



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, February 3, 2026
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

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 February 3, 2026 Agenda

Consider MOTION to approve and accept the February 3, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

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

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

2. 315 NW 36th St - Dutch Bros Coffee - Site Plan

Consider MOTION to approve the site plan for 315 NW 36th St - Dutch Bros Coffee; subject to City Council approval of 36th Street Centre Plat 2 Final Plat, and subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement.

3. 1302 N Ankeny Blvd - 2025 Northview Parking Lot Improvements - Site Plan

Consider MOTION to approve the site plan for 1302 N Ankeny Blvd, 2025 Northview Parking Lot Improvements.

4. 36th Street Centre Plat 2 - Final Plat

Consider MOTION to approve the final plat for 36th Street Centre Plat 2.

5. Piper Properties Plat 5 - Final Plat

Consider MOTION to approve the final plat for Piper Properties Plat 5.

6. Piper Properties Plat 6 - Final Plat

Consider MOTION to approve the final plat for Piper Properties Plat 6.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - 6

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

7. Corporate Woods Business Park Urban Renewal Plan

H. REPORTS:

Director and Commissioner Reports

1. February 2, 2026, City Council Report
2. Tentative Agenda items for Tuesday, February 17, 2026
3. December 2025 and January 2026 Building Report
4. Commissioner's Reports

I. MISCELLANEOUS ITEMS:

Election of Chair and Vice Chair

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
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Phil Tuning

ITEM NAME

Approval of the February 3, 2026 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 February 3, 2026 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Minutes of the December 16, 2025 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

1. P&Z Minutes 2025-12-16

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, December 16, 2025
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

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

ROLL CALL

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

Staff present: Eric Jensen, Eric Carstens, Derek Lord, Bryan Morrissey, Laura Hutzell, Ryan Kirschman, Deb Gervais, Jake Heil, Megan Flynn, Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T. Flack to approve and accept the December 16, 2025, agenda without amendments. Second by R. Weisheit. All voted aye. Motion carried 7 – 0.

CITIZEN’S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes of the December 2, 2025 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the December 2, 2025, minutes of the Plan and Zoning Commission meeting.

Motion by G. Hunter to approve the recommendations for Consent Agenda Item #1. Second by L. West. All voted aye. Motion carried 7 – 0.

REPORTS

Economic Update

Economic Update provided by Economic Development Director, Derek Lord

City Council Meeting

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

Director’s Report

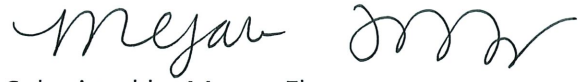
E. Jensen presented the tentative agenda items for Tuesday January 6, 2026, Plan and Zoning Commission meeting. Glenn Hunter recognized for his considerable years of service on the Zoning Board of Adjustment from February 2003 – 2013 and Planning and Zoning Commission from March 2013 – December 2025. Brenda Fuglsang is recognized for her many years of service.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Chair Rapp moved to adjourn the meeting. Meeting adjourned at 7:28 p.m.

Two handwritten signatures in black ink. The first signature is 'Megan' and the second is 'Rapp'.

Submitted by Megan Flynn
Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

315 NW 36th St - Dutch Bros Coffee - 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

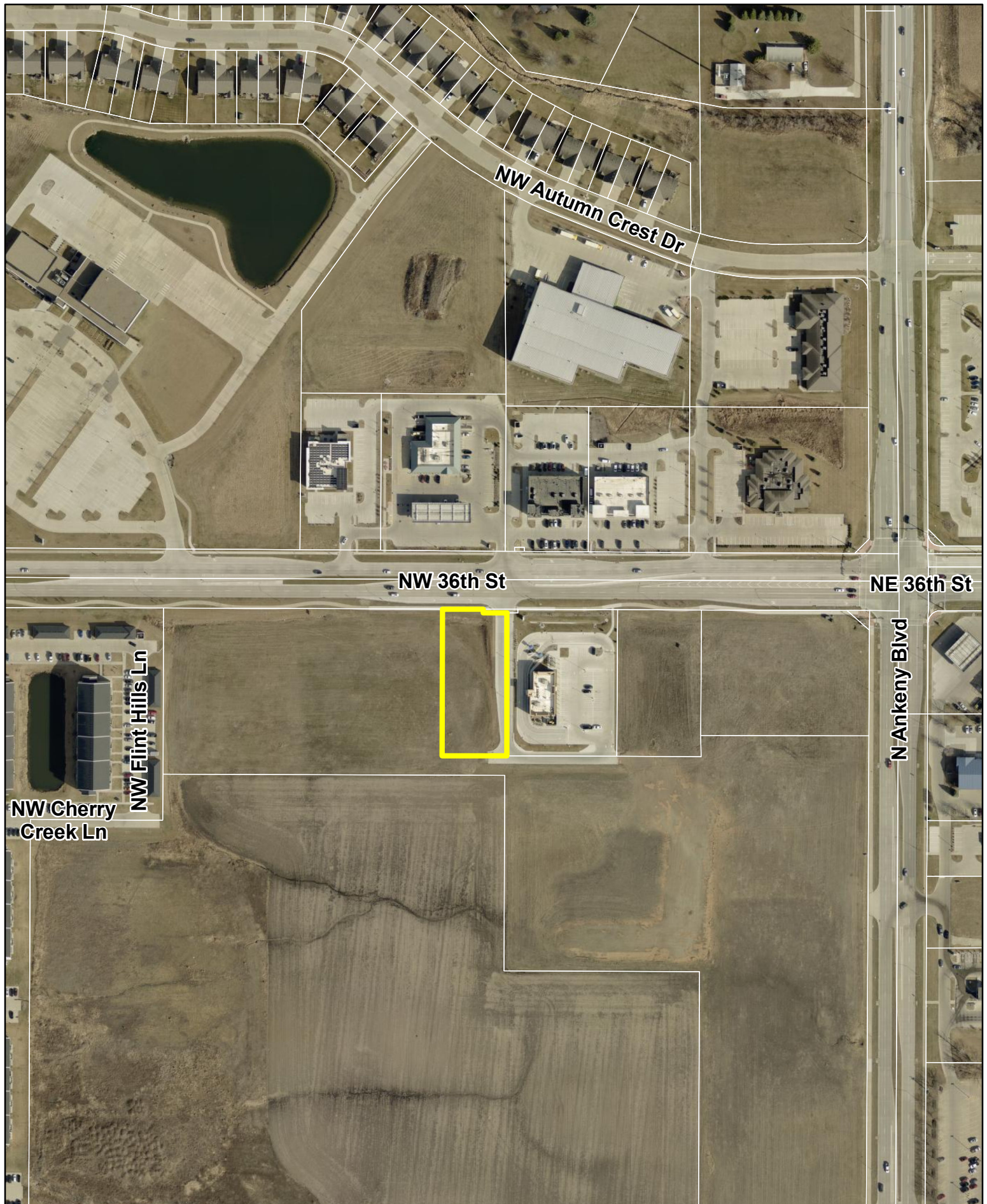
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 315 NW 36th St - Dutch Bros Coffee; subject to City Council approval of 36th Street Centre Plat 2 Final Plat, and subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement.

ATTACHMENTS

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



Agenda Item: 315 NW 36th Street – Dutch Bros Coffee – Site Plan
Report Date: January 29, 2026
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 315 NW 36th Street, Dutch Bros Coffee, subject to City Council approval of 36th Street Centre Plat 2 Final Plat, and subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement.

Project Summary:

The subject property is located at 315 NW 36th Street and is generally located south of NW 36th Street and west of N Ankeny Boulevard. The site is 1.10 acres (+/-), and is zoned C-2; General Retail and Highway Oriented Commercial District. Surrounding properties to the north, east and west are similarly zoned, while the property to the south is zoned R-3; Multiple Family Residence District. The proposed development includes a 986-sf building with a drive thru, parking, sidewalk connections, trash enclosure, landscaping, utility service connections and associated site improvements.

The proposed site's primary access point is located on the south side of the site, accessing a private drive that leads to the full access at NW 36th Street. Parking for the site requires 1 space per 100 sf of gross floor area plus 5 queuing spaces per drive thru window. The proposed site meets the requirements with 13 total parking stalls with 1 being ADA accessible and providing ample queuing space for the drive thru.

The proposed building will be 24' at the uppermost point and will be constructed of a variety of brick, fiber cement board, metal accents and glass. The proposed building materials conform to Section 192.02.3.B, providing over the required primary materials on the elevations. The landscaping on the proposed site plan complies with applicable regulations, with additional headlight screening where necessary. The proposed trash enclosure is proposed to be constructed of brick, similar to the main building and would be south of the proposed building.

New utility service connections will be installed with this development. The proposed site will utilize a 1-inch water line on site that will connect to the existing 6-inch water service that runs east/west along the private drive just south of the site. 4-inch sanitary sewer service will connect to an 8-inch sanitary sewer main along the private drive to the south, which will carry wastewater easterly off-site and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the north side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows easterly via a stormwater main along NW 36th Street, eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

Site Plan Worksheet
315 NW 36th Street – Dutch Bros Coffee – Site Plan

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

A. Site Development

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

The proposed building will be located in the northeast corner of the site, with the primary building façade facing north toward NW 36th Street. The proposed drive thru is located on the east side of the building. The proposed site's orientation, alignment and spacing are compatible and complimentary to the neighboring properties.

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

The proposed site is compatible with the existing streetscapes along NW 36th Street.

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

The site provides for adequate parking and circulation on site. Parking for the site requires 1 space per 100 sf of gross floor area plus 5 queuing spaces per drive thru window. The proposed site meets the requirements with 13 total parking stalls with 1 being ADA accessible and providing ample queuing space for the drive thru. Site provides sidewalk connections to the trail along NW 36th Street.

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

The proposed site's primary access point is located on the south side of the site, accessing a private drive that leads to a full access at NW 36th Street. The proposed site and use should not increase congestion or decrease safety on the site or surrounding public streets.

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

The primary parking for the site is located on the west side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 1964.01. Headlight screening is provided wherever necessary.

- 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 site proposes a trash enclosure along the private access drive along the south property line. The proposed trash enclosure is proposed to be constructed of brick similar to the main building and would be along the private drive on the south of the site.

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

All services to the building will be underground.

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

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

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

Stormwater for the proposed site generally drains to the north side of the site, where a stormwater detention basin will handle stormwater for the site. Stormwater then flows easterly via a stormwater main along NW 36th Street, eventually emptying into Fourmile Creek. From there stormwater flows south and east ultimately outletting into the Des Moines River.

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

New utility service connections will be installed with this development. The proposed site will utilize a 1-inch water line on site that will connect to the existing 10-inch water service that runs east/west along the private drive just south of the site. 4-inch sanitary sewer service will connect to an 8-inch sanitary sewer main along the private drive to the south, which will carry wastewater easterly off-site and eventually to the Southeast Plant Lift Station near SE Magazine Rd/NE 86th Ave, and ultimately into the Four Mile Trunk Sewer.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The site meets open space requirements, with the majority of the open space along the north and south sides of the site.

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

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the code. Additional headlight screening is provided where necessary.

B. Building Design

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

The proposed building will be 24' at the uppermost point and will be constructed of a variety of brick, fiber cement board, metal accents and glass. The proposed building and materials maintain and enhances the established scale of neighboring buildings and sites.

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

The exterior of the building will consist of a variety of brick, fiber cement board, metal and glass. These proposed materials match the design standards set out in the code and will maintain the established design relationship with neighboring buildings and sites.

- 3. All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The proposed building's parapet will effectively screen any utility hardware on the roof. The site proposes a trash enclosure along the private access drive along the south property line. The proposed trash enclosure is proposed to be constructed of brick similar to the main building and would be along the private drive on the south of the site.

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

There is only one building proposed on this site and it is compatible and complimentary with adjacent developments in design and materials.

B. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

D. Factors for Evaluation

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

1. Conformance to Design Standards and other applicable code requirements

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

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

The proposed building meets all setbacks required by code, and is complimentary to adjacent developments.

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

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

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

The proposed building will be 24' at the uppermost point and will be constructed of a variety of brick, fiber cement board, metal accents and glass. The proposed materials are compatible with the design standards set out in the code.

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

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

December 22, 2025

North Ankeny Boulevard LLC
2401 SE Tones Dr Ste 17
Ankeny, IA 50021

RE: 315 NW 36th Street - Dutch Bros Coffee

To Whom it May Concern:

Please accept this Letter of Intent and submittal material to apply for the proposed Dutch Bros Coffee development.

A. Project Description

DB Ankeny 376, LLC, doing business as Plaza Street Partners, LLC is requesting approval from the Plan and Zoning Commission for the proposed Dutch Bros Coffee on a parcel of land containing approximately 1.1 acres located at the south of NM 36th St and west of N Ankeny Blvd ("Site") in the city of Ankeny, Iowa ("City"). The official platting of the property is in progress. The property is situated in the future Lot 1, 36th Street Centre Plat 2, an official Plat in the City of Ankeny, Iowa. It is bound on the north by NM 36th St, on the east by the private access drive to the master development next to Culver's, on the south by vacant land, and on the west by a vacant lot. A vicinity map is included in Appendix A for reference.

The Site is currently vacant, and the new proposed use comprises a new Dutch Bros Coffee kiosk with a drive-thru, and a dumpster enclosure. The main building structure is 986 sq. ft. The development includes a double drive-through that merges into one, providing service with two menu boards for more efficient customer service, a dumpster enclosure, 13 parking spaces, being 1 ADA, and landscaped areas. The main car access is proposed from an internal drive connected to NM 36th St, and sidewalks will provide connections to pedestrian and bike access from NM 36th St.

B. Public Benefit

The Site is located next to a major corridor of the City of Ankeny and the proposed improvements will greatly improve the appearance and use of the property to better serve the surrounding community. The development will incorporate high-quality materials and landscape design to accentuate the character of the City. The future business created by the proposed Site Plan will also result in the creation of a minimum of 40 jobs and sales tax benefits for the City.

C. Operations

The proposed hours of operation are Sunday-Thursday 5:00am - 10pm; and Friday-Saturday 5:00am - 11pm. Peak Hours are in the morning from 6 am to 11 am. The service time is typically less than a minute on average from order to pick up, and employees greet customers at their cars with iPads to take their orders for a friendlier service. Two drive-thru lanes and the ordering system create an efficient method of delivery and service to customers to prevent long wait times and reduce car stacking. Dutch Bros will have a maximum

number of 10-12 employees per shift for the first few months, and 8-9 once the team is fully trained.

D. Project Compliance, Compatibility, and Impact

The Site is designated as C-2 General Retail Highway Oriented, and Central Business Commercial District. The C-2 District is intended to provide for major retail shopping areas outside the downtown area. A link to this map is included in Appendix A for reference.

It is not anticipated that the Site will have any adverse impacts on public facilities, including fire, police, sanitation, roads, parks, or schools.

There are no known water features, wetlands, or wildlife habitats located within the Site.

Dutch Bros and their development team will adhere to the City of Ankeny Land Use Code and specific requirements applicable to the subject applications. Dutch Bros and their development team intend to fully cooperate with city staff to ensure all comments are addressed for both the Site Plan and Building Plan review.

E. Development Plans and Timing

Dutch Bros is anticipating starting construction upon permit approval by the City, which is currently being estimated in the second quarter of 2026. The total length of construction is estimated to be between 100 and 120 days, depending on the weather. The first phase of construction will be the grading of the site and underground utility connections. The second phase of construction will be the construction of new improvements, also noted in our Site Plan(s). The goal is to have the Site ready for Dutch Bros' opening in the Summer of 2026.

F. Summary

Dutch Bros and their development team are committed to providing a suitable development that upholds the vision and guidelines set forth in the City of Ankeny Land Use Code. The proposed development is compatible with the surrounding community and the proposed improvements enhance the current state of the Site, as well as promote future employment opportunities and long-term economic growth.

References:

1. [192.09 C-2 GENERAL RETAIL, HIGHWAY ORIENTED, AND CENTRAL BUSINESS COMMERCIAL DISTRICT.](#)
2. [ZONING MAP \(PDF\)](#)

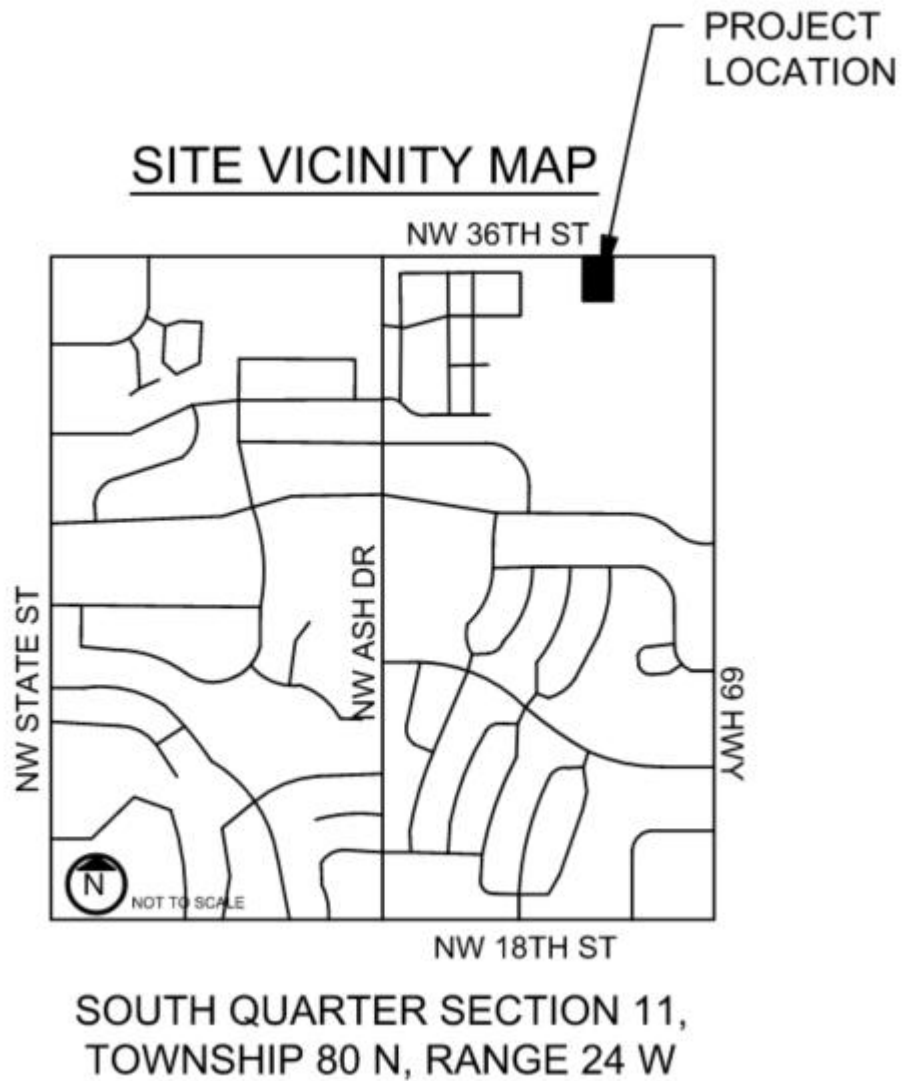
APPENDIX A

VICINITY MAP

SITE DATA SUMMARY TABLE

APPENDIX A

VICINITY MAP



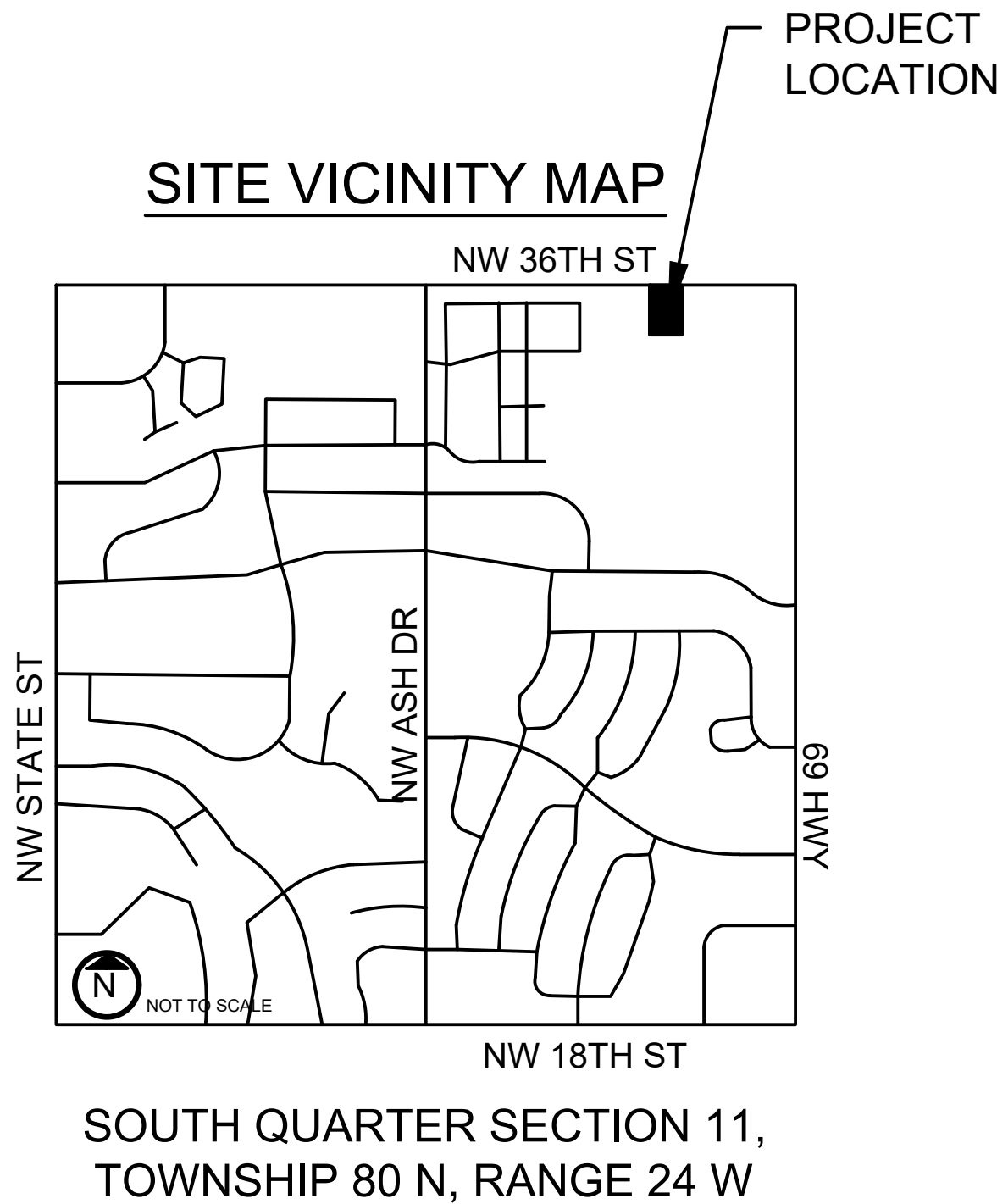
APPENDIX A

SITE DATA SUMMARY TABLE

CURRENT PROPERTY OWNER	North Ankeny Boulevard, LLC 2401 SE Tones, Suite 17, Ankeny, IA 50021 Att.: Chris Murray cmurray@dennyelwellcompany.com
ADDRESS	315 NW 36th Street, Ankeny, IA 50023
PARCEL ID	802411226009
SITE AREA	1.1 acre
ZONING	C-2 General Retail Highway Oriented, and Central Business Commercial District
DEVELOPER/APPLICANT	DB Ankeny 376, LLC (dba Plaza Street Partners, LLC) 3400 College Blvd, Suite 200, Leawood, KS 66211 Attn: Mylena Oliveira (Sr Project Coordinator) moliveira@plazastreetpartners.com

DUTCH BROS COFFEE ANKENY, IA

SITE PLAN 315 NW 36TH STREET ANKENY, IA 50023 1/19/2026



GENERAL LEGEND

— WATER —	EXISTING CABLE LINE	— WATER —	CABLE LINE
— COMM —	EXISTING COMMUNICATION LINE	— COMM —	COMMUNICATION LINE
— NGAS —	EXISTING NATURAL GAS LINE	— NGAS —	NATURAL GAS LINE
— OVRHEADPOWR —	EXISTING OVERHEAD POWER LINE	— OVRHEADPOWR —	OVERHEAD POWER LINE
— UNDPWR —	EXISTING UNDERGROUND POWER LINE	— UNDPWR —	UNDERGROUND POWER LINE
— SAN —	EXISTING SANITARY LINE	— SAN —	SANITARY LINE
— ROOF —	EXISTING ROOF DRAIN	— ROOF —	ROOF DRAIN
— WATER —	EXISTING WATER LINE	— WATER —	WATER LINE
—	PROJECT BOUNDARY	—	PROPOSED LIGHT POLE
—	ADJACENT PROPERTY	—	TRAFFIC DIRECTION (FOR REFERENCE)
—	EXISTING LIGHT POLE	—	EXISTING UTILITY POLE
—	EXISTING HYDRANT		

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

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.	
	NAME	DATE 1/19/2026
	LICENSE NUMBER 24422 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1,3-6	

SHEET LIST

1	COVER SHEET
2	SURVEY
3	SITE PLAN
4	GRADING PLAN
5	GRADING PLAN DETAIL
6	UTILITY PLAN
7	CIVIL DETAILS
8	CIVIL DETAILS
L1	LANDSCAPE PLAN

JAY D. O'DELL
24422

1/19/2026

CLIENT

PLAZA STREET
PARTNERS
3400 COLLEGE BLVD
#200
LEAWOOD, KS 66211

ENGINEERING FIRM OF RECORD

aubry enterprises.

KANSAS OFFICE
5912 MAPLE STREET
MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE ANKENY, IA

1/19/2026
SITE PLAN

315 NW 36TH STREET
ANKENY, IA 50023
COVER SHEET

MUNICIPAL CONTACT LIST

DIR. OF COMMUNITY DEVELOPMENT

ERIC C. JENSEN
1210 NW PRAIRIE RIDGE DR
ANKENY, IA 50023
EJENSEN@ANKENYIOWA.GOV

PROJECT PLANNER

JAKE HEIL
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SANITARY SEWER

RYAN HULSEBUS
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515-965-6484

DIRECTOR OF PUBLIC WORKS

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JARED BRIGHT
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JBRIGHT@ANKENYIOWA.GOV
(515) 963-3534

FIBER OPTICS/TRAFFIC

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515-963-3527

WATER

SHAWN BUCKER
1210 NW PRAIRIE RIDGE DR
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SBUCKNER@ANKENYIOWA.GOV
515-963-3524

CITY ENGINEER

AMY QUARTELL
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ANKENY, IA 50023
AQUARTELL@ANKENYIOWA.GOV

PUBLIC WORKS OPERATIONS MANAGER

JEREMY RYDL
1210 NW PRAIRIE RIDGE DR
ANKENY, IA 50023
JRYDL@ANKENYIOWA.GOV
(515) 963-3525

UTILITY CONTACTS

ELECTRIC & NATURAL GAS

MIDAMERICAN ENERGY
SETH HENDERSON
4858 NE 17TH CT
DES MOINES, IA 50313
515-323-1391

PROJECT CONTACTS

ENGINEER OF RECORD

AUBRY ENTERPRISES
JAY D. O'DELL, P.E.
5912 MAPLE ST
MISSION, KS 55202
JAY.ODELL@AUBRYENTERPRISES.COM

DEVELOPER

PLAZA STREET PARTNERS
MYLENA OLIVEIRA
3400 COLLEGE BLVD #200
LEAWOOD, KS 66211
MOLIVERIA@PLAZASTREETPARTNERS.COM
816-406-2667

OWNER INFORMATION

NORTH ANKENY BOULEVARD LLC
CHRIS MURRAY DENNY ELWELL COMPANY
2401 SE TONES DR, STE 17
ANKENY, IA 50021
(515) 964-1587

ARCHITECT

CORALIC, LLC
9700 MACKENZIE RD, STE 222
ST. LOUIS, MO 63123
EDIN CORALIC
EDIN@CORALICARCHITECTURE.COM

SURVEYOR OF RECORD

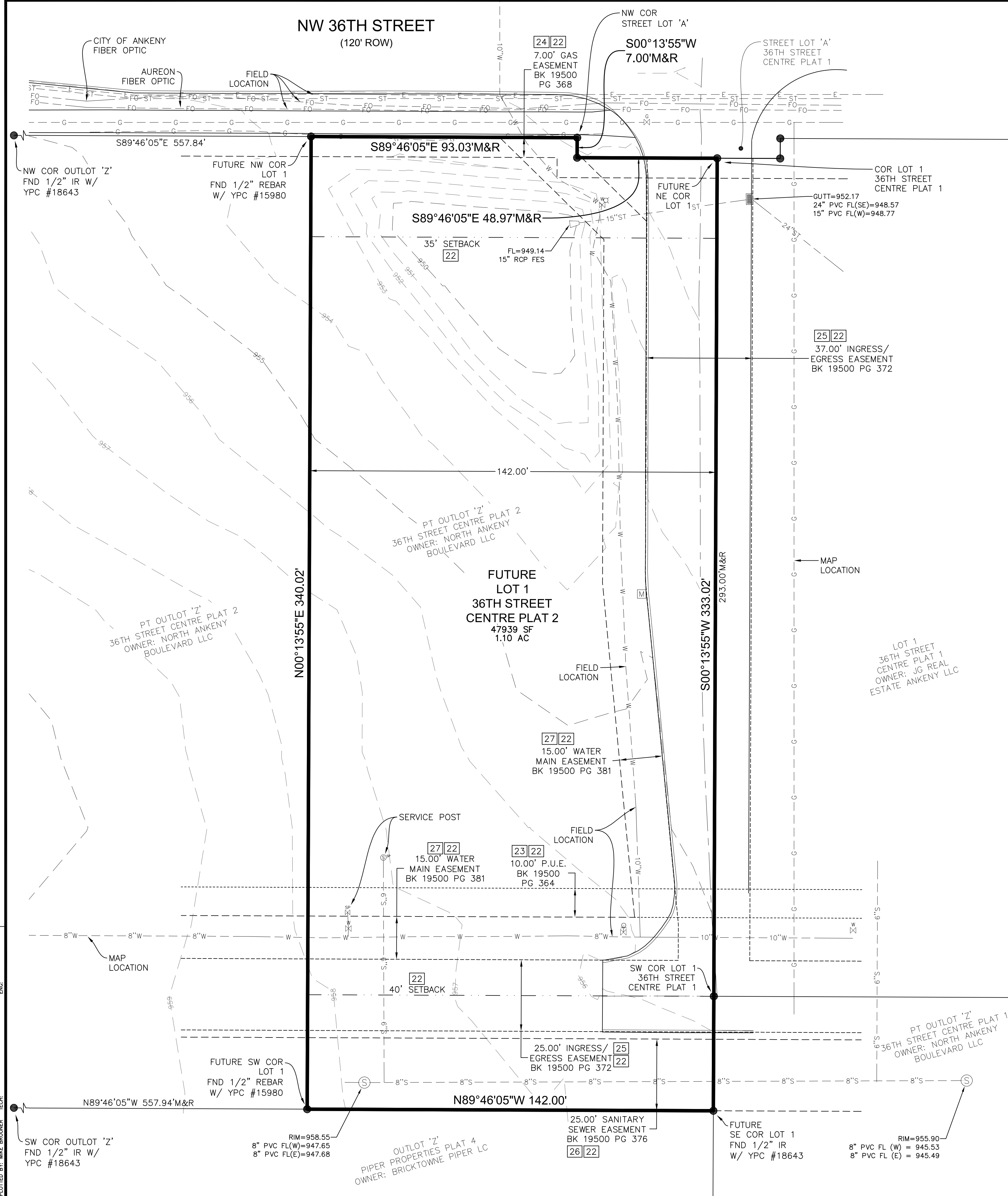
CIVIL DESIGN ADVANTAGE
MICHAEL A. BROONER, P.L.S.
4121 NW URBANDALE DR
URBANDALE, IA 50322
(515) 369-4400

IOWA ONE CALL NOTE:

IOWA LAW STATES THAT IF YOU ARE EXCAVATING, INCLUDING DIGGING, YOU MUST CALL IOWA ONE CALL AT LEAST 48 HOURS IN ADVANCE TO MINIMIZE THE RISK OF DAMAGING ANY UNDERGROUND FACILITIES (ELECTRIC, GAS, COMMUNICATIONS/TELEVISION, WATER, AND SEWER). THE DAY OF THE NOTICE, SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS DO NOT COUNT TOWARD THE REQUIRED 48-HOUR NOTICE. THE ONE-CALL SYSTEM PROVIDES TWO EASY WAYS TO OBTAIN LOCATING AND MARKING OF UNDERGROUND FACILITIES. IT'S FAST, IT'S FREE, IT'S THE LAW.



FILE: H:\2025\2508674\NWC\2508674-ALTA.DWG
PLOT: 11/7/2025 11:39 AM
DRAWN BY: M.A. BROONER
CHECKED BY: M.A. BROONER
COMMENT: NONE



ALTA/NSPS LAND TITLE SURVEY

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

OWNER / REQUESTED BY

NORTH ANKENY BOULEVARD LLC
CONTACT: CHRIS MURRAY
DENNY ELWELL COMPANY
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021
PH: (515) 964-1587

DATE OF SURVEY

SEPTEMBER 19, 2025

SITE ADDRESS

VACANT

PROPERTY DESCRIPTION

FUTURE LOT 1, 36TH STREET CENTRE PLAT 2, AN
OFFICIAL PLAT IN THE CITY OF ANKENY, POLK
COUNTY, IOWA

AREA OF PROPERTY

1.10 ACRES (47,939 SQUARE FEET)

ZONING

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

BULK REGULATIONS

FRONT YARD SETBACK: 35 FEET

SIDE YARD SETBACK: SAME AS R-3 FOR
RESIDENTIAL USES. NONE FOR
ANY OTHER PERMITTED USES,
EXCEPT WHEN ADJOINING ANY
R DISTRICT, IN WHICH CASE,
25 FEET.

REAR YARD SETBACK: 40 FEET

WETLANDS:

NO WETLANDS WERE DELINEATED AT THE TIME OF
SURVEY.

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE
'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS FOR THE CITY OF
ANKENY, POLK COUNTY, IOWA, MAP NUMBER
19153C0065F WITH A REVISION DATE OF 2/1/2019.

