



ZONING BOARD OF ADJUSTMENT

**Meeting Agenda
Tuesday, December 2, 2025
5:00 PM**

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

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

Zoning Board of Adjustment regular meetings are held at 5:00 p.m. on the first and third Tuesday of each month, following the Monday City Council meetings. All Board of Adjustment 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:

C. MINUTES:

Minutes of the October 21, 2025, regular meetings.

D. COMMUNICATIONS:

E. PUBLIC HEARINGS:

#25-13
MidAmerican Energy Company
for property located at
Parcel 2021-249, Parcel 2023-135, and Parcel 2025-11
RE: Special Use Permit

#25-14
Harold Fitzgerald LLC - Dogtopia Ankeny
on behalf of Dayton Park, LLC
for property located at
1606 NW Irvinedale Drive
RE: Variance - Permitted Uses

F. ADJOURNMENT:

Motion to adjourn



Zoning Board of Adjustment
December 2, 2025
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Minutes of the October 21, 2025, regular meetings.

ORIGINATING DEPARTMENT

Community Development

Meeting Minutes
Zoning Board of Adjustment
Tuesday, October 21, 2025
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the October 21, 2025 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

Chair Matt Ott read the Zoning Board of Adjustment Opening Statement.

ROLL CALL

Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Brett Walker. Absent: Eric Strom. Staff: E.Jensen, E.Carstens, Deb Gervais, Jake Heil, B.Morrissey, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE AUGUST 19, 2025 REGULAR MEETING

Motion by J.Baxter to approve the meeting minutes as submitted. Second by M.Ott. Motion carried 3 – 0 – 1. (Abstain: N.Sungren)

MINUTES OF THE OCTOBER 7, 2025 REGULAR MEETING

Motion by J.Baxter to approve the meeting minutes as submitted. Second by N.Sungren. All votes aye. Motion carried 4 – 0.

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

PUBLIC HEARINGS:

#25-12

MDF Holdings II, LLC

on behalf of Prairie Trail Commercial, LLC
for property located at

Outlot H, Prairie Trail Park Plat 1

RE: Conditional Use Permit

Chair M.Ott opened the public hearing.

Taylor Irwin, Real Estate Manager, Fourteen Foods, 1431 Perrone Way, Franklin, TN stated they have a building site in Ankeny where they are looking to build a new Dairy Queen. He said that they currently lease a site at 418 S Ankeny Boulevard and due to the future construction and the fact that they are leasing, they would like to be permanent in the community. Their request is for a Conditional Use Permit for a drive-thru for their new building.

D.Gervais reported that the subject property, Outlot H, Prairie Trail Park Plat 1, is 3.20 acres located south of SW Prairie Trail Parkway and west of S Ankeny Boulevard. She explained that the subject property and surrounding properties are zoned Prairie Trail Planned Unit Development (PUD) and Prairie Trail is an

1100-acre Planned Unit Development that was rezoned in 2007. D.Gervais stated that the PUD includes five different precincts and four different uses. The Land Use Plan Map shows the subject property as the Neighborhood Commercial precinct. The location in this precinct requires a Conditional or Special Use Permit to allow a restaurant with a drive-thru. The subject property, Outlot H, Prairie Trail Park Plat 1, is located south of SW Prairie Trail Parkway and west of S Ankeny Boulevard. The Dairy Queen site will take 1.16-acres of the lot. She shared that the existing neighboring property uses include vacant Neighborhood Commercial ground to the north, single-family residential to the northwest, Heritage Elementary School to the west, and open space owned by the City of Ankeny to the south. She noted that the property is owned by Prairie Trail Commercial, LLC and is for sale. MDF Holdings II, LLC has an interest in constructing a Dairy Queen restaurant with a drive-thru on the property with vehicle access to the site from SW Prairie Trail Parkway at the intersection with SW School Street. The drive-thru ordering is proposed to occur north of the building and the drive-thru queue is proposed to wrap along the north and east property lines. She stated that the proposed menu board and speaker are approximately 74-feet from the nearest single-family property. D.Gervais said that the PUD has two definitions for restaurants, with one being Restaurant (Drive-in or Fast Food) and the second, Restaurant (General) and provided the two principle differences between the two definitions. She stated that the Municipal Code and PUD do not specifically prescribe considerations for reviewing a Conditional / Special Use permit of this type. D.Gervais explained that there are two elements, if handled correctly, that can mitigate the use from a site planning perspective, with the first element being site planning for traffic; and the second element being screening. D.Gervais reviewed the applicant's intent in meeting these two elements. She shared that all property owners within 250' of the subject property were notified of the proposed Conditional / Special Use by mail, and to date, staff has not received any correspondence in support or against the proposed project. She said that the Prairie Trail PUD does allow for a drive-in or fast food restaurant use within the framework of the zoning for the Neighborhood Commercial Precinct and the differences between Restaurants (General) and Restaurants (Drive-in or Fast Food) have been mitigated through site planning for traffic and screening.

Staff recommends the Zoning Board of Adjustment grant a Conditional / Special Use Permit in accordance with Prairie Trail PUD Section 9 to MDF Holdings II, LLC / Prairie Trail Commercial, LLC for Outlot H, Prairie Trail Park Plat 1 for a drive-in restaurant.

M.Ott confirmed that the Prairie Trail PUD allows for this type of restaurant? D.Gervais responded, yes. M.Ott asked for clarification on the Board's role for this request. D.Gervais provided an additional overview of the two types of restaurants. She reviewed with the Board that the only area that would not allow a restaurant is a residential precinct, but drive-in restaurants would only be allowed with a Conditional Use Permit, and only in the Mixed-Use Urban Corridor Precinct, Neighborhood Commercial Precinct or the Business Park Precinct. She restated that this property is in the Neighborhood Commercial Precinct.

E.Carstens shared that Prairie Trail, in general, is intended to be a mixed-use development of commercial and residential uses. He noted that the Board's role would be to look at this site in relation to other surrounding uses and make sure it is appropriate.

J.Baxter asked if the entrance drive off of SW Prairie Trail Parkway would be a shared drive for the remainder of the outlot and whether they have knowledge of what might be developed in the remaining 2.05 acres. D.Gervais responded, yes it would be a shared drive but she is not aware of any plans to-date. E.Jensen responded that Outlot H is all Neighborhood Commercial.

There was further discussion between the Board and staff regarding the stacking of cars in the drive-thru lane and traffic at the access point. Taylor Irwin shared that there was a traffic study completed for the site.

