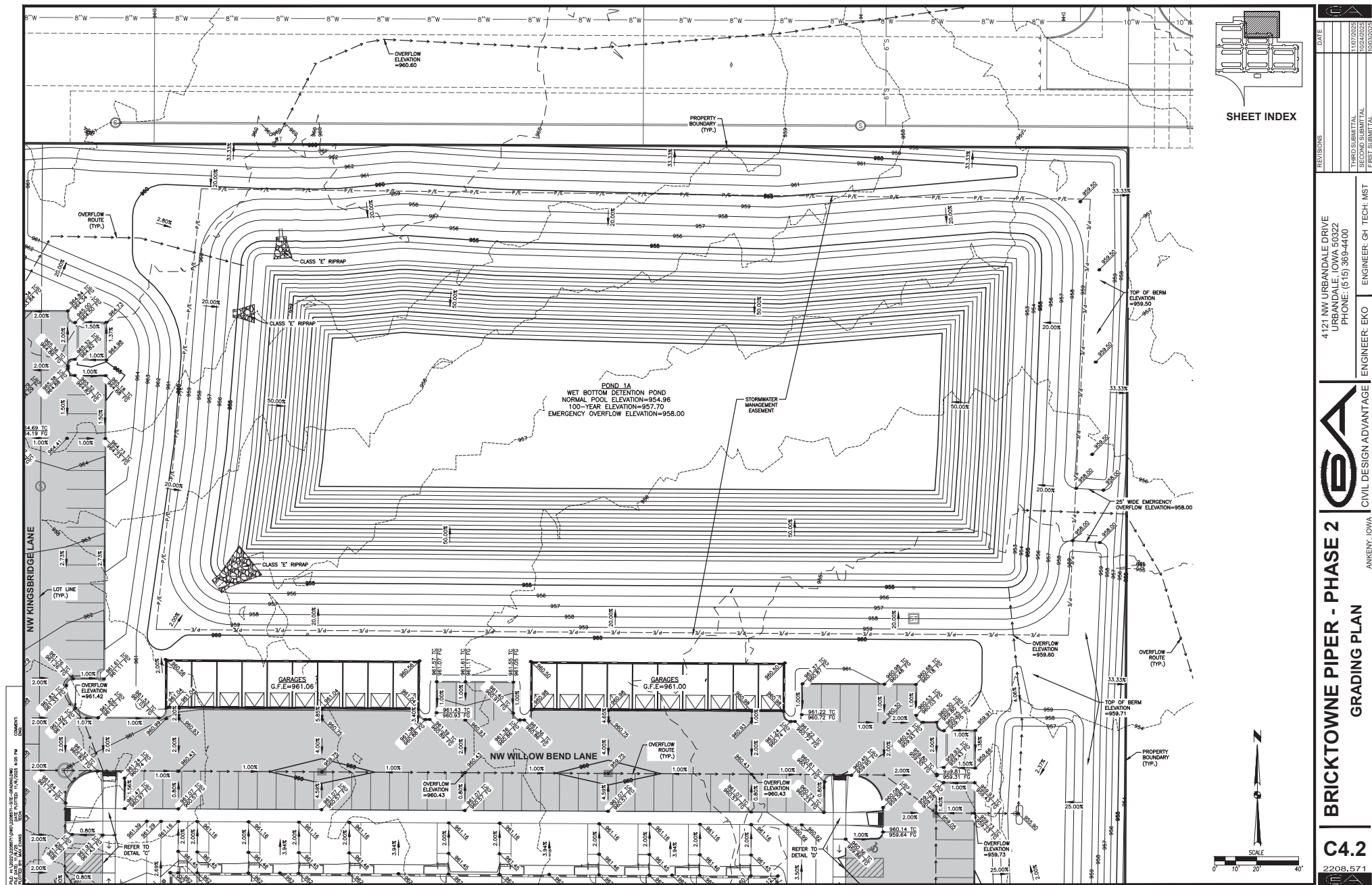
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400
ENGINEER: GH TECH, MST
ENGINEER: EKO



ANKENY, IOWA

BRICKTOWNE PIPER - PHASE 2
GRADING PLAN

C4.1
2208.571



DATE	REVISIONS
11/07/2021	THIRD SUBMITTAL
10/24/2021	SECOND SUBMITTAL
10/03/2021	FIRST SUBMITTAL

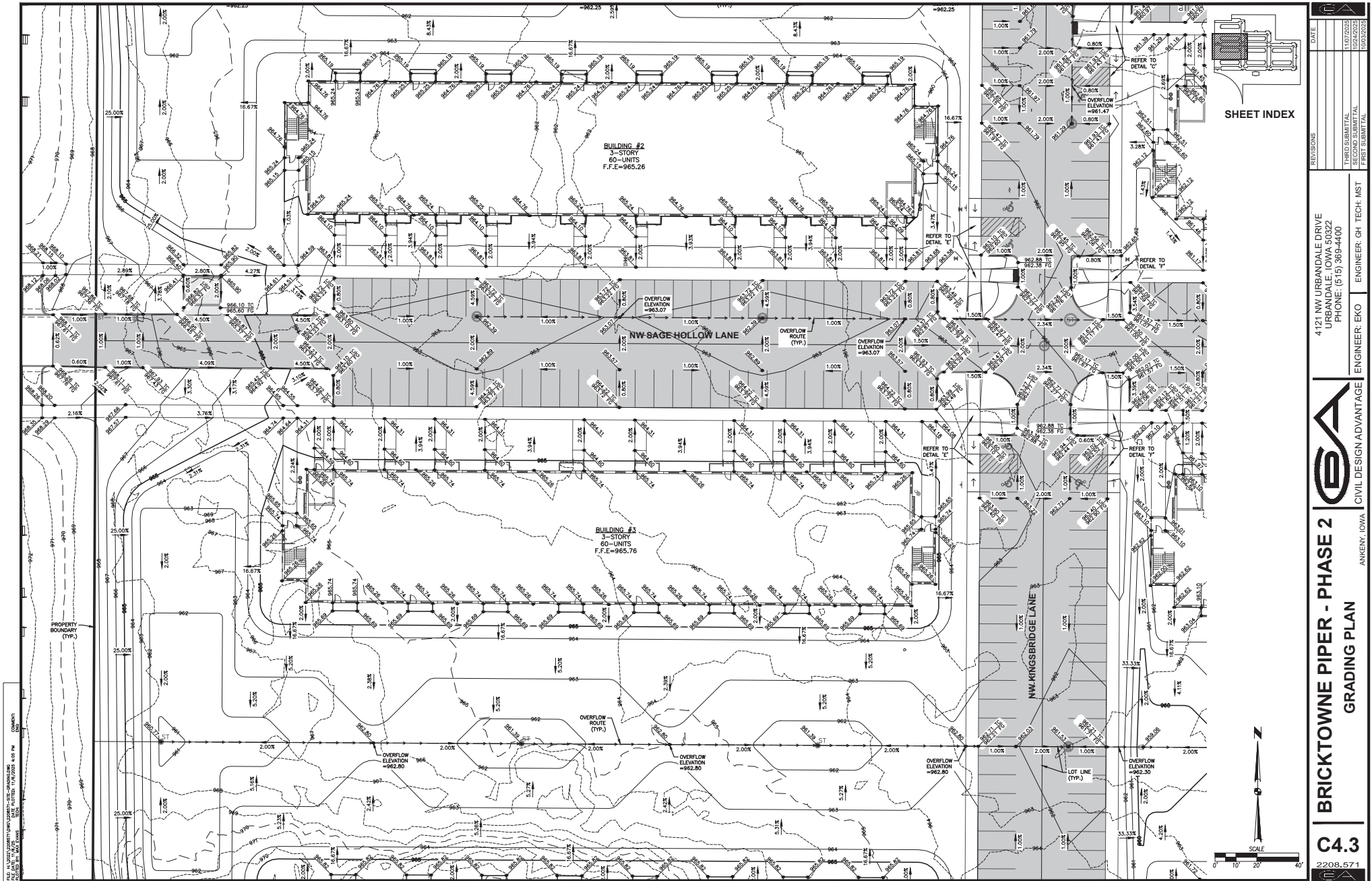
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400
ENGINEER: GH TECH, MST
ENGINEER: EKO