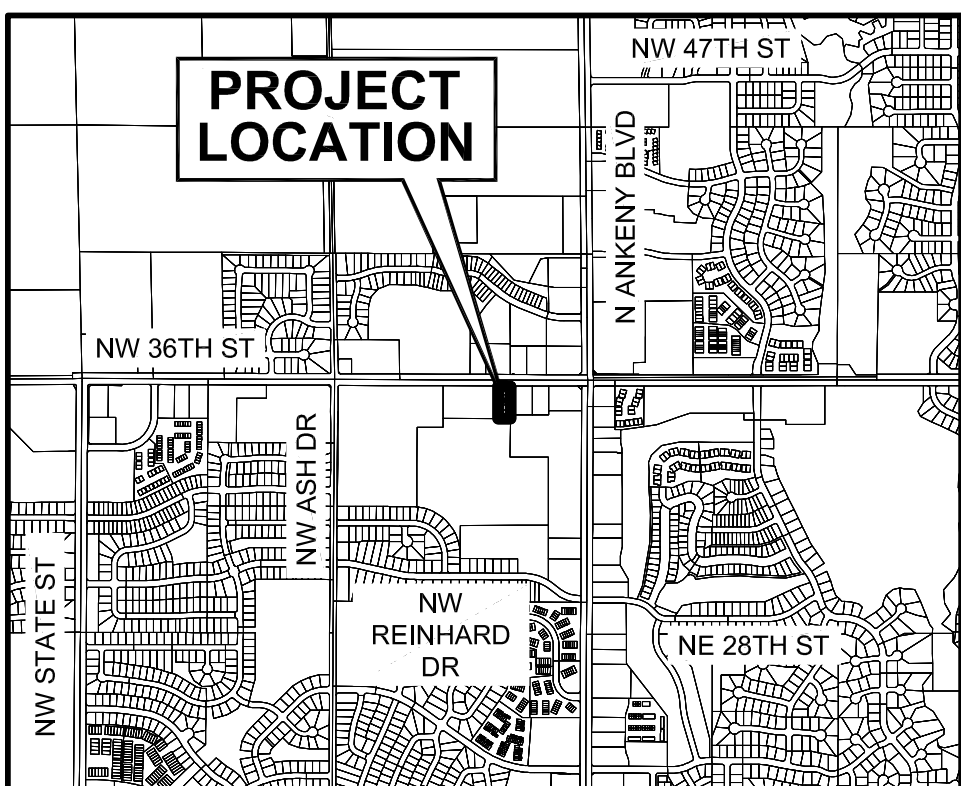
UTILITY WARNING

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

NOTES

- NO EVIDENCE WAS OBSERVED OF CURRENT EARTH
MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING USED
AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
- THIS SURVEYOR KNOWS OF NO PROPOSED CHANGES TO
THE EXISTING RIGHT OF WAY LINES.
- PROPERTY IS VACANT

VICINITY MAP



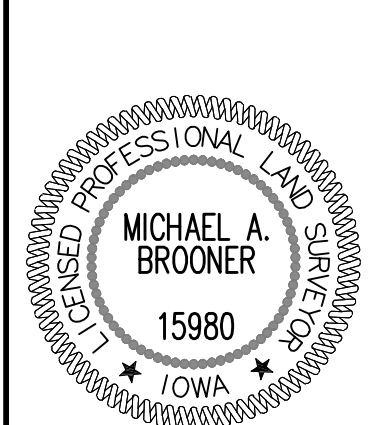
LEGEND

FOUND	SET
1/2" REBAR, RED CAP #19968 (UNLESS OTHERWISE NOTED)	●
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	○
MEASURED BEARING & DISTANCE	M R
RECORDED BEARING & DISTANCE	P.U.E.
PUBLIC UTILITY EASEMENT	---
CENTERLINE	---
EASEMENT LINE	---
TELEPHONE LINE	---
CABLE TELEVISION LINE	---
FIBER OPTICS LINE	---
WATERMAIN	---
STORM SEWER	---
SANITARY SEWER	---
STREET LIGHT	---
DECIDUOUS TREE	---
WOOD FENCE	---
GAS LINE	---
ELECTRIC LINE	---
OVERHEAD ELECTRIC LINE	---
GAS MANHOLE	---
GAS APPARATUS	---
TELEPHONE PEDESTAL	---
WATER VALVE	---
FIRE HYDRANT	---
ELECTRIC TRANSFORMER	---
ELECTRIC METER BOARD	---
MAIL BOX	---
SIGN	---
POWER POLE	---
TELEVISION PEDESTAL	---
SANITARY SEWER MANHOLE	---
STORM SEWER MANHOLE	---
STORM SEWER INTAKE	---
CONIFEROUS TREE	---
OVERHEAD LIGHT	---
TRAFFIC LIGHT	---
FLARED END SECTION	---
TRAFFIC SIGNAL CONTROL	---
CLEANOUT	---

CERTIFICATION:

TO THE UMB BANK, N.A., DB ANKENY 376, LLC, PLAZA STREET PARTNERS,
LLC, DB FRANCHISING USA, LLC, DUTCH BROS., LLC, DUTCH MAFIA, LLC,
POLSINELLI PC, NORTH ANKENY BOULEVARD LLC, AND FIRST AMERICAN TITLE
INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH
IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM
STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS,
JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES
ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10, 11(A), 11(B),
13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS
COMPLETED ON 9-19-2025.



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.

11-7-2025
DATE

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:

SHEETS 1 & 2

GA

DATE

REVISIONS

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

11/07/2025

PREPARED

REVIEW:

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

LOT 1 - 36TH STREET
CENTRE PLAT 2
ALTA/NSPS LAND TITLE SURVEY

1
2

2508.674

GA

NW 36TH STREET
(120' RIGHT OF WAY)



ZONING (EXISTING AND PROPOSED):
C-2 (GENERAL BUSINESS, HIGHWAY-ORIENTED, AND CENTRAL
BUSINESS COMMERCIAL DISTRICT)

TOTAL PROPERTY AREA	1.10 ACRES 45559 SF
DISTURBED AREA	0.95 ACRES

BUILDING GROSS SF APPROX 968 SQ FEET

CITY REQUIREMENT -194.01 - E. TABLE OF PARKING REQUIREMENTS
RESTAURANTS:

CARRY-OUT AND DELIVERY SERVICE, DRIVE-IN SERVICE,
SERVICE OR CONSUMPTION OUTSIDE FULLY ENCLOSED
STRUCTURE ALLOWED

- 1 SPACE FOR 100 SF OF GROSS FLOOR AREA
- 5 SPACES PER DRIVE-IN WINDOW

REQUIRED PARKING	10
PROVIDED PARKING	14
ADA ACCESSIBLE REQUIRED	1
ADA ACCESSIBLE PROVIDED	1
REQUIRED QUEUING	5
PROVIDED QUEUING	17

LOT 1, 36TH STREET CENTRE PLAT 2

(GP) 802411226010

001	CONCRETE PAVEMENT SECTION
002	ASPHALT PAVEMENT SECTION
003	THICKENED END SECTION
004	SIDEWALK SECTION
005	CURB AND GUTTER
006	INTEGRAL CURB
007	ADA SIGN
008	ADA PAVEMENT MARKINGS
009	STANDARD PAVEMENT MARKINGS
010	ADA RAMP TYPE 1
011	ADA RAMP TYPE 2
012	CONCRETE DRAINAGE FLUME W/ RIP-RAP
013	FLARED END SECTION W/ TOE WALL
014	CROSSWALK STRIPING
015	AREA INLET

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED, FULL SIZED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASURES, NOT SLOPE MEASUREMENTS
4. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY IMPROVEMENTS OR IMPEDIMENTS THAT ENCRONCH ON THE CITY'S RIGHT-OF-WAY.
5. THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE SHOWN IN AN APPROXIMATE WAY FROM THE UTILITY COMPANY RECORDS AND BY FIELD LOCATION BASED ON A SURVEY PERFORMED BY CIVIL DESIGN ADVANTAGE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION TO PROVIDE NON-INTERRUPTION OF SERVICE, TO ENSURE PROPER CLEARANCES, AND TO AVOID DAMAGE THERETO. UTILITIES DAMAGED THROUGH THE NEGLIGENCE OF THE CONTRACTOR TO OBTAIN THE LOCATION OF SAME SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
7. CONTRACTOR SHALL PROTECT AND NOT DISTURB EXISTING BENCHMARKS DURING GRADING AND/OR CONSTRUCTION, UNLESS OTHERWISE APPROVED BY ENGINEER
8. ALL MANHOLES, CATCH BASINS, UTILITY VALVES AND METER PITS TO BE ADJUSTED OR REBUILT TO GRADE AS REQUIRED.
9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
10. CONDITIONS OF THE SITE AT THE TIME OF CONSTRUCTION MAY VARY FROM THE SURVEYED CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITION PRIOR TO BEGINNING CONSTRUCTION. IF FIELD CONDITIONS DIFFERS FROM THE PLANS, CONTACT THE ENGINEER FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.
11. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC ROADWAYS ADJACENT TO THE CONSTRUCTION SITE FREE OF DIRT AND DEBRIS RESULTING FROM ACTIVITIES RELATED TO THE CONSTRUCTION OF THIS PROJECT.
12. CONTRACTOR SHALL KEEP THE ENTIRE PROJECT SITE FREE OF DEBRIS, WEED, AND TRASH AT ALL TIMES. CONTRACTOR SHALL EXECUTE WORK USING METHODS THAT MINIMIZE EXCESSIVE NOISE OR DUST EMISSIONS. CONTRACTOR SHALL PROVIDE METHODS, MEANS, AND FACILITIES TO PREVENT CONTAMINATION OF SOIL OR WATER FROM DISCHARGE OF REGULATED MATERIALS (I.G. DIESEL FUEL) USED DURING CONSTRUCTION.
13. PRIOR TO ORDERING PRECAST STRUCTURES, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
14. THE CONTRACTOR SHALL INSTALL ALL LIGHTING CONDUIT PRIOR TO CONSTRUCTING PAVEMENT.
15. CONTRACTOR SHALL USE A LICENSED SURVEYOR TO PERFORM THE CONSTRUCTION STAKING ON THE PROJECT.
16. SIDEWALK, SIDEWALK RAMPS, AND DRIVEWAYS ALONG THE DESIGNATED ACCESSIBLE ROUTE MUST BE ADA COMPLIANT.
17. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTACT OWNER FOR DETERMINATION OF PAYMENT.

NW 36TH ST

NW STATE ST

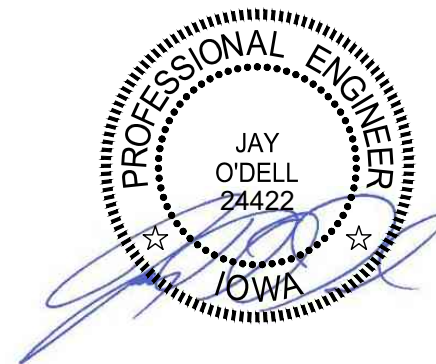
NW ASH DR

NW 18TH ST

NOT TO SCALE

SOUTH QUARTER SECTION 11,
TOWNSHIP 80 N, RANGE 24 W

– PROJECT LOCATION



JAY D. O'DELL
24422

1/19/2026

CLIENT
**PLAZA STREET
PARTNERS**
3400 COLLEGE BLVD
#200
LEAWOOD, KS 66211

CLIENT

ENGINEERING FIRM OF RECORD



KANSAS OFFICE
5912 MAPLE STREET
MISSION KS 66202

- 01 TRASH ENCLOSURE
- 02 PROPOSED LIGHT POLE
- 03 PROPOSED GREASE INTERCEPTOR LOCATION
- 04 PROPOSED TRANSFORMER PAD LOCATION
- 05 EXISTING HYDRANT
- 06 DRIVE THRU WINDOW
- 07 CANOPY
- 08 PROPOSED OUTLET CONTROL STRUCTURE. SEE
SHEET 6
- 09 DIRECTIONAL DRIVE THRU SIGN
- 10 DIRECTIONAL EXIT ONLY/THANK YOU SIGN
- 11 FREESTANDING MENU BOARD
- 12 FREESTANDING MENU BOARD ON RAISED
CONCRETE ISLAND
- 13 MONUMENT GROUND SIGN
- 14 MOBILE PICK UP SIGN
- 15 STOP SIGN

DUTCH BROS
COFFEE
ANKENY, IA

1/19/2026

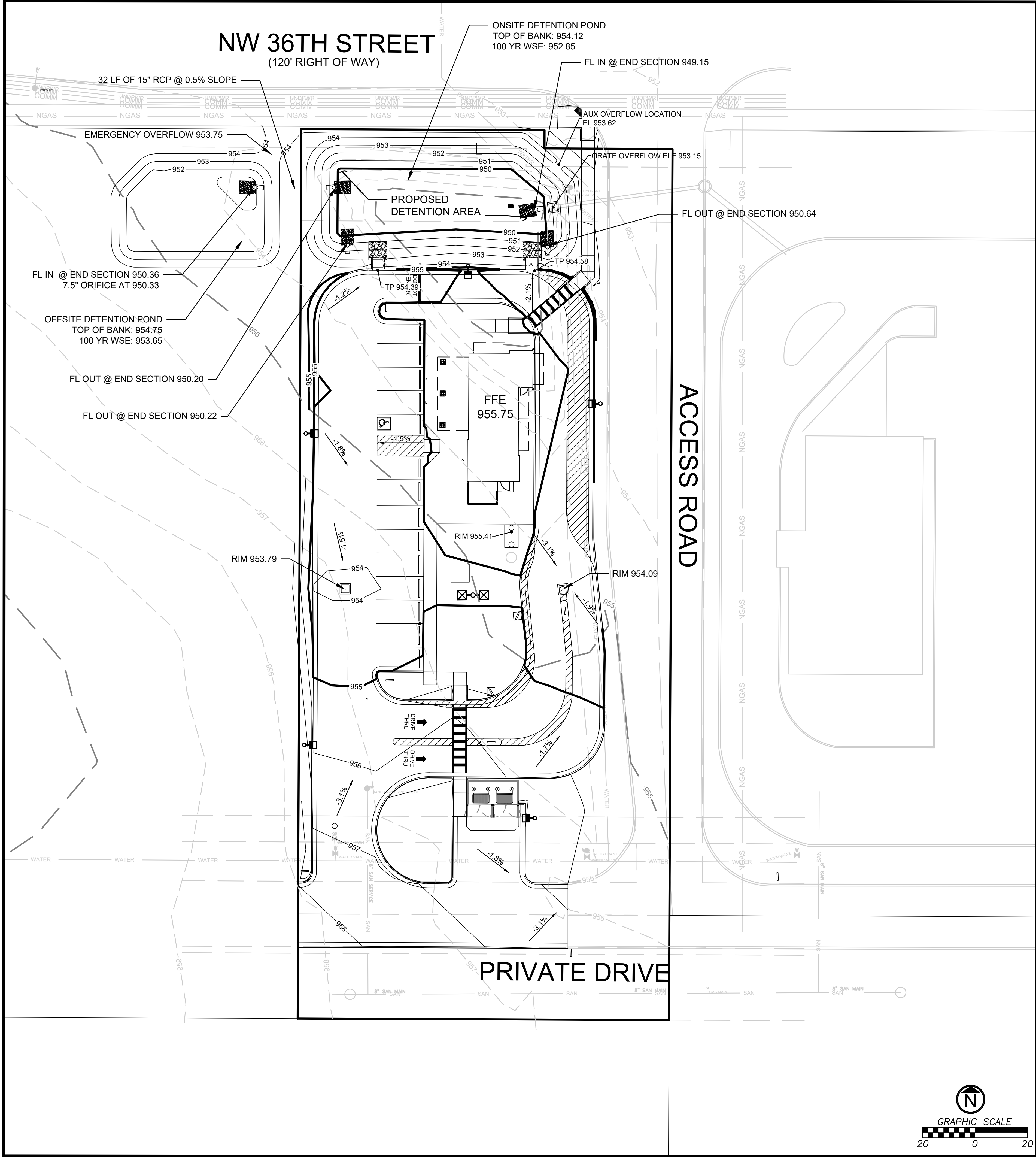
SITE PLAN

315 NW 36TH STREET
ANKENY, IA 50023

SITE PLAN

3

GRADING PLAN



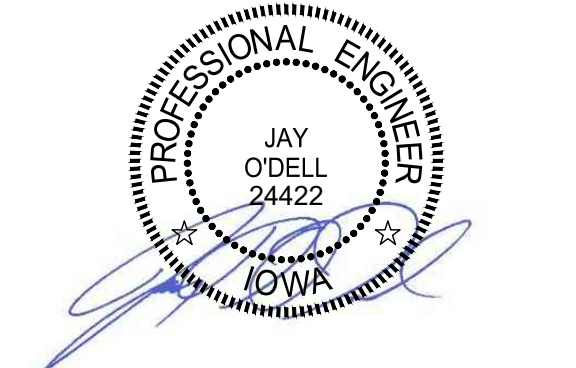
GRADING NOTES

1. GRADING MATERIALS AND PROCEDURES SHALL BE IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTAL SPECIFICATIONS. ANY REQUIREMENTS SET FORTH IN THE PLANS THAT ARE IN CONFLICT WITH THESE STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD
2. FILL MATERIALS SHALL BE PLACED IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND AS DIRECTED BY THE ONSITE GEOTECHNICAL ENGINEER
3. CONTRACTOR SHALL OPERATE UNDER THE TERMS AND PERMITS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THIS PROJECT AND PERMITTED THROUGH THE STATE OF IOWA.
4. ALL PROPOSED CONTOUR LINES AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTHS, TOPSOIL, AGGREGATE BASES, ETC WHEN GRADING THE SITE
5. ALL EXCAVATIONS AND EMBANKMENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATION AND ALL CITY SUPPLEMENTAL SPECIFICATIONS. FINISHED GRADES SHALL NOT BE STEEPER THAN 3:1
6. ALL GRADING WORK SHALL BE CONSIDERED UNCLASSIFIED, NO ADDITIONAL PAYMENTS SHALL BE MADE FOR ROCK EXCAVATION. CONTRACTOR SHALL SATISFY HIMSELF AS TO ANY ROCK EXCAVATION REQUIRED TO ACCOMPLISH THE IMPROVEMENTS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED, ALL PAVEMENT GRADES SHALL BE ASSUMED 6" LOWER THAN TOP OF CURB ELEVATIONS.
8. THE POST CONSTRUCTION VOLUME OF THE DETENTION BASIN NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.

GRADING LEGEND

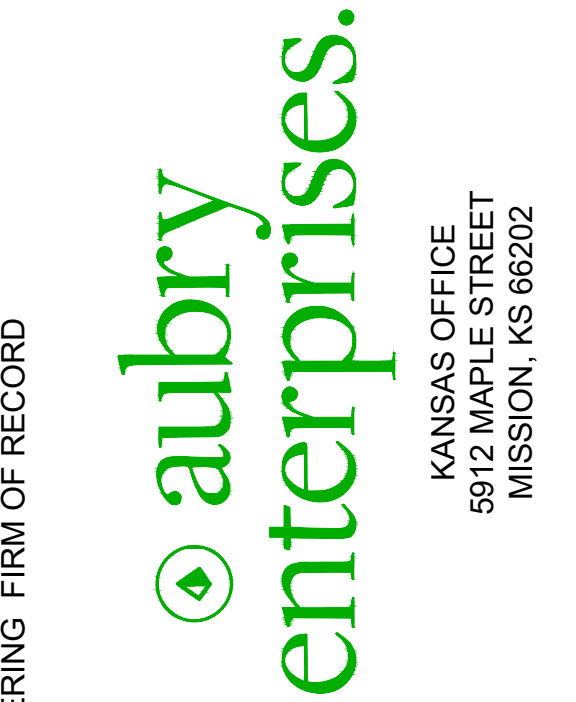
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR

- TP XX PROPOSED TOP OF PAVEMENT ELEVATION
- TS XX PROPOSED TOP OF SIDEWALK ELEVATION
- TC XX TOP OF CURB ELEVATION
- EX XX EXISTING TOP OF CURB ELEVATION
- EX XX EXISTING ELEVATION
- EX TP XX EXISTING TOP OF PAVEMENT ELEVATION
- EX TS XX EXISTING TOP OF SIDEWALK ELEVATION



JAY D. O'DELL
24422 1/19/2026

CLIENT
PLAZA STREET PARTNERS
3400 COLLEGE BLVD
#200
LEAWOOD, KS 66211



ENGINEERING FIRM OF RECORD

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE
ANKENY, IA

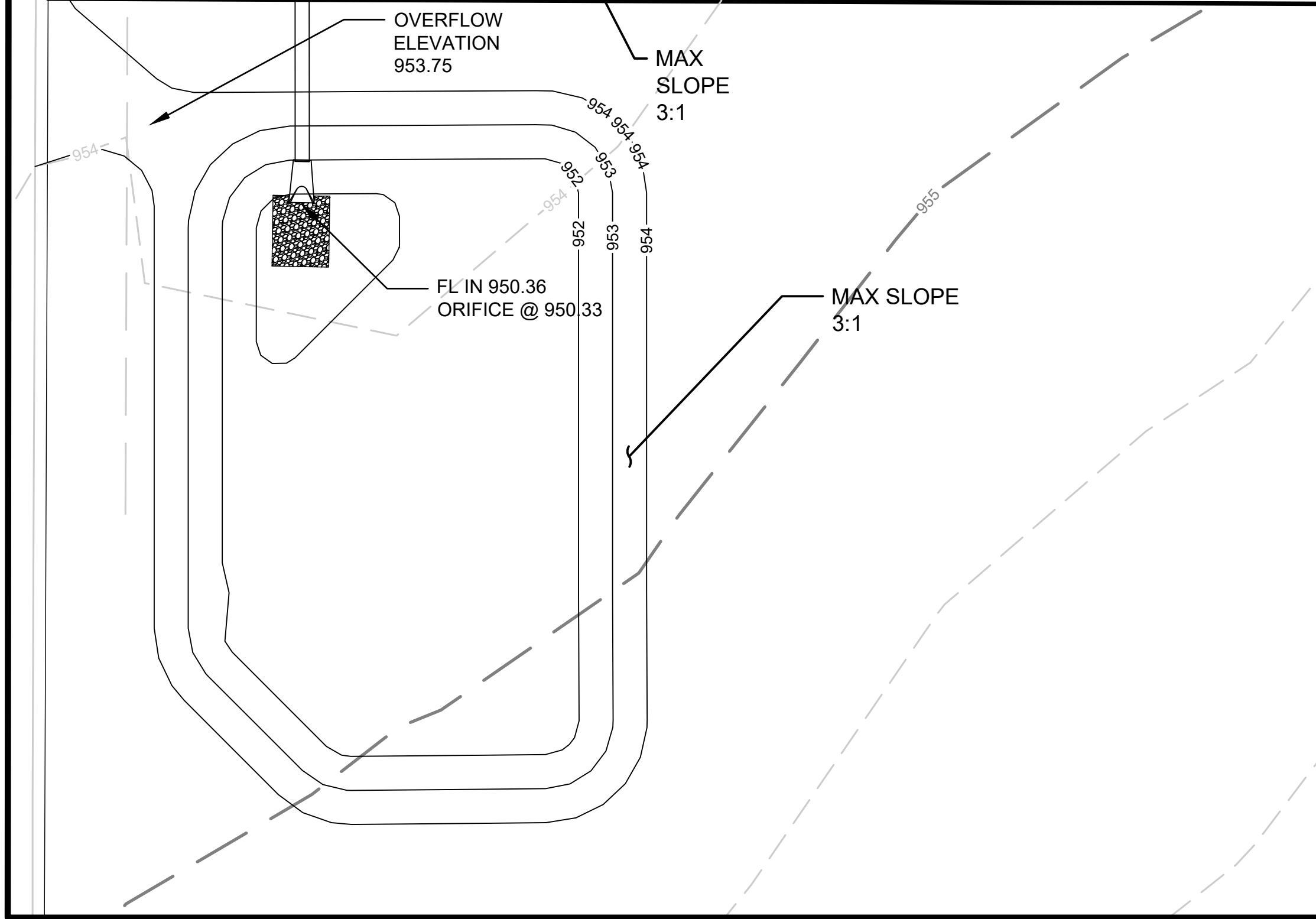
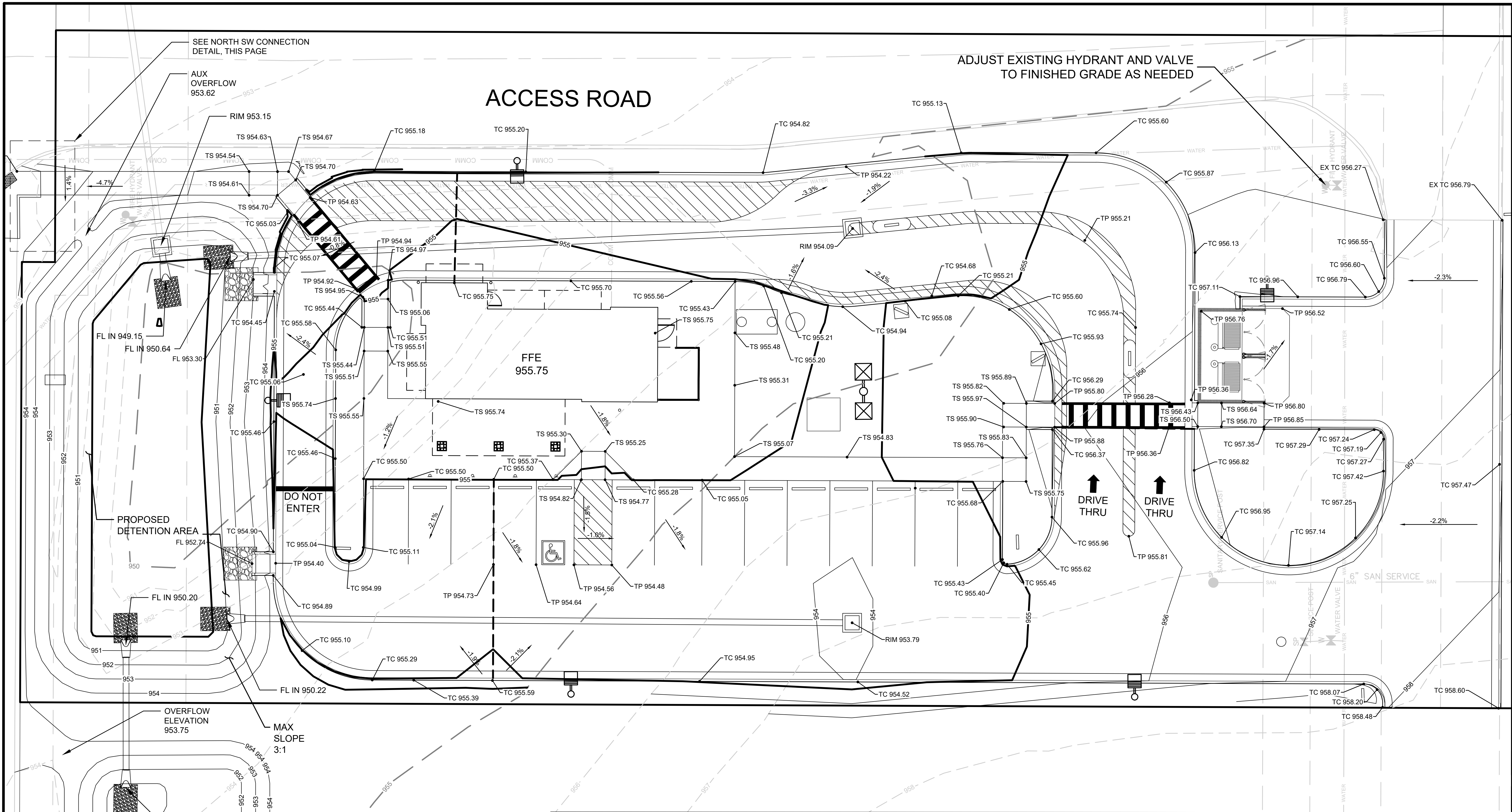
10/28/2025

SITE PLAN

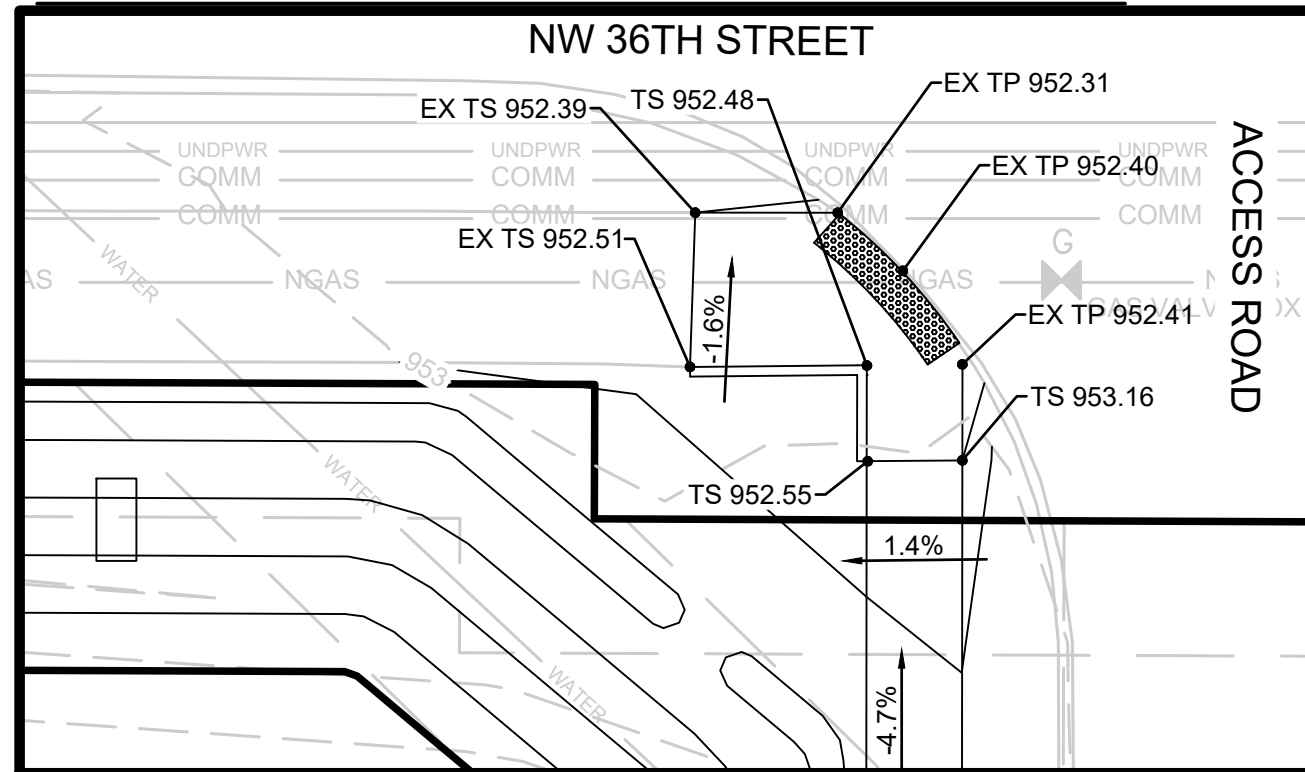
315 NW 36TH STREET
ANKENY, IA 50023

GRADING PLAN

GRADING PLAN DETAIL

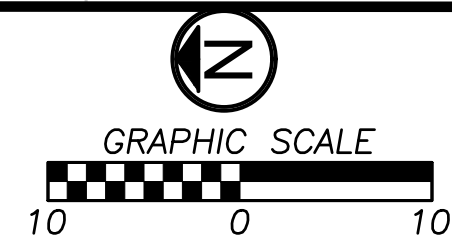
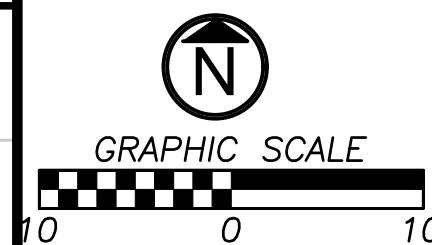


NORTH SW CONNECTION DETAIL



GRADING LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- HIGH POINT
- TP XX PROPOSED TOP OF PAVEMENT ELEVATION
- TS XX PROPOSED TOP OF SIDEWALK ELEVATION
- TC XX TOP OF CURB ELEVATION
- EX XX EXISTING TOP OF CURB ELEVATION
- EX XX EXISTING ELEVATION
- EX TP XX EXISTING TOP OF PAVEMENT ELEVATION
- EX TS XX EXISTING TOP OF SIDEWALK ELEVATION



PROFESSIONAL ENGINEER
JAY D. O'DELL
24422

JAY D. O'DELL
24422
1/19/2026

CLIENT
PLAZA STREET PARTNERS
3400 COLLEGE BLVD
#200
LEAWOOD, KS 66211

ENGINEERING FIRM OF RECORD
aubry enterprises.
KANSAS OFFICE
5912 MAPLE STREET
MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS COFFEE
ANKENY, IA