J.Baxter asked if there is a plan for landscaping between the drive-thru lane and the school's east sidewalk. E.Carstens shared that this site plan presented is not an approved site plan, but adding additional trees/shrubs along that side of the property does make sense. Taylor Irwin responded that they had no problem adding additional landscaping.

M.Ott confirmed that the residential properties were notified regarding the request. D.Gervais responded, yes.

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

Motion by M.Ott to receive and file documents and close the public hearing. Second by J.Baxter. All voted aye. Motion carried 4 – 0.

J.Baxter shared that he does not have any concerns with the request but would like to see some landscaping between the drive-thru lane and the school's east sidewalk. M.Ott agreed.

There were no further concerns by the Board.

Board Action on Filing #25-12 for property located at Outlot H, Prairie Trail Park Plat 1

Motion by B.Walker that the Zoning Board of Adjustment grant a Conditional/Special Use Permit in accordance with Prairie Trail PUD Section 9 to MDF Holdings II, LLC/Prairie Trail Commercial, LLC for Outlot H, Prairie Trail Park Plat 1 for a drive-in restaurant. The Board's position is based on the determination that the Prairie Trail PUD allows for a drive-in or fast food restaurant use within the framework of the zoning for the Neighborhood Commercial Precinct; and the differences between Restaurants (General) and Restaurants (Drive-in or Fast Food) will be mitigated through site planning for traffic and screening that is approved by staff. Second by M.Ott. All voted aye. Motion carried 4 – 0.

REPORTS

Renewed Special Use Permits

#08-23 Buffalo Wild Wings Grill & Bar, 1690 SE Delaware Avenue

#15-14 Benchwarmers, 705 S Ankeny Boulevard

#22-03 Silk Elephant, 2410 SW White Birch Dr., Suite 108

ADJOURNMENT

There being no further business, motion was made by J.Baxter to adjourn the meeting. Second by N.Sungren. Meeting adjourned at 6:05 p.m.



Submitted by Brenda Fuglsang, Recording Secretary
Zoning Board of Adjustment



Zoning Board of Adjustment
December 2, 2025
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

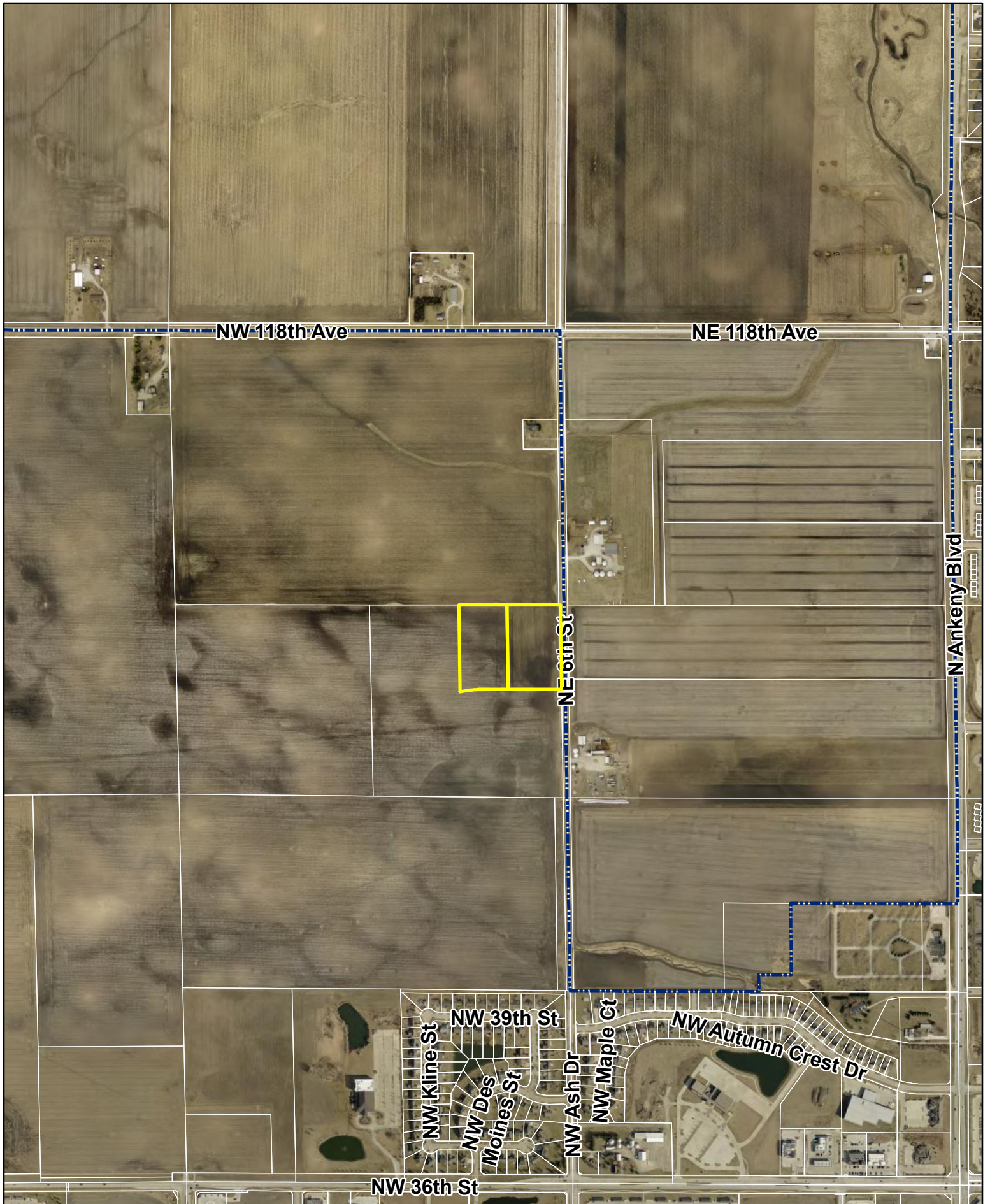
Eric Strom

Brett Walker

ITEM NAME

#25-13
MidAmerican Energy Company
for property located at
Parcel 2021-249, Parcel 2023-135, and Parcel 2025-11
RE: Special Use Permit

ORIGINATING DEPARTMENT
Community Development



N
1 inch = 833 feet
Date: 11/19/2025

ZBOA Docket #25-13
MidAmerican Energy Special Use Permit

**CITY OF ANKENY
ZONING BOARD OF ADJUSTMENT
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT**

To: Members of the Zoning Board of Adjustment
From: Bryan Morrissey, Associate Planner
Filing #: 25-13
Meeting Date: December 2, 2025 *EJC*
Address: Parcel 2021-249, Parcel 2023-135, and Parcel 2025-11 (south of NW 54th Street and west of NW Ash Drive)

APPELLANT REQUEST

A Special Use Permit to allow for an electrical utility substation, used for the purpose of the transmission or relay of electrical utility service on Parcel 2021-249, Parcel 2023-135, and Parcel 2025-11, located off NW Ash Drive, south of NW 54th Street.