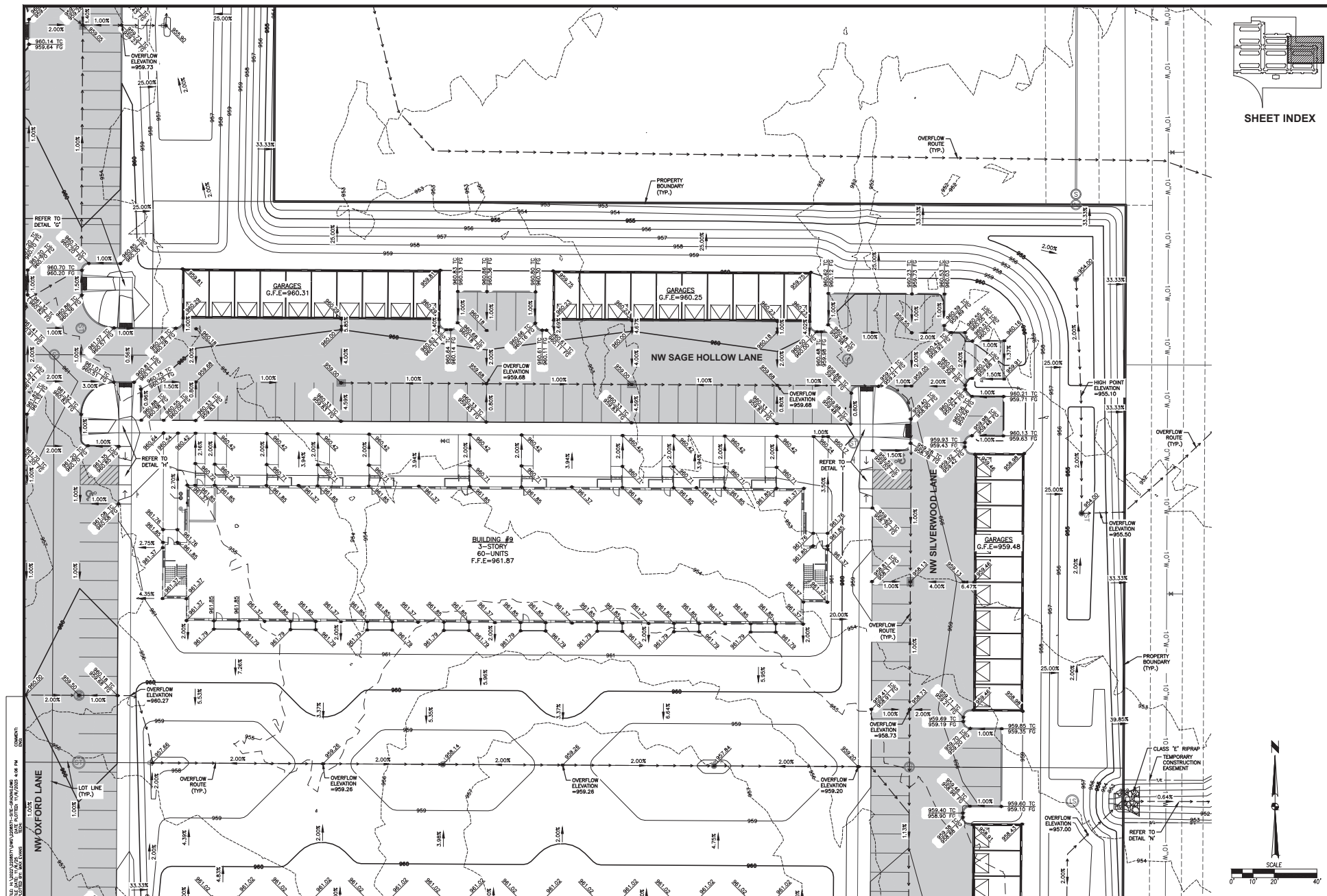


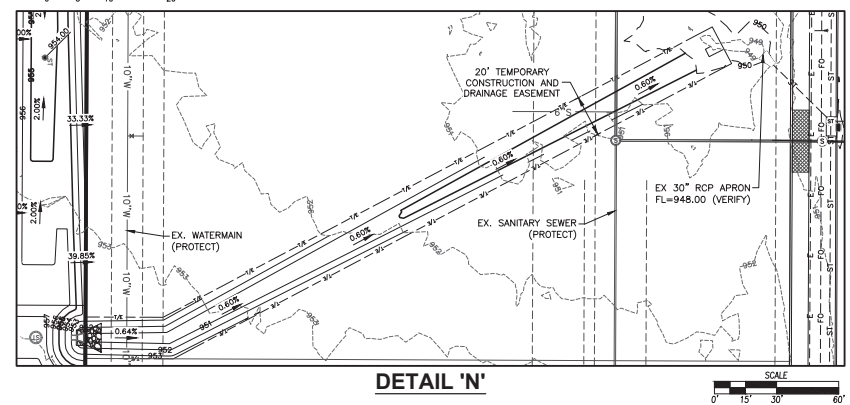
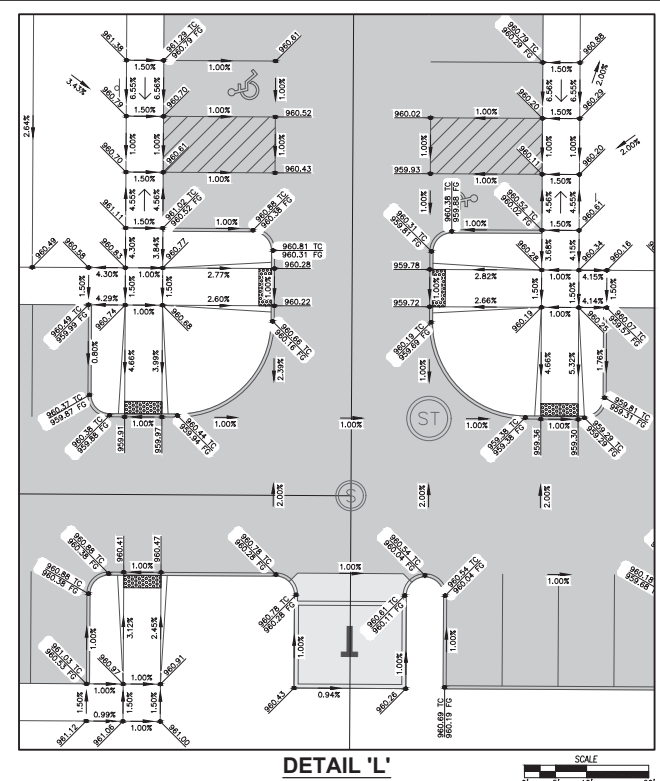
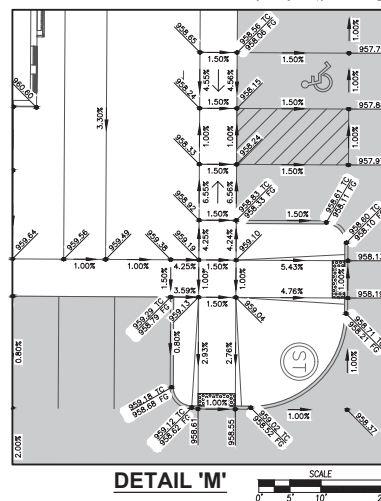
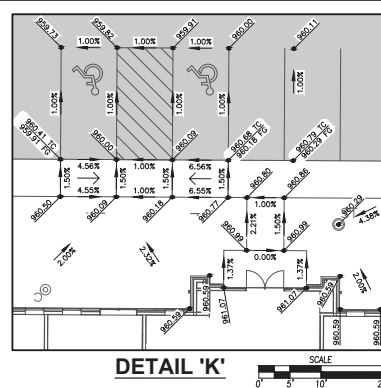
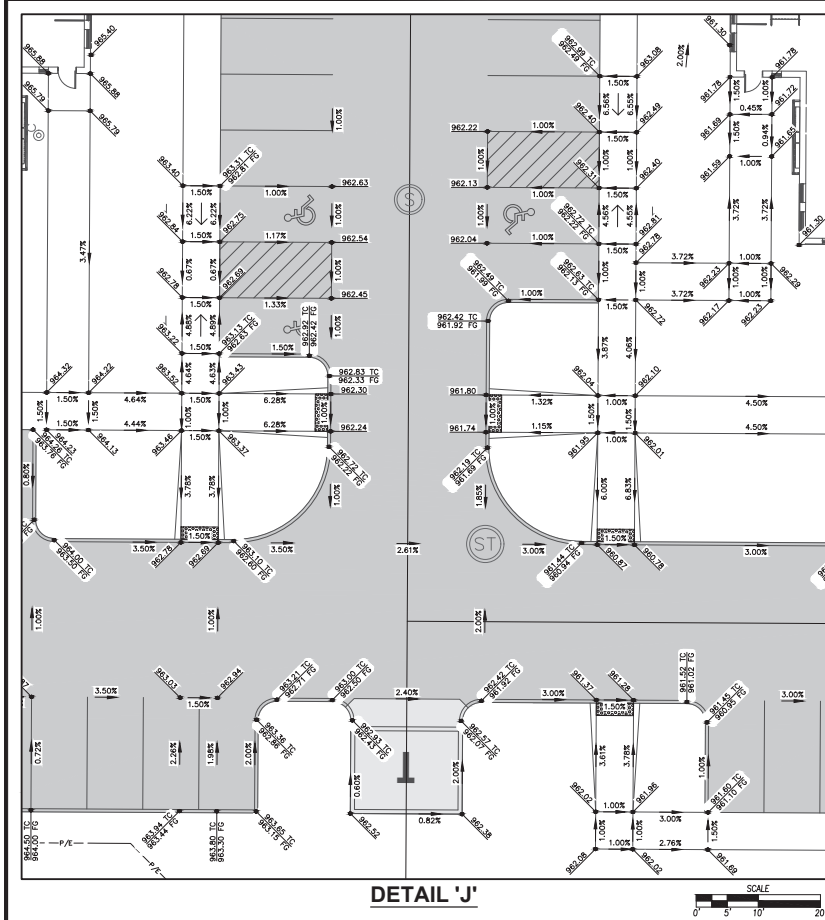
CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

BRICKTOWNE PIPER - PHASE 2 GRADING PLAN

C4.2
2208.571







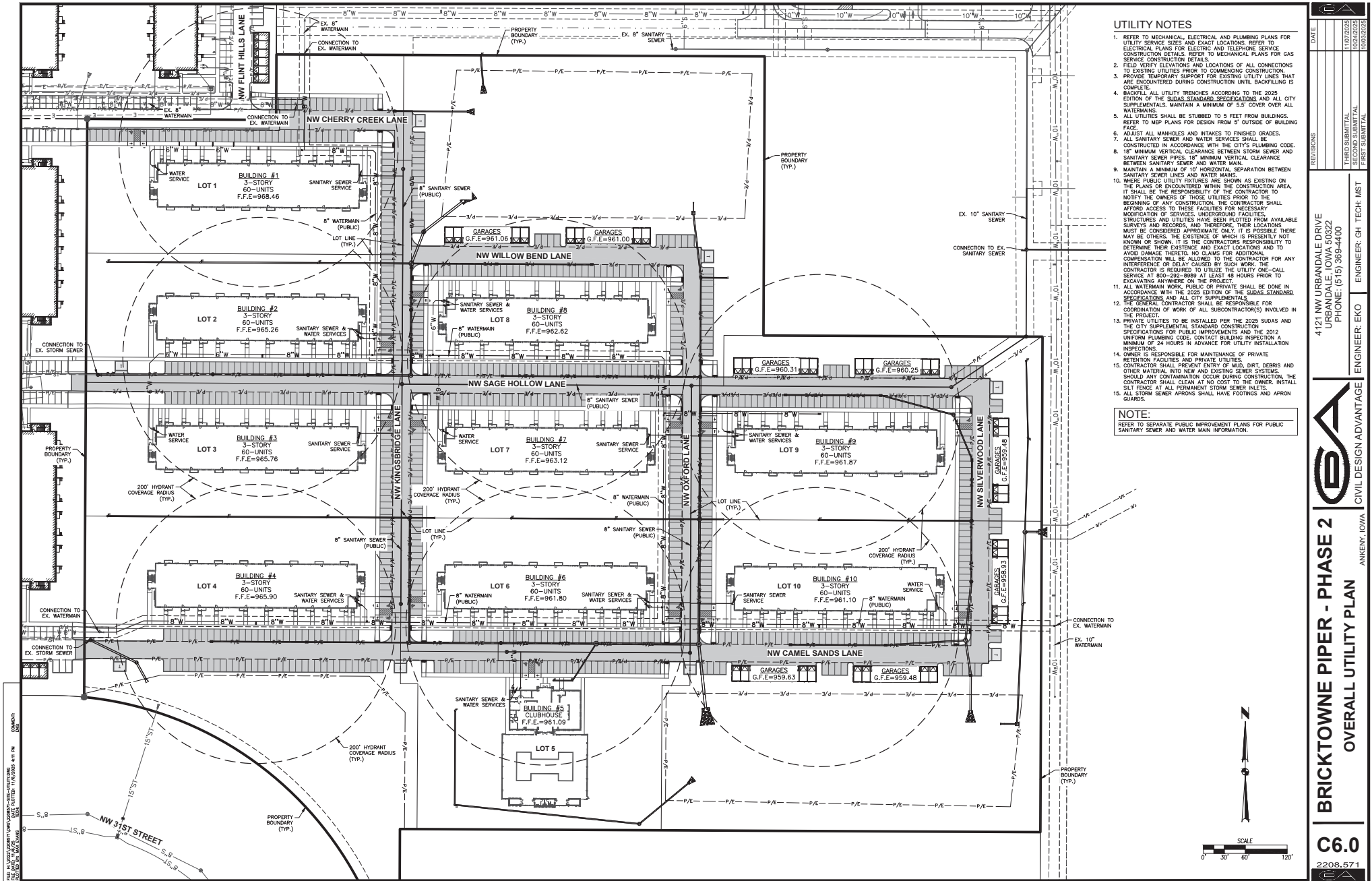
REVISIONS	DATE
THIRD SUBMITTAL	11/07/2025
SECOND SUBMITTAL	10/24/2025
FIRST SUBMITTAL	10/03/2025