10/28/2025

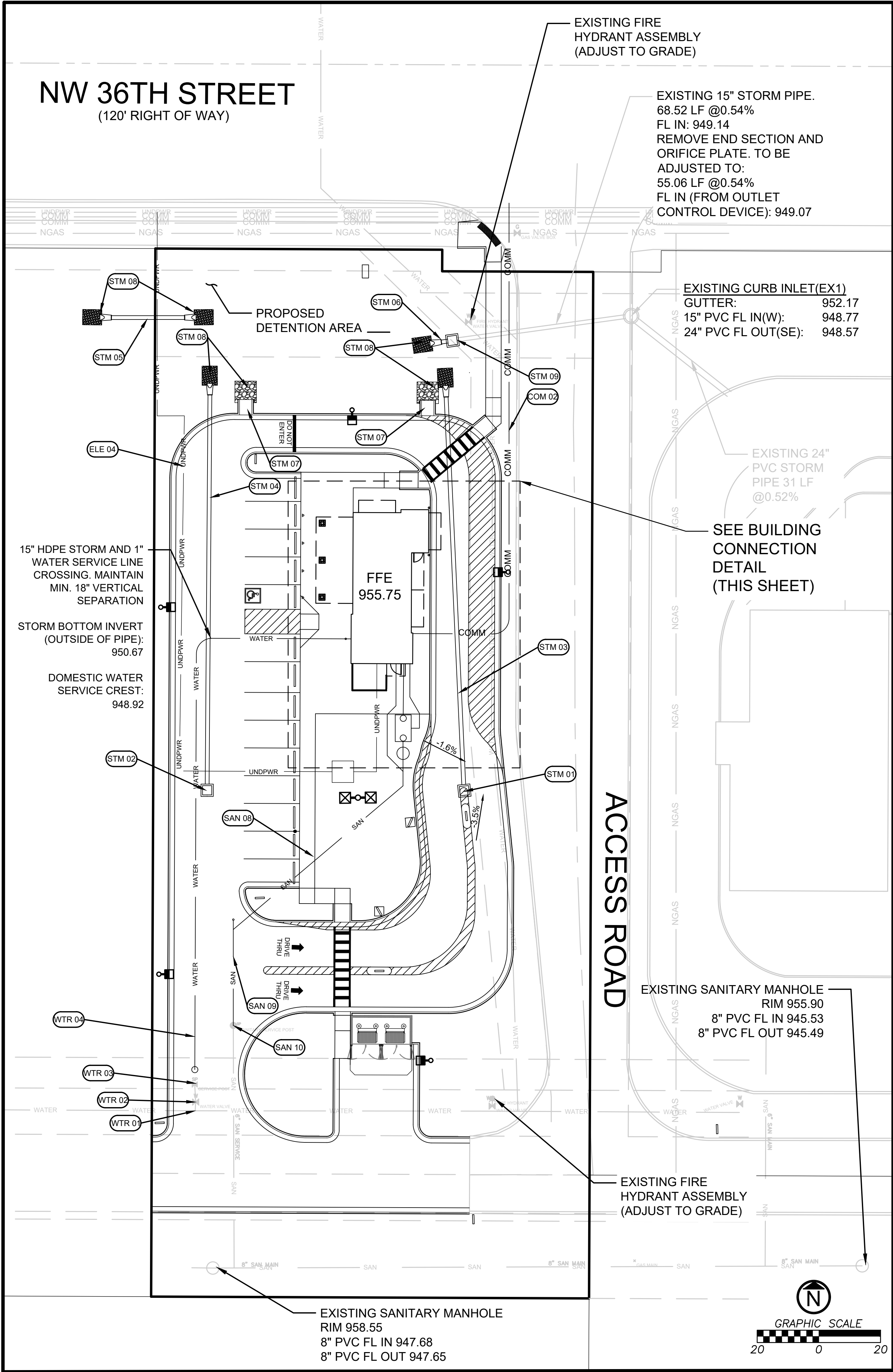
SITE PLAN

315 NW 36TH STREET
ANKENY, IA 50023

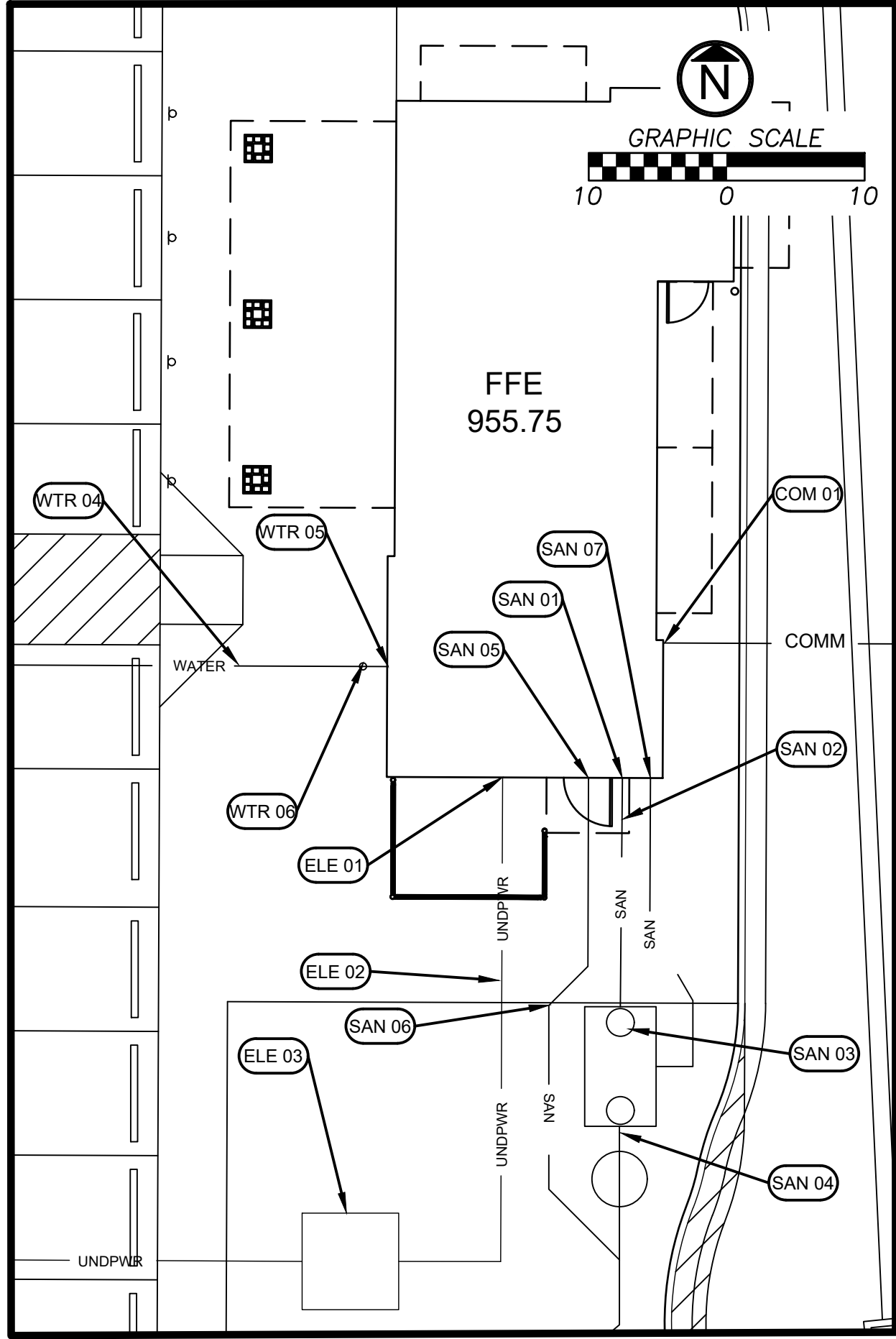
GRADING PLAN DETAIL

5

UTILITY PLAN



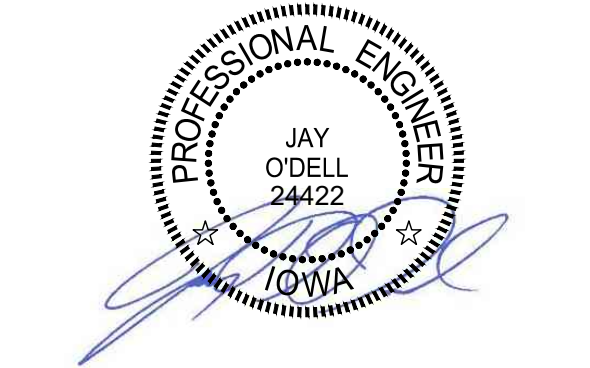
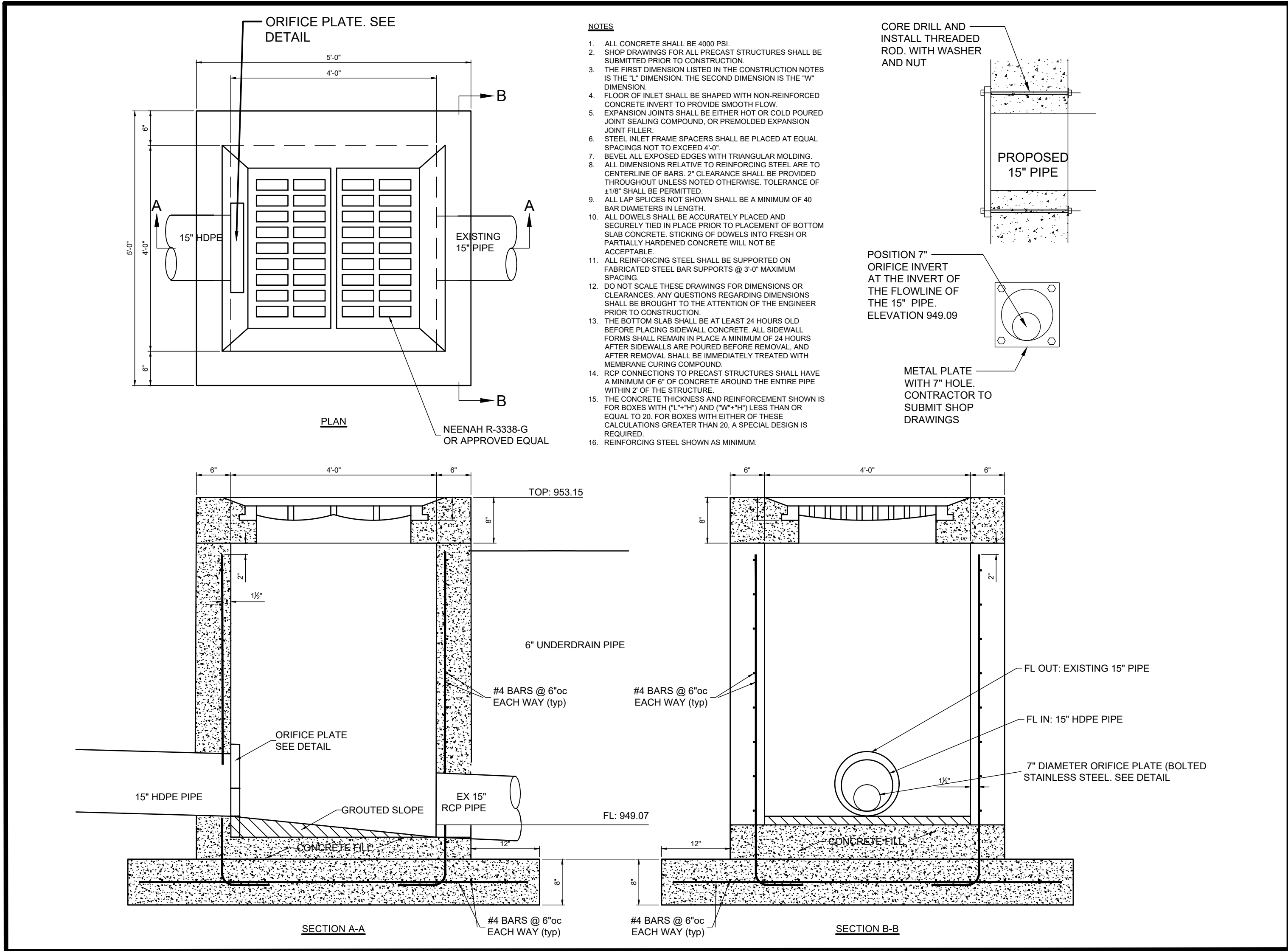
BUILDING CONNECTION DETAIL



UTILITY NOTES

- CONNECTION TO BUILDING. SEE ELECTRICAL PLANS FOR CONTINUATION UNDERGROUND SECONDARY CONDUIT ROUTE. CONTRACTOR TO COORDINATE WITH MIDAMERICAN ENERGY FOR EXACT DESIGN.
- PROPOSED TRANSFORMER LOCATION. FULL DESIGN WITH PRIMARY CONNECTION TO BE COORDINATED WITH MIDAMERICAN ENERGY COMPANY
- APPROXIMATE PRIMARY ELECTRICAL SERVICE ROUTE. EXACT ROUTE TO BE COORDINATED WITH MIDAMERICAN ENERGY COMPANY
- GREASE WASTE CONNECTION TO BUILDING.FL 952.25
16.57 LF OF 6" PVC SDR 26 @ MIN 1.5% TO GREASE INTERCEPTOR.
- INSTALL 1000 GALLON GREASE INTERCEPTOR.
- FROM GREASE INTERCEPTOR INSTALL 4.13 LF OF 6" PVC SDR @ MIN 1.5% WITH SANITARY SAMPLING MANHOLE BEFORE WYE CONNECTION WITH NON GREASE WASTE.
- DOMESTIC WASTE CONNECTION TO BUILDING.FL 952.25
35.31 LF OF 6" PVC SDR 26 @ MIN 1.50% WITH CLEANOUT AND WYE CONNECTION TO GREASE WASTE.
- UNDERGROUND SANITARY VENT TO ROOF. SEE ARCHITECTURAL PLANS FOR BUILDING CONNECTION DETAIL
- 82.84 LF OF 6" PVC SDR 26 @ MIN 1.50% TO WYE BEND. PLACE CLEAN OUT BEFORE BEND.
- 34.07 LF OF 6" PVC SDR 26 @ MIN 1.50% WITH WYE BEND.
- CONNECTION OF 6" SANITARY SERVICE LINE TO EXISTING 6" SANITARY SERVICE LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF THE EXISTING SANITARY SERVICE POST PRIOR TO SANITARY SERVICE INSTALLATION TO ENSURE A MIN SLOPE OF 1.50%. AS-BUILT PLAN SHOWS 950.11
- EXISTING WATER SERVICE
- EXISTING WATER SERVICE SHUTOFF. TRAFFIC RATED COVER TO BE ADJUSTED TO FINISHED GRADE
- PROPOSED 1" SERVICE LINE TO CONNECT TO THE EXISTING 6" SERVICE LINE AT APPROXIMATE POINT SHOWN (SERVICE POST). A 6" X 1" REDUCER SHALL BE INSTALLED ON THE EXISTING 6" WATER SERVICE LINE AT THE POINT OF CONNECTION
- DOMESTIC 1" PEX SERVICE LINE ROUTE TO BUILDING
- 1" DOMESTIC CONNECTION TO BUILDING. SEE PLUMBING PLANS FOR BFP LOCATION AND CONTINUATION
- 1" CURB STOP AT GRADE. TO BE INSTALLED WITHIN THE CONCRETE SIDEWALK OUTSIDE OF THE BUILDING
- PROPOSED AREA INLET. RIM = 954.09. FL OUT 951.37 (SEE AREA INLET DETAIL ON SHEET 8 - 15)
- PROPOSED AREA INLET. RIM = 953.79. FL OUT 950.95 (SEE AREA INLET DETAIL ON SHEET 8 - 15)
- 15" HDPE PIPE WITH FLARED END SECTION. 131.85 LF @0.55%. FL OUT 950.64.
- 15" HDPE PIPE WITH FLARED END SECTION. 130 LF @0.56%. FL OUT 950.22.
- 15" RCP PIPE WITH FLARED END SECTION. 32 LF @0.50% FL IN 950.36 FL OUT 950.20. WITH 7.5" ORIFICE PLATE. FL APPROX 950.33
- 15" HDPE PIPE WITH FLARED END SECTION. 5.33 LF @0.58%.
- FL FROM DETENTION: 949.15
- FL INTO OUTLET CONTROL BOX: 949.09
- PROPOSED CONCRETE DRAINAGE FLUME.
- ENERGY DISSIPATER (RIP RAP).
- OUTLET CONTROL BOX WITH A 7" ORIFICE.
- FL IN: 949.09
- FL OUT: 949.07
- RIM 953.15
- CONNECTION TO BUILDING
- INSTALL CONDUIT TO COMMUNICATION DROP. COORDINATE WITH SELECTED PROVIDER

OUTLET CONTROL DEVICE DETAIL



JAY D. O'DELL
24422 1/19/2026

PLAZA STREET
PARTNERS
3400 COLLEGE BLVD
#200
LEAWOOD, KS 66211



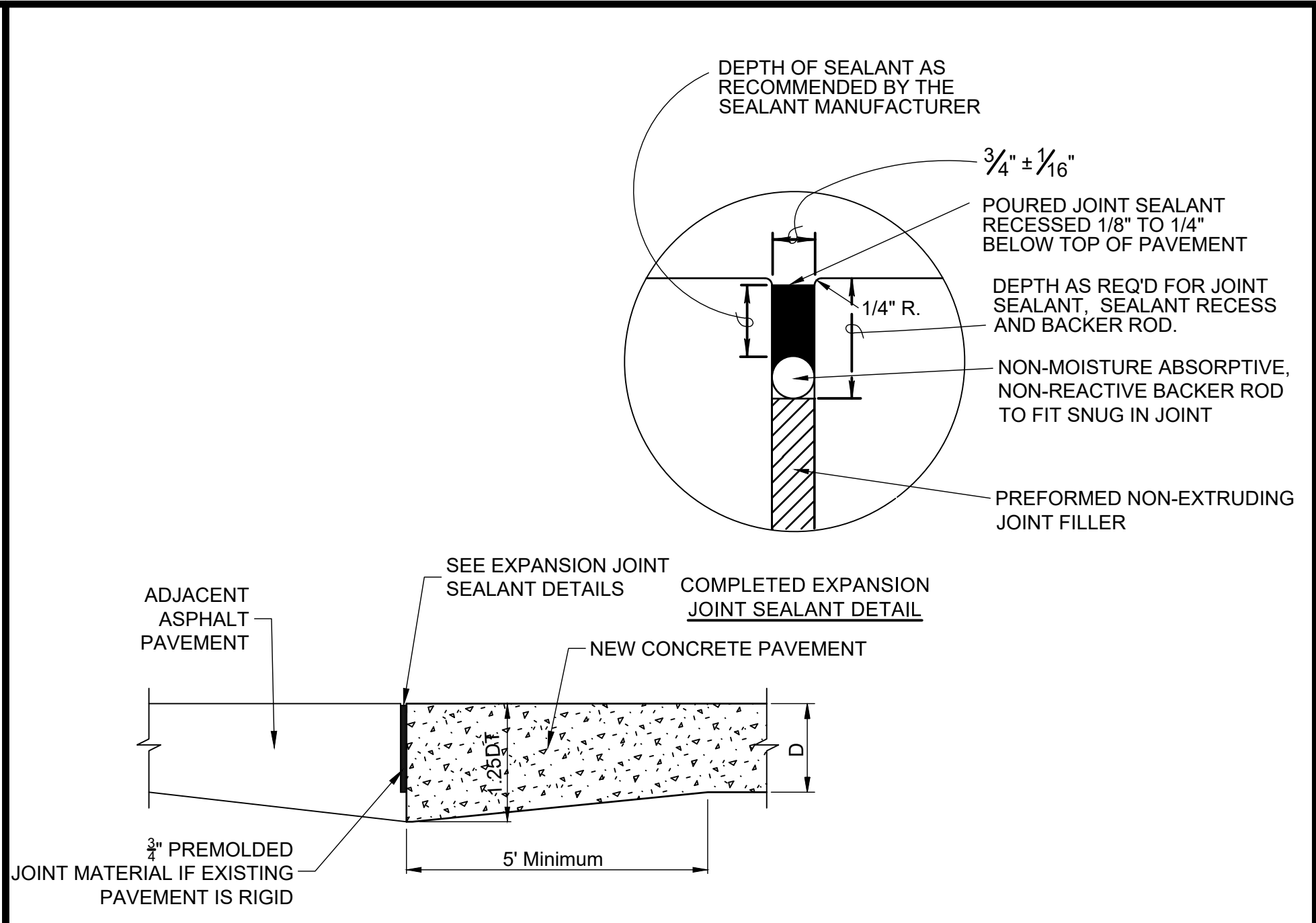
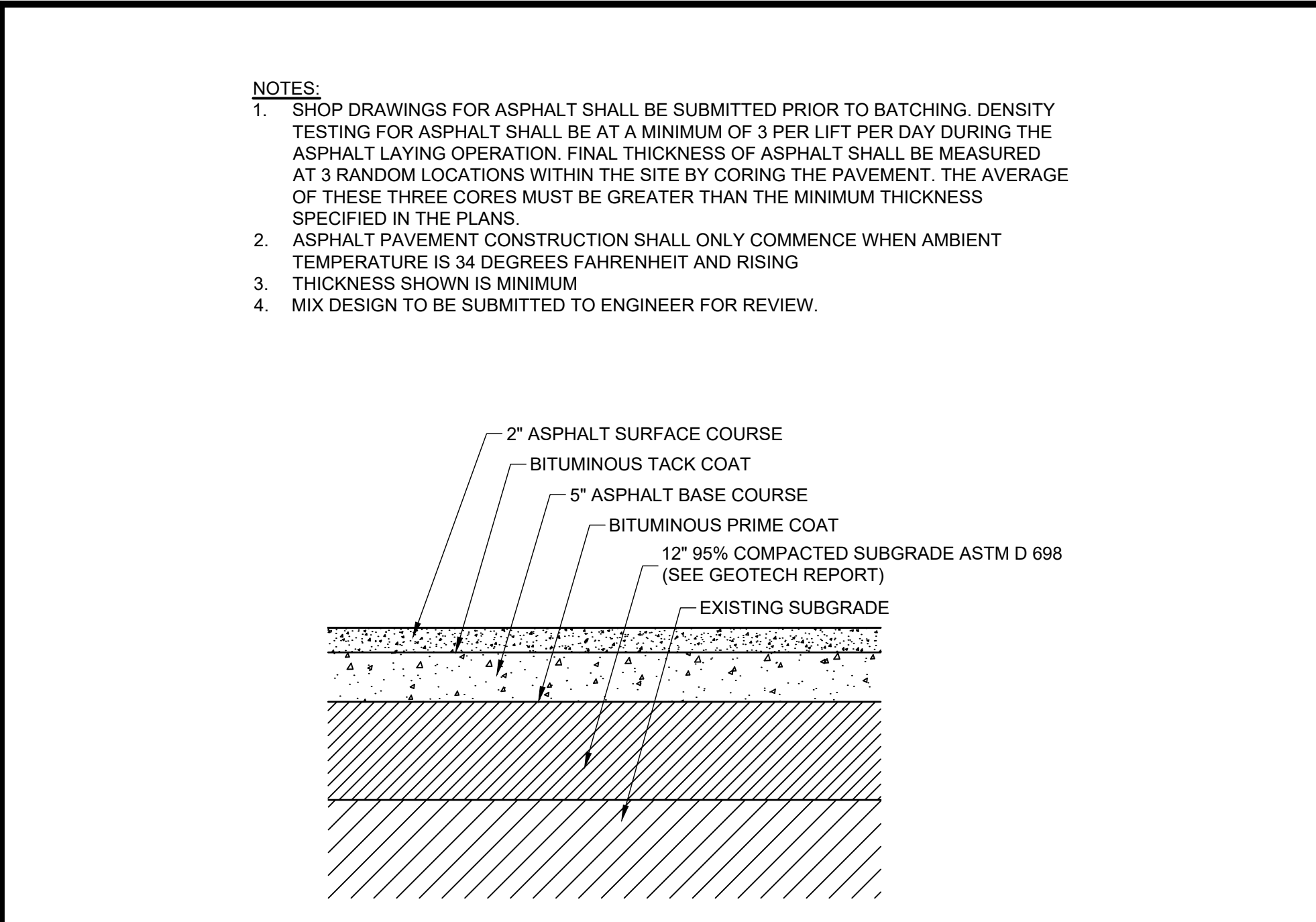
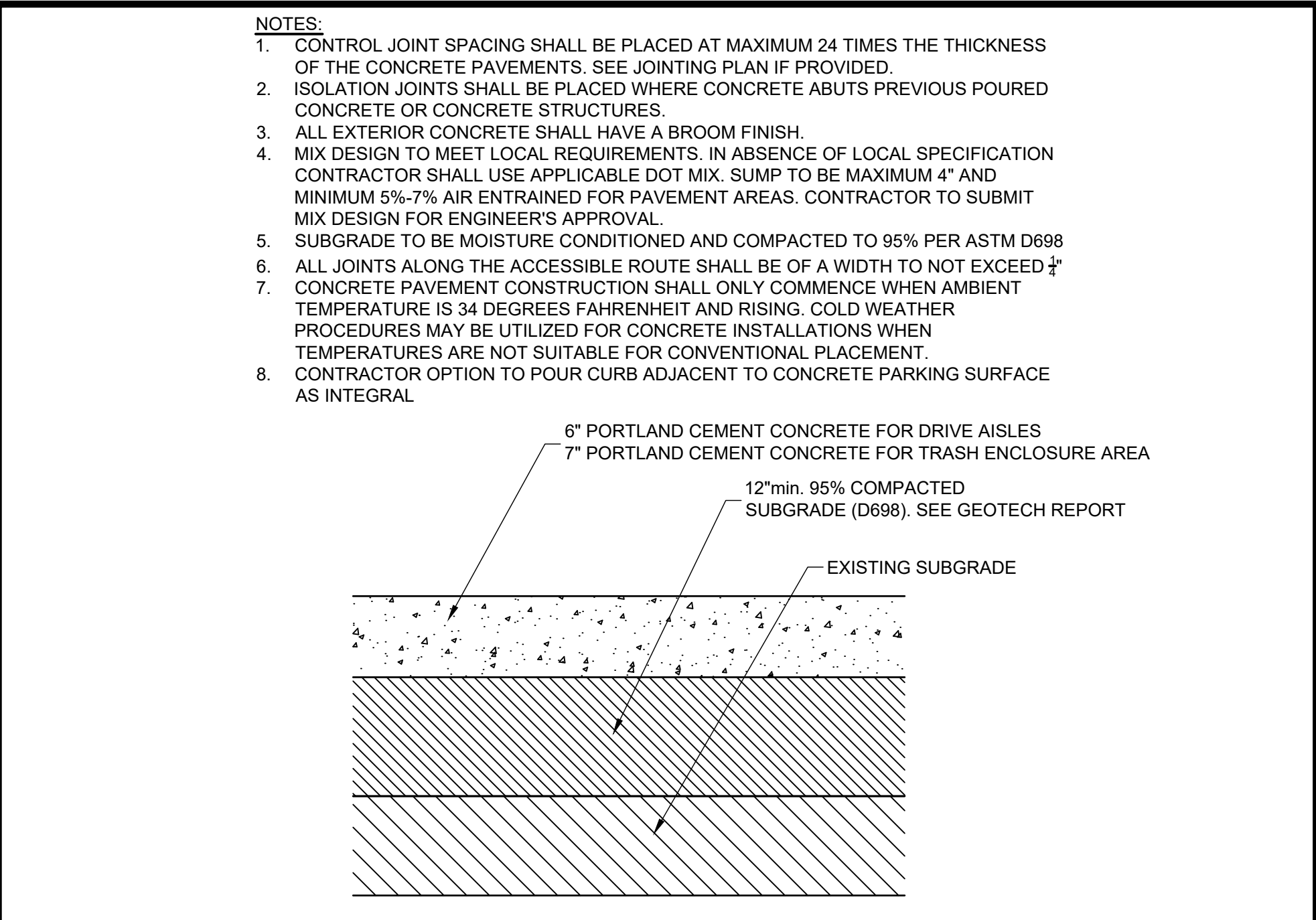
ENGINEERING FIRM OF RECORD

REV	DESCRIPTION	DATE

DUTCH BROS
COFFEE
ANKENY, IA

10/28/2025
SITE PLAN

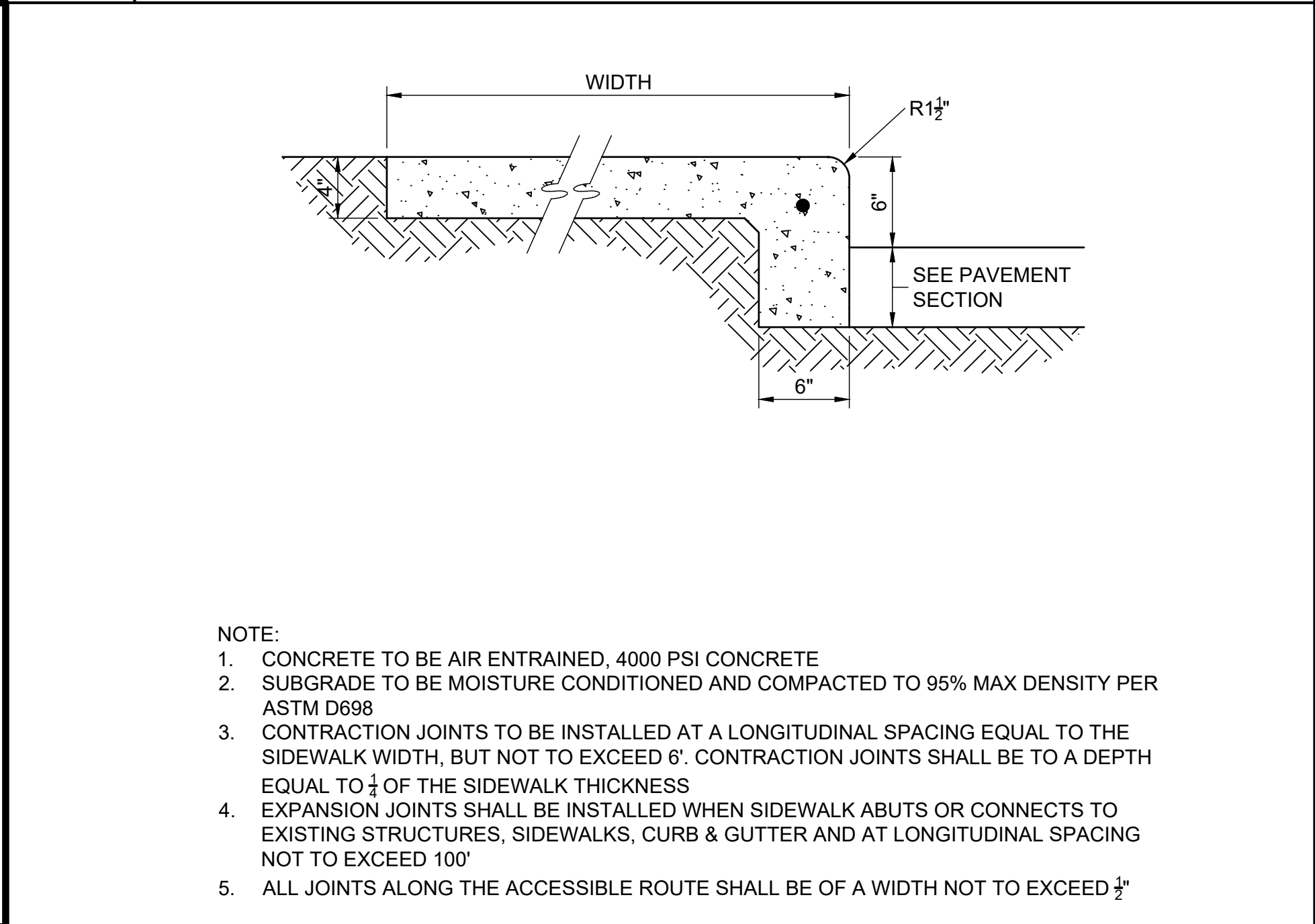
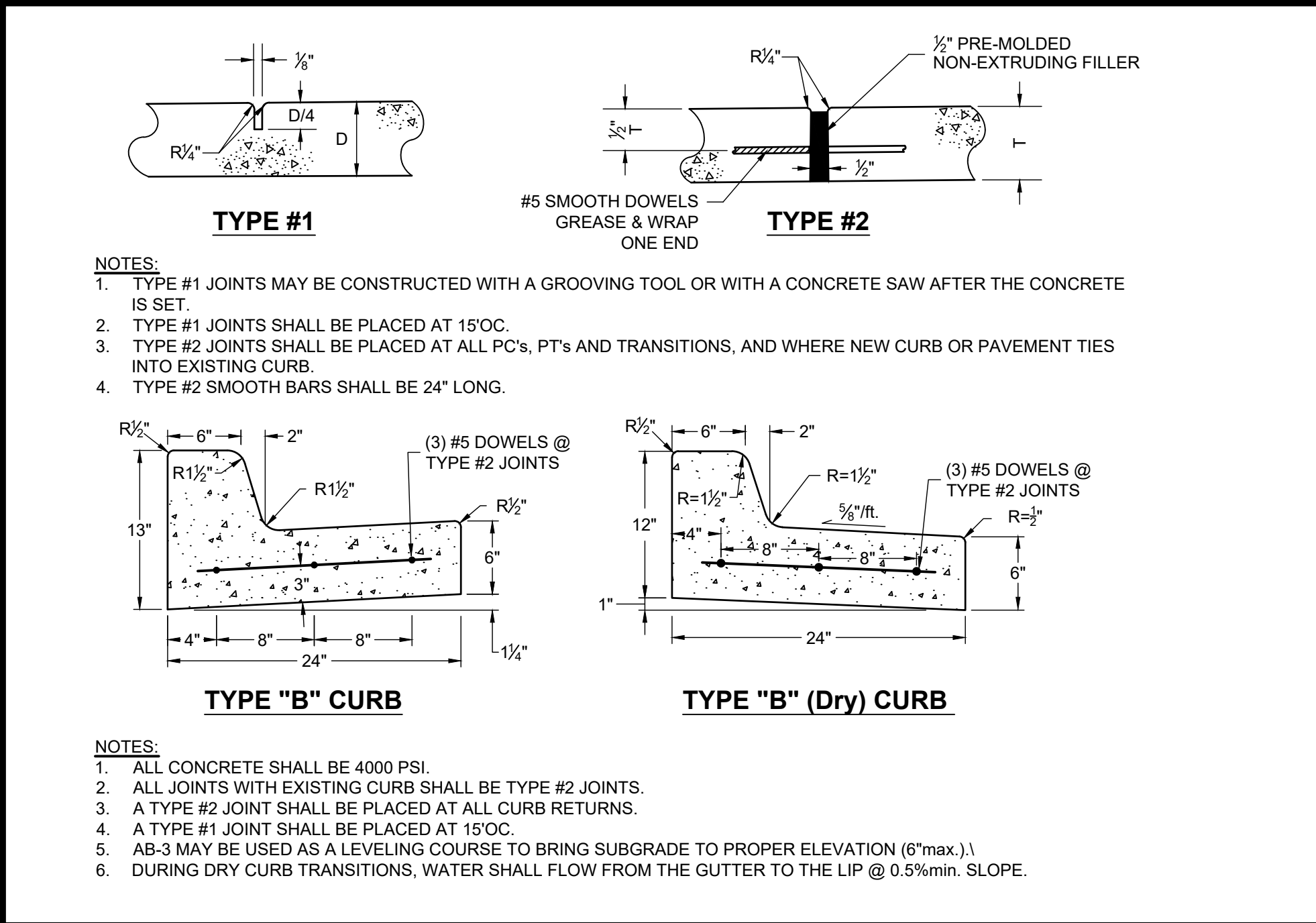
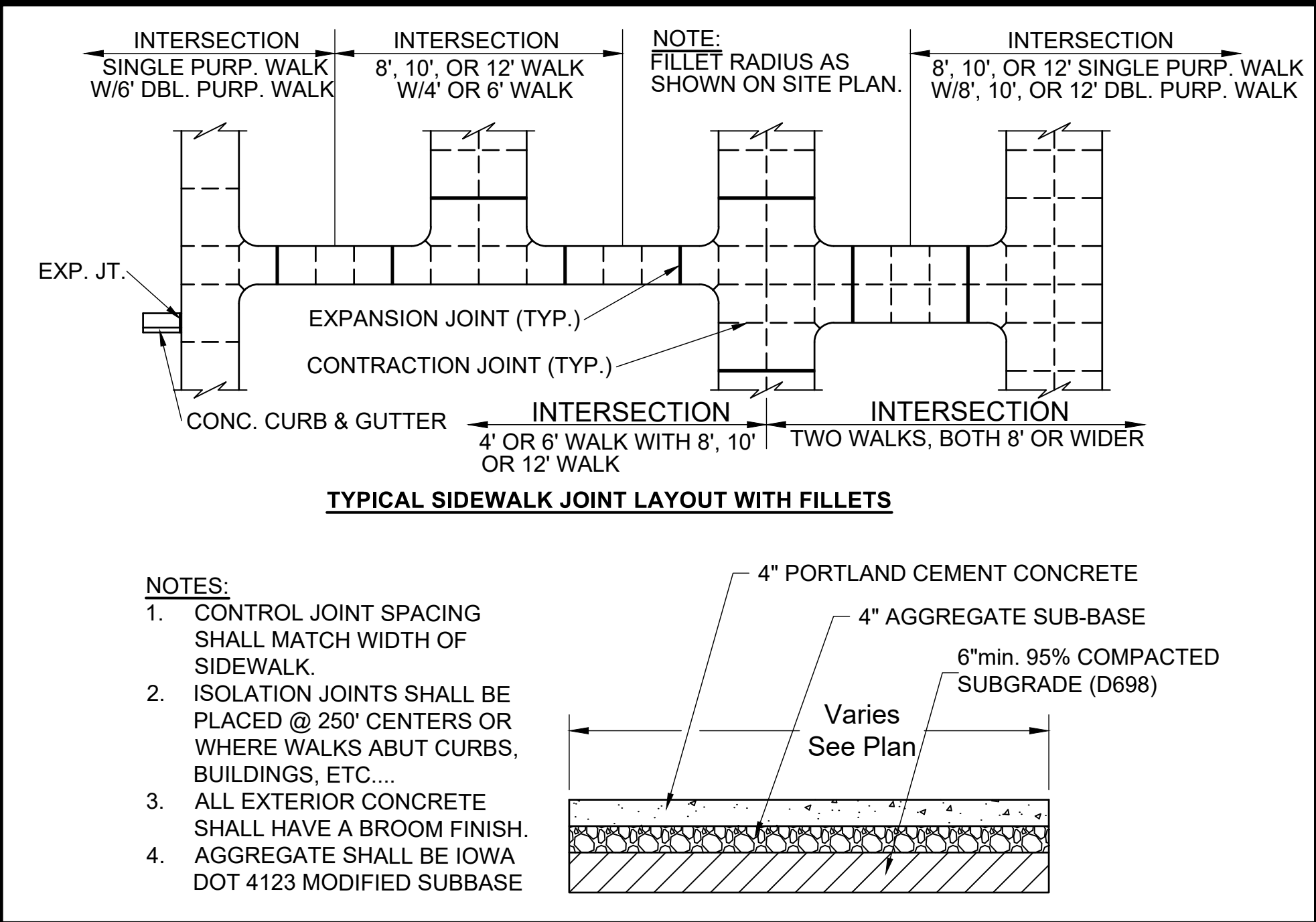
315 NW 36TH STREET
ANKENY, IA 50023
UTILITY PLAN