STAFF POSITION

That the Zoning Board of Adjustment grant a Special Use Permit to allow an electrical utility substation with associated equipment to be located on Parcel's 2021-249, 2023-135, and 2025-11, provided that the following conditions are met:

- That the associated Site Plan be approved by the Plan & Zoning Commission.
- That the security wall surrounding the substation be comprised of at least two earth-toned colors.

Staff's position is based on the determination that the requested Special Use Permit for the electrical utility substation preserves the intent and purpose of the Zoning Ordinance to promote public health, safety, morals, and general welfare.

PROJECT SUMMARY

MidAmerican Energy Company is requesting a Special Use Permit to allow for an electrical utility substation to be located on Parcels 2021-249, 2023-135, and 2025-11, located off NW Ash Drive, just south of NW 54th Street. The subject property is zoned R-1, One-Family Residence District and is surrounded by properties to the north, south, and west that are also zoned R-1. Properties to the east are not within Ankeny's Corporate Limits. The subject property, along with the surrounding properties, are currently undeveloped. Based on the *The Ankeny Plan 2040 Figure 12.10 Future Land Use Map*, the subject property, along with the surrounding area, is suitable for low-density residential should the area ever be developed. Based on the proposed use of a utility service for the transmission of electricity, a Special Use Permit is required by the Zoning Board of Adjustment prior to development.

PROJECT REPORT

196.02 SPECIAL USE PERMITS.

- (1) **Zoning Board of Adjustment Authorization:** The Zoning Board of Adjustment may, by special permit after public hearing, authorize the location of any of the following buildings or uses in any district from which they are prohibited by this Zoning Ordinance:

H. Aboveground buildings or structures used solely for the purpose of the transmission or relay of electric or telephone utility service.

196.02(2) Pre-Issuance Review: Before issuing any Special Use Permit for any of the above buildings or uses, the Board of Adjustment shall review the conformity of the proposed building or use with the standards of the comprehensive plan and with recognized principles of civic design, land use planning and landscape architecture. The Zoning Board of Adjustment may approve the Special Use Permit as submitted or, before approval, may require that the applicant modify, alter, adjust or amend the proposal as the Zoning Board of Adjustment deems necessary to the end that it preserves the intent and purpose of this Zoning Ordinance to promote public health, safety, morals and the general welfare.

196.02(3) Application; Feasibility Evidence and Site Plan Required: Application for a special permit under the terms of this section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property; and shall include a site plan defining the areas to be developed for buildings, the areas to be developed for parking, the locations of sidewalks and driveways and the points of ingress and egress, including access streets where required, the location and heights of walls, the location and type of landscaping, and the location, size and number of signs.

196.02(4) Changes; Resubmittal Required: In the event a special permit is granted under the terms of this section, any change thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal.

FINDINGS OF FACT

The subject property is located on Parcels 2021-249, 2023-135, and 2025-11, located west of NW Ash Drive and south of NW 54th Street. Note, the subject property will have an official address once a final plat is recorded with Polk County prior to development. The subject property is zoned R-1, One-Family Residence District and is surrounded by properties to the north, south, and west that are also zoned R-1. Properties on the east side of NW Ash Drive are not within Ankeny's Corporate Limits. The subject site is currently undeveloped, as are the neighboring properties along the west side of NW Ash Drive. As mentioned previously, the applicant is proposing an electrical utility substation on the site. Due to the proposed use, Chapter 196.02 of the Ankeny Municipal Code requires that the Zoning Board of Adjustment authorize a Special Use Permit prior to development of any electrical or telephone utility service in any zoning district.

The applicant has submitted a site plan that gives specifics on how the electrical utility substation will be developed. Sheets from the site plan have been included in the meeting packet; however, the site plan will need approval from the Plan & Zoning Commission should the Special Use Permit be approved. Specifics include a ten-foot-tall security wall, extensive landscaping around the perimeter, a detention basin for stormwater, one access drive, and the associated substation equipment. Concerning the surrounding property, *The Ankeny Plan 2040 Figure 12.10 Future Land Use Map* designates the neighboring areas as being suitable for low density residential development. Additionally, it is expected that a future public street will run adjacent to the southern property line of the subject site once the surrounding area develops.

Generally speaking, staff does not have concerns with the proposed use of an electrical substation from the applicant. Staff recognizes the need for these substations to accommodate increased demand throughout Ankeny. Given that the immediate surrounding area is largely undeveloped apart from a small number of acreages, it is of staff's belief that the location is appropriate as opposed to a site in an already established neighborhood. With that being said, it is expected that the area surrounding the subject property will likely be developed for low-density residential in the future. Because of this likelihood, staff has emphasized the need for perimeter landscaping and an aesthetic pleasing security wall during the review process. More specifically, staff is recommending that the applicant utilizes at least two earth-toned colors on the perimeter security wall to accommodate for future residential properties.

The staff position is that the Zoning Board of Adjustment grant a Special Use Permit to allow an electrical utility substation with associated equipment to be located on Parcel's 2021-249, 2023-135, and 2025-11, provided that the following conditions are met:

- That the associated Site Plan be approved by the Plan & Zoning Commission.
- That the security wall surrounding the substation be comprised of at least two earth-toned colors.

Staff's position is based on the determination that the requested Special Use Permit for the electrical utility substation preserves the intent and purpose of the Zoning Ordinance to promote public health, safety, morals, and general welfare.