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

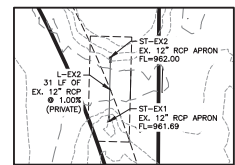


WNE PIPER - PHASE 2

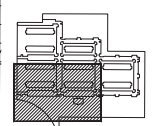
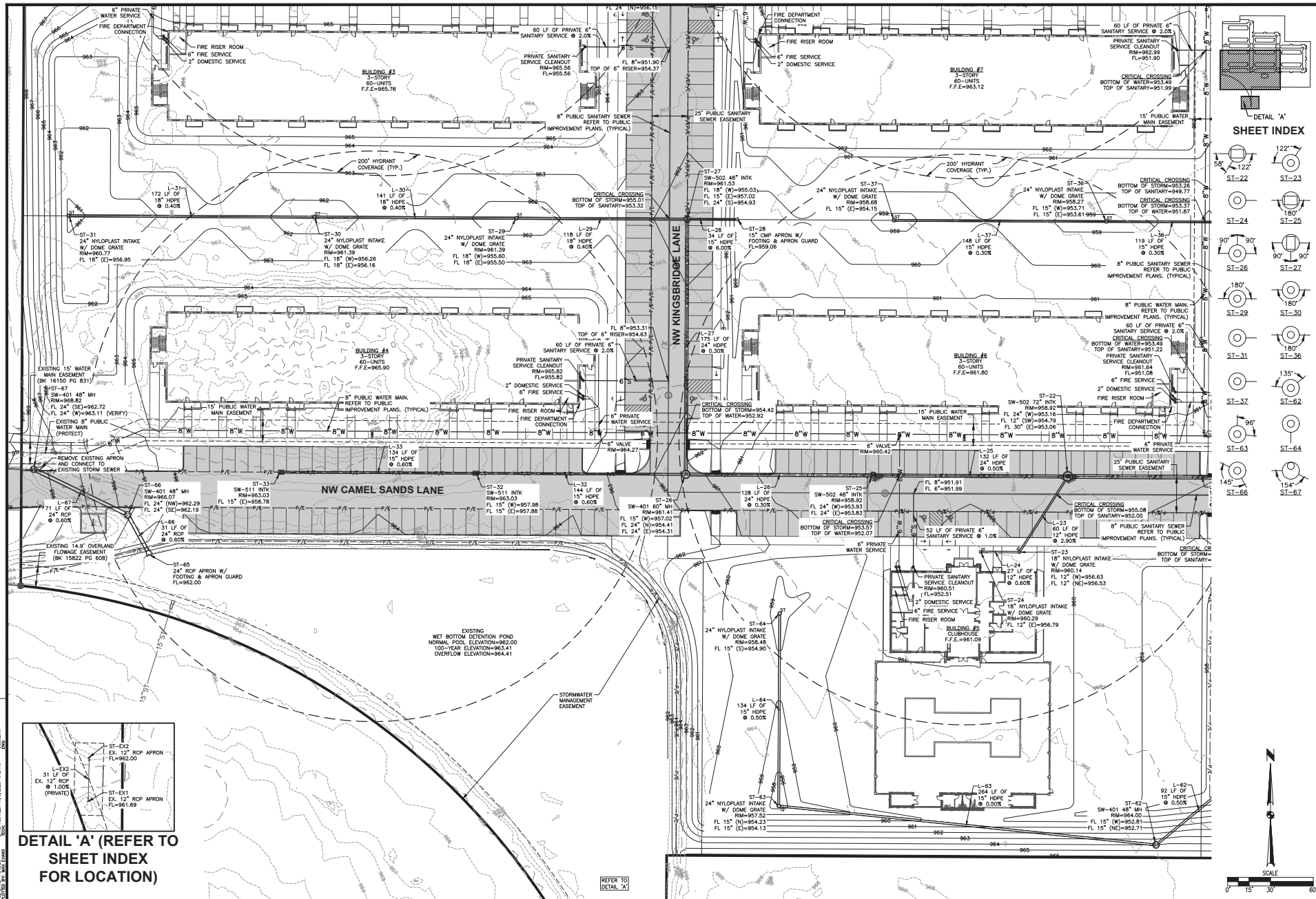
C5.1
2208.571



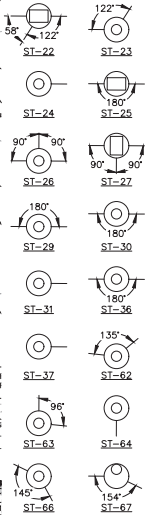
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PLANNED IN 2022 JANUARY 10 AM 10:00 AM - 10:00 AM
DATE PLANNED IN 2022 JANUARY 10 AM 10:00 AM - 10:00 AM



DETAIL 'A' (REFER TO SHEET INDEX FOR LOCATION)



DETAIL 'A'



SHEET INDEX

SCALE

0' 15' 30'

0' 15' 30'

0' 15' 30'

0' 15' 30'

0' 15' 30'

0' 15' 30'

0' 15' 30'

0' 15' 30'

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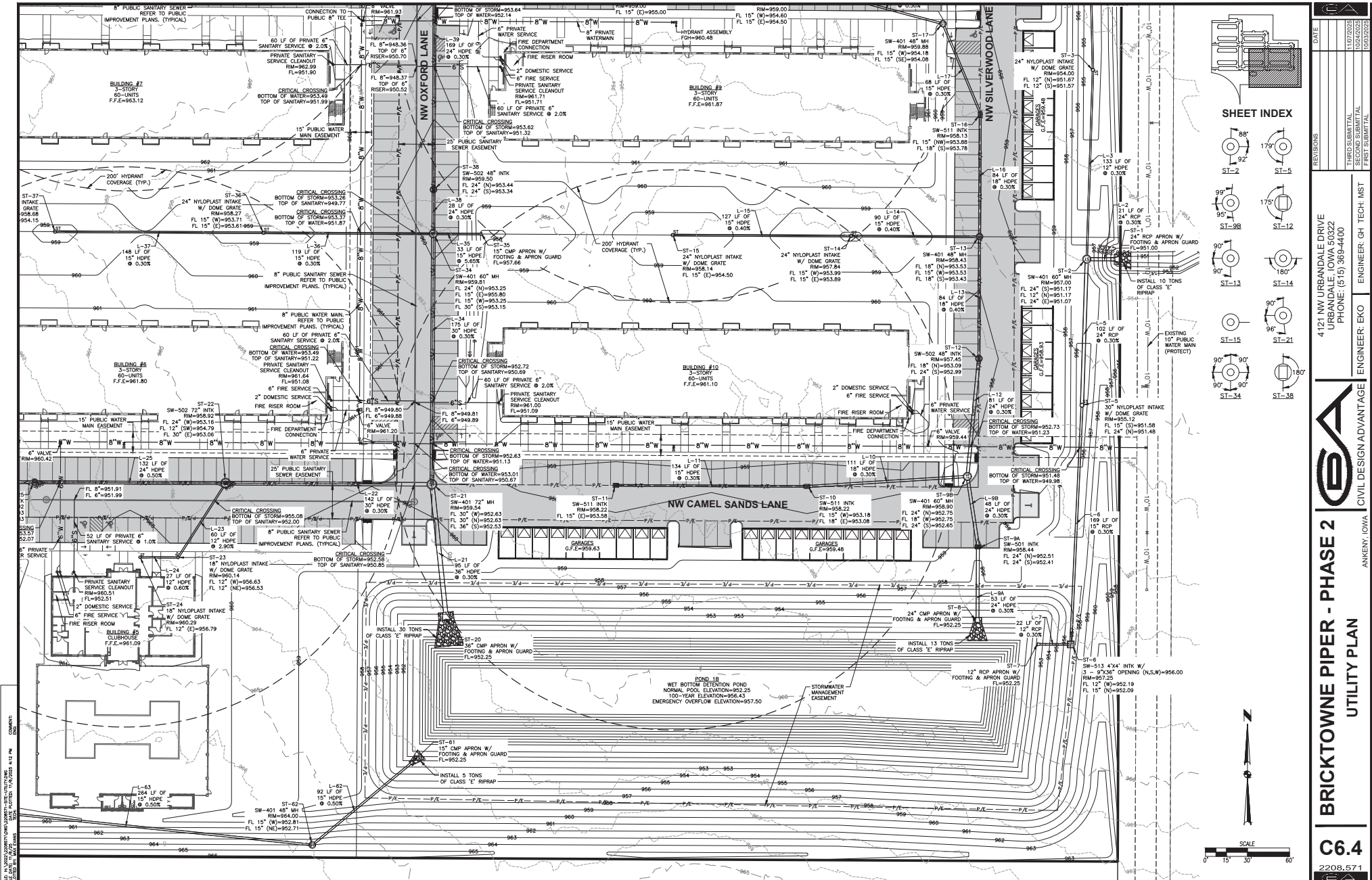
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SECOND SUBMITTAL	10/24/2021
FIRST SUBMITTAL	10/24/2021

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

ENGINEER: GH TECH. MST
ENGINEER: EKO
CIVIL DESIGN ADVANTAGE
ANKNEY, IOWA

BRICKTOWNE PIPER - PHASE 2
UTILITY PLAN

C6.3
2208.571



DATE: 11/07/2021

THIRD SUBMITTAL: 10/24/2021

SECOND SUBMITTAL: 10/03/2021

ENGINEER: GH TECH. MST

ENGINEER: EKO

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

BRICKTOWNE PIPER - PHASE 2

UTILITY PLAN

C6.4

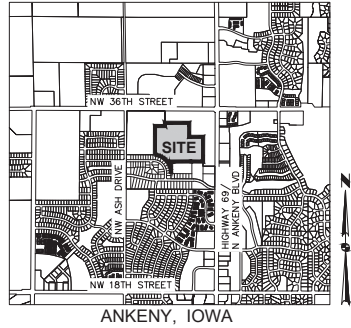
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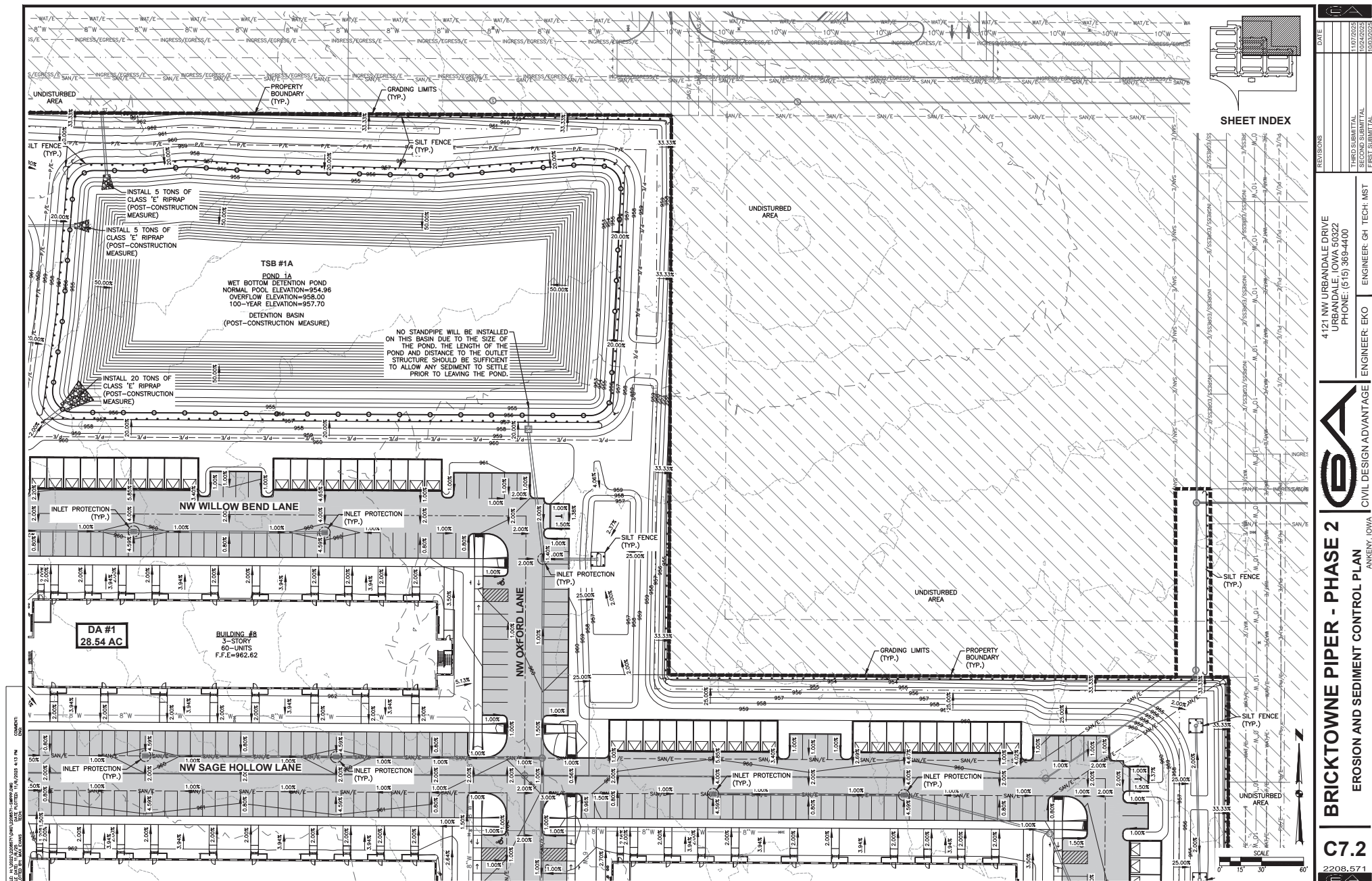
BRICKTOWNE PIPER - PHASE 2