001 CONCRETE PAVEMENT SECTION NTS

002 ASPHALT SECTION NTS

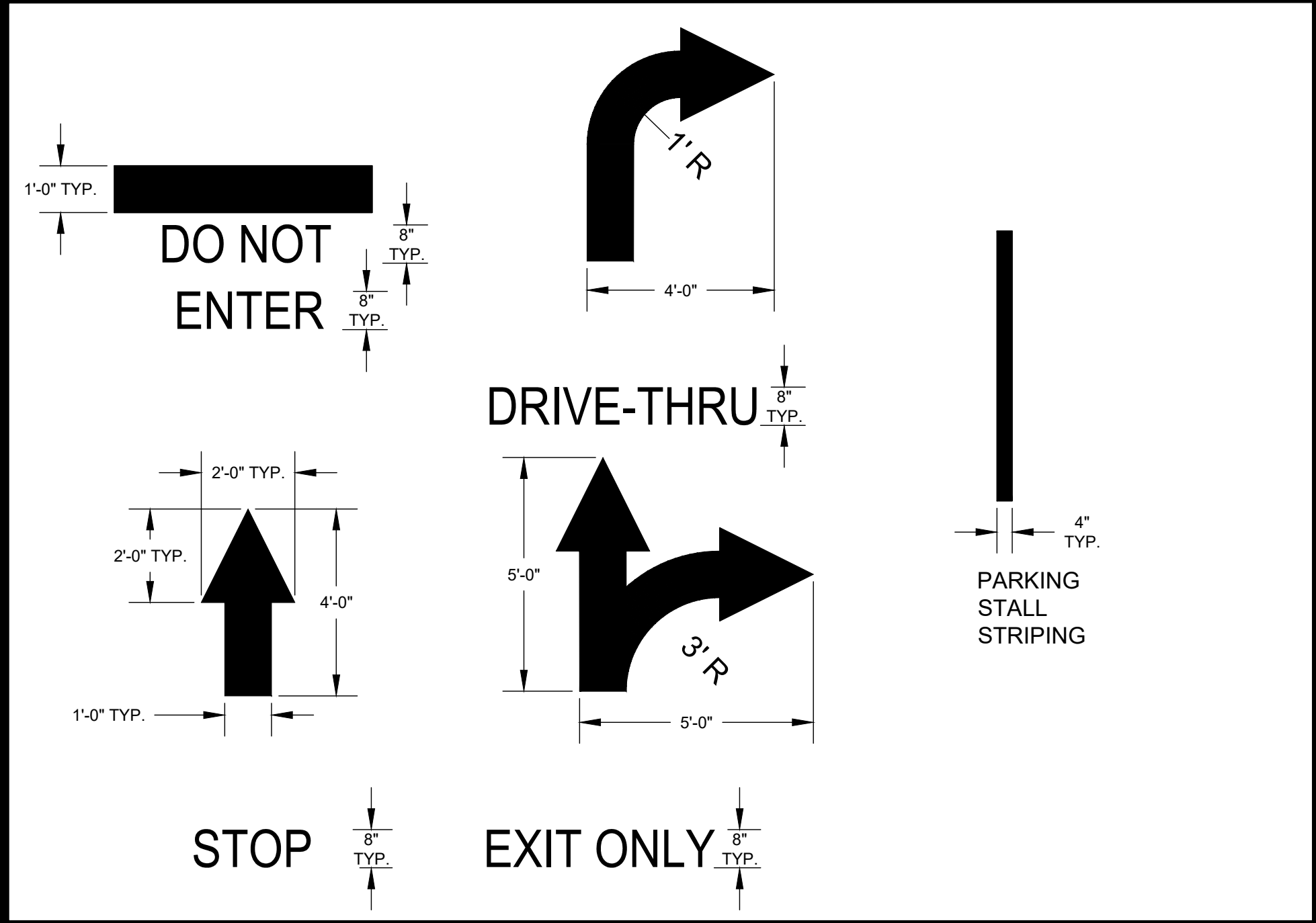
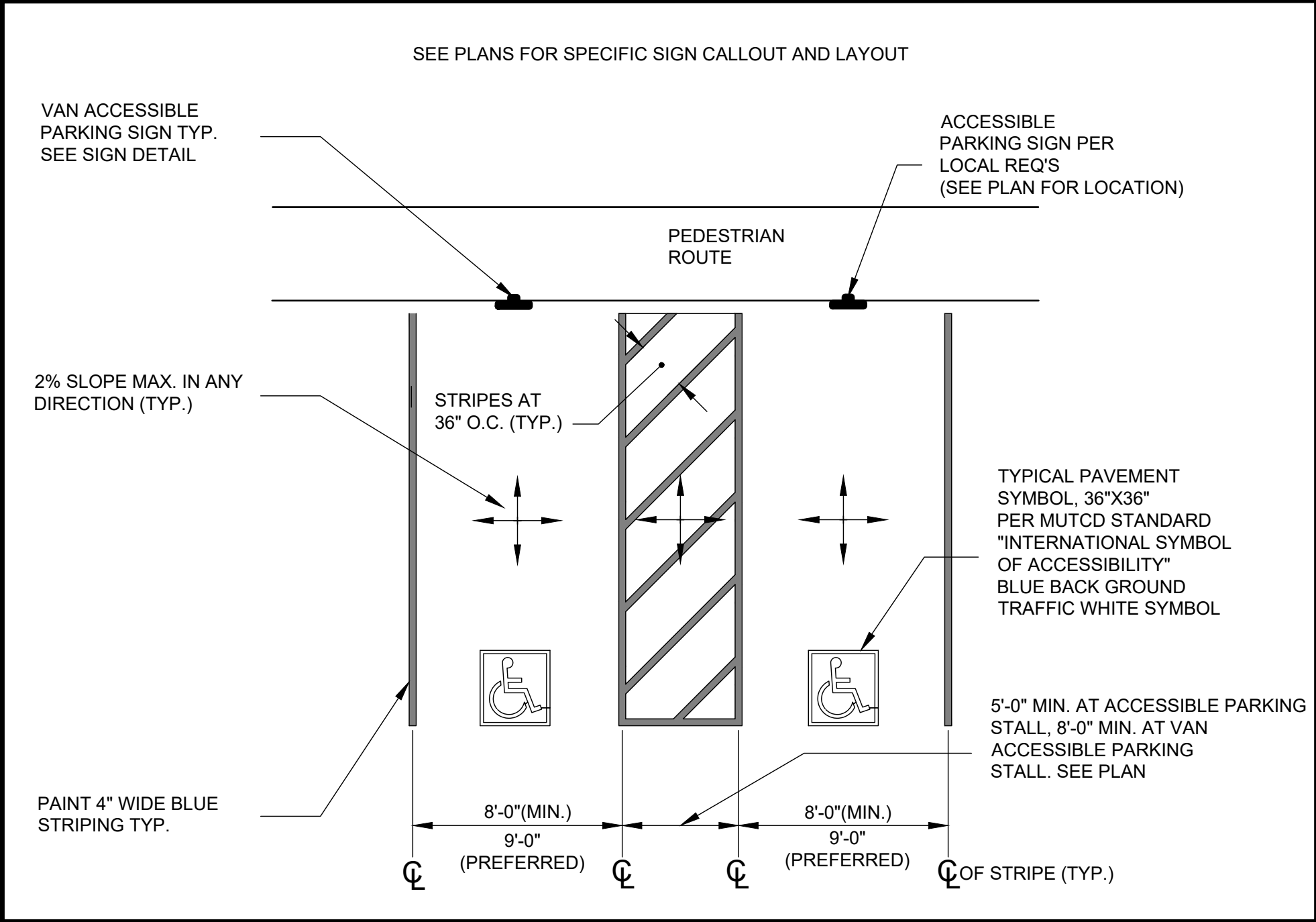
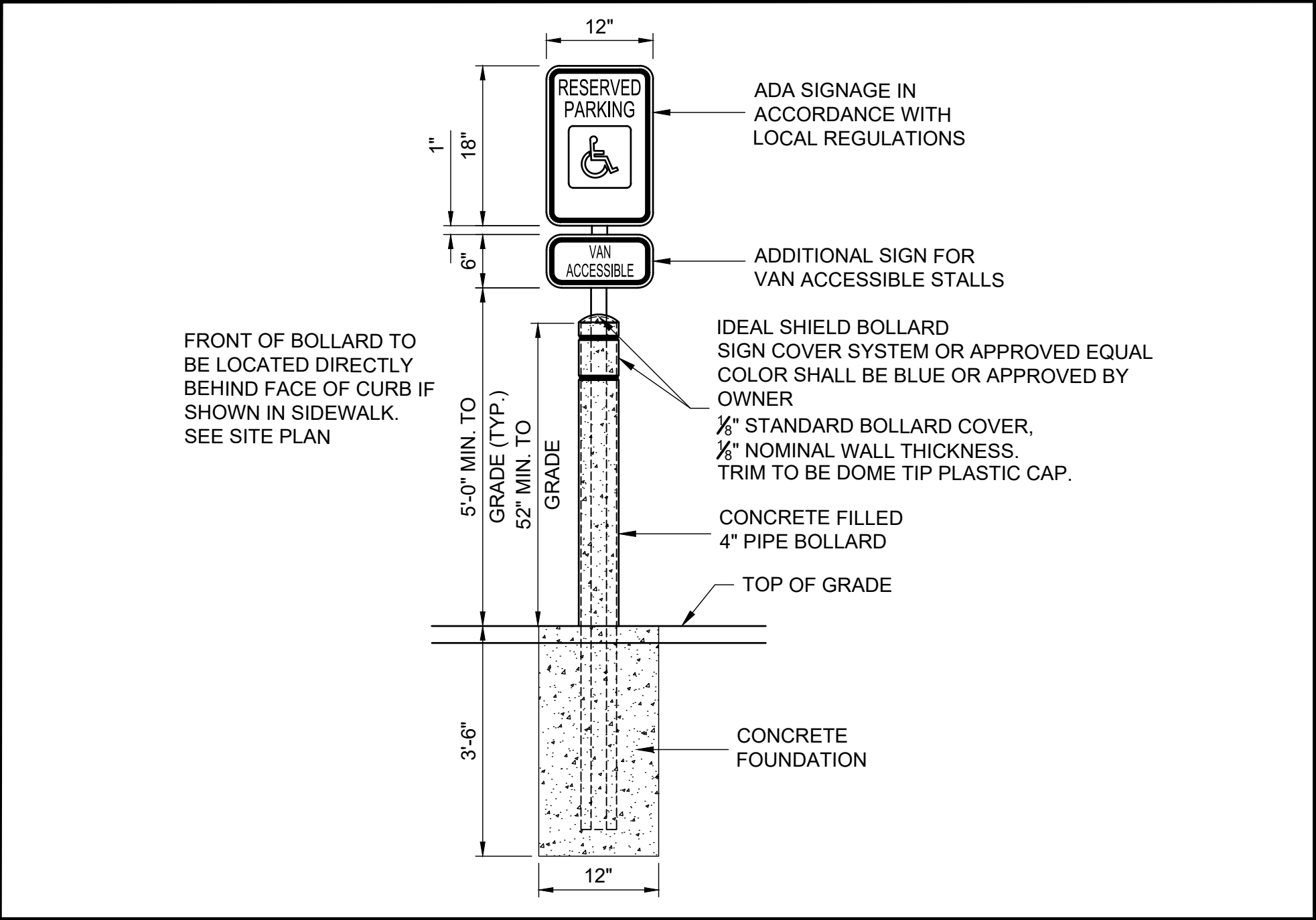
003 THICKENED END SECTION NTS



004 SIDEWALK SECTION NTS

005 CURB AND GUTTER NTS

006 INTEGRAL CURB NTS



007 ADA SIGN NTS

008 ADA PAVEMENT MARKINGS NTS

009 STANDARD PAVEMENT MARKINGS NTS

CLIENT

PLAZA STREET

PARTNERS

3400 COLLEGE BLVD

#200

LEAWOOD, KS 66211

1/19/2026

ENGINEERING FIRM OF RECORD

aubry enterprises.

KANSAS OFFICE

5912 MAPLE STREET

MISSION, KS 66202

REV	DESCRIPTION	DATE

DUTCH BROS

COFFEE

ANKENY, IA

1/13/2026

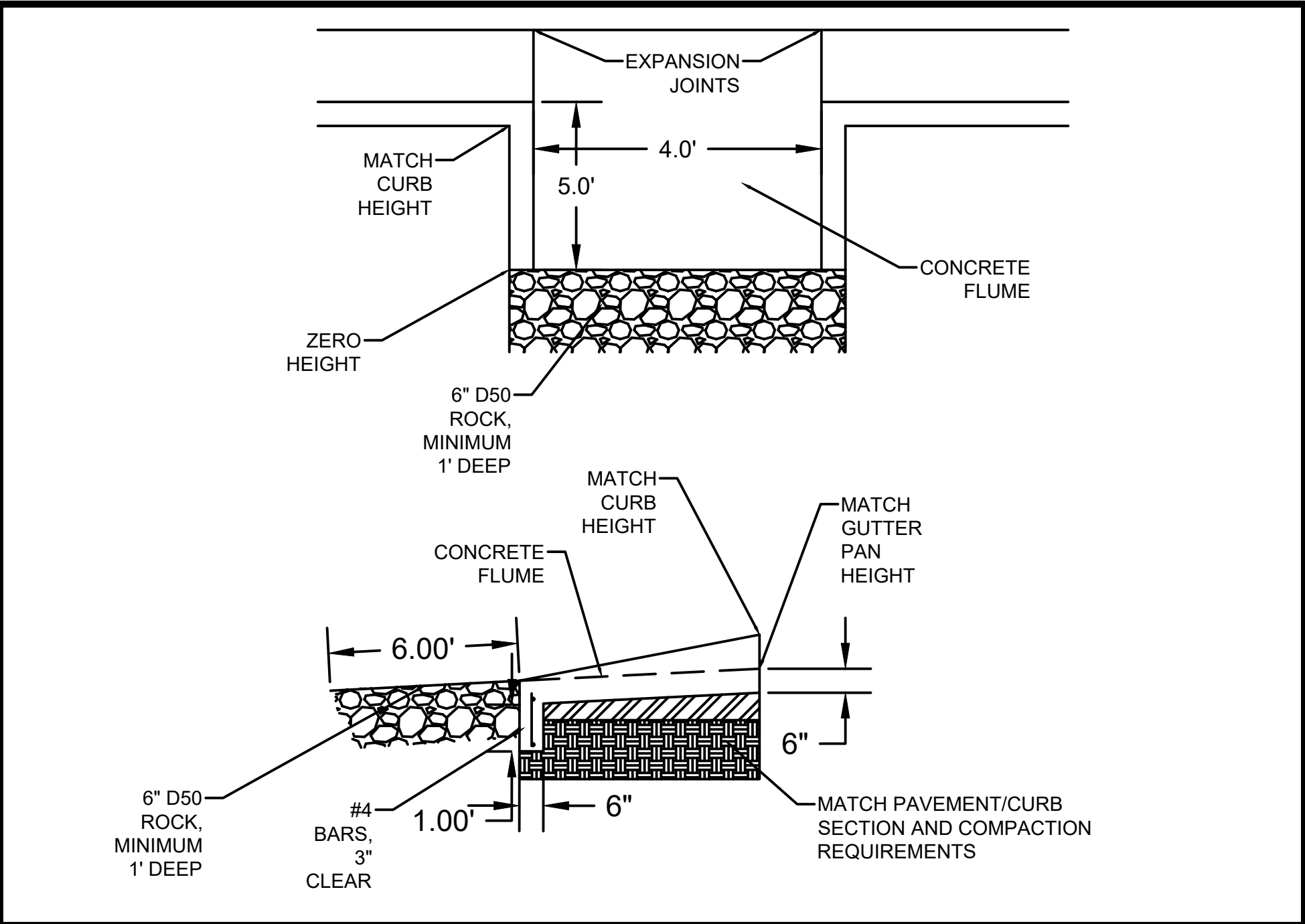
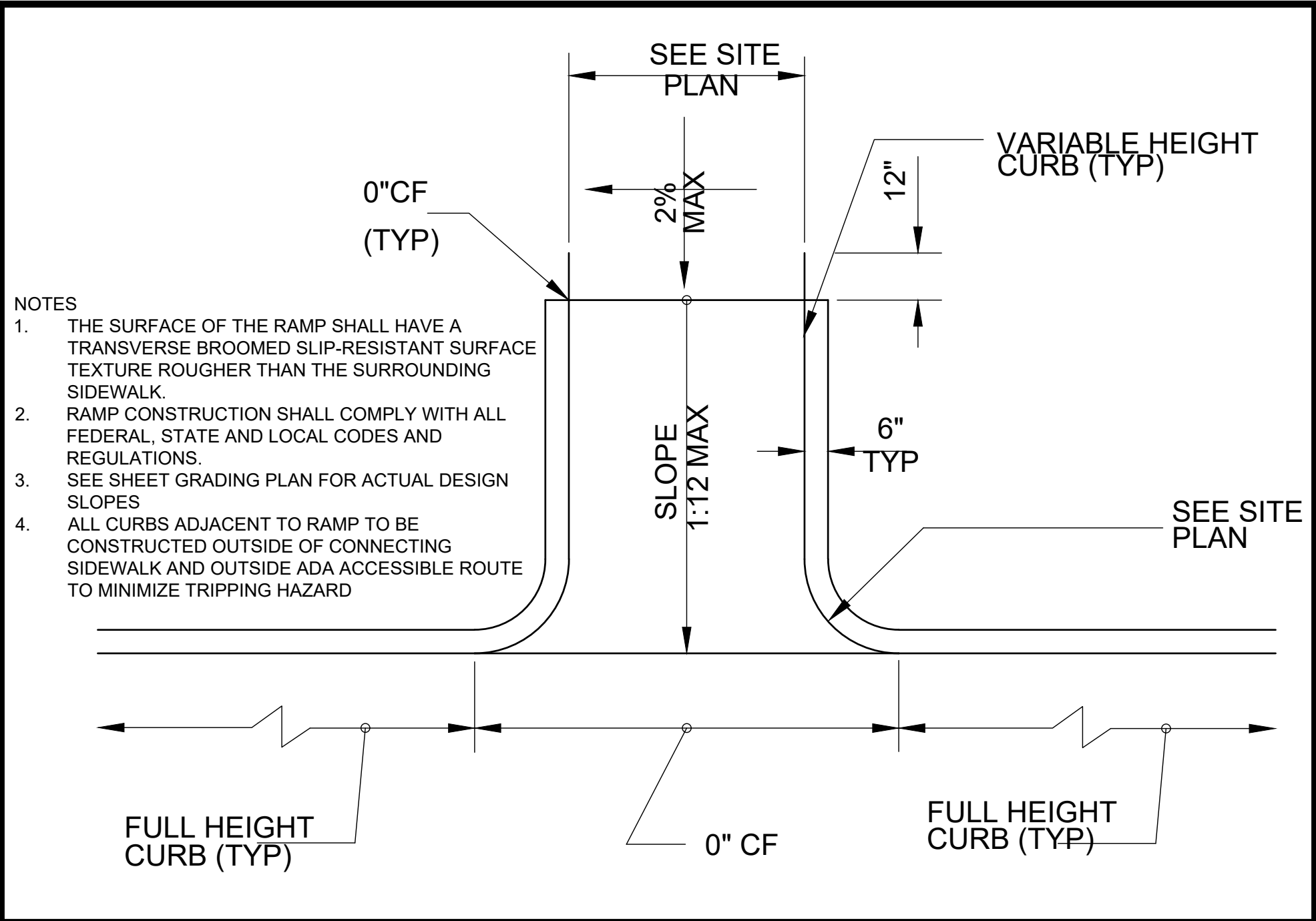
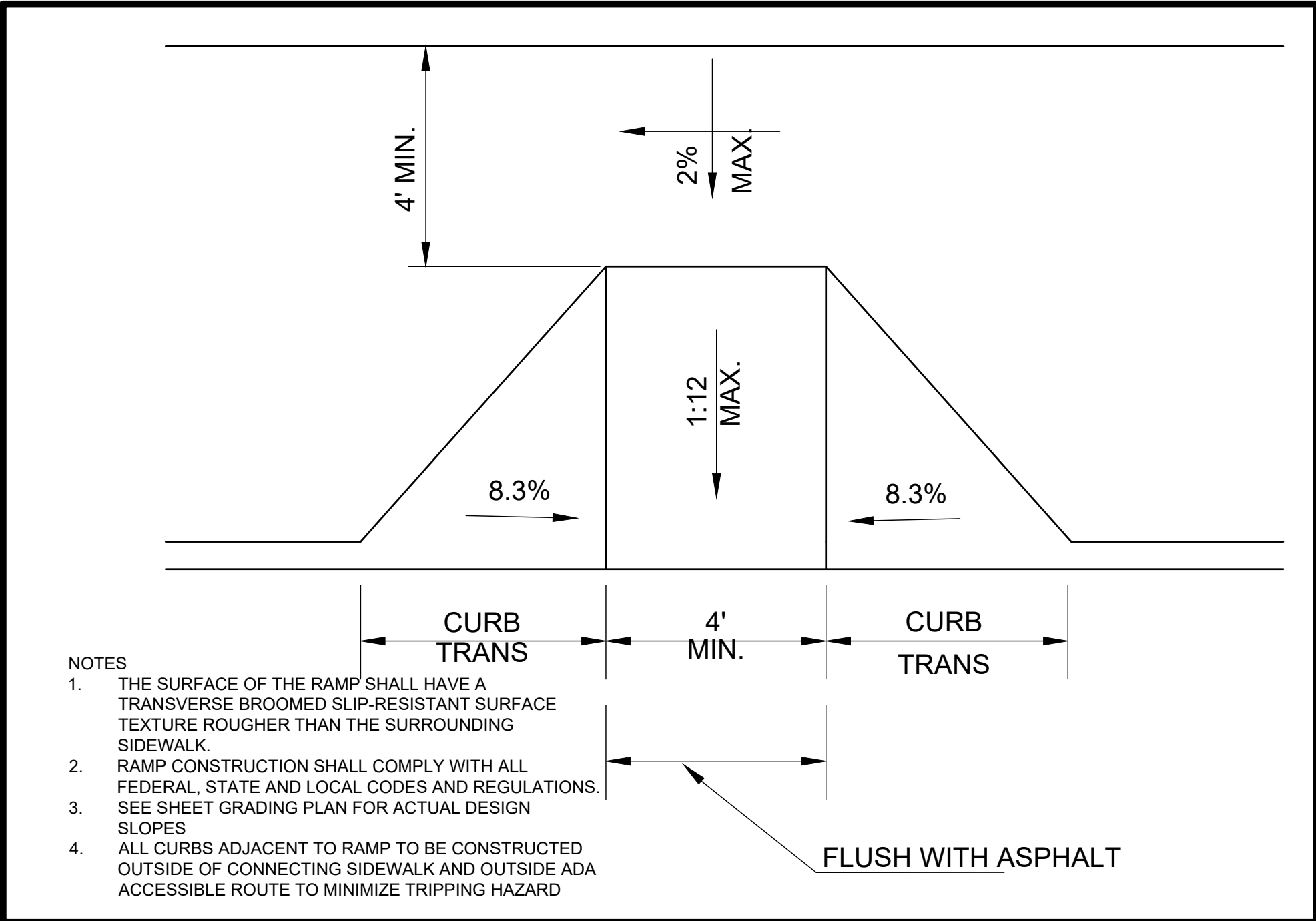
SITE PLAN

315 NW 36TH STREET

ANKENY, IA 50023

CIVIL DETAILS

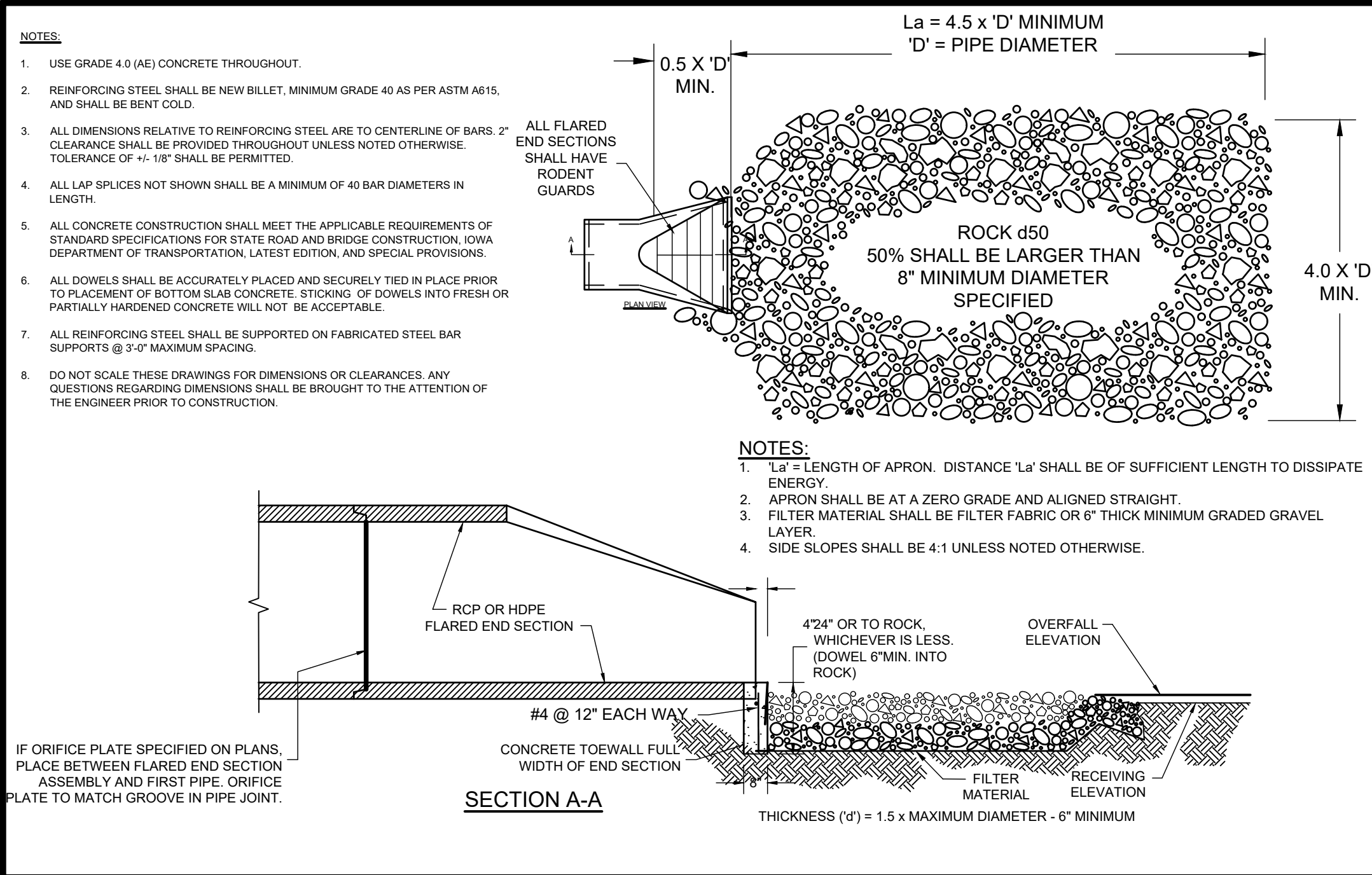
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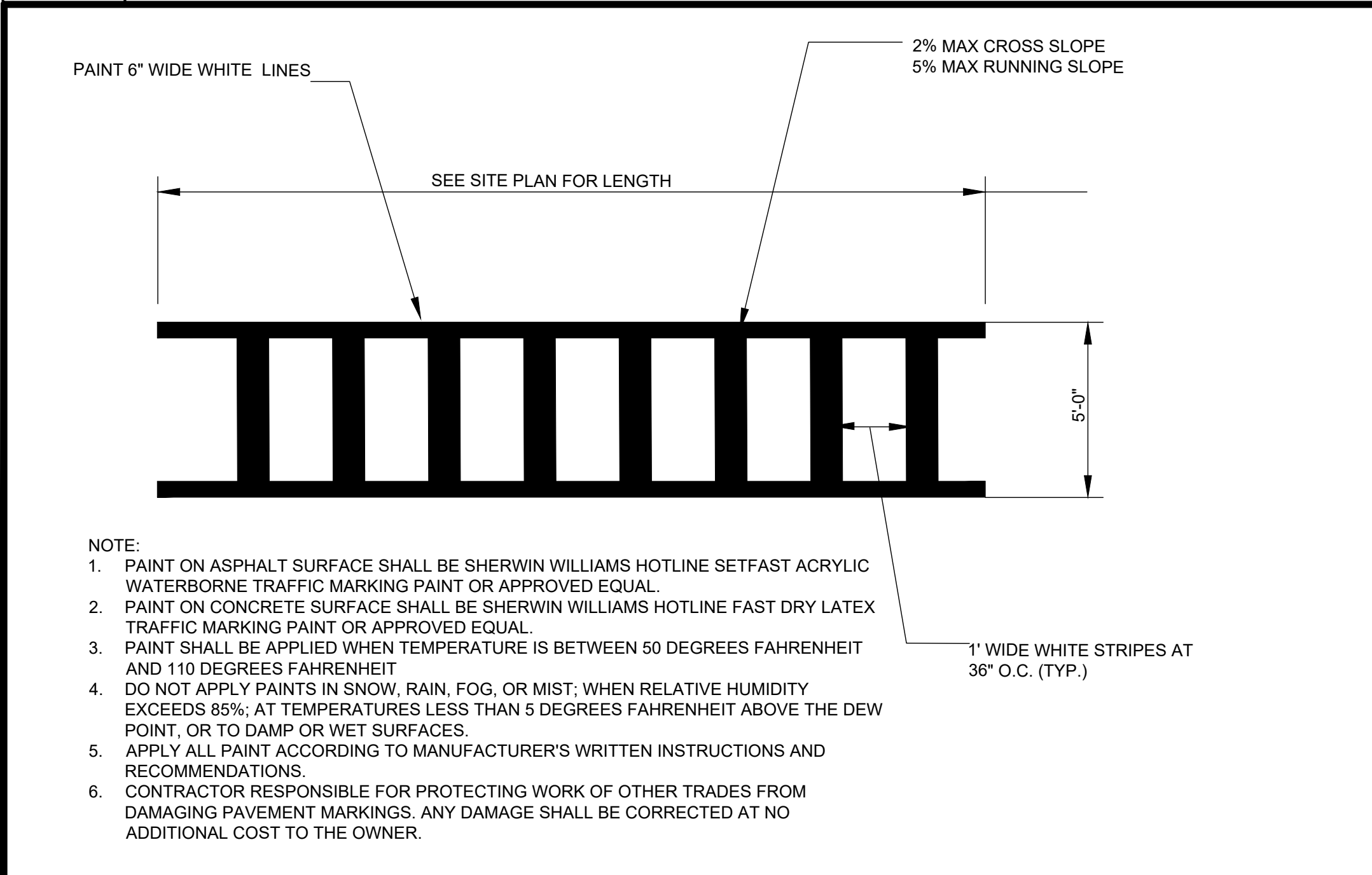
010 ADA RAMP TYPE 1 NTS

011 ADA RAMP TYPE 2 NTS

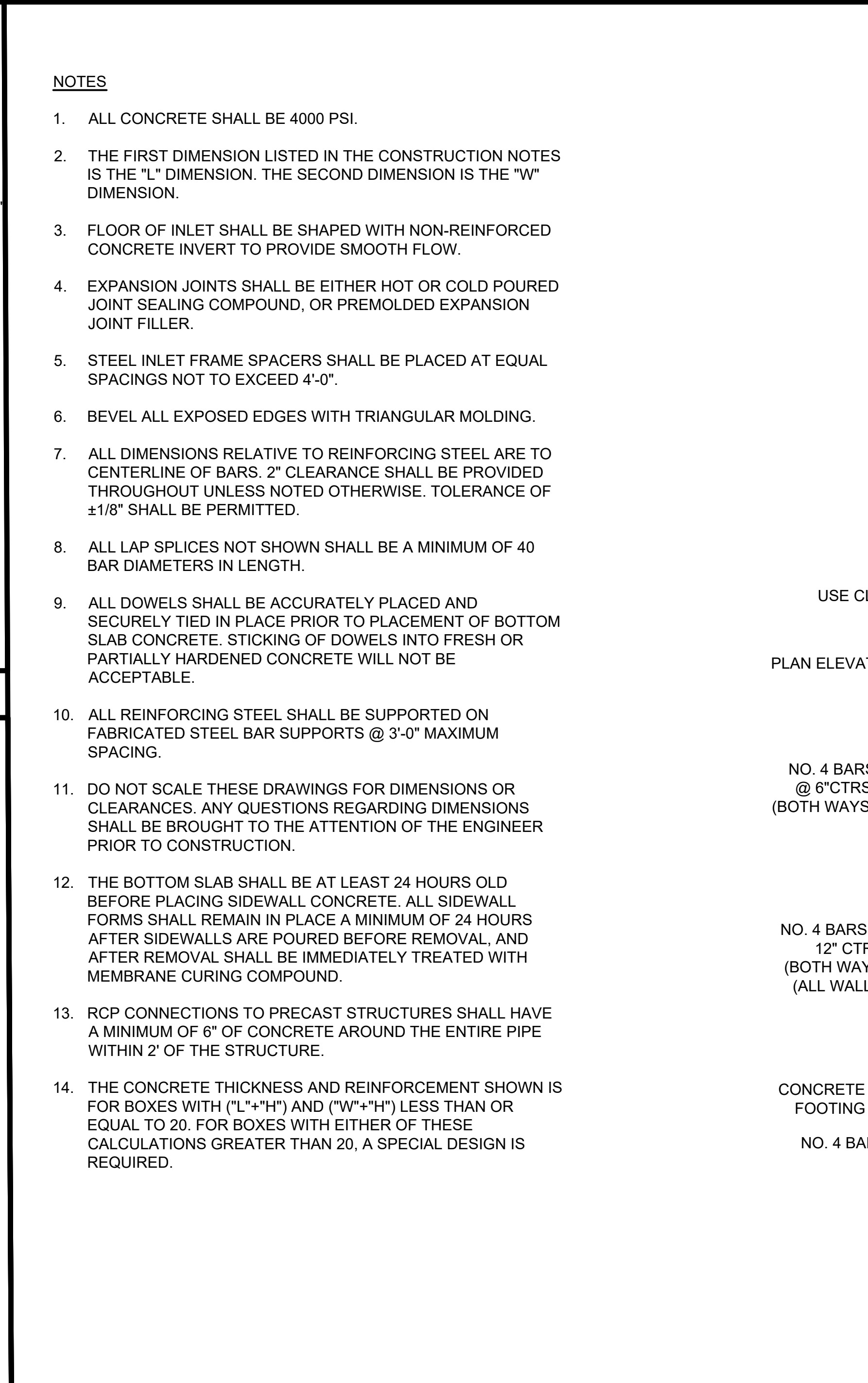
012 CONCRETE DRAINAGE FLUME W/ RIP-RAP NTS



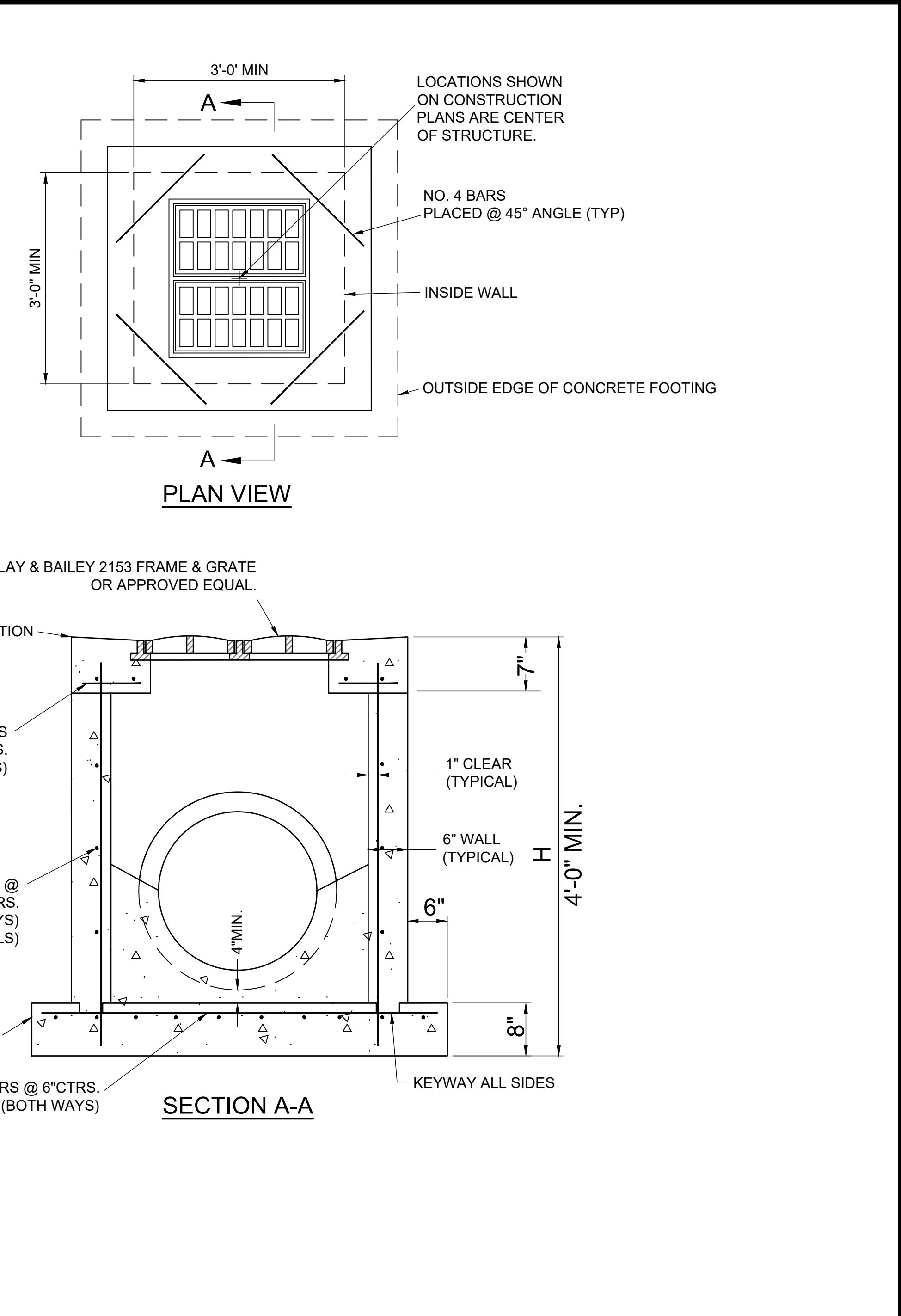
013 FLARED END SECTION W/ TOE WALL & RIP RAP NTS



014 CROSSWALK STRIPING NTS



015 AREA INLET NTS



CLIENT

PLAZA STREET
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1/19/2026

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REV	DESCRIPTION	DATE

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COFFEE
ANKENY, IA

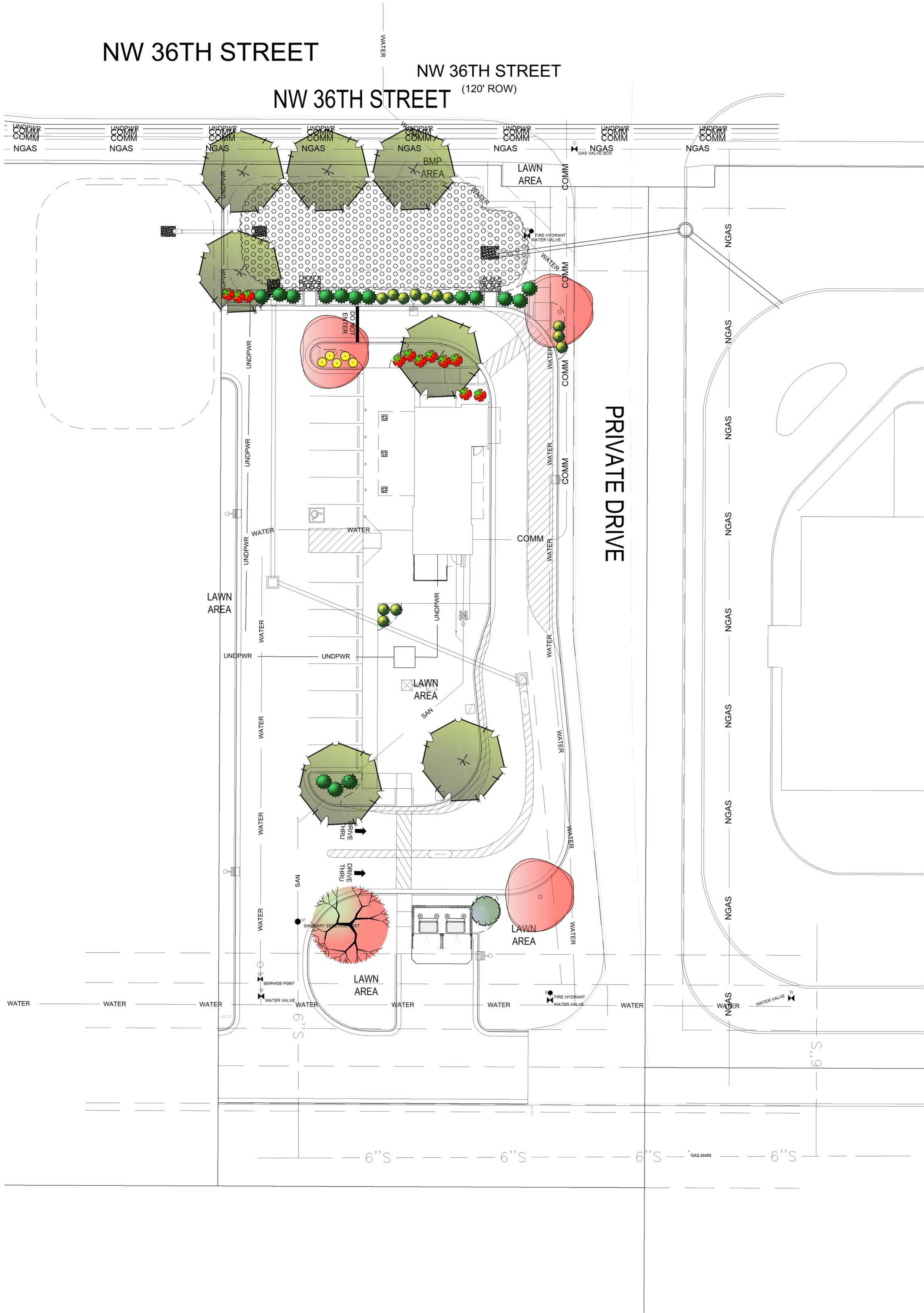
1/13/2026

SITE PLAN

315 NW 36TH STREET

ANKENY, IA 50023

CIVIL DETAILS



Landscape Calculations

Open Space Requirement:
Site Area - 47,939 sf
Open Space Required (20%) - 9,588 sf
Open Space Provided (35%) - 16,710.50 SF
Requirement Met

Landscaping Requirement:
2 trees and 6 shrubs per 3,000 sf of required open space.
9,588 sf/ 3,000 = 3.2 Plant Units
Trees Required 6
Trees Provided 6 (Excludes Pavement Shading Trees)
Shrubs Required 19
Shrubs Provided 19
Requirement Met

Pavement shading Requirement:
Pavement SF 19,371.53 SF
Shading Req. (19,382 sf x 20%) 3,876.4 sf
Shading Provided 3,177 sf
5 Trees at 706 sf = 3,530 sf
1 Trees at 353 sf = 353 sf
Requirements Met

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2" from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

CLIENT

Dutch Bros. Coffee

PROJECT

Dutch Bros. Coffee
255 NW 36th Street,
Ankeny, IA 50023

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	7	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust		1.5"	6"	min. clear., ground to canopy
	1	Tilia cordata 'Chancellor'	Chancellor Linden		1.5"	6"	min. clear., ground to canopy
	2	Ginkgo Biloba 'Autumn Gold'	Maidenhair Tree		1.5"	6"	min. clear., ground to canopy
EVERGREEN TREES							
	1	Picea glauca 'Densata'	Black Hills Spruce		6"	ht.	symmetrical pyramidal form
DECIDUOUS SHRUBS							
	5	Spiraea japonica	Double Play Candy Corn Spiraea		5 Gal.		
	11	Hydrangea paniculata 'Quick Fire'	Little Quick Fire Hydrangea		5 Gal.		Plant @ 4' O.C.
EVERGREEN SHRUBS							
	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper		5 Gal.		Plant @ 4' O.C.
	13	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper		5 Gal.		Plant @ 4' O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							
	SEED MIX: Prairie Blazingstar, Switchgrass, Rice Cutgrass, Prairie Dropseed, Fox Sedge (equal parts) Apply at 15lbs per acre. Mow once in early spring. Weed area as necessary.						