SEED MIX

URBAN GRASS SEED MIXTURE (% BY WEIGHT)	
COMMON KENTUCKY BLUEGRASS	15%
CREeping RED FESCUE	10%
PERENNIAL RYEGRASS (FINE LEAF)	25%
	100%

SEEDING NOTES

- ALL DISTURBED SITE AREAS ON THE SHALL BE SEEDED WITH A "URBAN" SEED MIX AS NOTED BELOW.
- FERTILIZER SHALL NOT BE APPLIED TO THE AREAS TO BE SEEDED.
- THE AREA TO BE SEEDED SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET THE DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO A DEPTH OF 3 INCHES. AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO A DEPTH OF 2 INCHES.
- ALL SEEDED AREAS SHALL BE WATERED ARTIFICIALLY A MINIMUM OF ONCE A DAY FOR THE FIRST WEEK AFTER INSTALLATION, TWICE A WEEK DURING THE SECOND AND THIRD WEEK AFTER INSTALLATION, AND AS NEEDED DURING THE FIRST YEAR TO STIMULATE PLANT GROWTH AND INCREASE PLANT STANDS.

SCREEN WALL NOTES

- THE SECURITY WALL SHALL BE BUILT IN ACCORDANCE WITH SHAKESPEARE COMPOSITE STRUCTURES SPECIFICATIONS AND DETAILS.
- THE SECURITY WALL SHALL BE 1,400 L.F. OF 11 FEET HIGH COMPOSITE PANELS & TWO - 30 FEET WIDE GATES.

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY:
 - MIDAMERICAN ENERGY COMPANY (M.E.C.)
 - CITY OF ANKENY DEVELOPMENT SERVICES
 - CIVIL ENGINEERING CONSULTANTS, INC.
 - IOWA ONE-CALL
- ALL CONSTRUCTION IN STREET RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE "IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS" (SUDAS) AND THE CITY OF ANKENY GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
- ALL OTHER CONSTRUCTION SHALL BE IN ACCORDANCE WITH MIDAMERICAN ENERGY COMPANY'S SUBSTATION ENGINEERING CONTRACT DOCUMENTS.
- ALL WORK DONE WITHIN PUBLIC RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
- ALL DIMENSIONS ARE TO PROPERTY LINES, WALLS AND TO THE CENTERLINE OF THE DRIVE.
- THE LOCATION OF THE UTILITIES SHOWN ON THIS PLAN ARE FROM VERBAL LOCATIONS PROVIDED BY THE UTILITY COMPANIES. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE AND MUST BE VERIFIED (1-800-242-8484).
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY ALL FEES REQUIRED.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE UTILITY OWNER.
- ALL DEBRIS SPILLED ON ADJOINING PROPERTIES & STREETS DURING CONSTRUCTION SHALL BE PICKED UP IN A TIMELY MANNER.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE PERMITS, LAWS, AN ORDINANCES OF THE THROUGHWAY AND ENDING JURISDICTION.
- THE SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODES APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
- ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DOES NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
- PROVIDE A KNOX BOX LOCATED NEAR THE ENTRANCE TO FACILITATE EMERGENCY ACCESS. ALL LOCK BOXES OR LOCK BOX KEY ACTIVATED DEVICES SHALL BE OPERABLE WITH THE EXISTING LOCK BOX KEY USED BY THE ANKENY FIRE DEPARTMENT. (IFC 506.0, FPB POLICY 2010-4)
- THE SHALL APPLY FOR A GRADING PERMIT WITH AN APPROVED NPDES PERMIT PRIOR TO COMMENCEMENT OF ANY SITE WORK.

UTILITIES

NO UTILITIES ARE REQUIRED

NOISE

NO OUTSIDE HORNS, LOUDSPEAKERS, P.A. SYSTEMS, BUZZERS, WHISTLES, BELLS, ETC. WILL BE INSTALLED

SIGNS

THERE WILL BE NO SIGNS FOR THIS PROJECT OTHER THAN "WARNING" SIGNS MOUNTED ON THE SUBSTATION FENCE.

OUTSIDE STORAGE

THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS, SUPPLIES OR EQUIPMENT ON THIS SITE.

BENCH MARK

ELEVATIONS SHOWN ON THIS PLAN ARE BASED THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO NAVD83.

PARKING

THE AREA INSIDE THE SUBSTATION WALL IS AVAILABLE FOR SERVICE VEHICLES.

FIRM MAP DESIGNATION

ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER COMMUNITY PANEL 19153C0340F, EFFECTIVE DATE FEBRUARY 1, 2014.

OWNER
MIDAMERICAN ENERGY COMPANY
P.O. BOX 657
ANKENY, IOWA 50306-0657
ATTN: HUNTER GABREEL
Hunter.Gabreel@midamerican.com
(563)326-3110

RECEIVED

OCT 31 2025

SITE ADDRESS
TO BE DETERMINED

SITE DESIGNER

MARTIN M. DOSTALIK P.L.A.
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET UNIT 12
URBANDALE, IA 50322
515-276-4884
DOSTALIK@CECLAG.COM

CITY OF ANKENY

LEGAL DESCRIPTION

LOT 1, _____, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

SITE AREAS

	(IN SQUARE FEET)	
ROCKED SUBSTATION PAD	132,600	(33.3%)
GREEN SPACE	231,171	(58.0%)
DRIVE SPACE	34,620	(8.7%)
NET SITE AREA	398,391	(100.00%)
	(9.15 AC)	

HEIGHTS

POWER DISTRIBUTION CENTER & METAL-CLAD EQUIP. 12'
EQUIPMENT 16' TO 24' AVG.
SHIELD MASTS & DEAD END TOWERS 50'