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE





DATE	11/07/2021
REVISIONS	THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL
ENGINEER	GH TECH. MST
ENGINEER	EKO
DATE	10/24/2021
REVISIONS	THIRD SUBMITTAL SECOND SUBMITTAL FIRST SUBMITTAL
ENGINEER	GH TECH. MST
ENGINEER	EKO

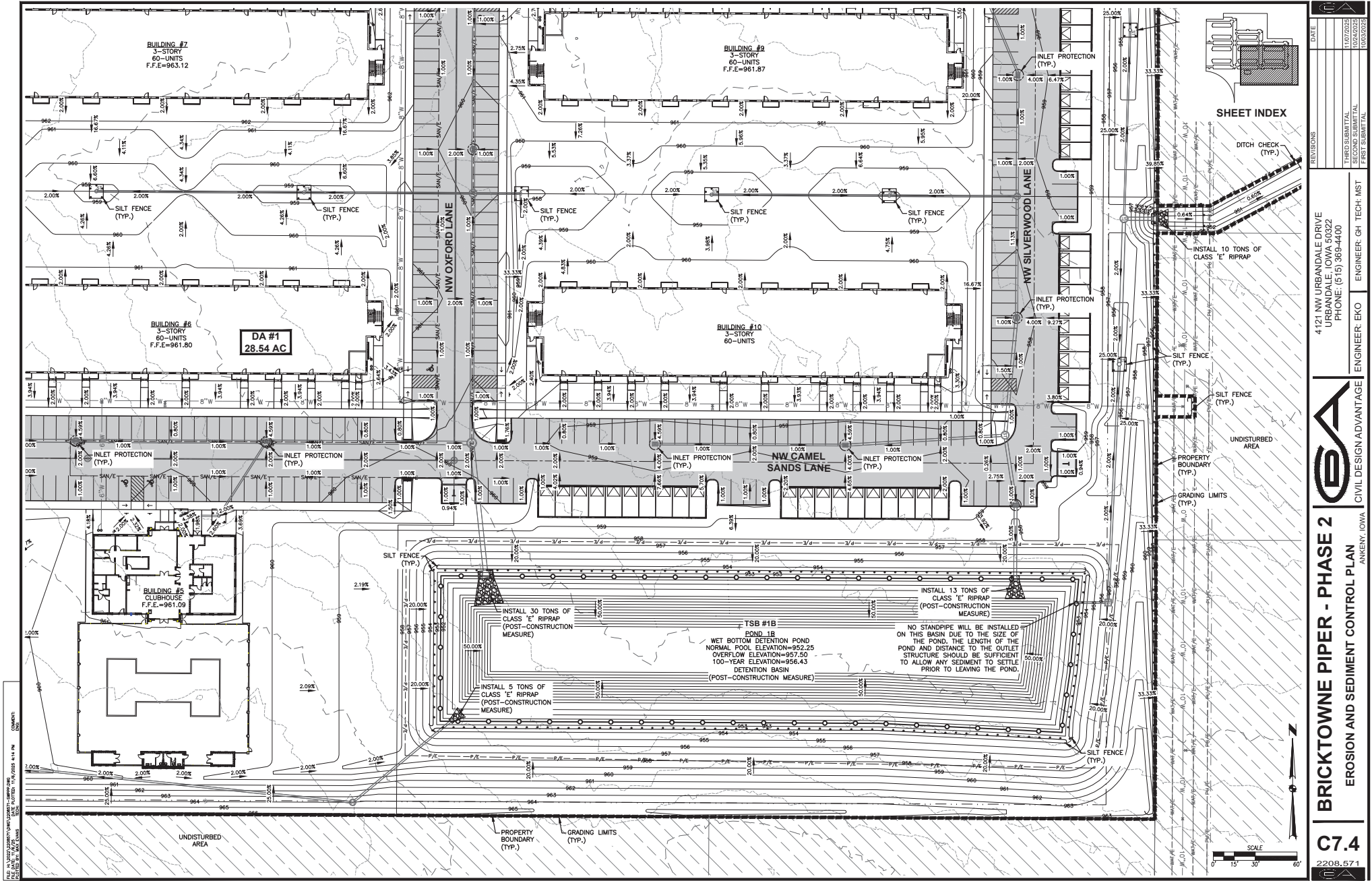
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE, INC.
ANKENY, IOWA

BRICKTOWNE PIPER - PHASE 2
EROSION AND SEDIMENT CONTROL PLAN

C7.2
2208.571



R-4990 HEAVY DUTY TRENCH

Supplied By:
TRENCH DRAIN SUPPLY
877-903-7246
www.trenchdrainsupply.com

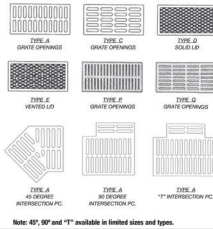
Materials: All frames and gratings are furnished standard in gray iron, meeting ASTM A48 Class 35-B for heavy-duty use. For extra heavy-duty use or superior durability requirements, use our ductile iron Airport and Port Grating Series on page 286.

Minimum requirements project designers avoid the use of light duty trench installations because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the use of a site could be changed to heavy duty use patterns at some unanticipated future date.

Un-Boiled Catalog No.	A	B	C	Type A	Type C	Type D	Type E	Type P	Type Q
R-4990-AX	8	1 1/2	3	x	x	x	x	x	x
R-4990-BX	10	1 1/2	3	x	x	x	x	x	x
R-4990-CX	12	1 1/2	3	x	x	x	x	x	x
R-4990-DX	14	1 1/2	3	x	x	x	x	x	x
R-4990-EX	17	1 1/2	3	x	x	x	x	x	x
R-4990-FX	20	1 1/2	3	x	x	x	x	x	x
R-4990-GX	23	1 1/2	3	x	x	x	x	x	x
R-4990-HX	26	1 1/2	3	x	x	x	x	x	x
R-4990-IX	30	2	3 1/2	x	x	x	x	x	x
R-4990-JX	35	2	3 1/2	x	x	x	x	x	x
R-4990-KX	36	2	3 1/2	x	x	x	x	x	x
R-4990-LX	39	2	3 1/2	x	x	x	x	x	x
R-4990-MX	45	2	4 1/2	x	x	x	x	x	x
R-4990-NX	51	2	4 1/2	x	x	x	x	x	x

* Indicates availability.
* Deep Rib format shown drawing for dimensions.
Deep Ribs = "B" dimension times 2 or greater.

Illustrating Type C trench. Trench sections are furnished in 24" standard lengths.
Note: In Type A and P grates the slots are perpendicular to the trench run. In Type C and G grates the slots are parallel to the trench run.

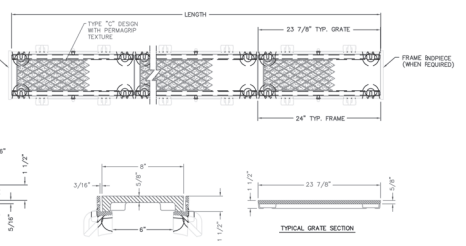


Read Carefully Before Ordering
The various standard trench drains are available with a number of alternatives. It is important to maximize all of the variables carefully and specify your requirements fully. Your order will be entered correctly and promptly if it includes the following information:

- Complete catalog number
- Frame and pieces, when required
- Type of Lid or Grate: A, C, D, E, P or Q
- Length of trench sections
- Angles and intersections *
- Load requirements

*Trenches with angles, intersections, size changes or other special requirements require detail drawings prior to ordering. Contact your sales representative or product engineering for assistance.
800-558-5075

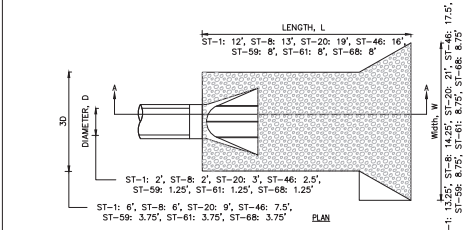
Note: 40", 50" and 72" available in limited sizes and types.

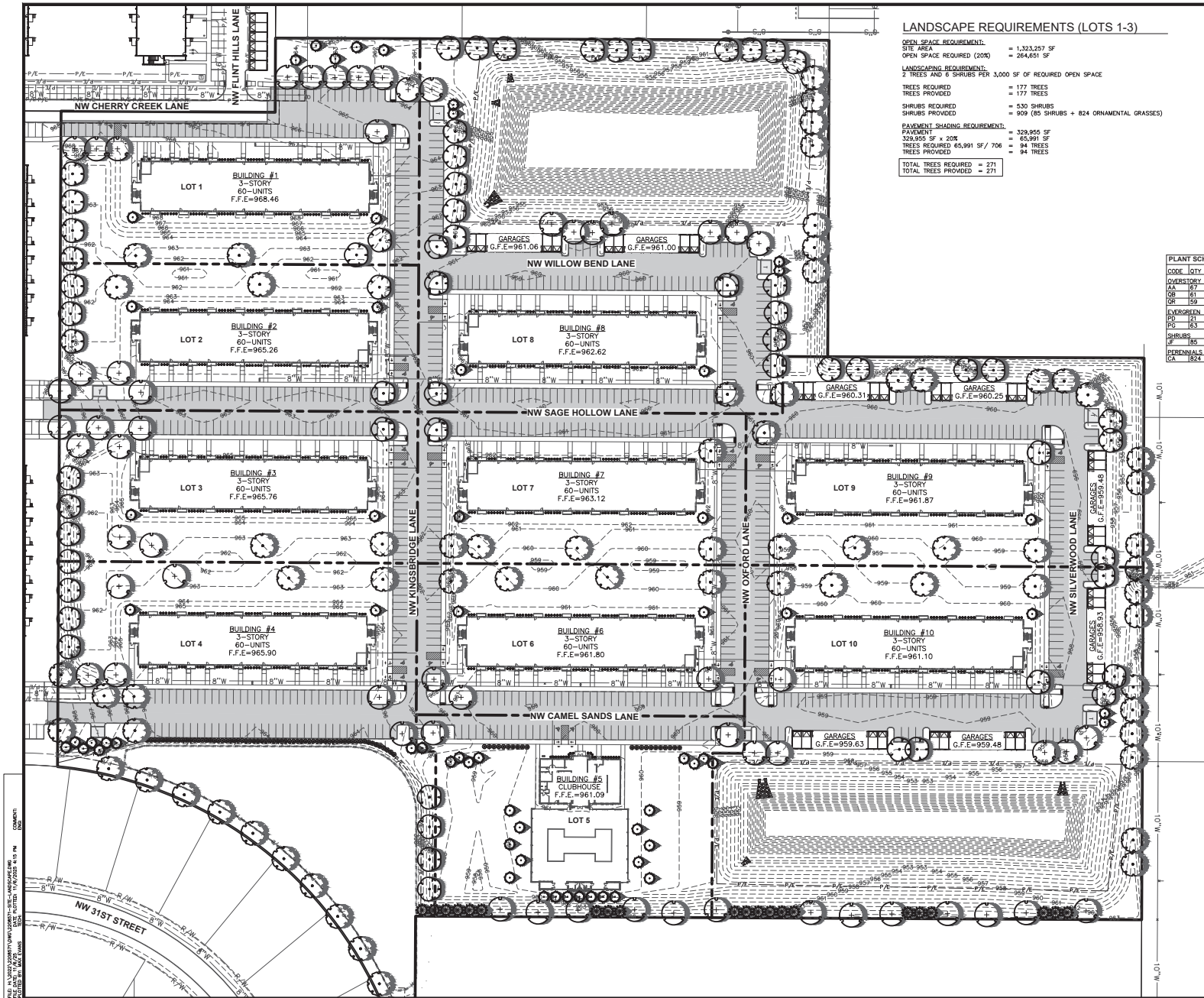


NOTES: FRAMES ARE FURNISHED IN STANDARD 2\"/>

Supplied By:
TRENCH DRAIN SUPPLY
877-903-7246
www.trenchdrainsupply.com

NEENAH FOUNDRY
N-4990-AX TRENCH
TYPE \"D\" LID w/ TYPE \"B\" FRAME
N-4990-AX D B





LANDSCAPE REQUIREMENTS (LOTS 1-3)