2 CULTIVATED EDGE DETAIL

SCALE: NTS

- TREE PLANTING NOTES:
- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
 - 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 - 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
 - 4) APPLY 4"THK WOOD MULCH, DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
 - 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
 - 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
 - 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

- STAKING REQUIREMENTS:
- 1) WIRE / CABLE SHALL BE GALV. 12-GAUGE
 - 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
 - 3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

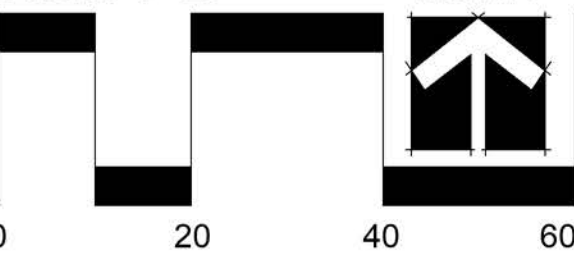
- PERENNIAL PLANTING NOTES:
- 1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED, DO NOT COVER PLANTS
 - 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
 - 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
- SHRUB PLANTING NOTES:
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
 - 2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:
WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED

3 PLANTING INSTALLATION DETAILS

SCALE: NTS

SCALE: 1"=20'

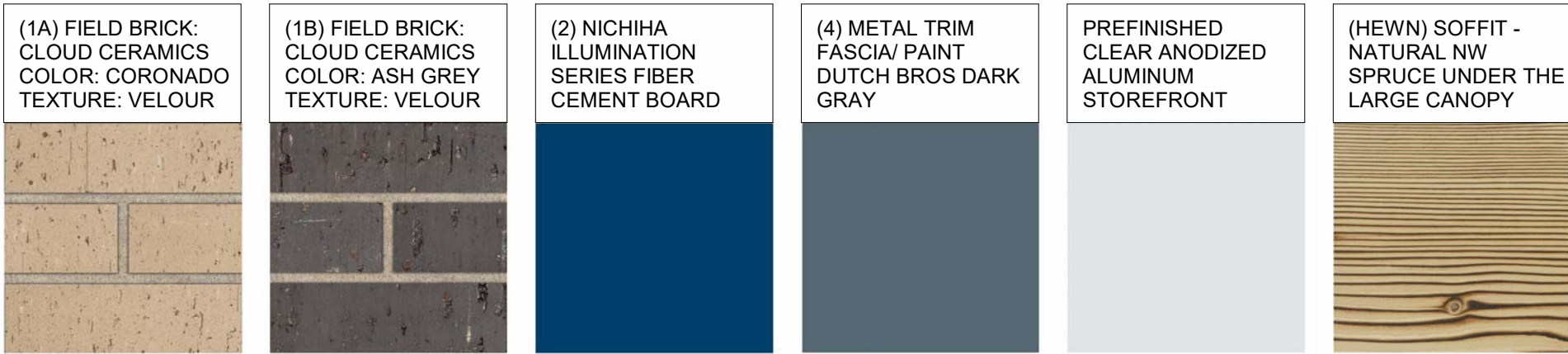


Date: 12.4.2025
Project #: 1337
Landscape Plan

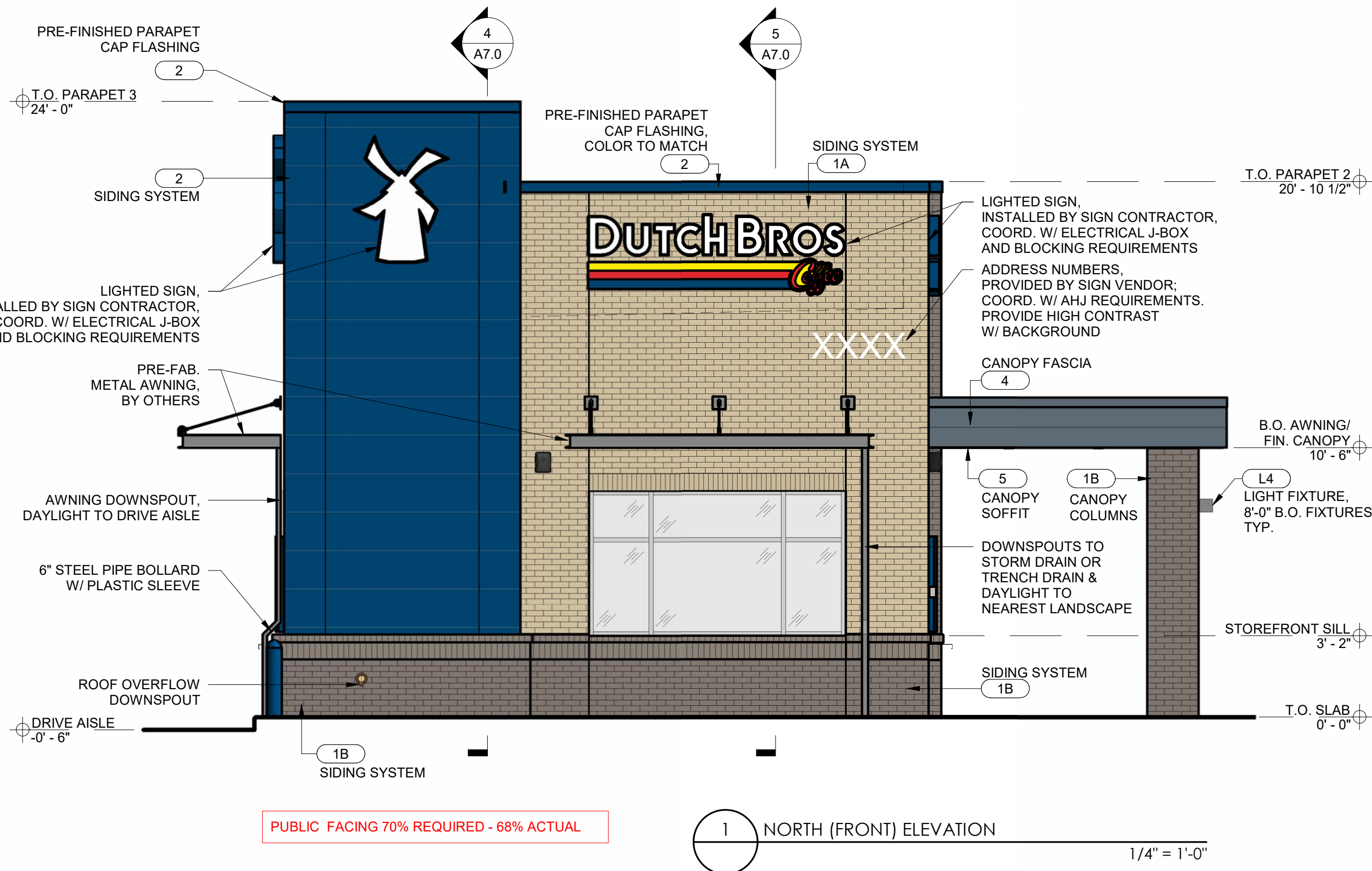
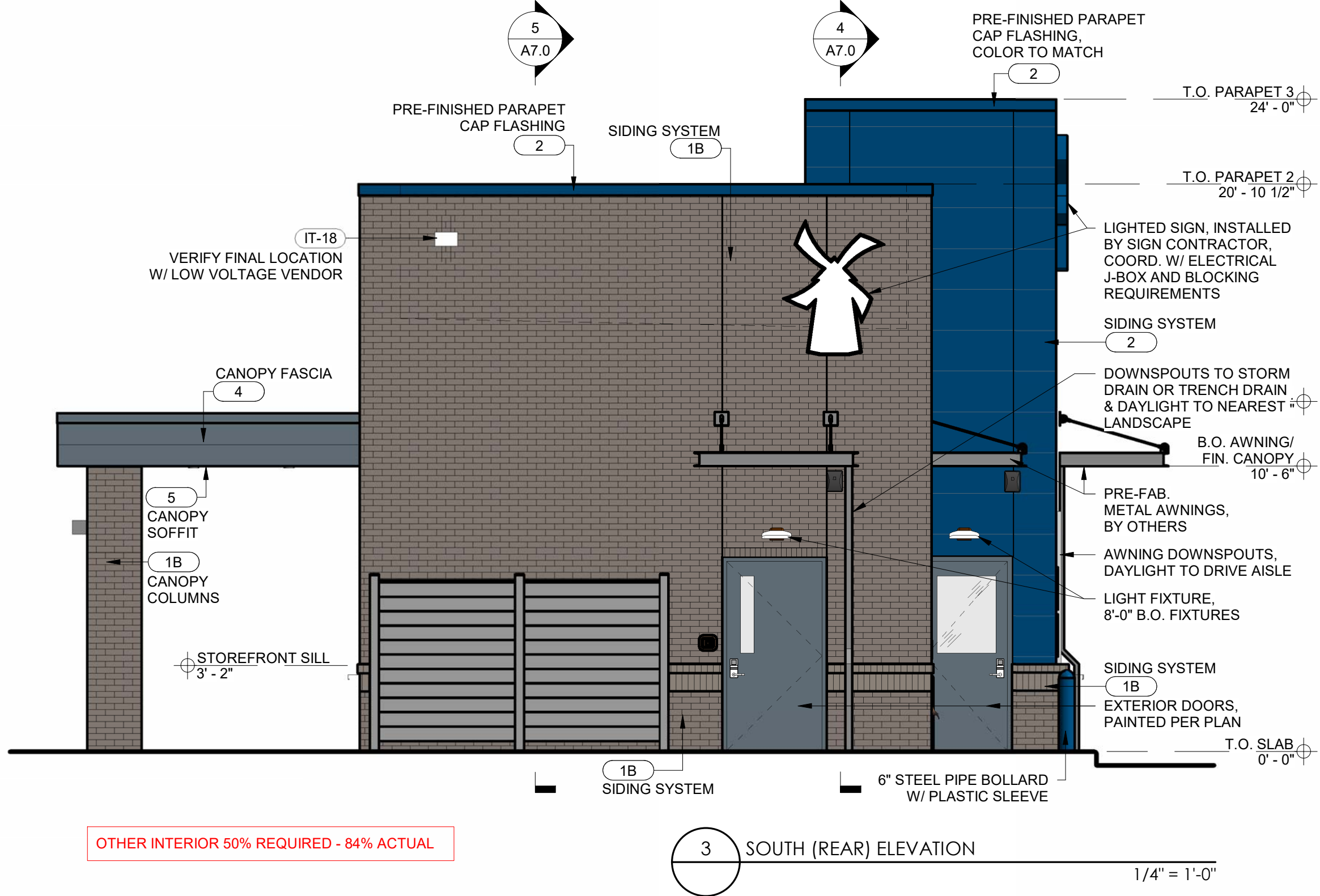
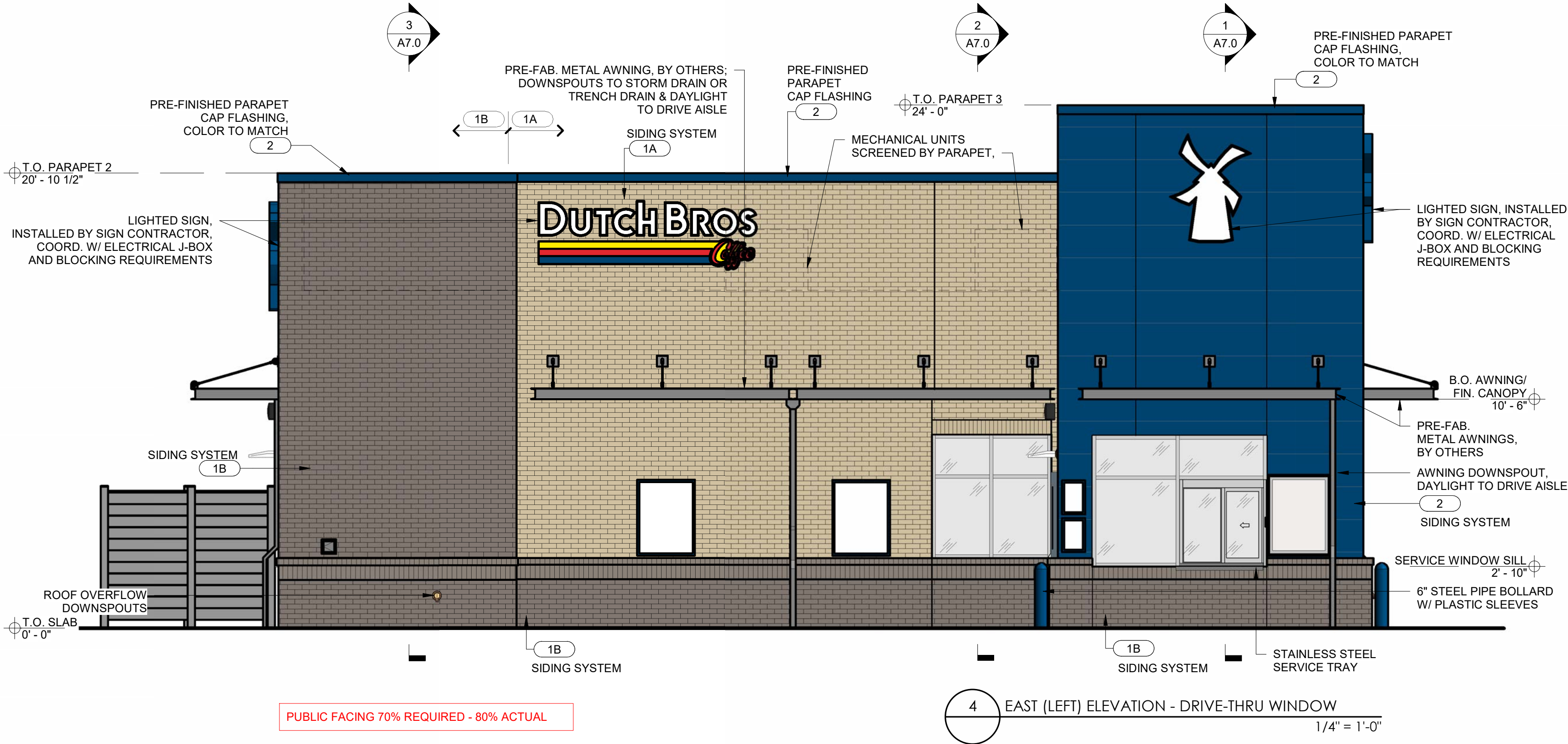
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MATERIAL LEGEND PER EAST ELEVATION (A/6.1)				MATERIAL LEGEND PER SOUTH ELEVATION (A/6.1)			
TAG	MATERIAL	SQFT	PCT.	TAG	MATERIAL	SQFT	PCT.
1A/1B	BRICK	742.75	72%	1A/1B	BRICK	429.62	75%
2	NICHIHA	205.97	20%	2	NICHIHA	93.32	16%
WINDOWS	GLAZING	79.34	8%	DOORS		48.35	9%
PUBLIC FACING 70% REQUIRED - 80% ACTUAL				OTHER EXTERIOR 50% REQUIRED - 84% ACTUAL			
TOTAL		1028.06	100%	TOTAL		571.29	100%
MATERIAL LEGEND PER WEST ELEVATION (A/6.1)				MATERIAL LEGEND PER NORTH ELEVATION (A/6.1)			
TAG	MATERIAL	SQFT	PCT.	TAG	MATERIAL	SQFT	PCT.
1A/1B	BRICK	937.31	93%	1A/1B	BRICK	337.20	58%
2	NICHIHA	48.96	5%	2	NICHIHA	186.43	33%
WINDOWS	GLAZING	23.77	2%	WINDOWS		56.67	10%
OTHER EXTERIOR 50% REQUIRED - 95% ACTUAL				PUBLIC FACING 70% REQUIRED - 68% ACTUAL			
TOTAL		1008.78	100%	TOTAL		580.07	100%



EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	BRICK VENEER	CLOUD CERAMICS	FACE BRICK - FULL VENEER MODULAR - 2 1/4" H x 3 5/8" W x 7 5/8" L	COLOR: CORONADO - TEXTURE: VELOUR - INSTALLED IN RUNNING BOND PATTERN
1B	BRICK VENEER	CLOUD CERAMICS	FACE BRICK - FULL VENEER MODULAR - 2 1/4" H x 3 5/8" W x 7 5/8" L	COLOR: ASH GREY - TEXTURE: VELOUR
ZONE 2 (TOWER)				
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818, W/ MATCHING PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	BRICK VENEER	CLOUD CERAMICS	FACE BRICK - FULL VENEER MODULAR - 2 1/4" H x 3 5/8" W x 7 5/8" L	COLOR: ASH GREY - TEXTURE: VELOUR
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED



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796 MERUS CT.
FENTON, MO 63026

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MCASE@CASEENGINEERINGINC.COM



10.28.2025

Project No: IA0103
Dutch Bros Coffee - New Freestanding Store
275 NW 36TH ST
ANKENY, IA 50023
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ISSUED FOR PERMIT:

10.28.2025

REV: DATE: DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS - COLOR

SHEET NUMBER:

A6.1

© 2025 DB Franchising USA, LLC

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN GATE.
3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

TRASH ENCLOSURE MATERIALS				
ID	MATERIAL	MANUFACTURER	COLOR	NOTES
PT-1	PAINT	SHERWIN-WILLIAMS	GP-0624	DUTCH BROS GRAY, GATES BODY
PT-2	PAINT	SHERWIN-WILLIAMS	GP-0642	DUTCH BROS BLUE, GATE FRAMES & POSTS

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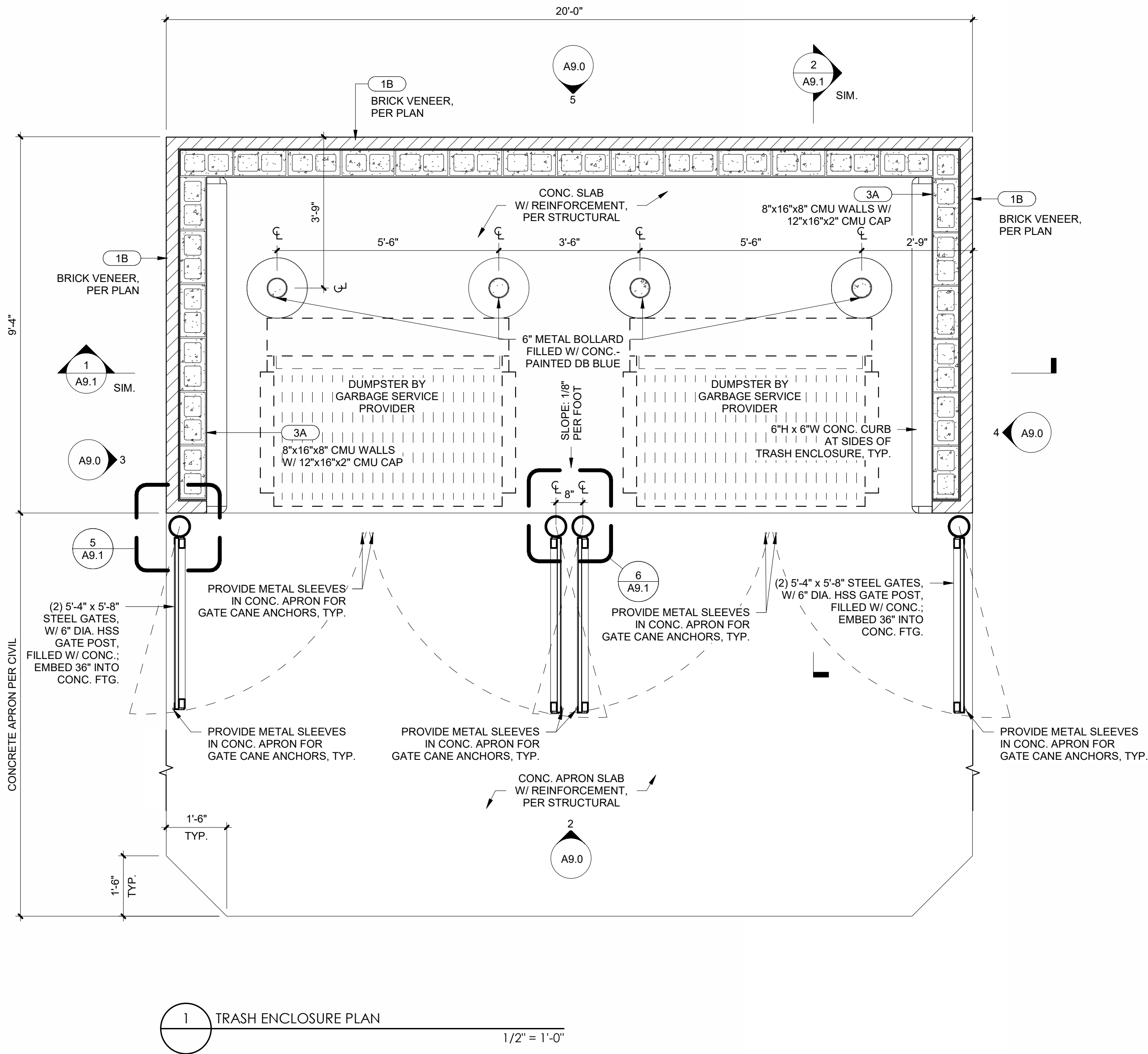
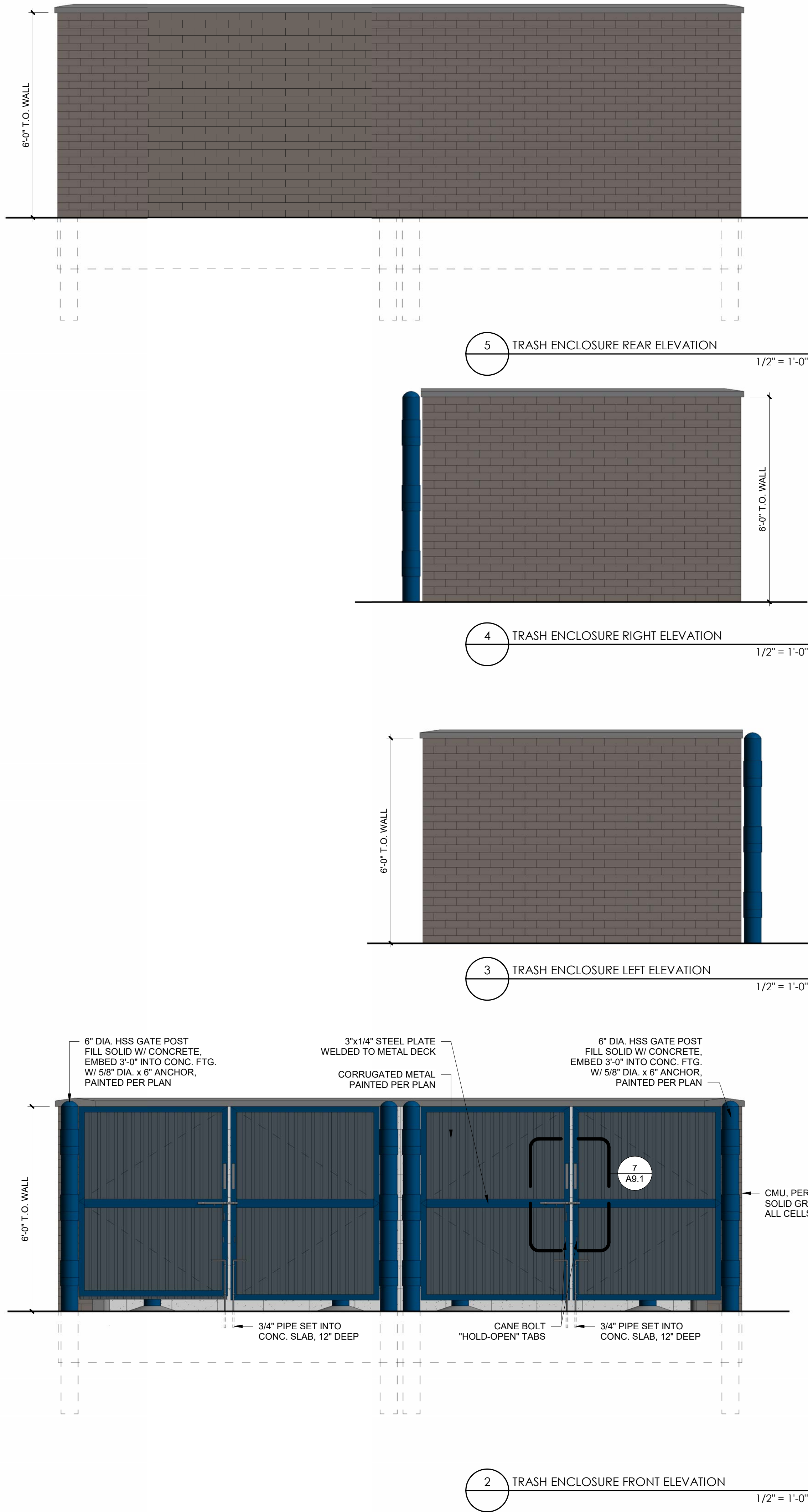
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10.28.2025



Project No: IA0103

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275 NW 36TH ST
ANKENY, IA 50023

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

D92551

ISSUED FOR PERMIT:

10.28.2025

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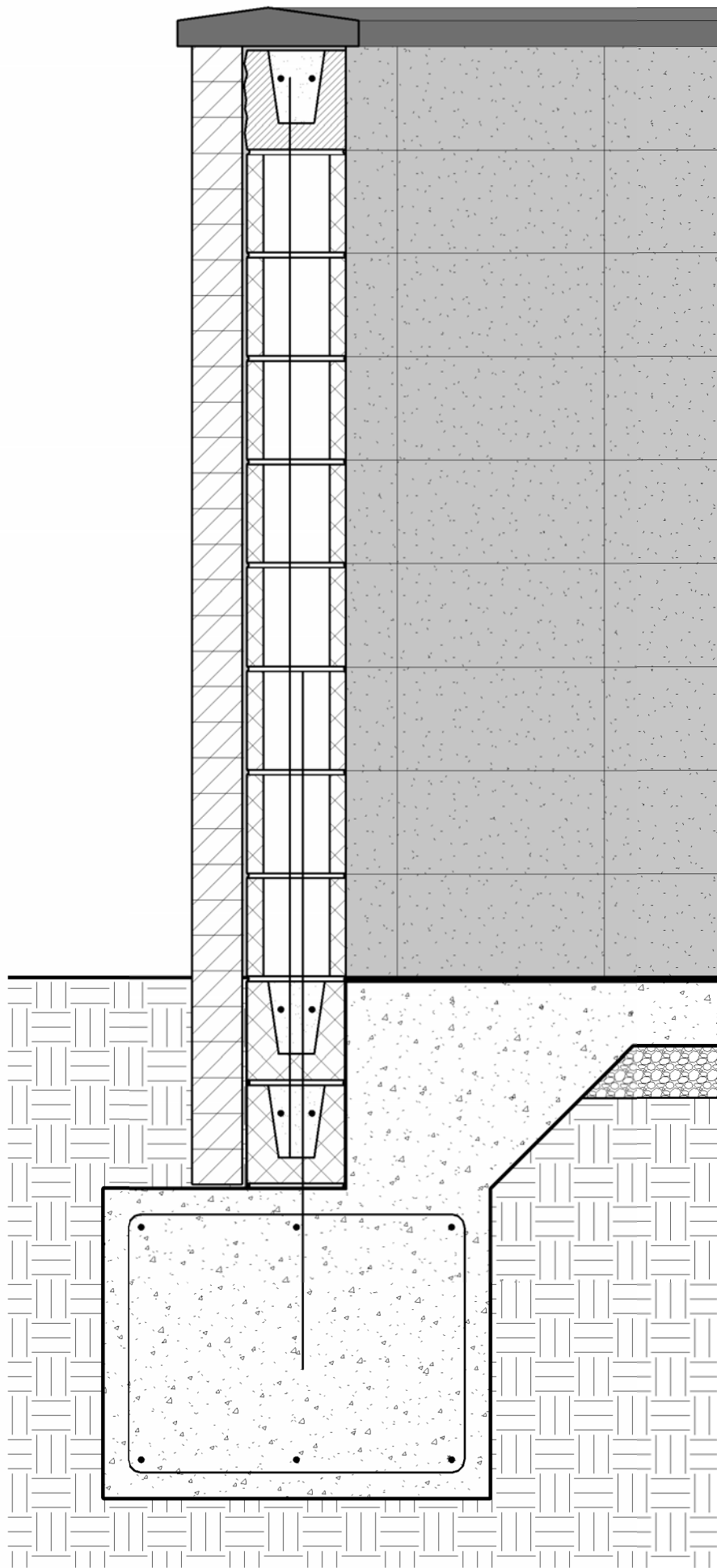
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TRASH ENCLOSURE
PLAN/ ELEVATIONS

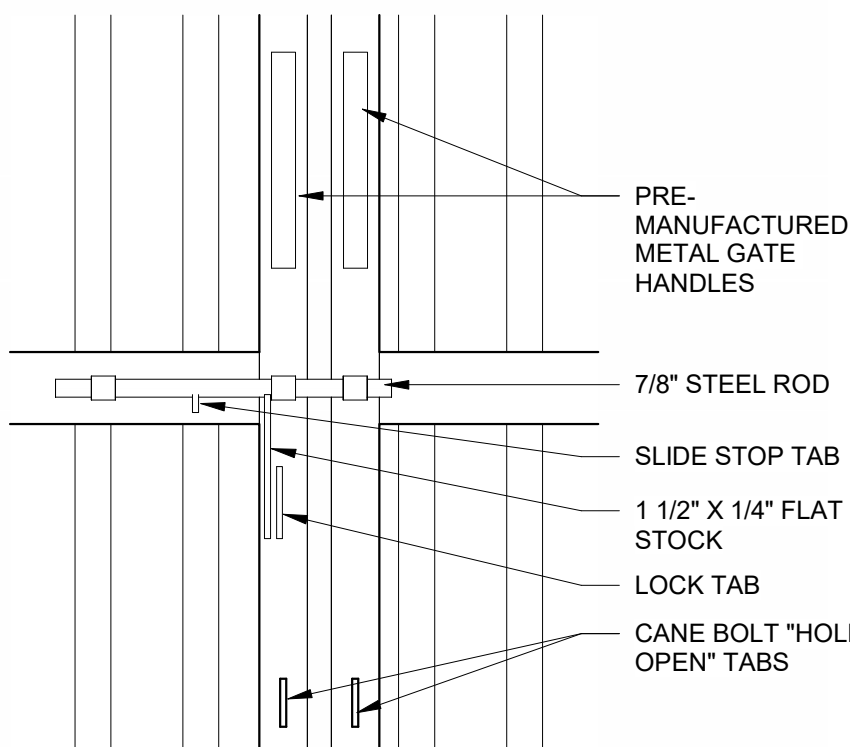
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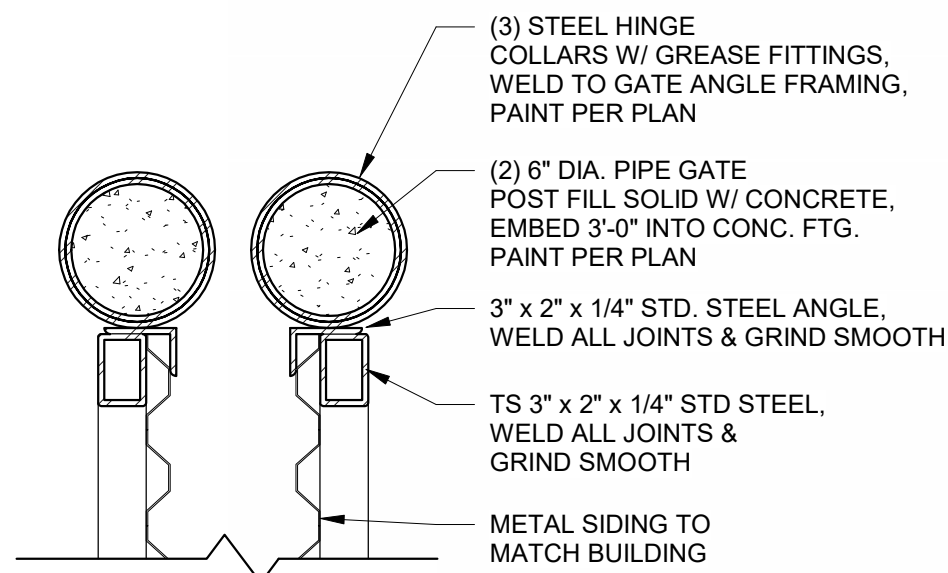
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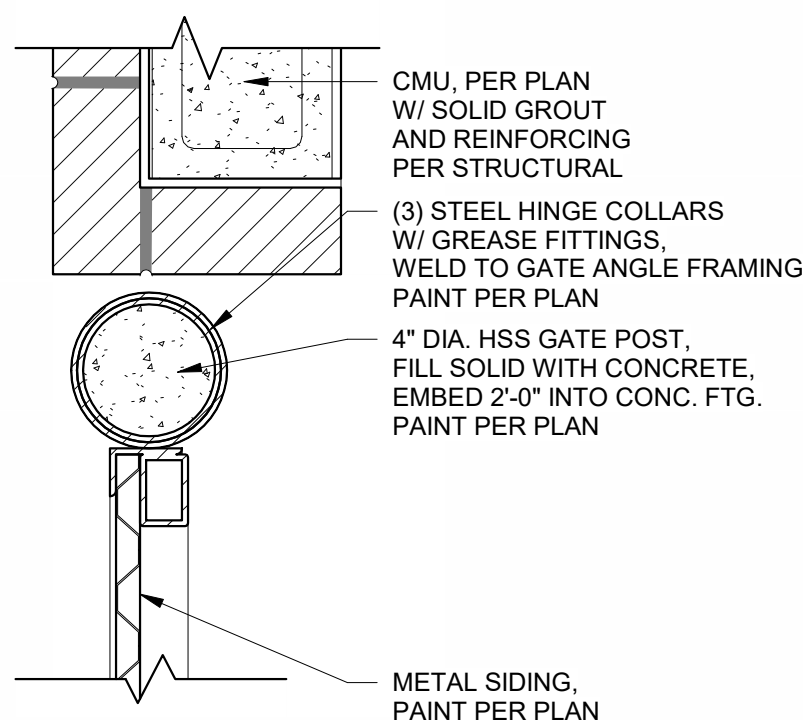
8 TRASH ENCLOSURE SECTION
1" = 1'-0"