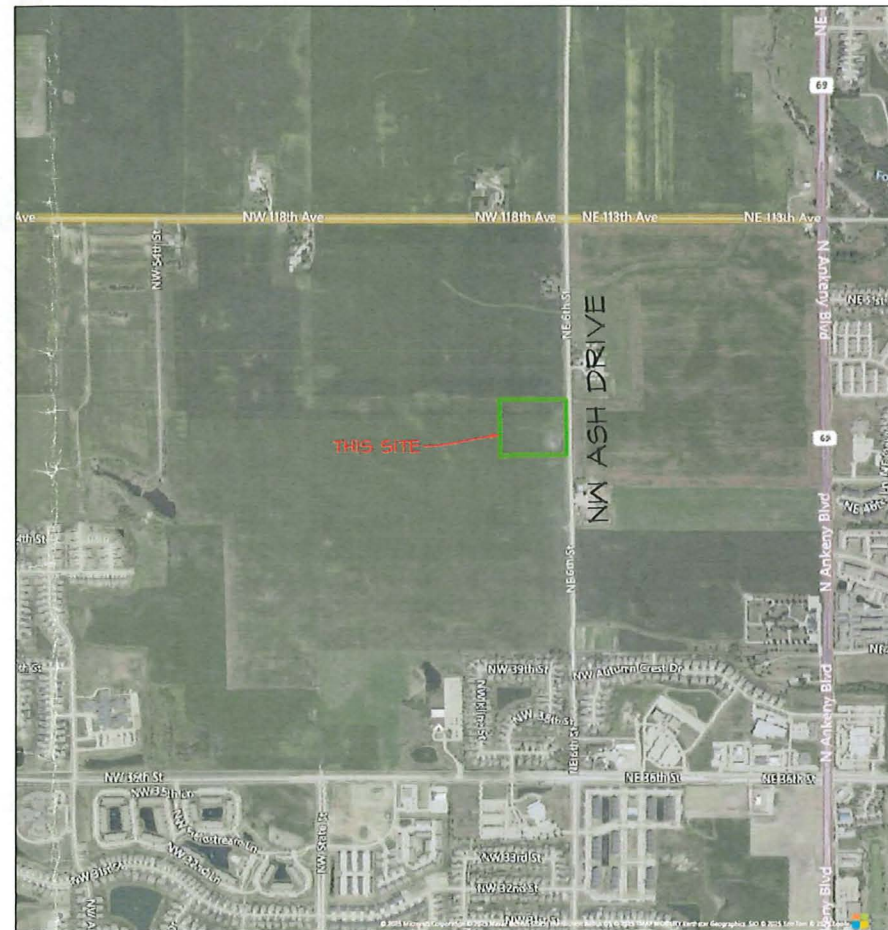
NOTE: SHIELD WIRES ARE USED AS LIGHTNING PROTECTION TO PREVENT DAMAGE TO THE SUBSTATION EQUIPMENT DURING THUNDERSTORMS. THE HEIGHT PROVIDES THE REQUIRED CLEARANCE TO THE EQUIPMENT.

ZONING

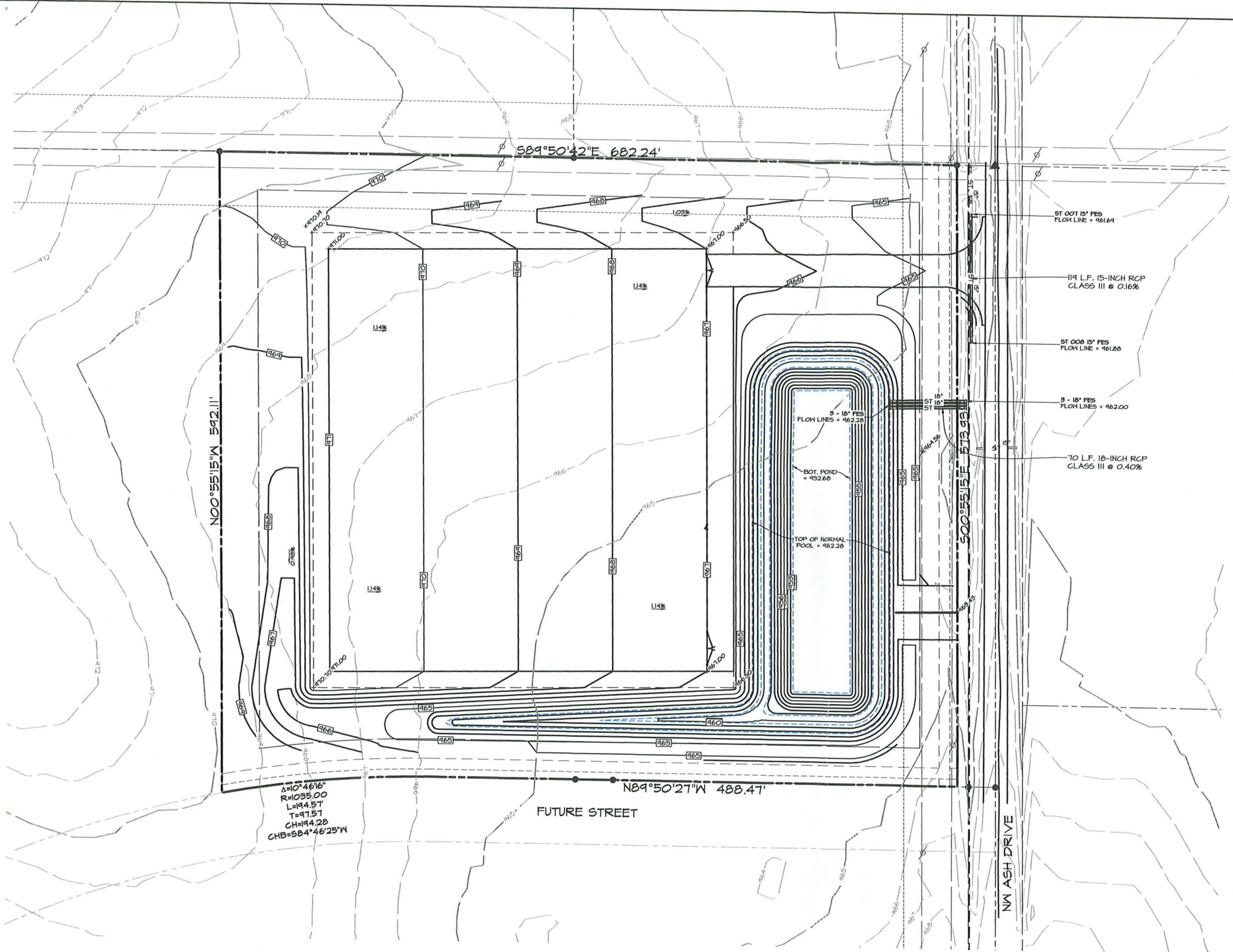
R-1

LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — ADJACENT LOT LINES
- — — — — PROPOSED TRANSMISSION LINES
- — — — — EXISTING TRANSMISSION LINES
- — — — — BUILDING SETBACK / EASEMENT LINE
- — — — — SILT FENCE
- — — — — EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- — — — — EXIST. WATER MAIN
- — — — — OVER HEAD WIRES
- — — — — EXIST. STORM SEWER/CULVERT w/ F.E.S.
- — — — — PROPOSED STORM SEWER w/ F.E.S.
- — — — — EXIST. GAS MAIN
- — — — — EXIST. UNDERGROUND ELECTRIC
- ▲ FOUND SECTION CORNER
- FOUND CORNER AS NOTED
- PROPOSED PROPERTY CORNER -- 5/8" I.R. w/ ORANGE CAP #12265 UNLESS NOTED OTHERWISE
- I.R. IRON ROD
- G.P. GAS PIPE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- ☒ WATER METER PIT
- ☒ 12W SECURITY LIGHT -- PHOTOCELL CONTROLLED
- ☒ 550W FLOOD LIGHT -- SWITCH CONTROLLED