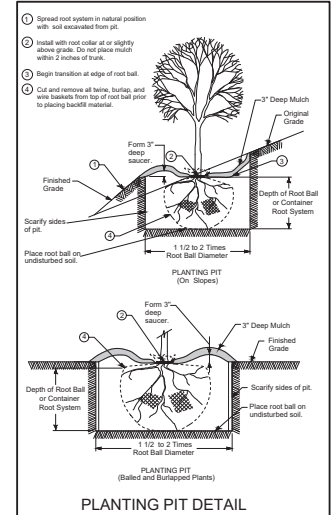
OPEN SPACE REQUIREMENT:	
SITE AREA	= 1,323,257 SF
OPEN SPACE REQUIRED (20%)	= 264,651 SF
LANDSCAPING REQUIREMENT:	
2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE	
TREES REQUIRED	= 177 TREES
TREES PROVIDED	= 177 TREES
SHRUBS REQUIRED	= 530 SHRUBS
SHRUBS PROVIDED	= 909 (85 SHRUBS + 824 ORNAMENTAL GRASSES)
PAVEMENT SHADING REQUIREMENT:	
PAVEMENT	= 329,955 SF
TREES REQUIRED 45,991 SF / 20%	= 65,991 SF
TREES PROVIDED	= 94 TREES
TOTAL TREES REQUIRED = 271	
TOTAL TREES PROVIDED = 271	

LANDSCAPE NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z602.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VODS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE, AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. TYPE "1" SEED OR SOO ALL DISTURBED AREAS AS DIRECTED BY OWNER. BACKFILL TO TOP OF CURB (MINUS 1 1/2" FOR SOO, IF REQ.).
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOO AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 6" DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY. THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL TREES SHIPPED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	67	AUTUMN BLAZE RED MAPLE	ACER RUBRUM 'AUTUMN BLAZE'	8-9B, 1.5" CALIPER
OB	61	SWAMP WHITE OAK	QUERCUS RUBRA	8-9B, 1.5" CALIPER
OR	159	RED OAK	QUERCUS RUBRA	8-9B, 1.5" CALIPER
EVERGREEN TREES				
PI	21	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	8-9B, 4" HEIGHT
PO	63	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	8-9B, 4" HEIGHT
SHRUBS				
JE	85	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	15 GAL
PERENNIALS				
CA	824	FEATHER REED GRASS	CAULAMAGROSTIS X ACUTIFLORA	11 QT.



FILED IN 2025 ANKENY/ANNUAL/PHASE 2 - BRICKTOWNE PIPER - PHASE 2
 DATE PLANTED: 11/1/2025 4:10 PM
 PLANTED BY: [REDACTED]