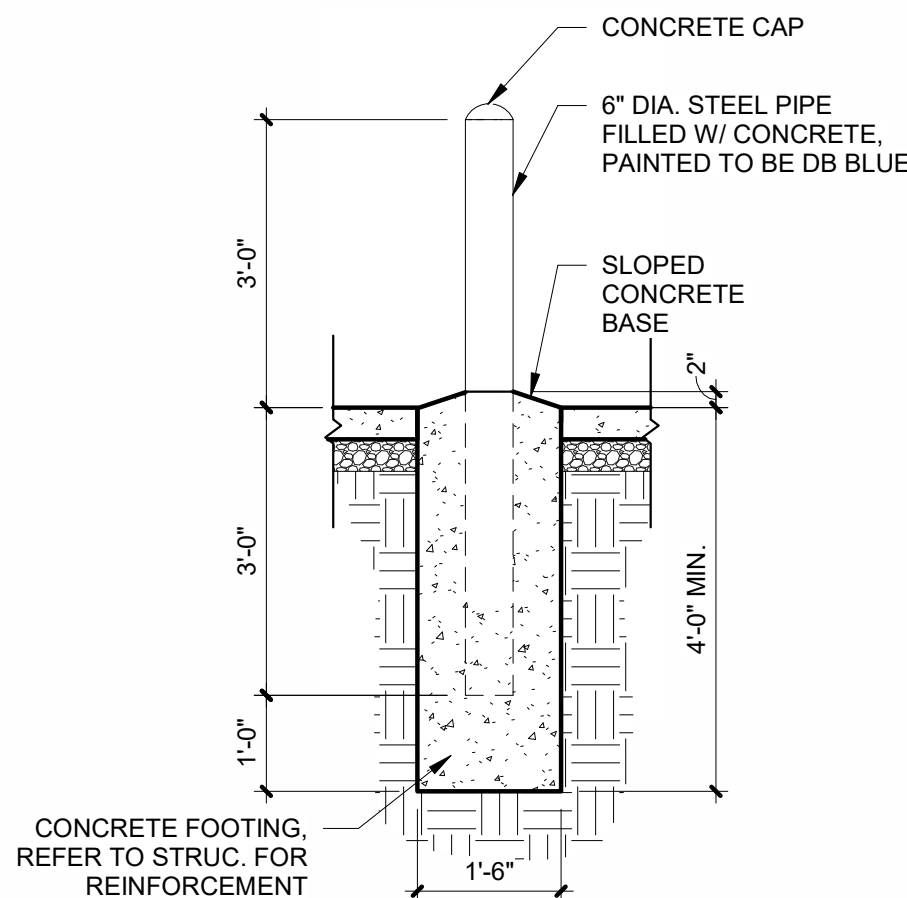
7 TRASH ENCLOSURE GATE LOCKING HANDLE
1 1/2" = 1'-0"



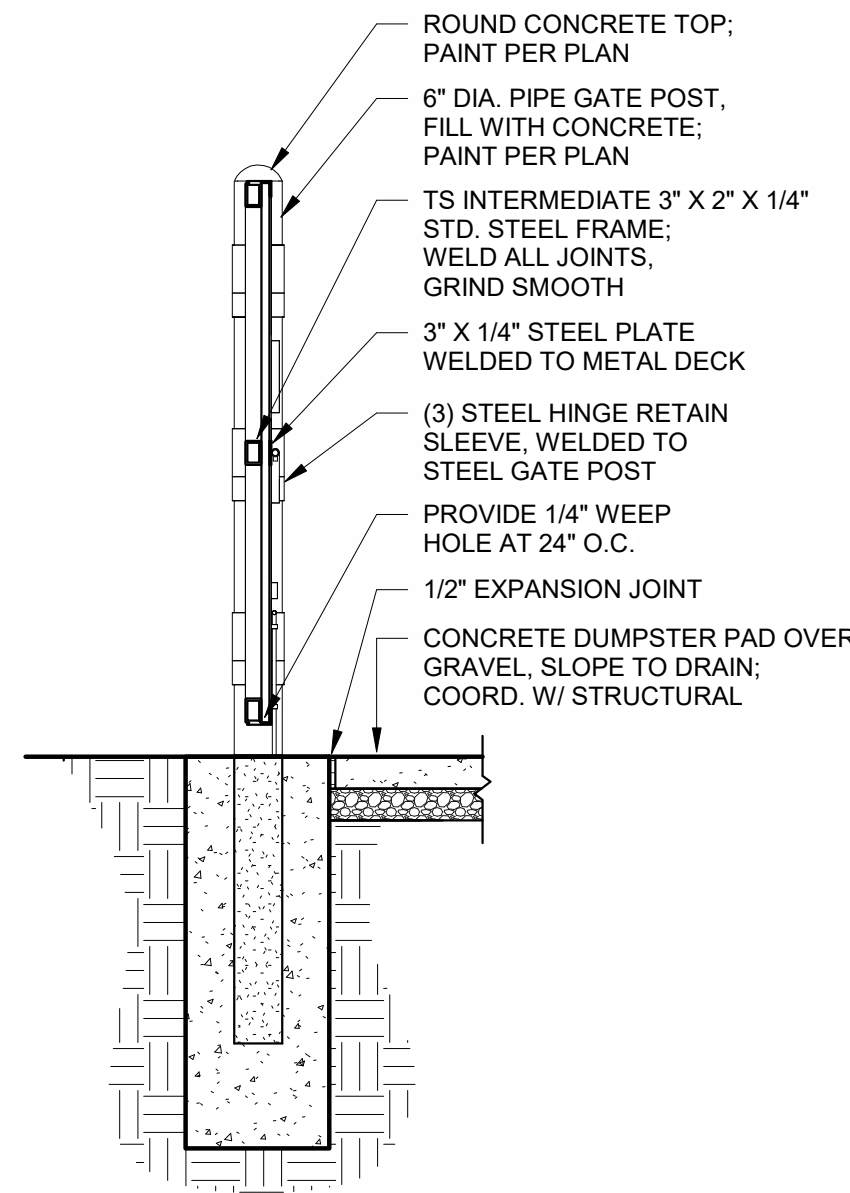
6 TRASH ENCLOSURE GATE POST DETAIL
1 1/2" = 1'-0"



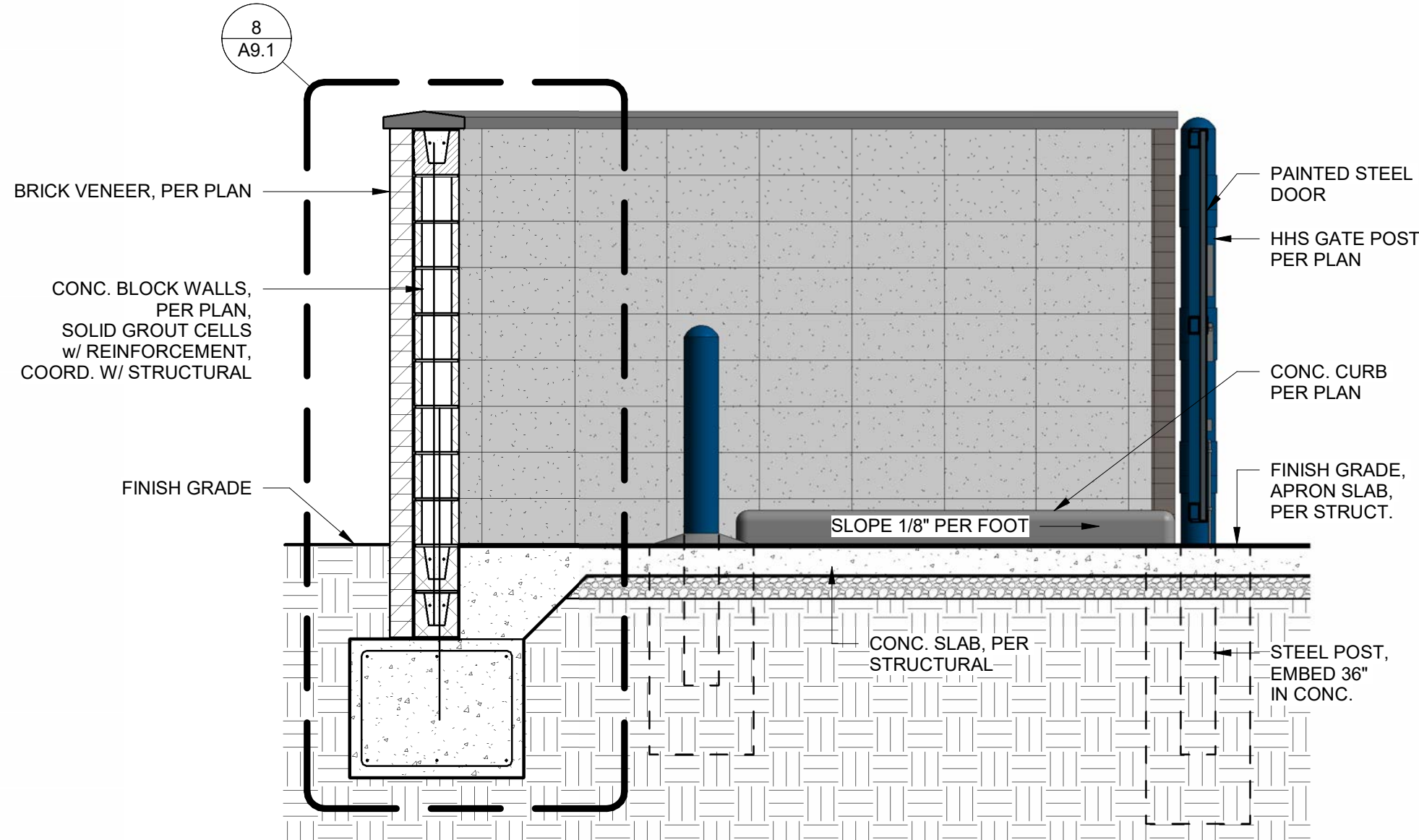
5 TRASH ENCLOSURE GATE JAMB DETAIL
1 1/2" = 1'-0"



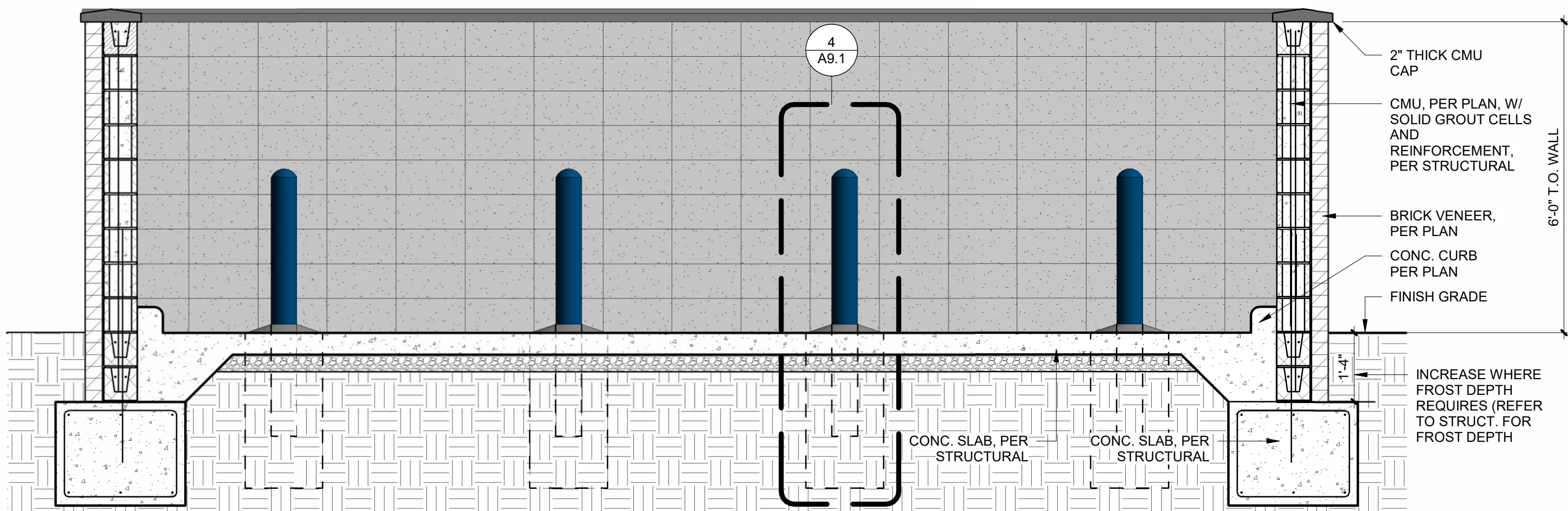
4 BOLLARD DETAIL
1/2" = 1'-0"



3 TRASH ENCLOSURE GATE DETAIL
1/2" = 1'-0"



2 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



1 TRASH ENCLOSURE CROSS SECTION
1/2" = 1'-0"

TRASH ENCLOSURE GENERAL NOTES:

1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
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10.28.2025

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275 NW 36TH ST
ANKENY, IA 50023
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ISSUED FOR PERMIT:

10.28.2025

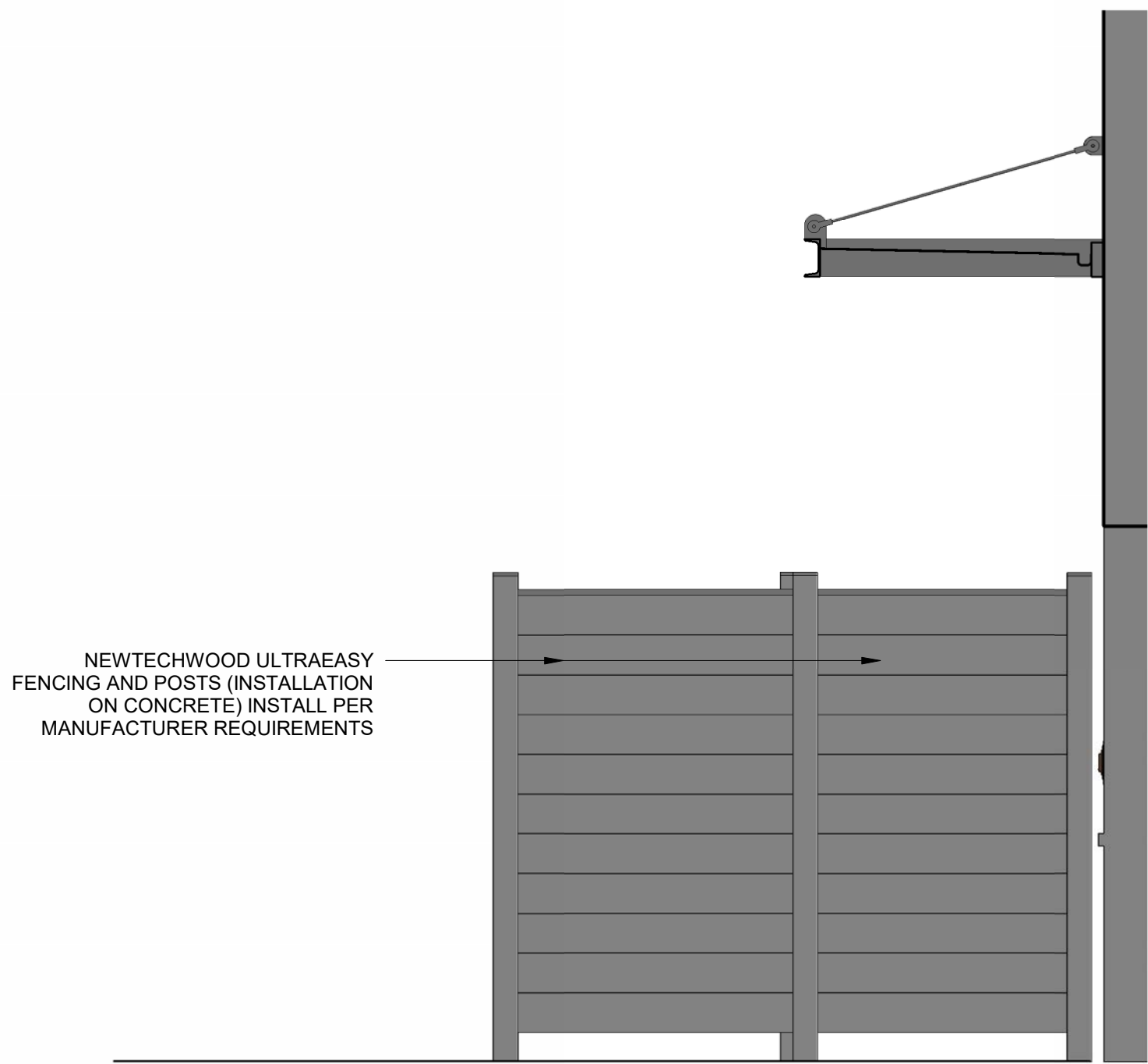
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SHEET NAME:

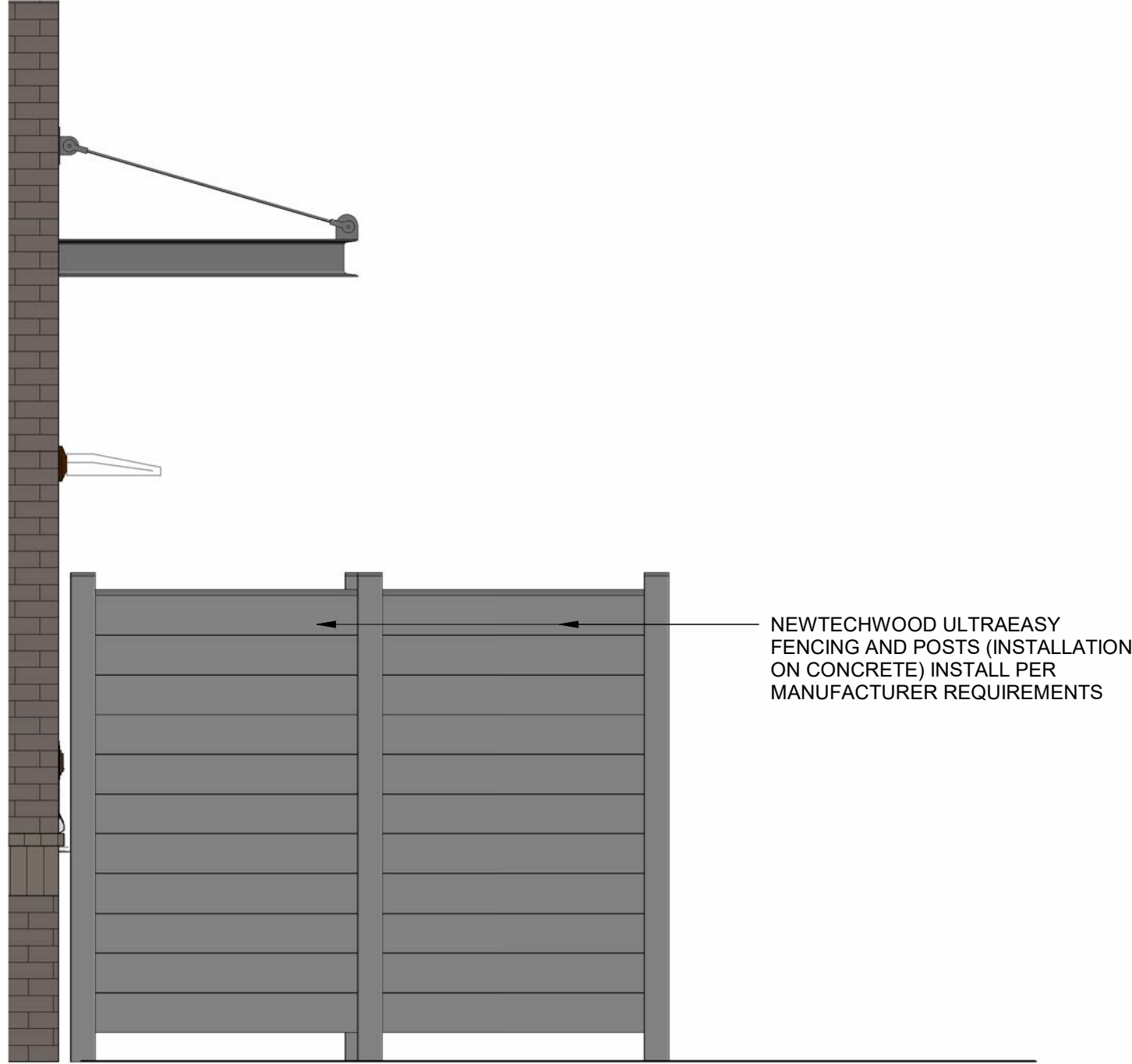
TRASH ENCLOSURE
DETAILS

SHEET NUMBER:

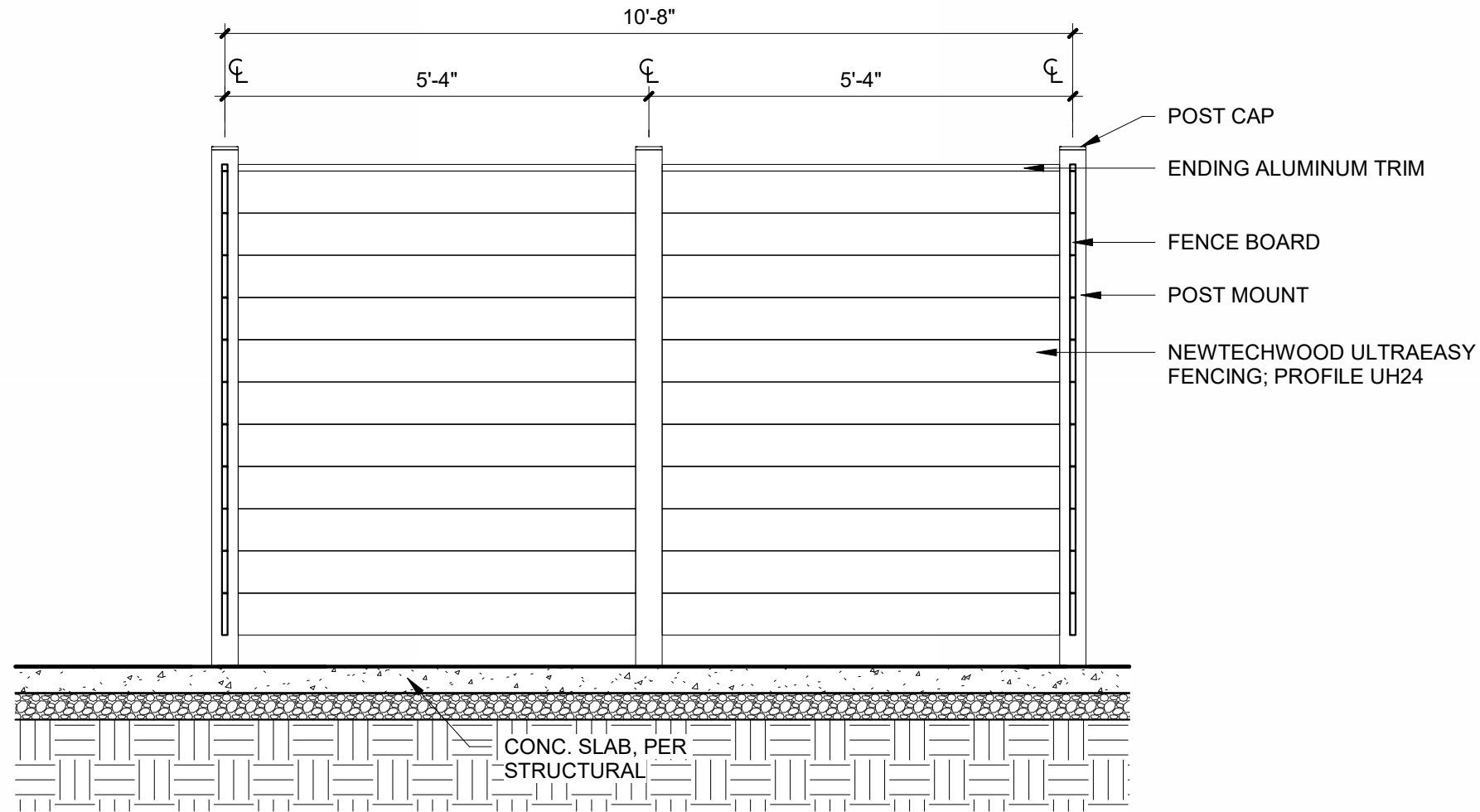
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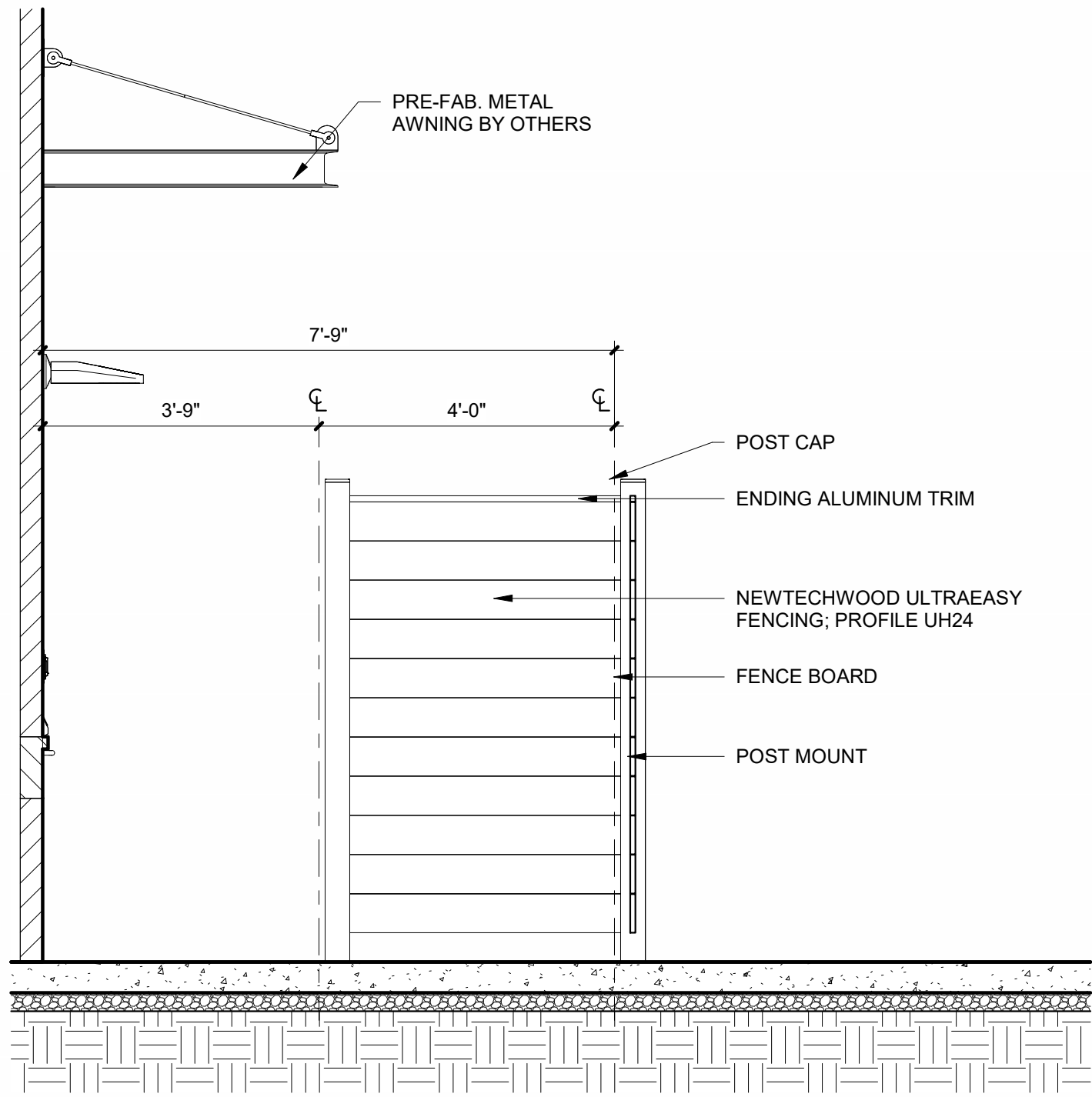
5 CORRAL ENCLOSURE - SOUTH
1/2" = 1'-0"



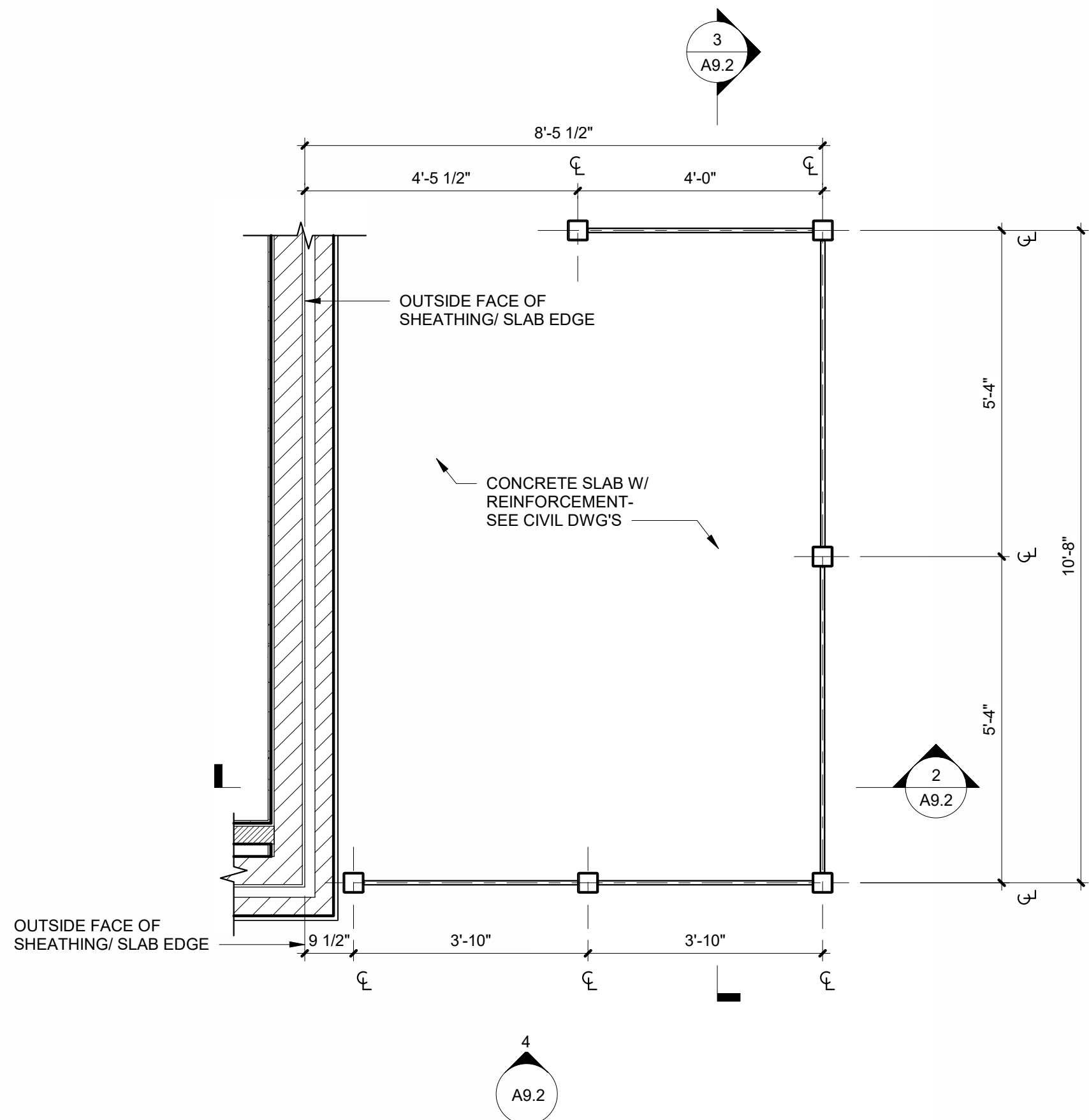
4 CORRAL ENCLOSURE - NORTH
1/2" = 1'-0"



3 CORRAL ENCLOSURE - SECTION
1/2" = 1'-0"



2 CORRAL ENCLOSURE - SECTION
1/2" = 1'-0"



1 CORRAL ENCLOSURE PLAN
1/2" = 1'-0"

CORRAL ENCLOSURE SCHEDULE

MANUFACTURER	NEWTECHWOOD
PRODUCT	ULTRAEASY FENCING
PROFILE	UH24
COLOR	ARGENTINEAN SILVER GRAY (SI)
URL	WWW.NEWTECHWOOD.COM/PRODUCT/FENCING/

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10.28.2025

Project No: IA0103

Dutch Bros Coffee - New Freestanding Store
275 NW 36TH ST
ANKENY, IA 50023
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

DB2550SQ-A1

ISSUED FOR PERMIT:

10.28.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:

CORRAL ENCLOSURE
BUILDING PLAN/
ELEVATIONS

SHEET NUMBER:

A9.2



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

1302 N Ankeny Blvd - 2025 Northview Parking Lot Improvements - Site Plan

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve the site plan for 1302 N Ankeny Blvd, 2025 Northview Parking Lot Improvements.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Site Plan
5. Campus Wide Parking Count Exhibit



N



1 inch = 408 feet

Date: 1/23/2026

**1302 N Ankeny Blvd
2025 Northview Parking Lot Improvements
Aerial Map**

Agenda Item: 1302 N Ankeny Boulevard – 2025 Northview Parking Lot Improvements

Report Date: January 28, 2026

Prepared by: Laura Hutzell
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1302 N Ankeny Boulevard, 2025 Northview Parking Lot Improvements.

Project Summary:

The proposed project located at 1302 N Ankeny Boulevard is located on a 48.08-acre site owned and maintained by the Ankeny Community School District and is the current location of Ankeny Northview Middle School. The subject property is generally located south of NW 18th Street, west of N Ankeny Blvd, and north of NW 9th Street. Specifically, the proposed parking lot project is in the NW corner of the site, just north of the existing football stadium and west of the existing middle school building. The subject site is zoned R-1, One-Family Residence District. Property to the north, south and west are zoned R-2, One-Family and Two-Family Residence District while property to the east is zoned C-2, General Retail & Highway Oriented Commercial Business District.

The proposed parking lot expansion will add approximately 61,142 square feet of new pavement to an area of the site that is currently used as open space. This project will create 178 new parking spaces. These additional spaces help to replace parking that will be lost due to the future Innovative Hub development. When combined with the parking to be provided as part of the Ankeny Innovative Hub site plan, the total number of parking spaces on the site will be 1,140. The total parking count across the site, which includes the proposed project, exceeds the minimum requirement of 1,135 spaces, which was established by a parking variance approved on June 8, 2016. This amount of parking will adequately serve both daily school needs and peak-use events, such as football games.

The proposed parking lot is accessed through existing drive connections that tie in directly to the surrounding streets. Specifically, NW 18th Street via NW Briargate Drive to the north, N Ankeny Blvd to the east via an internal drive aisle connecting a series of future parking lots to the south as well as future and existing access points associated with the Innovative HUB site plan project.

Site Plan Worksheet
1302 N Ankeny Boulevard – 2025 Northview Parking Lot Improvements

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 parking lot and drive aisles are laid out in a way that matches parking lots of nearby sites and compatible with surrounding development.

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

The project is compatible with the surrounding streetscape.

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

The site provides adequate parking and allows vehicles and pedestrians to move safely though the area.