C:\Users\jcs\OneDrive\Documents\Drawings\24-10-Grading & Drainage.dwg, 10/30/2025 10:22:36 AM, mdsatalk, 1,2



- ### GRADING NOTES
1. A GRADING PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF SITE WORK.
 2. AN NPDES GENERAL PERMIT NO. 2 MUST BE ACQUIRED FROM THE IDNR AND SUBMITTED ALONG WITH A SWPPP TO THE CITY FOR REVIEW BEFORE A GRADING PERMIT CAN BE ISSUED.
 3. A SOILS EXPLORATION AND GEOTECHNICAL REPORT WILL BE PREPARED BY OTHERS. ALL EARTHWORK AND ROCK PLACEMENT SHALL COMPLY WITH THIS REPORT.
 4. SPOT ELEVATIONS AND FINAL CONTOURS ARE TO THE TOP OF CRUSHED ROCK AND SEED BED.
 5. THE DRIVEWAY BETWEEN THE STREET AND THE SUBSTATION GATE SHALL BE COVERED WITH 8\"/>

- ### SOIL & WATER CONSERVATION REQUIREMENTS
1. SAVE EXISTING GROUND COVER, TREES & SHRUBS WHENEVER POSSIBLE.
 2. ANY GRADED AREA SHALL BE PAVED, ROCKED OR ESTABLISHED IN TEMPORARY VEGETATION WITHIN 60 DAYS OF THE COMPLETION OF GRADING.
 3. PERMANENT GROUND COVER SHALL BE ESTABLISHED IMMEDIATELY UPON COMPLETION OF FINAL OR FINISH GRADING WHEREVER POSSIBLE.
 4. USE MULCH, TEMPORARY DIVERSIONS, CONTOUR FURROWS, TERRACES AND OTHER REMEDIAL CONSERVATION PRACTICES TO LIMIT SITE SOIL LOSS TO LESS THAN 5 TONS PER ACRE PER YEAR.
 5. INSTALL SILT FENCES PRIOR TO BEGINNING GRADING WHEN POSSIBLE AND INSTALL AROUND INTAKES IMMEDIATELY AFTER THE INTAKES BECOME OPERATIONAL.
 6. INSTALL CULVERTS, STORM SEWERS, MANHOLES AND INTAKES AS SOON AS IS POSSIBLE.
 7. COMPLETE PAVING AND ROCK SURFACING AS SOON AS POSSIBLE OR INSTALL TEMPORARY SILT FENCES TO CONTROL EROSION.
 8. CONCRETE WASHOUTS SHALL COMPLY WITH SUDAS DIVISION II; SECTION 11.050 - CONCRETE WASHOUT.

- ### LEGEND
- PROPERTY BOUNDARY
 - - - SECTION LINE / 1/4, 1/4 SECTION LINE
 - BUILDING SETBACK / EASEMENT LINE
 - PROPOSED 10' SECURITY WALL
 - 100-YEAR ELEVATION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - - - UGE - - - EXIST. UNDERGROUND ELECTRIC
 - - - SAN - - - EXIST. SANITARY SEWER
 - - - W - - - EXIST. WATER MAIN

FOR CITY REVIEW
10-30-2025

CEC
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

CONFIDENTIAL:
THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES, BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES WORKING IN THE UNREGULATED RETAIL SERVICES DIVISION. PRIOR WRITTEN AUTHORIZATION IS REQUIRED FOR ACCESS BY ANY OTHER PERSON.

MIDAMERICAN ENERGY COMPANY.

DATE: 10-30-2025
DESIGNED: MMD
DRAWN: MMD
APPROVED: HG
SCALE: 1" = 50'