DATE

11/07/2025

THIRD SUBMITTAL

10/24/2025

FIRST SUBMITTAL

10/03/2025

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400

ENGINEER: GH TECH. MST

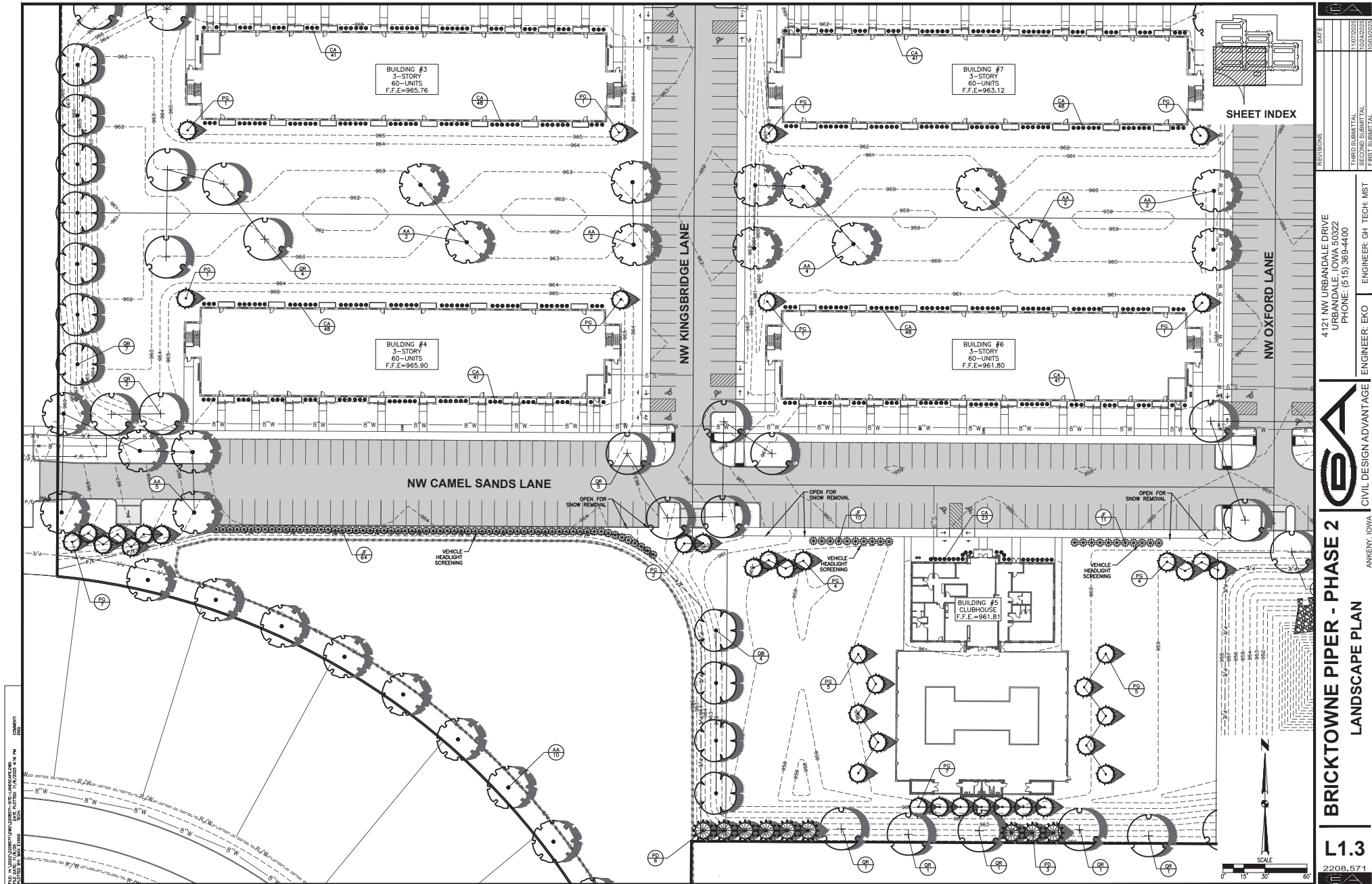
ENGINEER: EKO

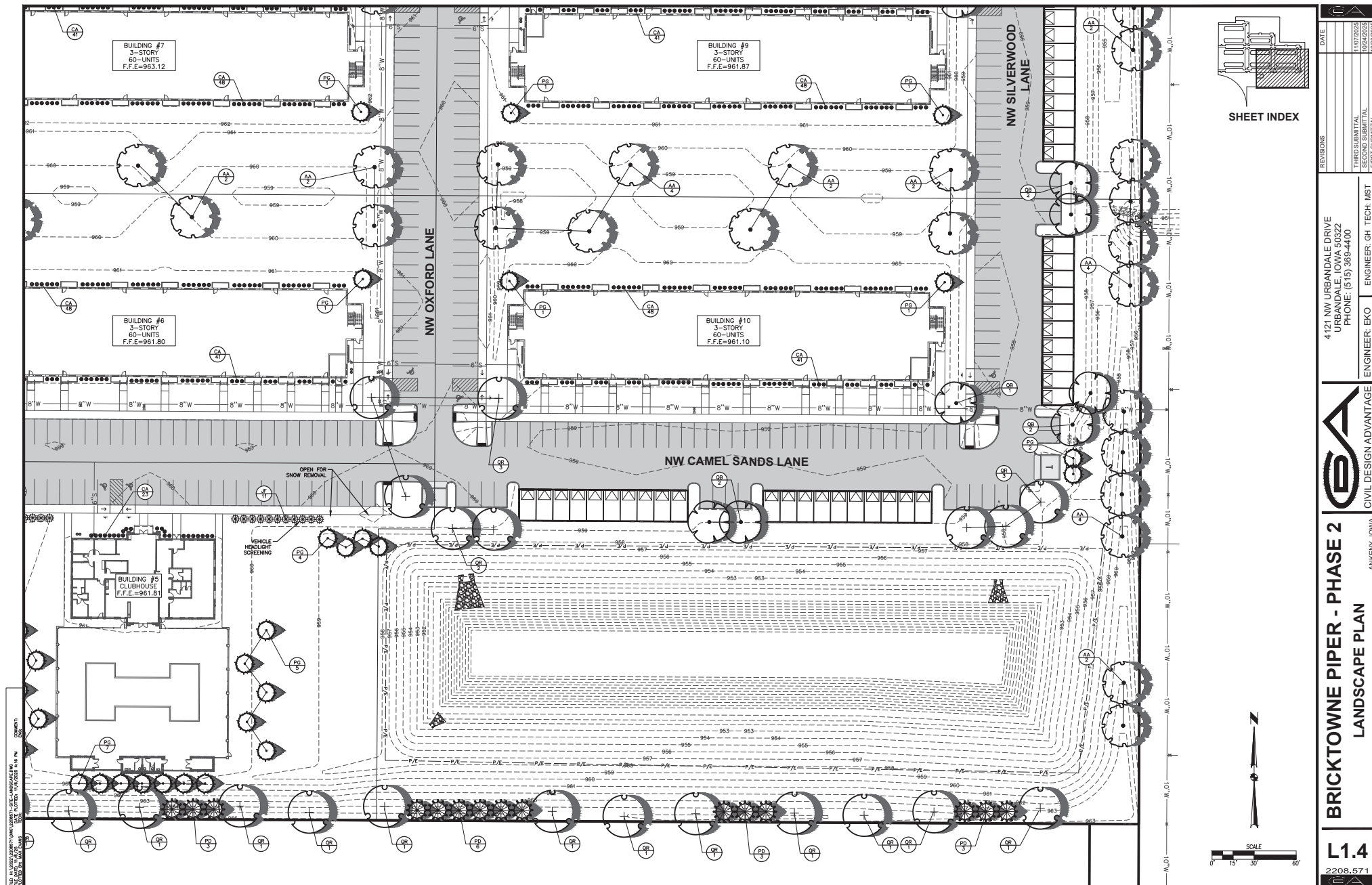
BRICKTOWNE PIPER - PHASE 2

OVERALL LANDSCAPE PLAN

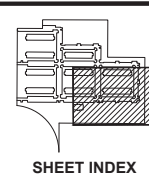
L1.0

2208.571





FILED IN 2022 JANUARY 10 AM 10:00 AM - REC'D LANDSCAPE PLAN
 DATE PLOTTED: 11/14/2022 4:40 PM
 PLOTTED BY: J. H. HARRIS



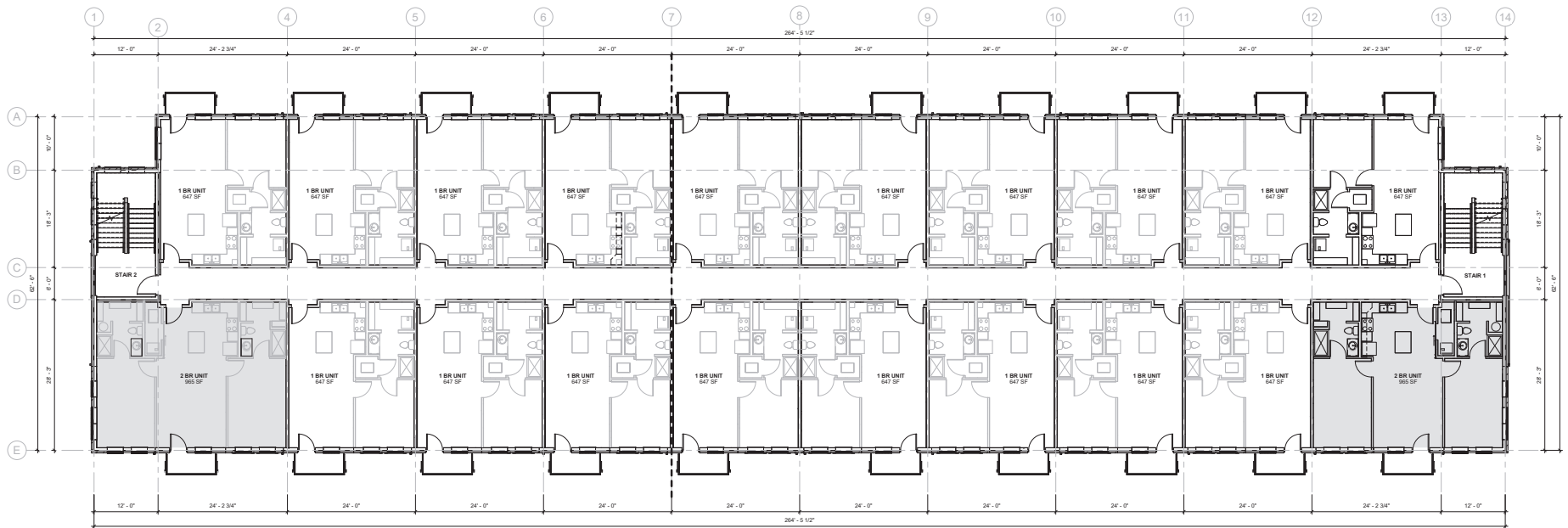
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11/07/2021	THIRD SUBMITTAL
10/24/2021	SECOND SUBMITTAL
10/03/2021	FIRST SUBMITTAL

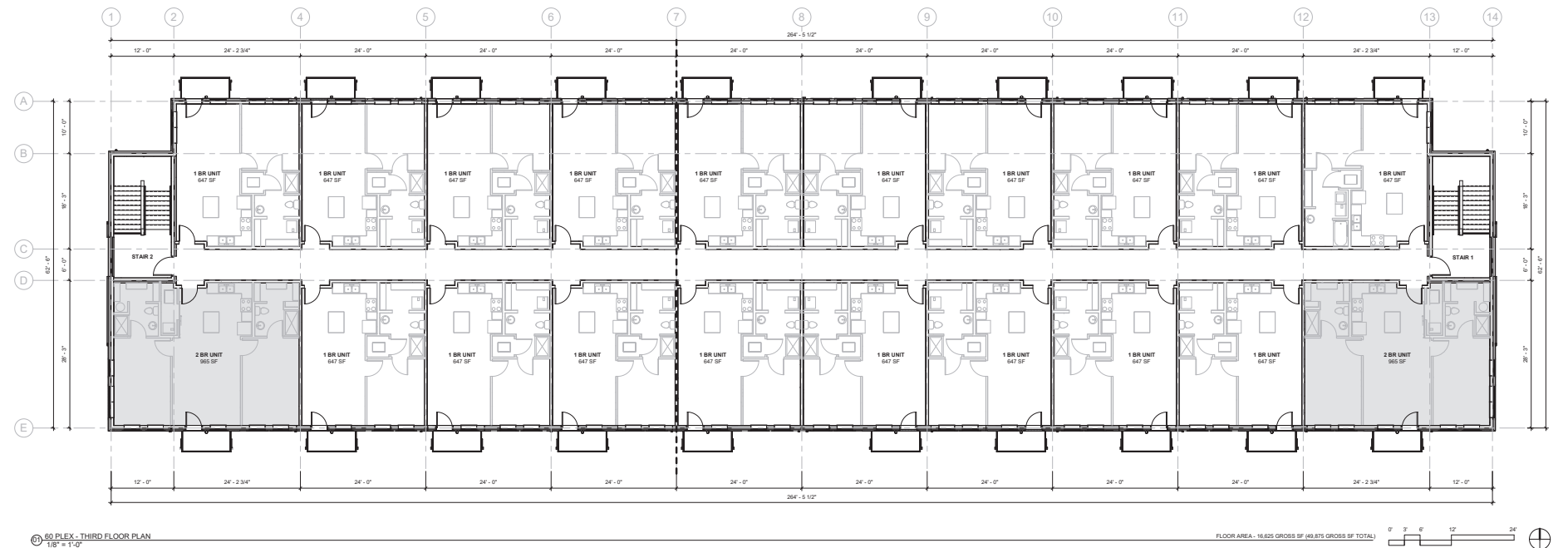
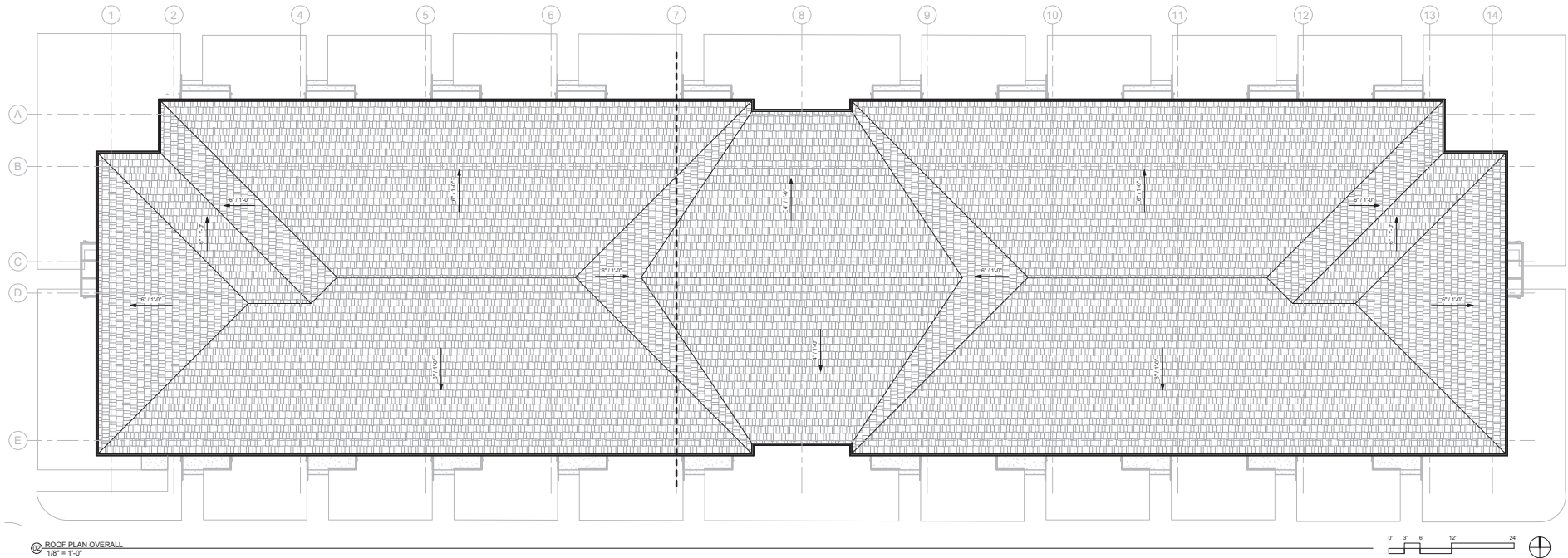
4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400

ENGINEER: GH TECH, MST
 ENGINEER: EKO

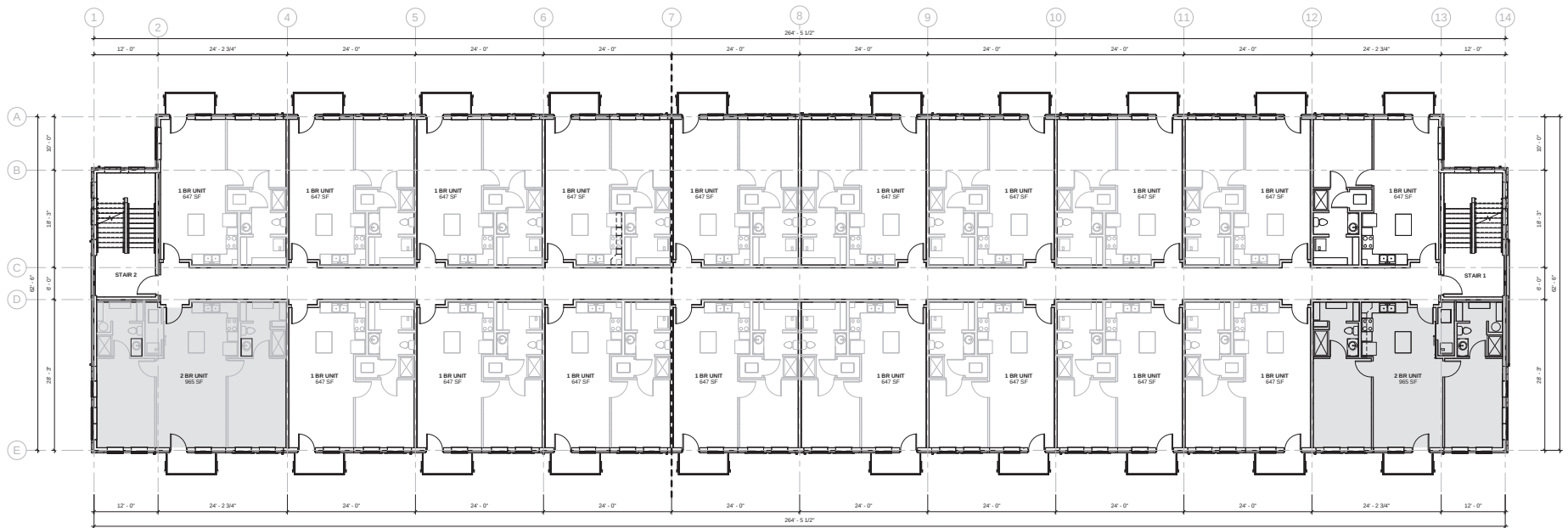
BRICKTOWNE PIPER - PHASE 2
LANDSCAPE PLAN
L1.4
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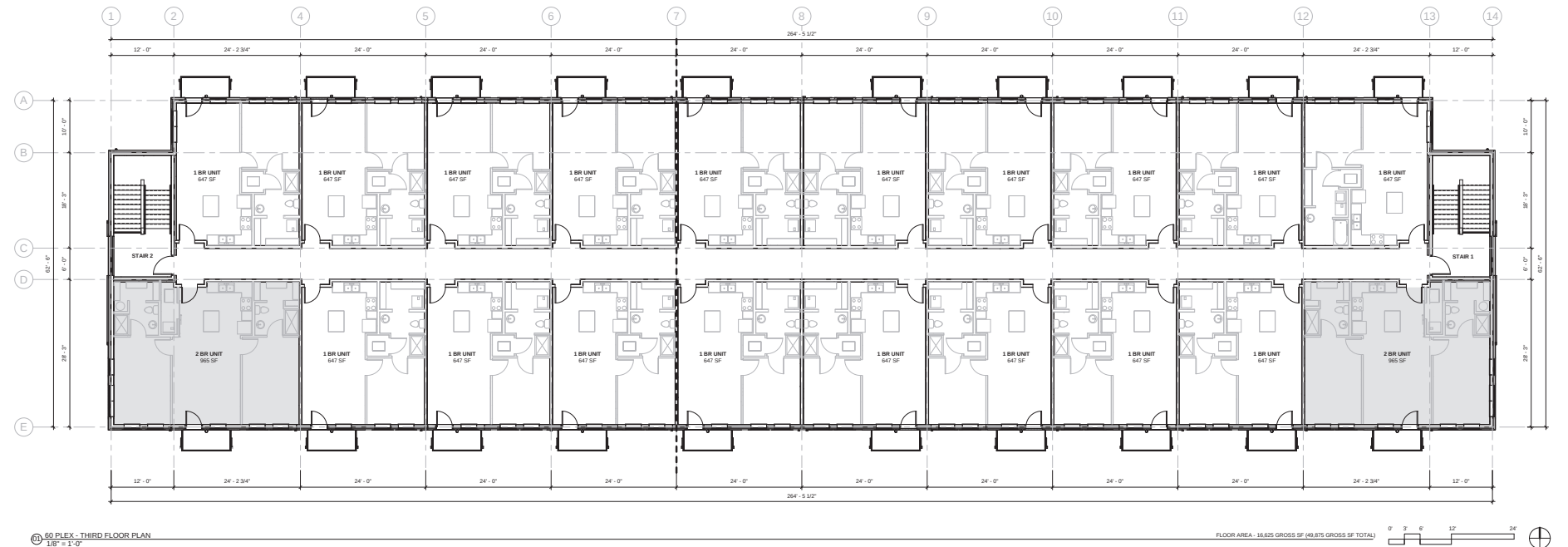
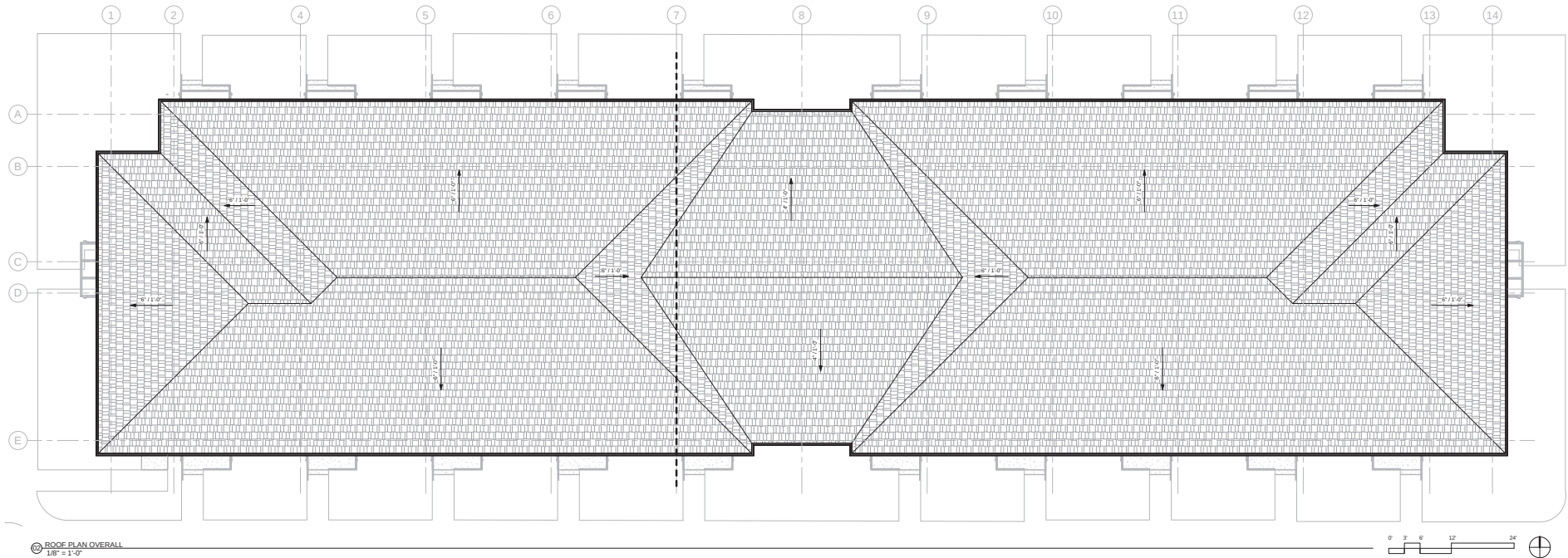
60 PLEX - SECOND FLOOR PLAN
1/8" = 1'-0"