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

The proposed parking lot uses existing access points and does not increase congestion or reduce safety.

- 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.**

Landscaping within the islands and plantings along the perimeter help reduce the visual impact of the proposed parking lot.

- 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.**

Stormwater facilities are located within a designated easement area east of the proposed project. Landscaping helps to screen the area from the surrounding properties and meets the requirements of code.

- 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 new utility services are installed 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 runoff is collected through underground piping.

- 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 proposed project will not overload current utilities.

- 11. Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The proposed project provides open space visible to public areas. The amount of open space provided exceeds the minimum required by City Code.

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.

Proposed landscaping with this project helps to improve the overall appearance of the site and meets the requirements of code.

B. 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 plan submitted conforms 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 parking lot sites in the area. There is no building proposed with this project.

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

Parking, drive entrances and open space are all laid out appropriately

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

The proposed project is a parking lot, there is no building associated with this project.

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.

C. Signs

The proposed project is a parking lot expansion. There is no signage associated with this project.

January 9, 2026

Members of the Plan & Zoning Commission
c/o Laura Hutzell, Planner
City of Ankeny Public Services Building
220 W. First Street
Ankeny, IA 50023

RE: SITE DEVELOPMENT PLAN RE-SUBMITTAL
2025 NORTHVIEW PARKING LOT IMPROVEMENTS

Dear Members of the Plan & Zoning Commission:

On behalf of the Ankeny Community School District, please see the attached re-submittal for the proposed site plan associated with the above-referenced project. These plans have been revised based on City Staff comments dated January 2, 2026. The Ankeny School District intends to build a new parking lot on the north side of the Northview Campus in conjunction with the new educational facility proposed south of the current Northview Middle School building on School District property. Site parking improvements include new parking areas, lighting, landscaping, new storm sewer, and minor modification to existing storm water detention facilities. We are requesting your review and recommendation to approve a site development plan for these improvements.

This submittal consists of the following:

- Summary of design changes based on City Comments dated January 10, 2026.
- Four (4) copies of the revised Site Plans, signed, at a 22" x 34" size.
- One (1) copy of the updated parking count exhibit.

Please review the attached materials and feel free to contact me with any questions or requests for additional information.

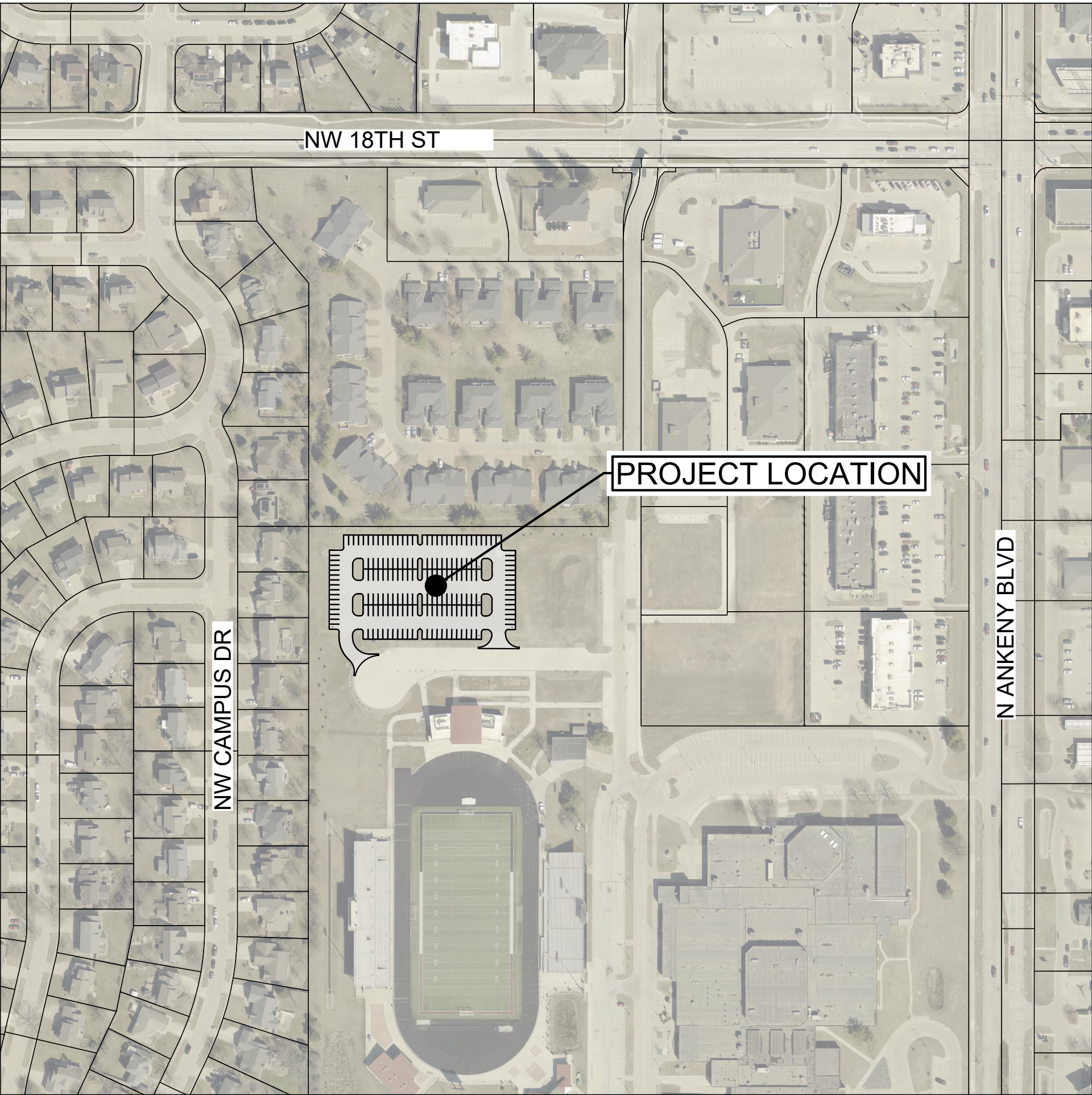
SNYDER & ASSOCIATES, INC.



Tim West, PLA
Project Manager

cc: Mark Ramirez, Invision
Brian Lane, Invision

SITE PLAN
FOR
2025 NORTHVIEW PARKING LOT IMPROVEMENTS
1302 N ANKENY BLVD
CITY OF ANKENY, POLK COUNTY, IOWA



VICINITY MAP



OWNER / DEVELOPER

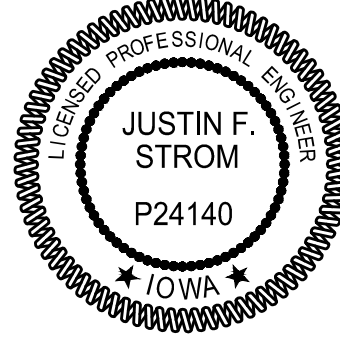
ANKENY COMMUNITY SCHOOL DISTRICT
306 SW SCHOOL STREET
ANKENY, IA 50023-3033
CONTACT: TIM SIMPKINS
PHONE: 515-965-9600

ENGINEER

SNYDER & ASSOCIATES, INC
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: JUSTIN STROM
PHONE: 319-330-0303

Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	EXISTING SITE SURVEY AND DEMO PLAN
C300	DIMENSION PLAN
C400	GRADING AND EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	PLANTING PLAN
C700	DETAILS



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

Justin Strom 01-09-2026
Justin F. Strom, P.E. Date

License Number P24140
My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:
C100-C700

2025 NORTHVIEW PARKING LOT IMPROVEMENTS

TITLE SHEET

ANKENY, IA

SNYDER & ASSOCIATES, INC. I



Project No: 124.0141.01E

Sheet C100

3	PER CITY COMMENTS	01-09-26	JFS
2	PER CITY COMMENTS	12-19-25	JFS
1	PER CITY COMMENTS	11-25-25	JFS
MARK	REVISION	DATE	BY
Engineer: JFS	Checked By: JFS	Scale: 1" = 200'	
Technician: JWM	Date: 10-17-25	T-R-S: TTN-RRW-SS	
Project No: 124.0141.01E		Sheet C100	

2727 SW SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

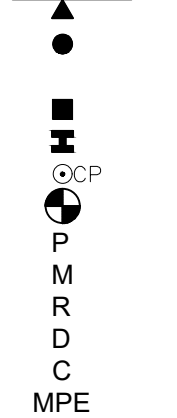
L:\Projects\2024\124.0141.01E\CAD\SSP - 240141E.TSD.dwg, ISTRON, PROJECT INFORMATION, 2026/01/07, 8:57 AM, ANSI FULL BLEED (4.00 X 22.00 INCHES)

LEGEND

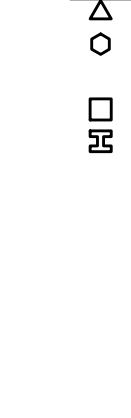
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



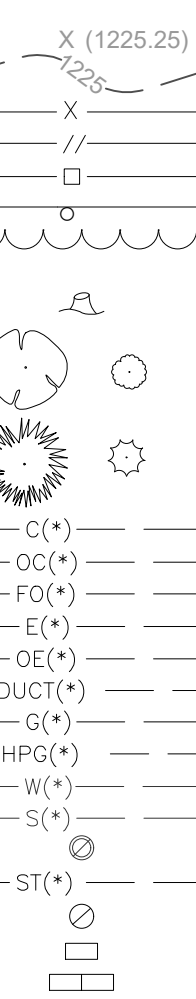
SET



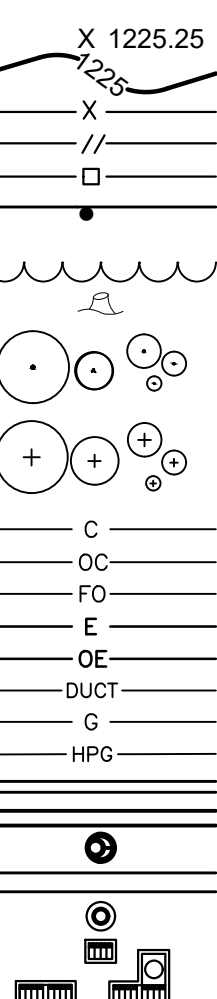
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Removal Limits
Tree Stump
Deciduous Tree \\\ Shrub
Coniferous Tree \\\ Shrub
Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Duct Bank
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Sanitary Manhole
Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake

EXISTING

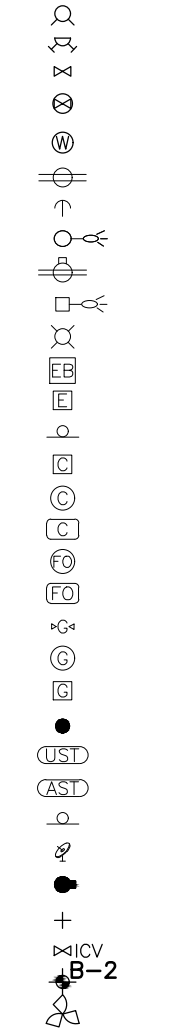


PROPOSED



(*) Denotes the survey quality service level for utilities

Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve
Soil Boring
Test Hole Location for SUE w/D



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD. QUALITY LEVEL (Q) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS. QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION. QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, DES MOINES WATER WORKS, AND POLK COUNTY PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, POLK COUNTY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.



NOTES

- BUILDING LINES AND CORNERS ARE FOR USE IN PREPARING CIVIL SITE PLAN DOCUMENTS. BUILDING CORNERS AND BUILDING LINES SHOULD BE SPECIFICALLY VERIFIED, AS NECESSARY, PRIOR TO DESIGN FOR CONSTRUCTION OF ANY PROPOSED EXPANSION OR CONNECTION OF BUILDING COMPONENTS.
- FOR CLARITY PURPOSES, SURVEY SPOT ELEVATIONS ARE NOT SHOWN ON THIS SURVEY, BUT ARE CONTAINED WITHIN THE DIGITAL CADD FILES.
- FOR THE PURPOSE OF THIS SURVEY, STORM SEWER, SANITARY SEWER AND WATER MAIN LINES ARE ASSUMED TO FOLLOW A STRAIGHT LINE FROM STRUCTURE TO STRUCTURE.
- UTILITY SERVICE LINES TO BUILDINGS ARE APPROXIMATE ONLY. AN INTERNAL BUILDING INVESTIGATION, EXCAVATION AND/OR SUBSURFACE LOCATING/DESIGNATING WOULD NEED TO BE PERFORMED TO DETERMINE THE LOCATION OF SERVICES ENTERING THE BUILDING.
- UNDERGROUND PIPE MATERIALS AND SIZES ARE BASED UPON VISIBLE EVIDENCE VIEWED FROM ACCESS MANHOLES/STRUCTURES. DUE TO THE CONFIGURATION AND/OR CONSTRUCTION OF THE STRUCTURE, IT MAY BE DIFFICULT TO ACCURATELY DETERMINE THE PIPE MATERIAL AND/OR SIZE. THE SURVEYOR WILL USE THEIR JUDGMENT AND EXPERIENCE TO ATTEMPT TO DETERMINE, BUT COMPLETE ACCURACY CANNOT BE GUARANTEED.
- BOUNDARY LINES SHOWN ON THE EXISTING SITE SURVEY ARE TO FACILITATE DESIGN OR CONCEPT NEEDS AND ENABLE CREATION OF SAID CONSTRUCTION DOCUMENTS. THESE LINES DO NOT CONSTITUTE A CERTIFIED BOUNDARY SURVEY AND MISSING MONUMENTS WILL NOT BE SET.

PROPERTY DESCRIPTION

BEG 1072.96F S & 660F OF NE COR THN W 510F S1220F W 100F N 1584.51F E550F N130F 3 60F S 495F TO POB & S 1570F W 1110F E 1170F NE 1/4 SEC 14-80-24

PROPERTY ADDRESS

1302 N ANKENY BOULEVARD

ZONING

R-1: ONE-FAMILY RESIDENCE DISTRICT

BULK REGULATIONS

FRONT SETBACK - 35'
SIDE SETBACK - 35'
REAR SETBACK - 35'

GENERAL USE

MIDDLE SCHOOL

LOT SUMMARY

48.08 ACRES (2,094,443 SF)

PARKING REQUIREMENTS

REQUIRED (1/4 SEATS) - 1,750 SPACES REQUIRED.

PER LETTER BETWEEN CITY AND SCHOOL DISTRICT, 1,135 PARKING SPACES IS ACCEPTABLE.

PROVIDED STALLS ACROSS CAMPUS, INCLUDING CURRENT SOUTH DEVELOPMENT. *DOES NOT INCLUDE DROP OFF SPACES)

= 1,140 (INCLUDING 31 ADA)

ERU CALCULATIONS

EXISTING (1,163,254 / 4,000 SF): 291

MAXIMUM ERU: 90

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552506104.

MIDAMER-GAS	SETH HENDERSON (515)-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
ANKENY, CITY OF	AMANDA HAYDEN (515)-963-3538 AHAYDEN@ANKENYIOWA.GOV
ST-STORM SEWER	ANKENY, CITY OF JARED BRIGHT (515)-963-3534 JBRIGHT@ANKENYIOWA.GOV
S-SANITARY SEWER	ANKENY, CITY OF RYAN HULSEBUS (515)-965-6484 RHULSEBUS@ANKENYIOWA.GOV
W1 - WATER MAIN	ANKENY, CITY OF SHAWN BUCKNER (515)-963-3524 SBUCKNER@ANKENYIOWA.GOV
ANKENY COMMUNITY SCHOOLS	JOHN PATTERSON (641)-521-2358 MAINTENANCE@ANKENYSCHOOLS.ORG
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
MIDAMER-ELEC	SETH HENDERSON (515)-323-1391 SETH.HENDERSON@MIDAMERICAN.COM
VERIZON	INVESTIGATIONS (469)-886-4090 INVESTIGATIONS@VERIZON.COM
METRO FIBERNET, LLC	LORI KEMPER (812)-213-1050 811DESIGN@METRONET.COM
MEDIACOM	DAVE MEYERS (515)-991-7388 DMEYERS2@MEDIACOMCC.COM

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100	N=7542777.54 E=18531317.11 Z=955.36 1/2" REBAR WITH RED PLASTIC CAP, NW CORNER OF PARKING LOT CORNER, +/-40' EAST OF SOUTH DRIVE TO PARKING LOT
CP20	N=7544182.20 E=18531018.56 Z=957.84 CUT 'X' TOP OF CURB, WEST SIDE OF PARKING LOT NW OF SCHOOL +/-20' EAST OF TRANSFORMER, +/-30' NE OF 3-DOOR GARAGE
CP201	N=7544542.20 E=18531079.31 Z=957.90 CUT 'X' TOP CURB NE CORNER PARKING LOT EAST SIDE NW BRIARGATE DR, +/-40' EAST OF MH, +/-40' SW OF LIGHT POLE
CP202	N=7544213.16 E=18530579.49 Z=966.05 CUT 'X' TOP OF CURB, SW CORNER CUL-DE-SAC WEST OF SCHOOL BUILDING #1302, +/-3' EAST OF LIGHT POLE
CP203	N=7544443.24 E=18530510.54 Z=967.36 1/2" REBAR WITH RED PLASTIC CAP, NW CORNER SITE, +/-30' EAST OF FENCE, +/-35' EAST OF TRANSFORMER, +/-90' SOUTH OF E-W FENCE

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID18)
IARTN DERIVED - US SURVEY FEET

BM503	N=7544246.-- E=18530788.-- Z=966.89 SW BOLT ON DYDRANT NORTH OF SCHOOL BUILDING #1302 NORTH OF FOOTBALL FIELD, +/-30' EAST OF CONCRETE STEPS
-------	---

DATE OF SURVEY

SEPTEMBER 25, 2025

POLLUTION PREVENTION NOTES

- POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- POLLUTION PREVENTION PLAN
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE. WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS. DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
h. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

2025 NORTHVIEW PARKING LOT IMPROVEMENTS

PROJECT INFORMATION

ANKENY, IA

SNYDER & ASSOCIATES, INC. I



Project No: 124.0141.01E

Sheet C101

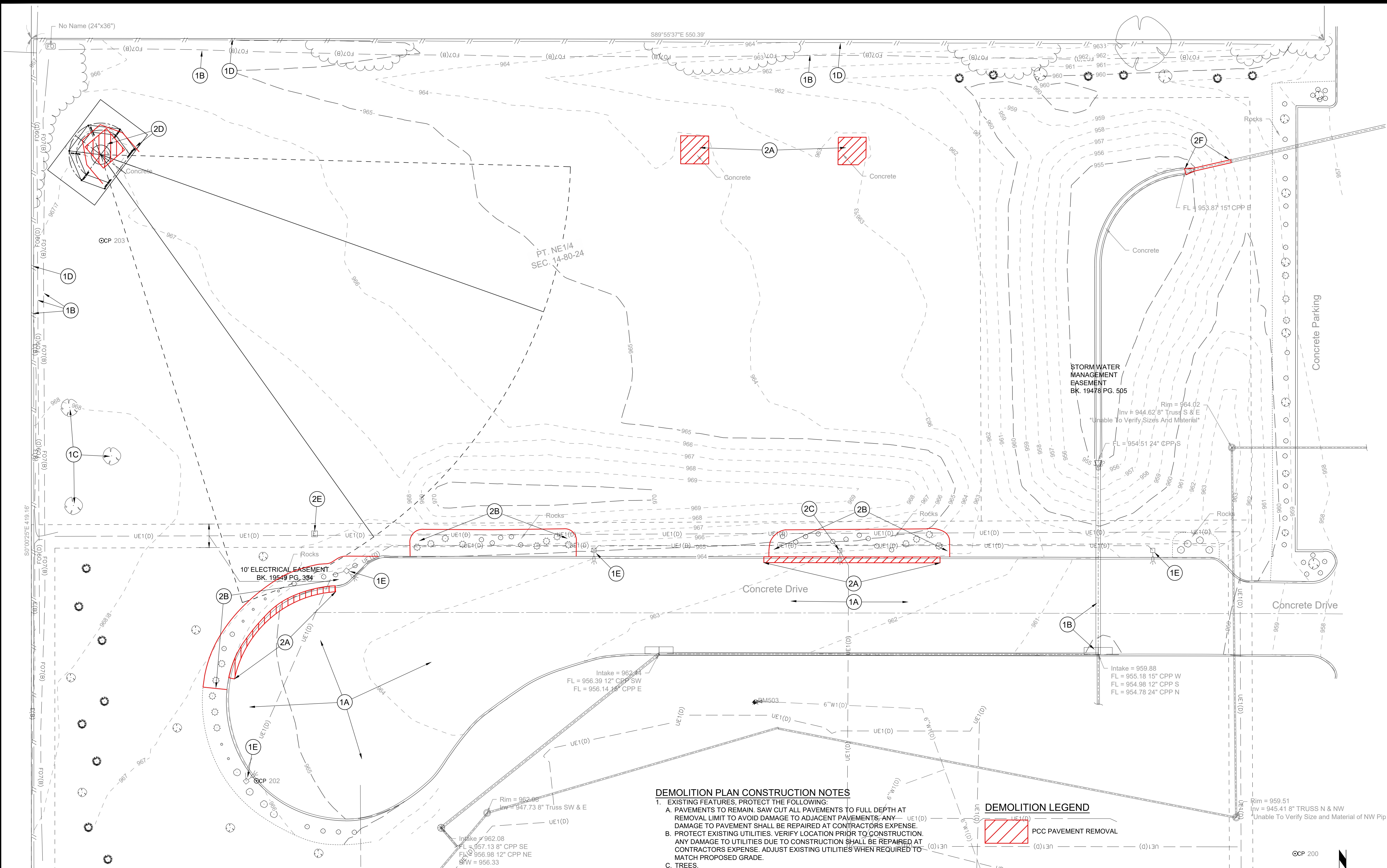
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C101

Project No: 124.0141.01E

PER CITY COMMENTS	01-09-26	JFS
PER CITY COMMENTS	12-19-25	JFS
PER CITY COMMENTS	11-25-25	JFS
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Engineer: JFS	Date: 10-17-25	
Technician: JWM	T-R-S: TTN-LRRW-SS	

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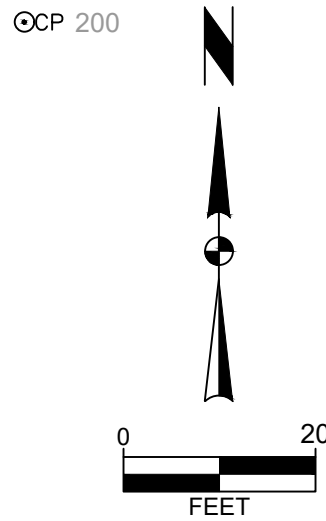


DEMOLITION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMIT TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
 - PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - TREES.
 - FENCE.
 - LIGHT POLE.
- DEMOLITION. REMOVE THE FOLLOWING:
 - EXISTING PAVEMENT TO LIMITS SHOWN. SAW CUT FULL DEPTH AND REMOVE EXISTING CURB AND GUTTER SECTION TO LIMITS SHOWN TO NEAREST JOINT.
 - PLANTING BEDS AND LANDSCAPE ROCK.
 - REMOVE AND SALVAGE LIGHT POLE. COORDINATE WITH OWNER.
 - EXISTING FENCE AND FOUNDATION, AND SHOT PUT AND DISCUS PAD.
 - ADJUST ELECTRICAL BOX AS NEEDED FOR GRADE CHANGE.
 - REMOVE 22 LF OF EXISTING HDPE PIPE.

DEMOLITION LEGEND

 PCC PAVEMENT REMOVAL



2025 NORTHVIEW PARKING LOT IMPROVEMENTS

EXISTING SITE SURVEY AND DEMO PLAN

ANKENY, IA

SNYDER & ASSOCIATES, INC. I



Project No: 124.0141.01E

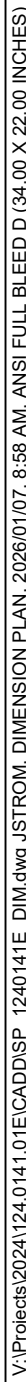
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Technician: JWM	Date: 10-17-25	T-R-S: TTN-RRW-SS

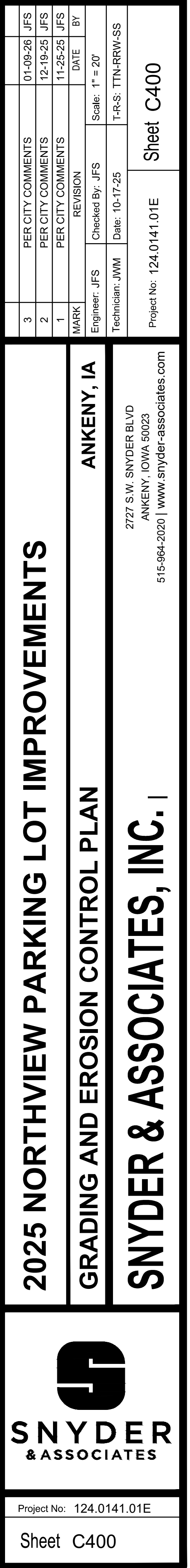
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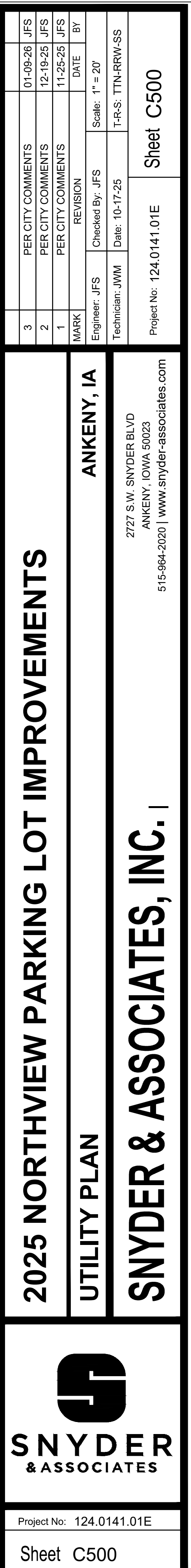
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Project No: 124.0141.01E



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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
TREES					
AC1	9	Acer rubrum 'Columnare'	Columnar Red Maple	2" Cal.	B&B
GP	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2" Cal.	B&B
GT	8	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2" Cal.	B&B
QR	5	Quercus rubra	Red Oak	2" Cal.	B&B
TA	6	Tilia americana	American Linden	2" Cal.	B&B
EVERGREEN TREES					
AC	10	Abies concolor	White Fir	5' Ht.	B&B
ORNAMENTAL TREES					
CE	5	Cercis canadensis	Eastern Redbud Multi-trunk	1.5" Cal.	B&B
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS					
BG	25	Buxus x 'Green Gem'	Green Gem Boxwood	3 gal.	Pot
CA	18	Clethra alternifolia	Sweet Pepperbush	3 gal.	Pot
JM	29	Juniperus chinensis 'Maneyi'	Maney Juniper	3 gal.	Pot
GRASSES					
AG	28	Andropogon gerardii	Big Bluestem	1 gal.	Pot

PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

PLANTING PLAN CONSTRUCTION NOTES

- PROVIDE 3-INCH DEPTH SHREDDED HARDWOOD MULCH IN A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.
- PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT UNLESS OTHERWISE DIRECTED BY OWNER.
- PROVIDE 6" HT $\frac{3}{8}$ " BLACK STEEL EDGER WITH STAKES AT LOCATIONS SHOWN.
- SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE I SUDAS PERMANENT LAWN SEED MIX, UNLESS NOTED OTHERWISE.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

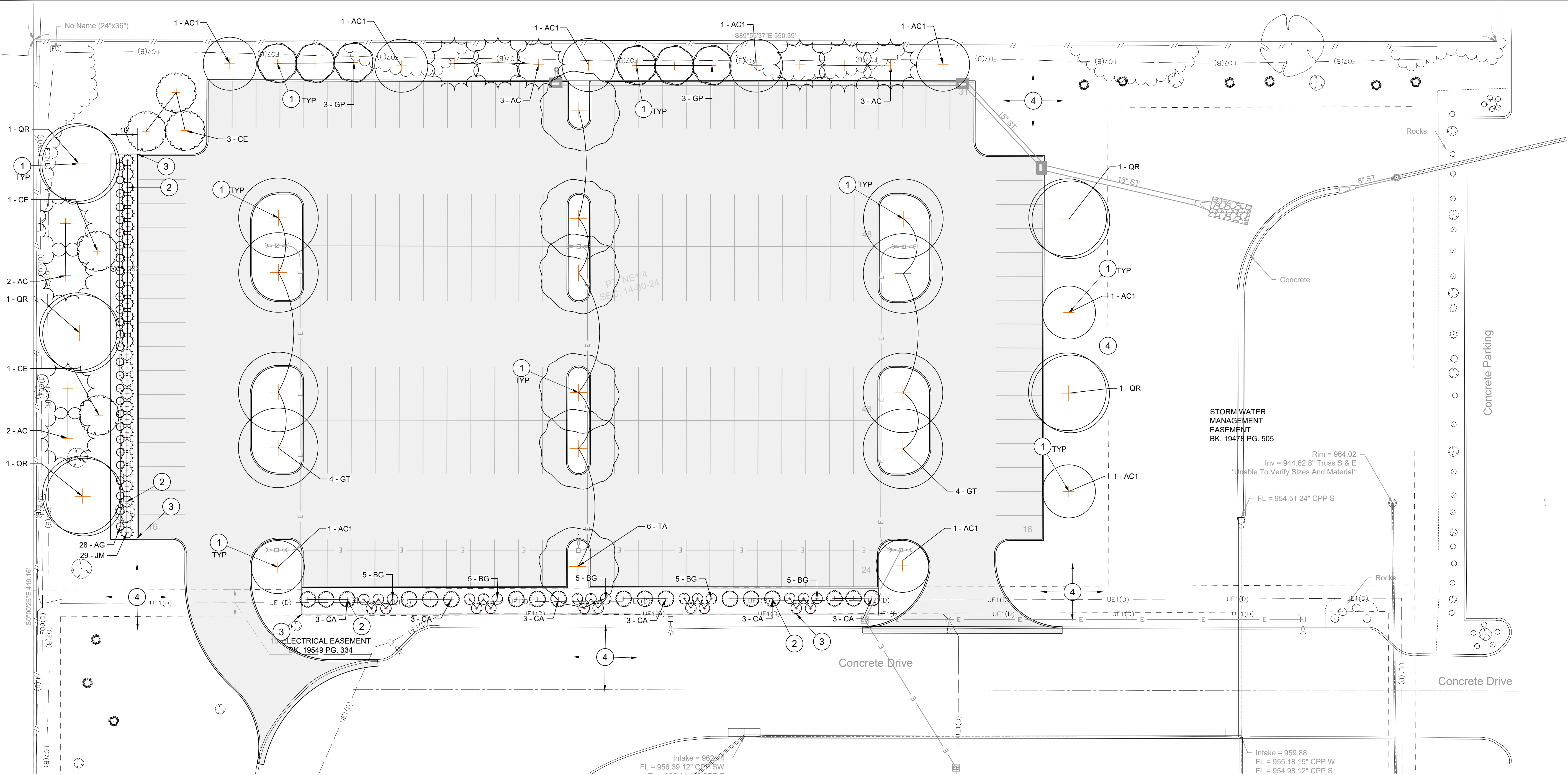
OPEN SPACE REQUIREMENTS:
86,216.78 SF OF AREA IMPACTED BY CONSTRUCTION x 20% MINIMUM
OPEN SPACE = 17,243.36 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING)
= 61,142.87 SF
25,073.91 SF (29.08%) OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE REQUIREMENTS:
17,243.36/3000 SF = 5.7 LAND UNITS REQUIRED
5.7 PU x 2 TREES = 11.4 TREES REQUIRED (5 EXISTING TREES, 7 TREES PROVIDED)
5.7 PU x 6 SHRUBS = 34.2 SHRUBS REQUIRED (43 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:
61,142.87 SF OF PAVEMENT x 20% = 12,228.57 SF
12,228.57/706 SF = 17 OVERSTORY TREES REQUIRED (17 PROVIDED)

~(0) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)
~(18) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)
~ 12,708 SF PAVEMENT SHADING PROVIDED

TYPE B SCREENING PROVIDED TO THE WEST AND NORTH:
SEMI-OPAQUE SCREEN THAT IS OPAQUE FROM THE GROUND TO A HEIGHT OF THREE FEET, WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20-FEET.