NW ASH DRIVE SUBSTATION
ANKENY, IOWA

GRADING & DRAINAGE
PLAN

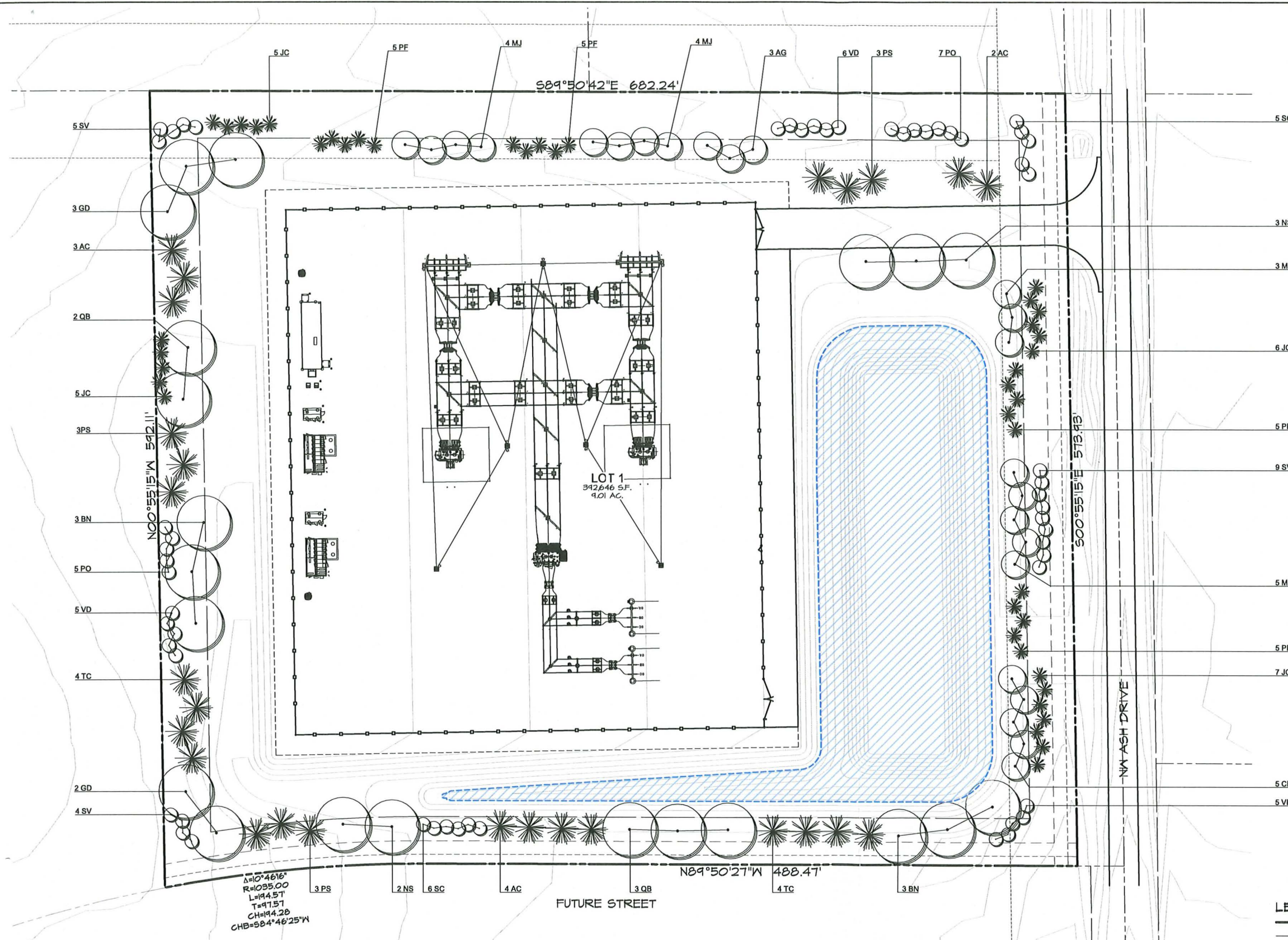
DHA
DHA
DHA

DHA
C24-10
Page 13 of 20

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
10					05				
09					04				
08					03				
07					02				
06					01				



Q:\FILES\15-9000\159071_C3D Drawings\Construction Plans\159071_C24-40 Landscaping.dwg, 10/30/2025 10:22:46 AM, mdoostalk, 1-2



- GENERAL LANDSCAPING NOTES:**
1. ALL SHRUB BEDS TO HAVE SPADE CUT EDGE U.N.O.
 2. SEE SHEET C21-40 FOR SEEDING NOTES AND SEED MIX FOR ALL DISTURBED AREAS NOT RECEIVING PAVEMENT OR ROCK.
 3. MULCH TO BE 3\"/>

LANDSCAPING REQUIREMENTS:
 SITE: 342,444 SF
 REQUIRED OPEN SPACE: 20% = 78,524 SF
 PROVIDED OPEN SPACE: = 30,028 SF
 1 LANDSCAPE UNIT / 3000 SF = 26 PLANTING UNITS OF 3 TREES AND 3 SHRUBS PER UNIT.

OPEN SPACE PLANTINGS

	TREES	SHRUBS
REQUIRED	78	78
PROVIDED	88	80

PAVING SHADE PLANTING
 DRIVE AREA = 6,960 S.F. x 0.20 = 1,392 S.F. AREA TO BE SHADED
 1 OVERSTORY TREE = 107 S.F. SHADE
 REQUIRED 7 TREES
 PROVIDED 3 TREES

PLANTING SCHEDULE

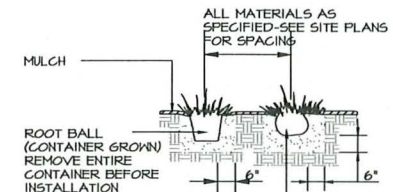
MARK	Botanical name COMMON NAME	QUANTITY	SIZE	ROOT TYPE	REMARKS
TREES					
AC	Abies concolor WHITE FIR	9	7\"/>		

B4B = BALLED & BURLAPPED
 TS = TREE SPADE
 CONT. = CONTAINER GROWN

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRIPS. TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.



- LEGEND**
- PROPERTY BOUNDARY
 - - - SECTION LINE / 1/4, 1/4 SECTION LINE
 - - - BUILDING SETBACK / EASEMENT LINE
 - PROPOSED 10' SECURITY WALL
 - -SAN- - EXIST. SANITARY SEWER
 - -UGE- - EXIST. UNDERGROUND ELECTRIC
 - -ST- - EXIST. STORM SEWER/CULVERT
 - -15\"/>

SHRUB PLANTING DETAIL
 NO SCALE

Δ=10°46'16"
 R=1035.00
 L=194.51
 T=97.57
 CH=144.28
 CHB=584°46'25\"/>

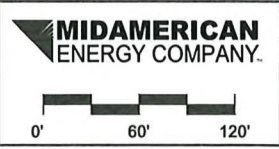
NOTE:
 NOTES & DETAILS SHOWN ON ONE DRAWING APPLY TO ALL DRAWINGS INSOFAR AS THEY MAY APPLY.

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street . Unit 12 . Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

FOR CITY REVIEW
 10-30-2025



CONFIDENTIAL:
 THIS DOCUMENT SHALL BE MAINTAINED CONFIDENTIALLY AS CRITICAL ENERGY INFRASTRUCTURE INFORMATION AND IS AVAILABLE TO MIDAMERICAN ENERGY COMPANY EMPLOYEES, BUT NOT TO MIDAMERICAN ENERGY COMPANY EMPLOYEES WORKING IN THE UNREGULATED RETAIL SERVICES DIVISION. PRIOR WRITTEN AUTHORIZATION IS REQUIRED FOR ACCESS BY ANY OTHER PERSON.