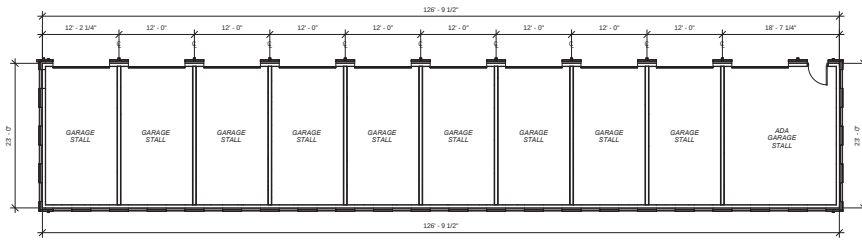
FLOOR AREA - 16,625 GROSS SF (46,875 GROSS SF TOTAL)



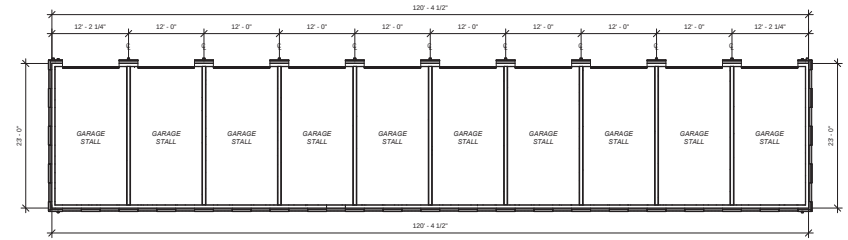
60 PLEX - FIRST FLOOR PLAN
1/8" = 1'-0"

FLOOR AREA - 16,625 GROSS SF (46,875 GROSS SF TOTAL)





15 ADA GARAGE FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA - 3,074 GROSS SF



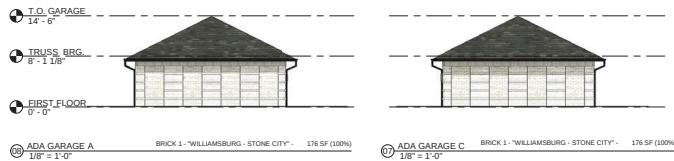
15 STANDARD GARAGE FLOOR PLAN
1/8" = 1'-0"
FLOOR AREA - 2,822 GROSS SF



17 ADA GARAGE B
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 938 SF (100%)



17 STANDARD GARAGE B
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 890 SF (100%)



19 ADA GARAGE A
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 176 SF (100%)

19 ADA GARAGE C
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 176 SF (100%)



19 STANDARD GARAGE C
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 176 SF (100%)

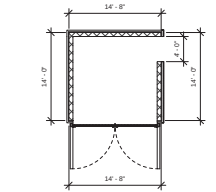
19 STANDARD GARAGE A
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 176 SF (100%)



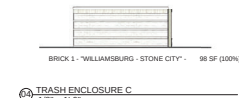
20 ADA GARAGE D
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 290 SF (30.85%)
GARAGE ACCESS DOOR - 650 SF (69.15%)



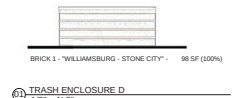
20 STANDARD GARAGE D
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 260 SF (29.22%)
GARAGE DOOR - 630 SF (70.78%)



21 TRASH ENCLOSURE FLOOR PLAN
1/8" = 1'-0"



22 TRASH ENCLOSURE C
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 98 SF (100%)



22 TRASH ENCLOSURE D
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 98 SF (100%)



22 TRASH ENCLOSURE B
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 14 SF (15.22%)
DOORS (GALVANI ED STEEL) - 78 SF (84.78%)



22 TRASH ENCLOSURE A
1/8" = 1'-0"
BRICK 1 - "WILLIAMSBURG - STONE CITY" - 72 SF (100%)



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 18, 2025
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

King's Pointe Commercial Plat 1 Final Plat

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

Cost participation requests for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street in the amount estimated to be \$209,487.25.

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the King's Pointe Commercial Plat 1 Final Plat.

ATTACHMENTS

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



Agenda Item: King's Pointe Commercial Plat 1 Final Plat
Report Date: November 13, 2025
Prepared by: Jake Heil, *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of King's Pointe Commercial Plat 1 Final Plat; and authorize the cost share requests for extensions and upsizing of public sanitary and public water mains, modified subbase and perforated subdrain, and for sidewalk oversizing and truncated domes along NE Delaware Avenue and NE 72nd Street in the amount estimated to be \$209,487.25.

Project Summary:

Hope Kimberley, LLC has proposed King's Pointe Commercial Plat 1, a 38.40-acre final plat and is generally located in the southwest corner of NE Delaware Avenue and NE 72nd Street intersection. The proposed plat creates five outlots for future development, three street lots and associated utility easements and improvements. Outlots V, W, X and Y are zoned C-2; General Retail, Highway-Oriented, and Central Business Commercial District, while Outlot Z is zoned R-3: Multiple-Family Residence District. Properties to the north and south are zoned R- 1; One-Family Residence District, properties to the west are zoned R-3; Multiple-Family Residence District Restricted to Single Family Residential, and properties to the east are zoned C-2; General Retail, Highway-Oriented, and Central Business Commercial District and R-1; One-Family Residence District.

Project Report:

Streets: This plat will be primarily accessed from NE Delaware Avenue to the east or NE 72nd Street to the north via NE 70th Street. All proposed roads in the development will be required to have five-foot sidewalks.

Water: A 12-inch water main will be extended west along NE 70th Street, from the 12-inch water main on the east side of NE Delaware Ave.

Sewer: An existing 15-inch sanitary sewer main stub will be extended north along the unnamed creek along the western plat boundary from NE 62nd Street to NE 70th Street. From NE 70th Street, the 15-inch sanitary sewer main will continue north and terminating at NE 72nd Street. 8-inch sanitary sewer main will be extended east along NE 70th to serve the remainder of the plat.

Drainage: Stormwater for the plat drains towards the western plat boundary emptying into an unnamed creek. Stormwater from there eventually drains to the southwest ultimately outletting into Fourmile Creek.

Parkland: Parkland dedication is required for only the proposed residential lot in the proposed plat, since commercial developments do not require parkland dedication. Parkland dedication for the residential outlot will be due during final platting of that lot.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: King's Pointe Commercial Plat 1
NAME OF OWNER: Hope Kimberley, LLC
NAME OF DEVELOPER: Hope Kimberley, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of NE 72nd Street and West of NE Delaware Avenue

SIZE OF PLAT: 38.4 acres

ZONING: C-2; General Retail, Highway-Oriented, and Central Business Commercial District and R-3: Multiple-Family Residence District

LOTS:

NUMBER: 5 outlots

SIZE/DENSITY: Outlot V: 2.01 acres, Outlot W: 1.72 acres, Outlot X: 1.34 acres,
Outlot Y: 1.73 acres, Outlot Z: 28.09 acres

USE: Commercial & Multi-Family Residential

BUILDING LINES: **C-2:**

Front: 30 feet

Rear: 40 feet

Side: No minimum requirements for any other permitted uses, except which case, 25 feet, any side yard adjoining an R District shall be buffered by the use of landscaping, walls, or fences to effectively screen the commercial use from the adjoining R District.

R-3:

Front: 30'

Rear: 35'

Side: One story: total side yard 20', min. 8' on one side

Two story: total side yard 22', min. 9' on one side

Three or more stories: 24', min. 10' on one side

PARK SITE DEDICATION: Parkland dedication is required for only the proposed residential lot in the proposed plat, since commercial developments do not require parkland dedication. Parkland dedication for the residential outlot will be due during final platting of that lot.