DATE: 10-30-2025
 DESIGNED: MMD
 DRAWN: MMD
 APPROVED: HG
 SCALE: 1" = 40'

NW ASH DRIVE SUBSTATION
 ANKENY, IOWA
LANDSCAPING PLAN

DHA
DHA C24-40
 Page 14 of 20

REV	DATE	DFTR	APP	DESCRIPTION	REV	DATE	DFTR	APP	DESCRIPTION
10					05				
09					04				
08					03				
07					02				
06					01				



Zoning Board of Adjustment
December 2, 2025
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

#25-14
Harold Fitzgerald LLC - Dogtopia Ankeny
on behalf of Dayton Park, LLC
for property located at
1606 NW Irvinedale Drive
RE: Variance - Permitted Uses

ORIGINATING DEPARTMENT
Community Development



N



1 inch = 233 feet

Date: 11/19/2025

**1606 NW Irvinedale Drive
Variance
Aerial Map**



**CITY OF ANKENY
ZONING BOARD OF ADJUSTMENT
COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT**

To: Members of the Zoning Board of Adjustment
From: Ryan Kirschman, AICP, Planner I
Filing #: 25-14 EJC
Meeting Date: December 2, 2025
Address: 1606 NW Irvinedale Drive

APPELLANT REQUEST

A variance to Ankeny Municipal Code Section 192.09(1)B(1) requires: *Animal hospitals, veterinary clinics or kennels, provided that any exercising runway is at least 200 feet from any R District boundary, allowing an exercise area for pets within 200 feet of a R District boundary at 1606 NW Irvinedale Drive.*

STAFF POSITION

That the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.09(1)B(1) to allow the proposed use of an outdoor animal exercise area on the east side of the building at 1606 NW Irvinedale Drive as shown on the attached site plan with three conditions:

1. That any animal in the outdoor exercise enclosure have constant staff attendance;
2. That a sight/sound barrier must be present and maintained for the exercise enclosure as approved by city staff; and
3. That the variance shall be reviewed in response to a complaint related to the outdoor animal exercise area.

The staff position is based on a determination that an animal grooming and boarding business would utilize an outdoor animal exercise area and that the approval is conditioned partially upon constant staff attendance while animals are outside. Constant attendance when animals are outside addresses the noise concerns that the 200-foot separation required by the Code is intended to satisfy and, therefore, would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

PROJECT SUMMARY

The subject property at 1606 NW Irvinedale Drive is owned by Dayton Park LLC. The applicant, Harold Fitzgerald LLC. - Dogtopia Ankeny, has the property under contract and has been given permission to seek the proposed variance. The zoning for the area is C-2, General Retail and Highway Oriented Commercial District. Dogtopia has requested a variance to allow the use of an outdoor animal exercise area on the east side of the building at 1606 NW Irvinedale Drive as shown on the attached site plan with three conditions:

1. That any animal in the outdoor exercise enclosure have constant staff attendance;
2. That a sight/sound barrier must be present and maintained for the exercise enclosure as approved by city staff; and
3. That the variance shall be reviewed in response to a complaint related to the outdoor animal exercise area.

PROJECT REPORT

Criteria for Variance

197.01(4) Powers and Duties.

B. *To grant a variation in the regulations when a property owner can show ...that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this title actually prohibits the use of this property in the district; and that the board is satisfied under the evidence before it that a literal enforcement of the provisions of this title would result in unnecessary hardship; provided, however, that all variations granted under this clause shall be in harmony with the intended spirit and purpose of this title.*

FINDINGS OF FACT

The subject property at 1606 NW Irvinedale Drive is owned by Dayton Park LLC. and is generally located west of NW Irvinedale Drive and south of NW 18th Street. The property is legally described as LOT 2 HIDDEN CREEK PLAT 2; AND -EX COM NW COR THN E 203.11F TO POB THN E 21.74F SELY ALNG CRV 39.31F S 11.21F NW 59.10F TO POB- LOT 1 HIDDEN CREEK PLAT 4. The zoning for the area is C-2, General Retail and Highway Oriented Commercial District with Restrictions. Property to the south is zoned C-2, General Retail and Highway Oriented Commercial District, property to the east is zoned R-3A, Planned Multiple-Family Residence District, property to the north is zoned PUD, Trestle Point PUD, and properties west are zoned R-2, One- Family and Two Family Residence District with restrictions. The property has frontage on two public streets, NW 18th Street to the north and NW Irvinedale Drive to the east. Residential zoning and residential uses are located north, east, and west of the site.

The proposed outdoor exercise area would be located on the east side of the existing building. The proposed enclosure would be approximately 160 feet from the house to the east of the site. Ankeny Municipal Code Section 192.09(1)(B)(1) requires any animal outdoor exercise runway to be a minimum of 200 feet from a residential zone. It is staff's understanding that noise from animals using the outdoor exercise area is the reason for the 200-foot required separation from a residential zone. It should be noted that an animal boarding use is allowed within the C-2 zone as a principal permitted use, therefore it is only the enclosure that necessitates the need for this variance application.

Furthermore, similar variance requests have been approved by the Zoning Board of Adjustment in the past. The most recent being in April of 2024, which allowed an outdoor dog run to be within 200' of a residential area.

STAFF ANALYSIS

The following is City staff's analysis of the proposed Variance with the adopted criteria necessary for approving any Variance request.

197.01.4.B. To grant a variation in the regulations the Zoning Board of Adjustment shall find that:

1. This property was acquired in good faith.

- The applicant has the subject property under contract. The existing conditions of the lot were in place at the time that the applicant put the property under contract.

2. **By reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this Zoning Ordinance actually prohibits the use of this property in the district.**

- There are not any exceptional circumstances that are associated with the property.

3. **A literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship.**

- The proposed use is allowed in the zoning district, however, due to adjacent property being residentially zoned, a variance is required for the use.

4. **Such Variance shall be in harmony with the intended spirit and purpose of this Zoning Ordinance.**

- Staff believes that with the recommended conditions, the proposed variance for the enclosure would be in harmony with the Zoning Ordinance.

SUMMARY AND STAFF POSITION

As is standard procedure for these kinds of requests, all property owners within 250' of the subject property were notified of the proposed Variances by mail, and to date, staff has not received any correspondence in support or against the proposed Variance.

Therefore, staff recommends that the Zoning Board of Adjustment grant a variance to Ankeny Municipal Code Section 192.09(1)B(1) to allow the proposed use of an outdoor animal exercise area on the east side of the building at 1606 NW Irvinedale Drive as shown on the attached site plan with three conditions:

1. That any animal in the outdoor exercise enclosure have constant staff attendance;
2. That a sight/sound barrier must be present and maintained for the exercise enclosure as approved by city staff; and
3. That the variance shall be reviewed in response to a complaint related to the outdoor animal exercise area.

The staff position is based on a determination that an animal grooming and boarding business would utilize an outdoor animal exercise area and that the approval is conditioned partially upon constant staff attendance while animals are outside. Constant attendance when animals are outside addresses the noise concerns that the 200-foot separation required by the Code is intended to satisfy and, therefore, would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code..



Zoning Board of Adjustment
December 2, 2025
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Motion to adjourn

ORIGINATING DEPARTMENT
Community Development