ADJACENT LANDS:

NORTH: R- 1; One-Family Residence District

SOUTH: R- 1; One-Family Residence District

EAST: C-2; General Retail, Highway-Oriented, and Central Business Commercial District
and R-1; One-Family Residence District

WEST: R-3; Multiple-Family Residence District Restricted to Single Family Residential

STREET DEVELOPMENT:

NAME: NE 70th Street
LENGTH: Approximately 1,000.0 feet
CLASSIFICATION: Collector
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 29'

WASTE WATER:

PROJECTED FLOWS: (6.86 acres of developable land x 3,500 gal. per day/commercial) + (28.09 acres of developable land x 4,250 gal. per day/high-density residential) = 143,497 GPD estimate
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 11.2 MGD.

STORM WATER:

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

WATER SYSTEM:

USAGE: (6.86 acres of developable land x 3,500 gal. per day/commercial) + (28.09 acres of developable land x 4,250 gal. per day/high-density residential) = 143,497 GPD estimate
SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.

November 07, 2025

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

RE: King's Pointe Commercial Plat 1
Construction Drawings & Final Plat Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Hope Kimberley, LLC, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 38.4 acres and is located southwest of the intersection of NE Delaware Avenue and NE 72nd Street. The final plat includes the development of four lots that are zoned C-2 General Retail, Highway-Oriented and Central Business Commercial District and one outlot that falls within the R-3 Multiple Family Residential zoning district. We would like to request cost sharing for the 15-inch sanitary sewer in the amount of \$44,070, 12-inch watermain in the amount of \$20,583.75, 1,582 linear feet of 8-foot sidewalk in the amount of \$16,611 and the cost of four 8' ramps in the amount of \$800. Additionally, as NE 70th Street is a local street we would like to request cost sharing for 5,137 sy of 6-inches of modified subbase under the pavement in an amount not to exceed \$64,212.50 and for 2,107 linear feet of perforated 8-inch subdrain in an amount not to exceed \$63,210.00.

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.

INDEX LEGEND

LOCATION: SEC 36-81-24, PT NE1/4
REQUESTOR: HOPE KIMBERLEY LLC
PROPRIETOR: HOPE KIMBERLEY LLC
4500 WESTOWN PKWY STE 277
WEST DES MOINES, IA 50266-6742
SURVEYOR: MICHAEL A. BROONER
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

HOPE KIMBERLEY LLC
CONTACT: JENNA KIMBERLEY
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-2: (OUTLOT 'V', OUTLOT 'W', OUTLOT 'X', OUTLOT 'Y')

R-3: (OUTLOT 'Z')

DATE OF SURVEY

MARCH 15, 2025

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. OUTLOT USE IS FUTURE DEVELOPMENT UNLESS OTHERWISE NOTED.
4. PARKSITE DEDICATION WILL BE REQUIRED FOR OUTLOT 'Z' WHEN IT GETS PLATTED IN THE FUTURE.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREETLIGHTS ALONG NE DELAWARE AVE., NE 72ND STREET, AND STREET LOT 'A'.
6. STREET LOTS SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.
7. THE FUTURE SIDEWALK ALONG NE DELAWARE AVENUE AND NE 72ND STREET ADJACENT TO OUTLOT 'V' WILL NEED TO BE CONNECTED AT THE TIME THE LOT IS PLATTED.

BULK REGULATIONS

C-2 (OUTLOT 'V', OUTLOT 'W', OUTLOT 'X', OUTLOT 'Y')

FRONT: 35 FEET (LOTS < 100')

REAR: 40 FEET

SIDE: NO MINIMUM REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET. ANY SIDE YARD ADJOINING AN R DISTRICT SHALL BE BUFFERED BY USE OF LANDSCAPING, WALLS, OR FENCES TO EFFECTIVELY SCREEN THE COMMERCIAL USE FROM THE ADJOINING R DISTRICT.

MAXIMUM HEIGHT: 45 FEET

R-3 (OUTLOT 'Z')

FRONT: 30'

REAR: 35'

SIDE (MULTIPLE-FAMILY DWELLING UNITS):

ONE STORY: TOTAL SIDE YARD - 20 FEET

MINIMUM 8 FEET ON ONE SIDE

TWO STORIES: TOTAL SIDE YARD - 22 FEET

MINIMUM 9 FEET ON ONE SIDE

THREE OR MORE STORIES: TOTAL SIDE YARD - 24 FEET

MINIMUM 10 FEET ON ONE SIDE

PLAT DESCRIPTION

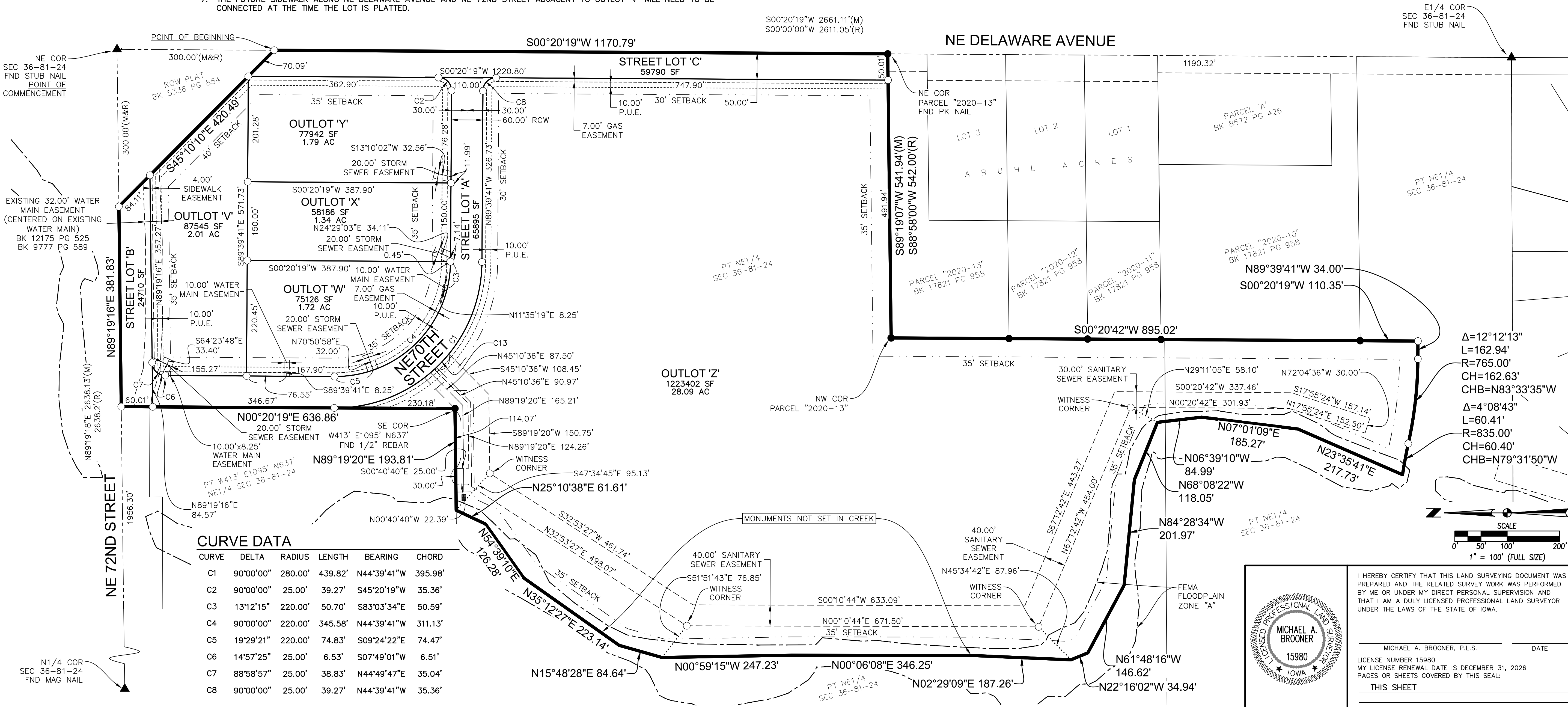
A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°20'19" WEST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°20'19" WEST ALONG SAID EAST LINE, 1170.79 FEET TO THE NORTHEAST CORNER OF PARCEL "2020-13" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17821 PAGE 958; THENCE SOUTH 89°19'07" WEST ALONG THE NORTH LINE OF SAID PARCEL "2020-13", A DISTANCE OF 541.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2020-13"; THENCE SOUTH 00°20'40" WEST ALONG THE WEST LINE OF SAID PLAT OF SURVEY RECORDED IN BOOK 17821 PAGE 958 AND THE SOUTHERLY EXTENSION THEREOF, 1005.37 FEET; THENCE NORTH 89°39'41" WEST, 34.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 162.94 FEET AND WHOSE CHORD BEARS NORTH 83°33'35" WEST, 162.63 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 835.00 FEET, WHOSE ARC LENGTH IS 60.41 FEET AND WHOSE CHORD BEARS NORTH 79°31'50" WEST, 60.40 FEET; THENCE NORTH 23°35'41" EAST, 217.73 FEET; THENCE NORTH 07°01'09" EAST, 185.27 FEET; THENCE NORTH 06°39'10" WEST, 84.99 FEET; THENCE NORTH 68°08'22" WEST, 118.05 FEET; THENCE NORTH 84°28'34" WEST, 201.97 FEET; THENCE NORTH 61°48'16" WEST, 146.62 FEET; THENCE NORTH 22°16'02" WEST, 34.94 FEET; THENCE NORTH 02°29'09" EAST, 187.26 FEET; THENCE NORTH 00°06'08" EAST, 346.25 FEET; THENCE NORTH 00°59'15" WEST, 247.23 FEET; THENCE NORTH 15°48'28" EAST, 84.64 FEET; THENCE NORTH 35°12'27" EAST, 223.14 FEET; THENCE NORTH 54°39'10" EAST, 126.28 FEET; THENCE NORTH 25°10'38" EAST, 61.61 FEET TO THE SOUTH LINE OF THE NORTH 637 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 89°19'20" EAST ALONG SAID SOUTH LINE, 193.81 FEET TO THE EAST LINE OF THE WEST 413 FEET OF THE EAST 1095 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°20'19" EAST ALONG SAID EAST LINE, 636.86 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°19'16" EAST ALONG SAID NORTH LINE, 381.83 FEET; THENCE SOUTH 45°10'10" EAST, 420.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.40 ACRES (1,672,596 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

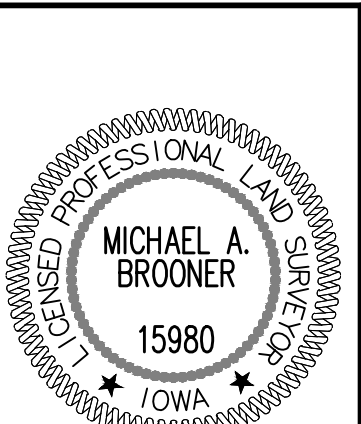
	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, PLASTIC CAP#12846 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
BUILDING SETBACK LINE	---	
PLAT BOUNDARY	---	



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	280.00'	439.82'	N44°39'41"W	395.98'
C2	90°00'00"	25.00'	39.27'	S45°20'19"W	35.36'
C3	131°2'15"	220.00'	50.70'	S83°03'34"E	50.59'
C4	90°00'00"	220.00'	345.58'	N44°39'41"W	311.13'
C5	19°29'21"	220.00'	74.83'	S09°24'22"E	74.47'
C6	14°57'25"	25.00'	6.53'	S07°49'01"W	6.51'
C7	88°58'57"	25.00'	38.83'	N44°49'47"E	35.04'
C8	90°00'00"	25.00'	39.27'	N44°39'41"W	35.36'

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.



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

DATE

11/07/2025

10/24/2025

04/14/2025

03/21/2025

REVISIONS

FOURTH SUBMITTAL

THIRD SUBMITTAL

SECOND SUBMITTAL

FIRST SUBMITTAL

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

ENGINEER: EKO ENGINEER: GH EI: MAE

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

KING'S POINTE COMMERCIAL PLAT 1

FINAL PLAT

1/1

2502.075



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 18, 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. November 17, 2025, City Council Report
2. Tentative Agenda items for Tuesday, December 2, 2025
3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

November 18, 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

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ATTACHMENTS

None