2025 NORTHVIEW PARKING LOT IMPROVEMENTS

PLANTING PLAN

ANKENY, IA

SNYDER & ASSOCIATES, INC. I



Project No: 124.0141.01E

Sheet C600

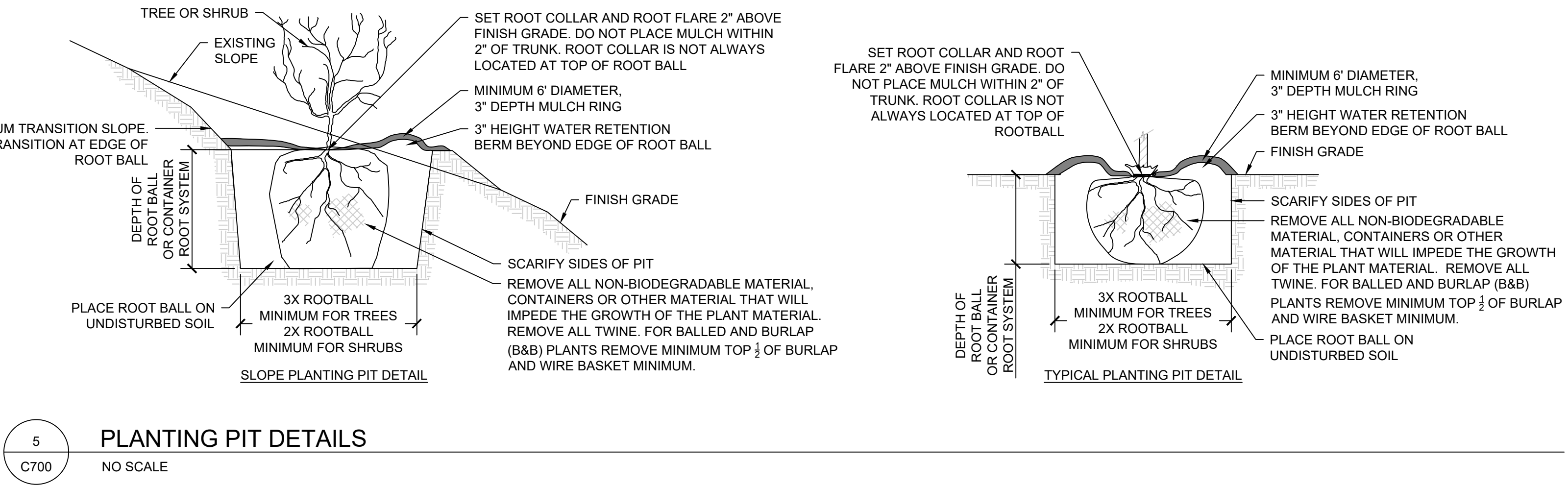
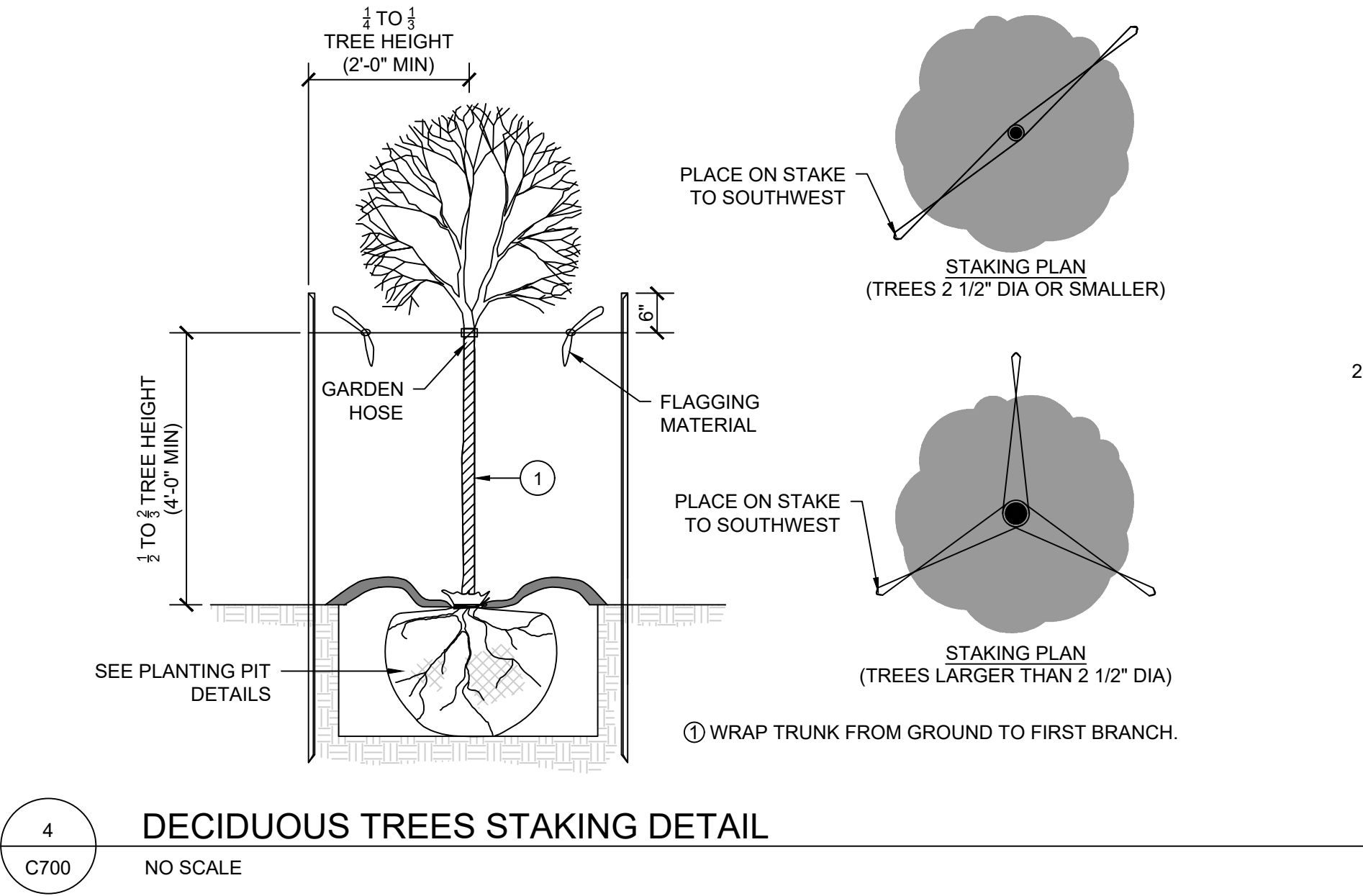
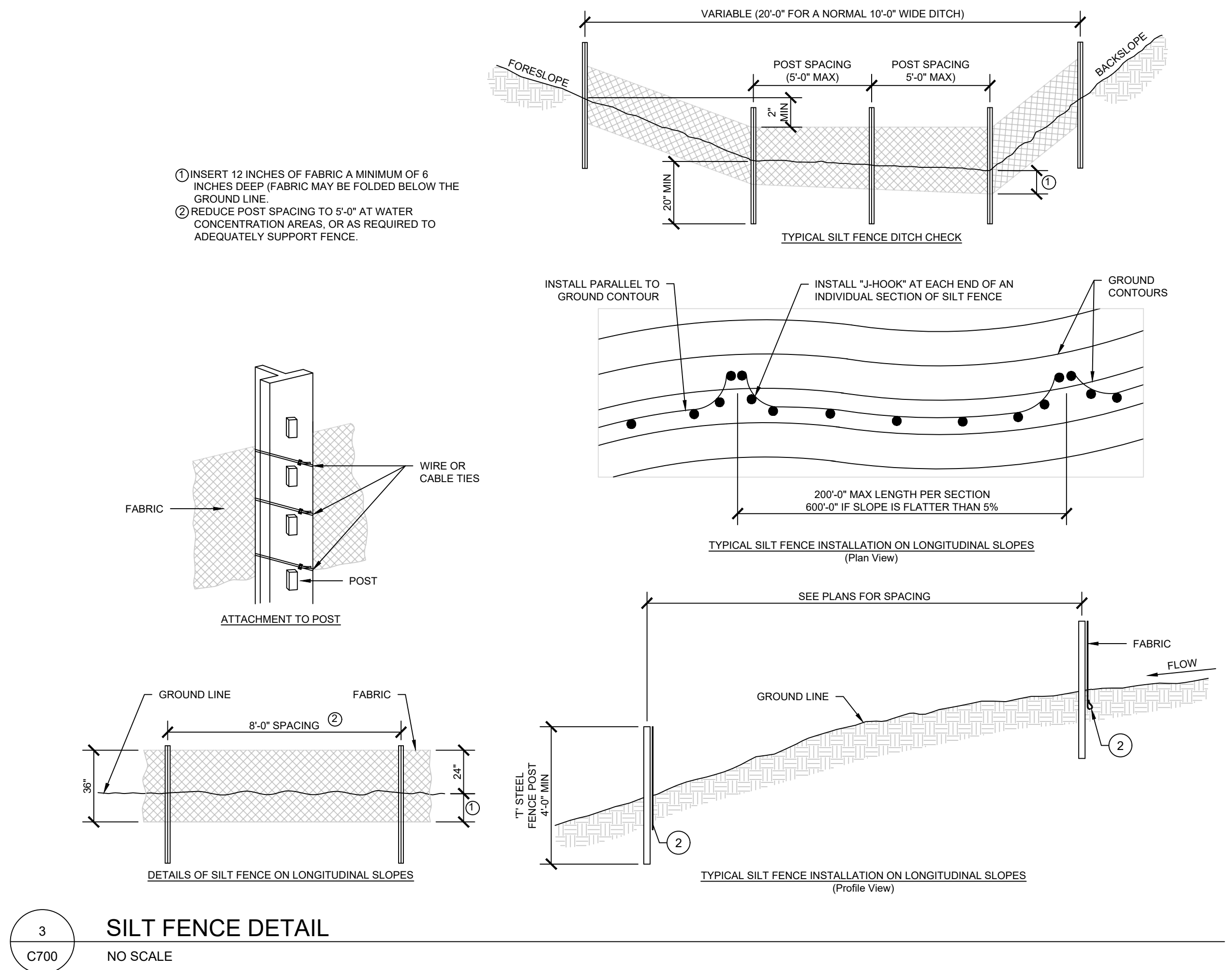
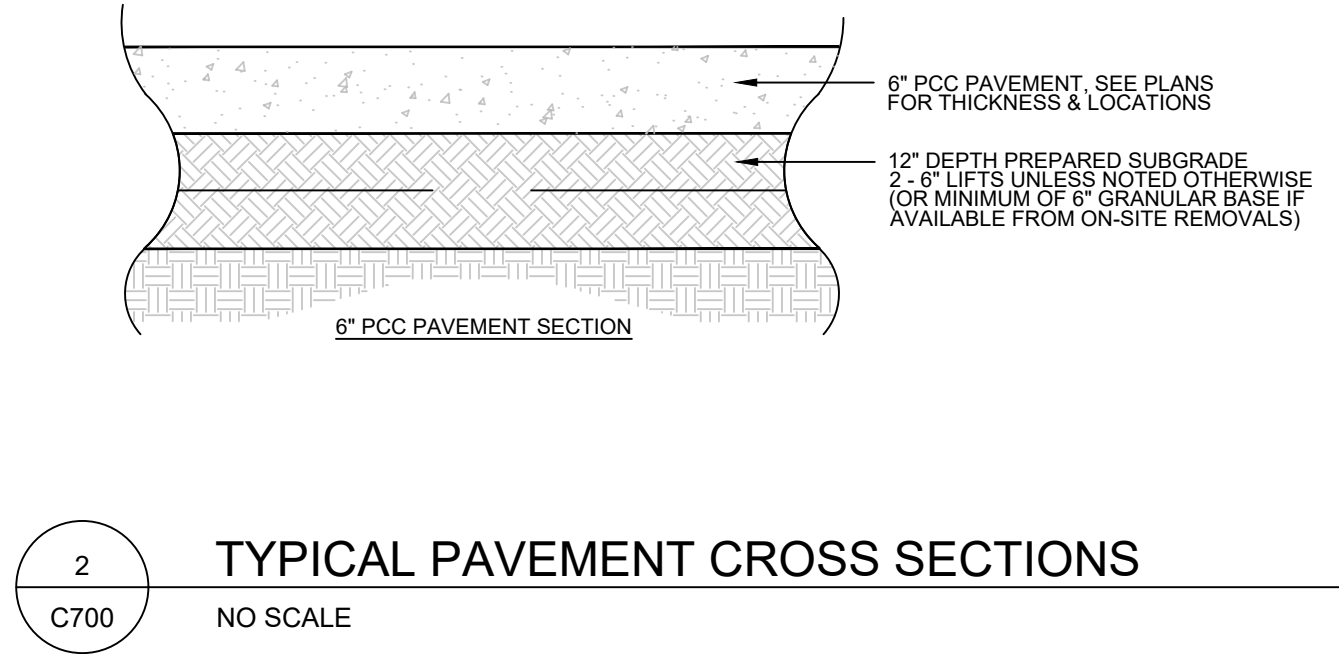
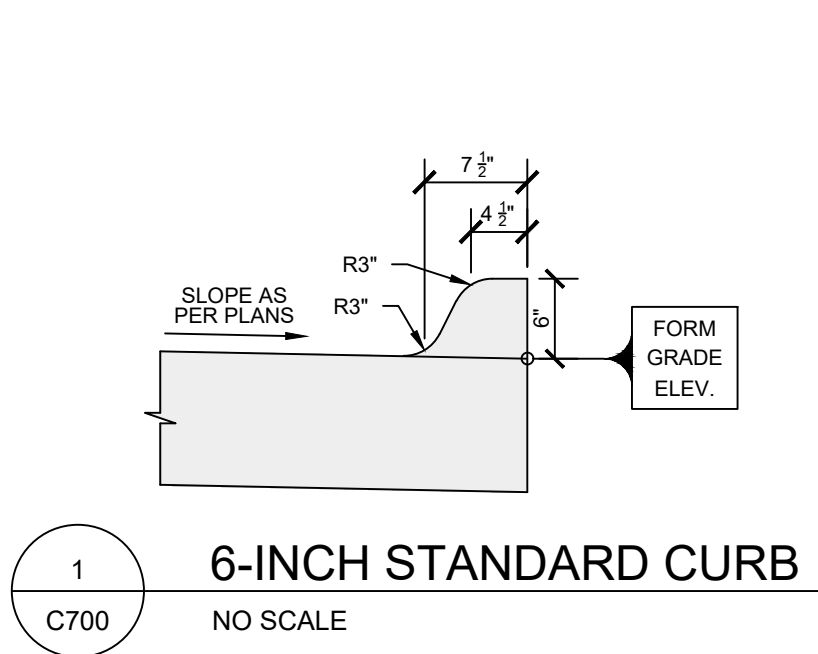
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Technician: JWM	Date: 10-17-25	T-R-S: TTN-RRW-SS

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Project No: 124.0141.01E

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2025 NORTHVIEW PARKING LOT IMPROVEMENTS

DETAILS

ANKENY, IA

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SNYDER & ASSOCIATES, INC. I

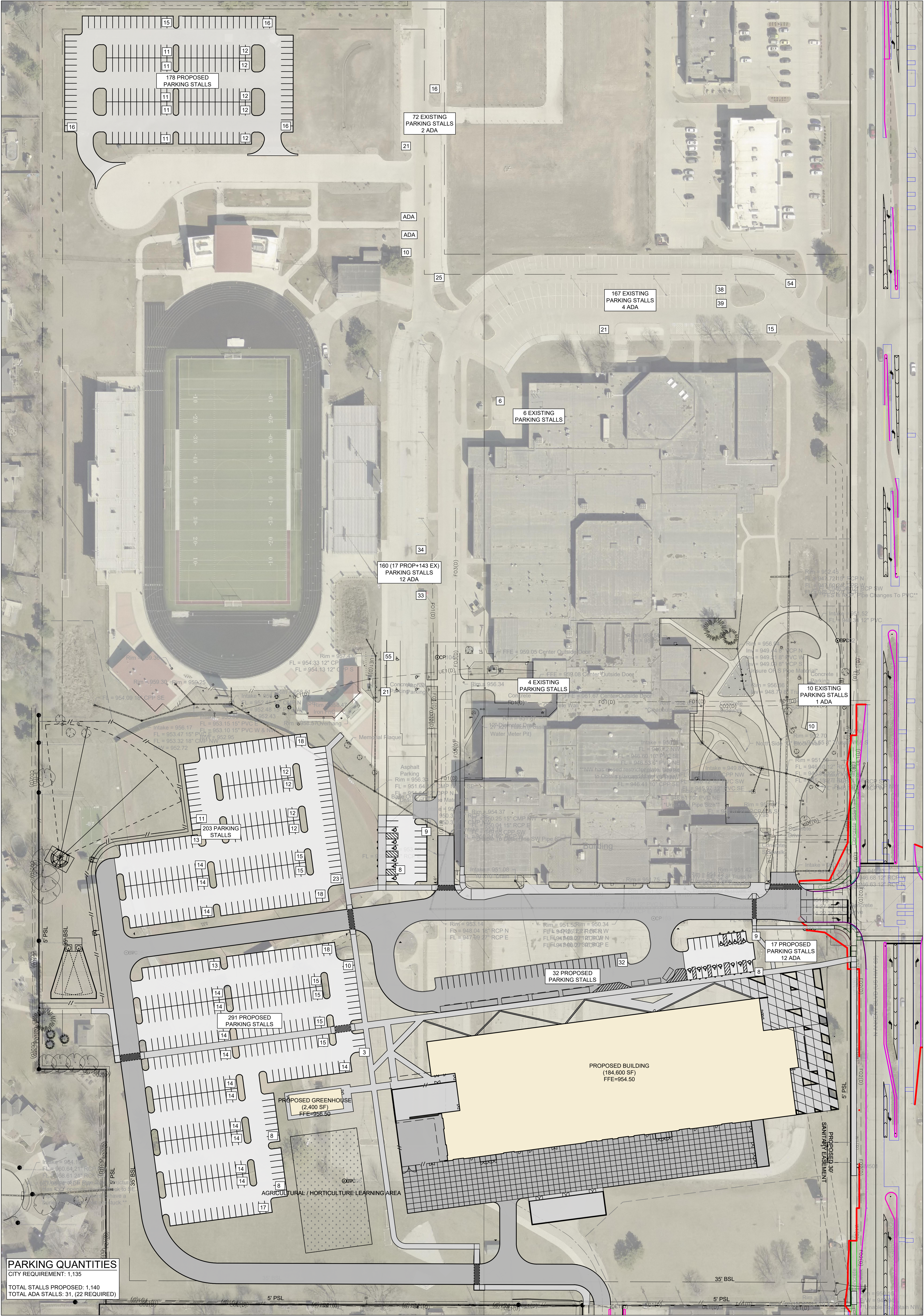
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Technician: JWM	Date: 10-17-25	T-R-S: TTN-RRW-SS	

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

36th Street Centre Plat 2 - 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

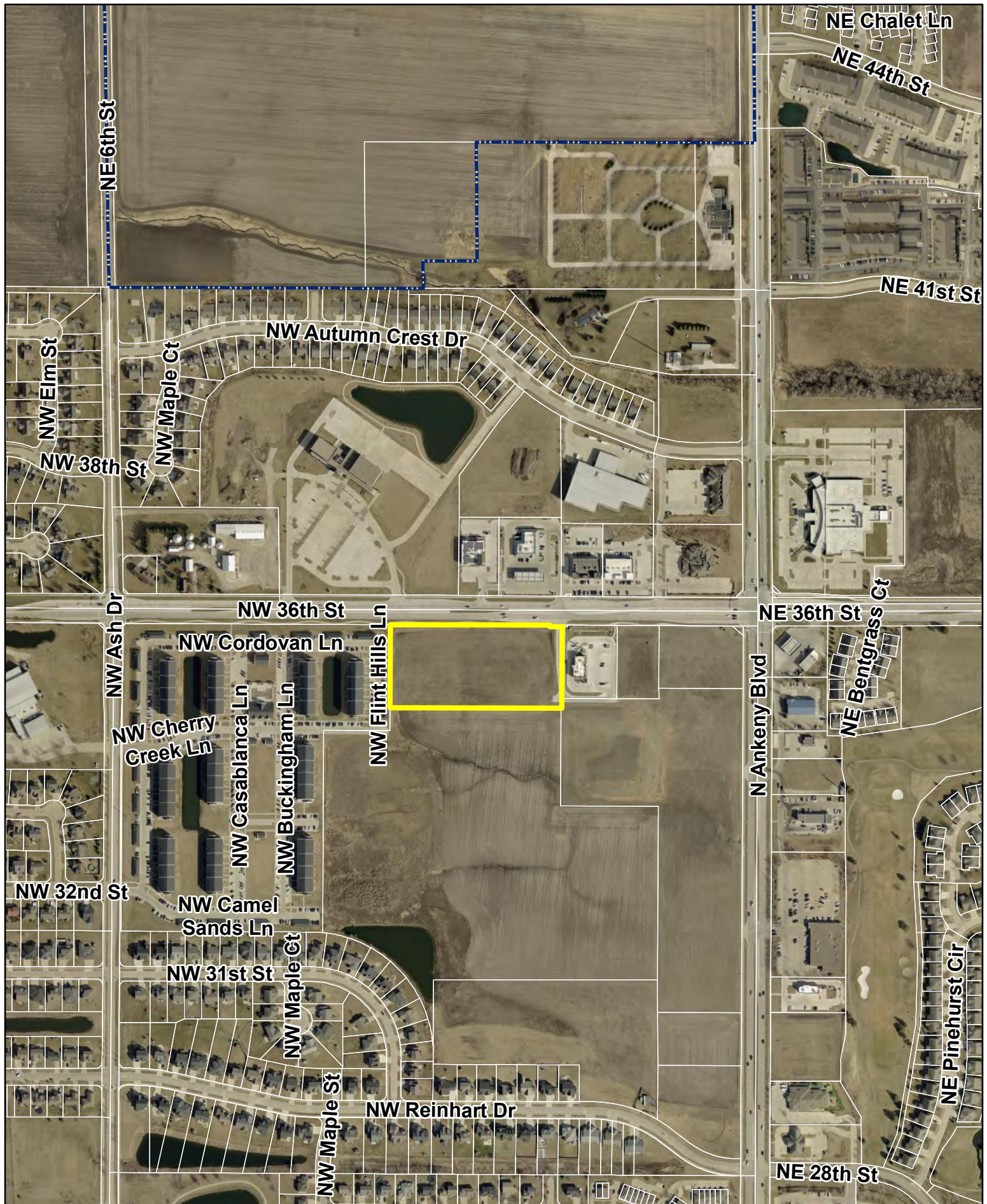
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to approve the final plat for 36th Street Centre Plat 2.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



Agenda Item: 36th Street Centre Plat 2 Final Plat

Report Date: January 29, 2026

Prepared by: Jake Heil,
Associate Planner

ESL

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of 36th Street Centre Plat 2 Final Plat.

Project Summary:

North Ankeny Boulevard LLC has proposed 36th Street Centre Plat 2, a 5.46-acre (+/-) plat located west of N Ankeny Boulevard and south of NW 36th Street. The subject plat includes 1 buildable lot, an outlot for future development, associated easements and utilities. The area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District. Properties to the north, east and west are similarly zoned, while the property to the south is zoned R-3, Multiple-Family Residence District. The proposed plat is in general conformance to the 36th Street Centre Preliminary Plat.

Project Report:

Streets: This plat will be primarily accessed from NW 36th Street to the north via a private access drive located to the south of the proposed lot.

Water: A 6-inch water line currently exists along the private access drive to the south, there are no plans for additional water lines with this plat.

Sewer: An 8-inch sewer line currently exists along the private access drive to the south of the proposed plat. There are no plans for additional sewer lines with this plat.

Drainage: Each lot will be responsible for their individual detention. Generally, stormwater in this development will flow to the northern lot line and then east via a 30-inch storm sewer main that exists along NW 36th Street, eventually outletting into Fourmile Creek. From there stormwater eventually drains south and east towards the Des Moines River.

Parkland: Parkland dedication is not required for Commercial Developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: 36th Street Centre Plat 2
NAME OF OWNER: North Ankeny Boulevard LLC
NAME OF DEVELOPER: North Ankeny Boulevard LLC

GENERAL INFORMATION:

PLAT LOCATION: West of N Ankeny Boulevard; south of NW 36th Street
SIZE OF PLAT: 5.46 acres
ZONING: C-2; General Retail, Highway-Oriented, and Central Business Commercial District

LOTS:

NUMBER: 1 lot, 1 outlot
SIZE/DENSITY: Lot 1: 1.10 acres, Outlot W: 4.35 acres,
USE: Commercial
BUILDING LINES: **C-2:**
Front: 35 feet
Rear: 40 feet
Side: No minimum requirements for any other permitted uses, except
when adjoining any R District, in which case, 25 feet.

PARK SITE DEDICATION: Parkland dedication is not required for Commercial Developments.

ADJACENT LANDS:

NORTH: C-2; General Retail, Highway-Oriented, and Central Business Commercial District
SOUTH: R-3; Multiple-Family Residence District Restricted to Single Family Residential
EAST: C-2; General Retail, Highway-Oriented, and Central Business Commercial District
WEST: C-2; General Retail, Highway-Oriented, and Central Business Commercial District

STREET DEVELOPMENT:

There are no proposed streets with this plat.

WASTE WATER:

PROJECTED FLOWS: 5.46 acres of developable land x 3,500 gal. per day/commercial = 19,110
GPD estimate
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

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

WATER SYSTEM:

USAGE: 5.46 acres of developable land x 1,000 gal. per day/commercial = 5,460 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.

January 23, 2026

Honorable Mayor, City Council and Plan and Zoning Commission Members
c/o Jake Heil
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, Iowa 50023

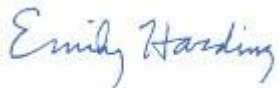
RE: 36th Street Centre Plat 2
Final Plat Submittal

Dear Plan and Zoning Commission Members, Council Members, and Honorable Mayor;

On behalf of North Ankeny Boulevard LLC, we are pleased to submit herewith a final plat for 36th Street Centre Plat 2, located southwest of the NW 36th Street and N Ankeny Boulevard intersection. The property contains approximately 5.46 acres and is zoned C-2. Plat 2 includes one lot and one outlot for future development.

We are requesting that approval of the final plat be granted by City Council at the next regular City Council meeting.

Sincerely,
CIVIL DESIGN ADVANTAGE, LLC



Emily Harding, Project Manager

cc: North Ankeny Boulevard LLC

INDEX LEGEND

LOCATION: PT. OUTLOT 'Z', 36TH STREET CENTRE PLAT 1, ANKENY, POLK COUNTY, IOWA

REQUESTOR & PROPRIETOR: DENNY ELWELL COMPANY
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

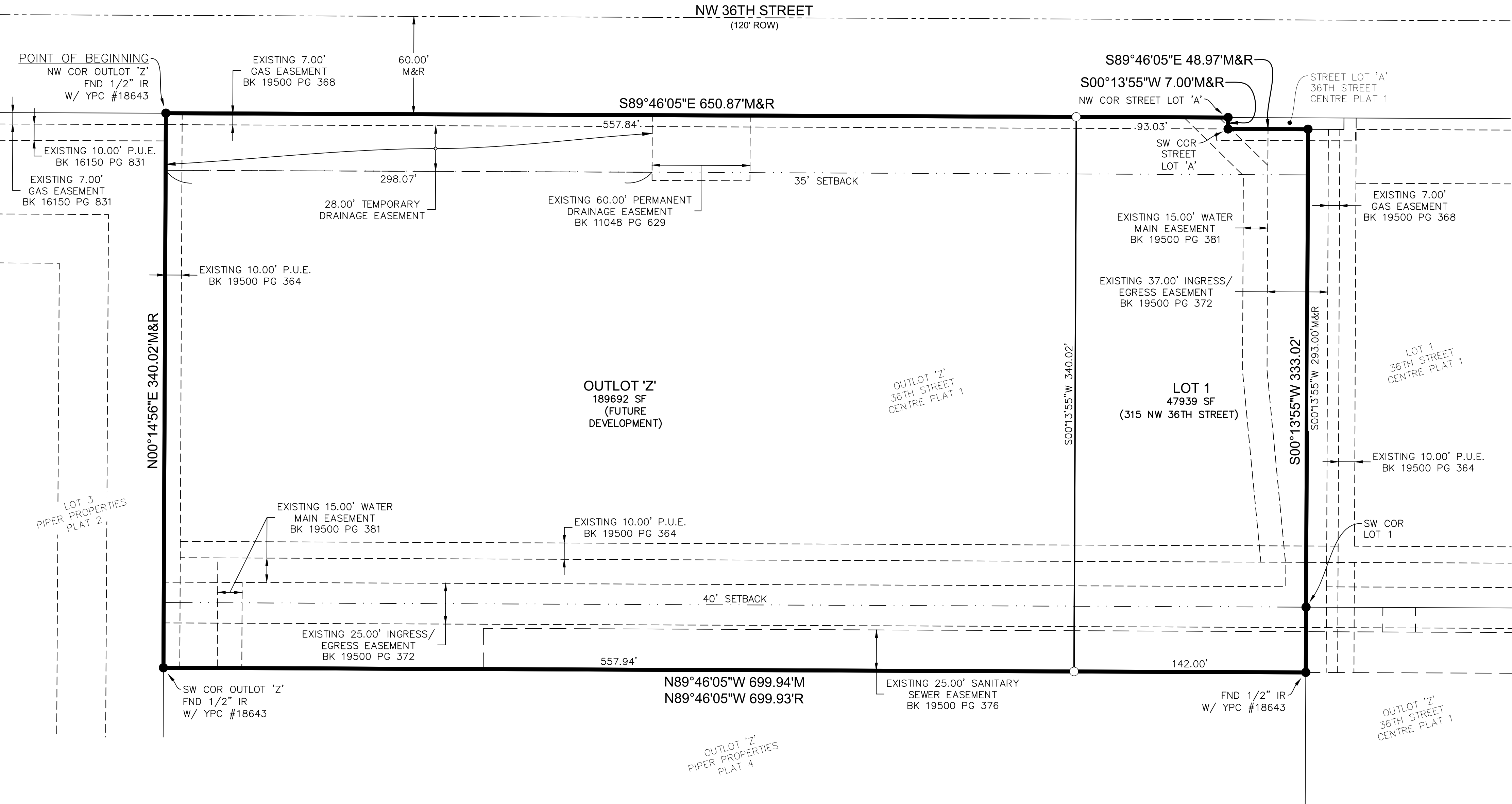
SURVEYOR: MICHAEL A. BROONER

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

36TH STREET CENTRE PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP



PLAT DESCRIPTION

A PART OF OUTLOT 'Z', 36TH STREET CENTRE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°46'05" EAST ALONG THE NORTHERLY LINE OF SAID OUTLOT 'Z', 650.87 FEET TO THE NORTHWEST CORNER OF STREET LOT 'A', SAID 36TH STREET CENTRE PLAT 1; THENCE SOUTH 00°13'55" WEST ALONG SAID NORTHERLY LINE, 7.00 FEET TO THE SOUTHWEST CORNER OF SAID STREET LOT 'A'; THENCE SOUTH 89°46'05" EAST ALONG SAID NORTHERLY LINE, 48.97 FEET TO THE WEST LINE OF LOT 1, SAID 36TH STREET CENTRE PLAT 1; THENCE SOUTH 00°13'55" WEST ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF, 333.02 FEET TO THE SOUTHERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTHERLY LINE, 699.94 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 00°14'56" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 340.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.46 ACRES (237,632 SQUARE FEET).

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- DIRECT ACCESS TO LOT 1 AND OUTLOT Z IS RESTRICTED TO THE INGRESS/EGRESS EASEMENT ALONG THE SOUTHERN PORTION OF THE PARCELS.

ZONING

C-2: GENERAL RETAIL & HIGHWAY ORIENTED COMMERCIAL BUSINESS DISTRICT

BULK REGULATIONS

FRONT SETBACK: 35 FEET
REAR SETBACK: 40 FEET
SIDE SETBACK: SAME AS REQUIRED IN R-3 DISTRICT FOR RESIDENTIAL USES. NO MINIMUM REQUIREMENTS FOR ANY OTHER PERMITTED USES, EXCEPT WHEN ADJOINING ANY R DISTRICT, IN WHICH CASE, 25 FEET.

DATE OF SURVEY

OCTOBER 01, 2025

OWNER / DEVELOPER

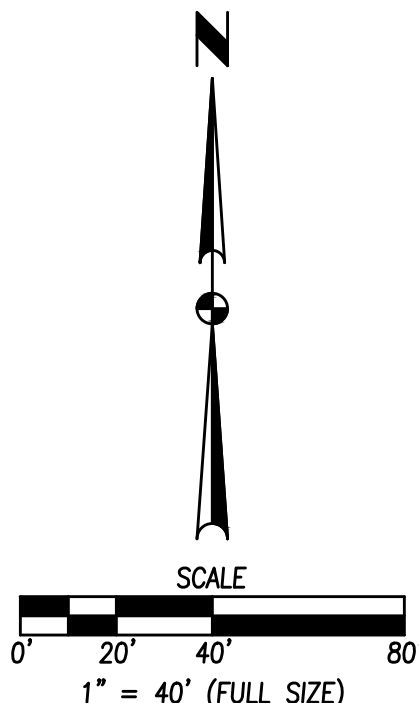
NORTH ANKENY BOULEVARD LLC
CONTACT: CHRIS MURRAY
DENNY ELWELL COMPANY
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021
PH: (515) 964-1587

ENGINEER / SURVEYOR

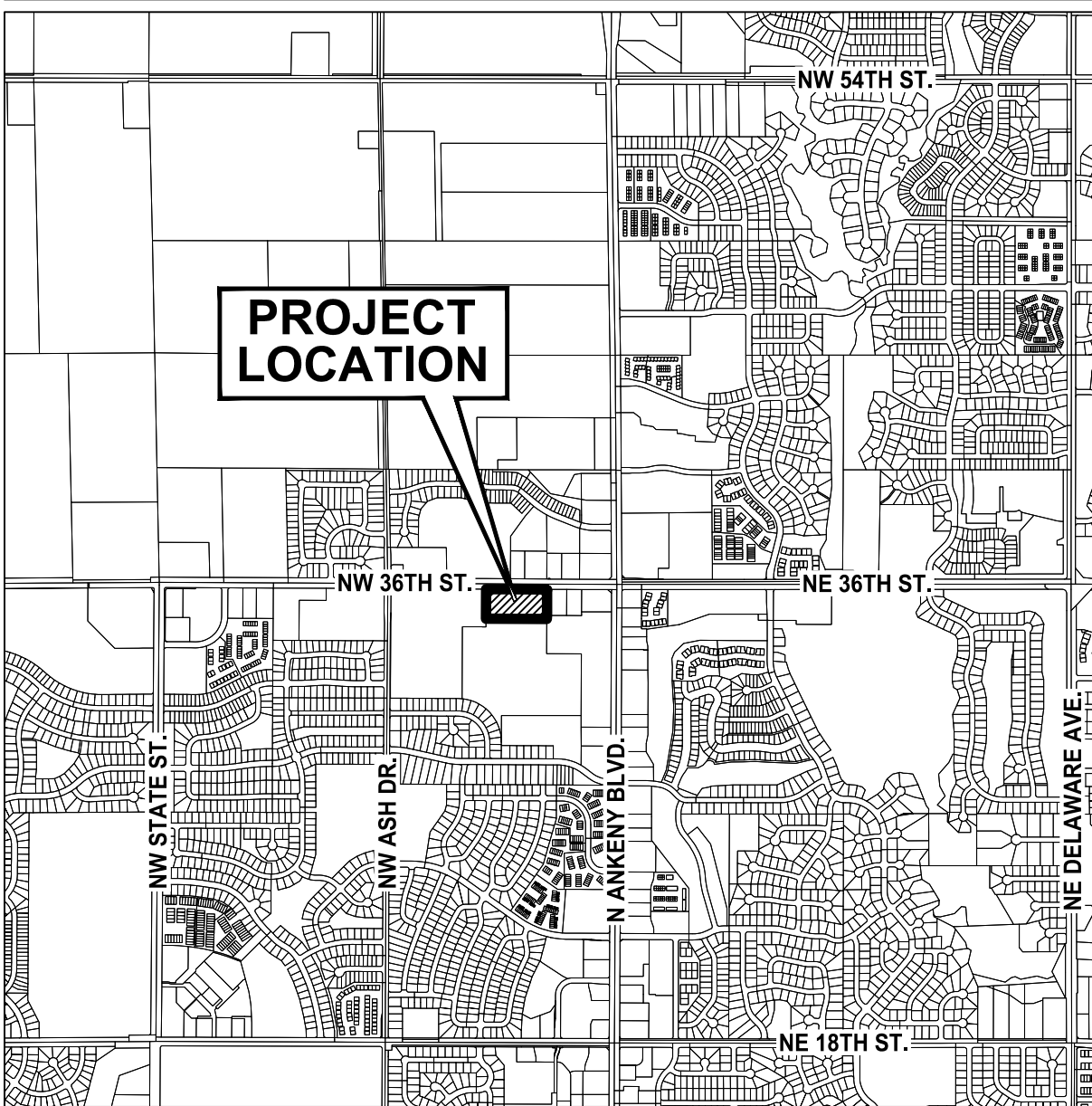
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (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	---	---



VICINITY MAP (1"=2000')





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Piper Properties Plat 5 - 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

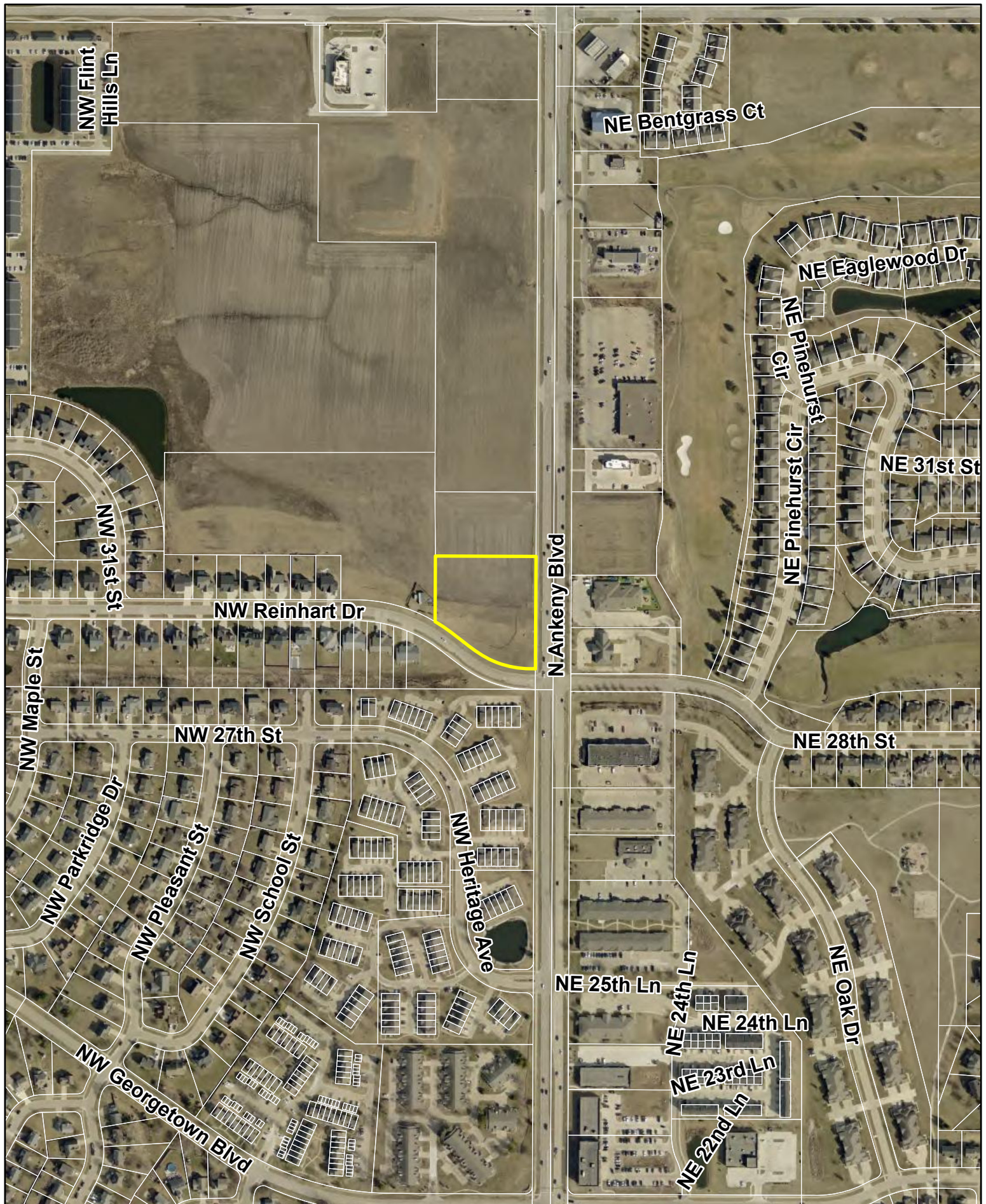
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED
Consider MOTION to approve the final plat for Piper Properties Plat 5.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



Agenda Item: Piper Properties Plat 5 – Final Plat

Report Date: January 28, 2026

Prepared by: Ryan Kirschman, AICP
Planner I

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Piper Properties Plat 5 Final Plat; and authorize cost participation request for 12-inch watermain along the east side of the property in the amount estimated to be \$4,276.25.

Project Summary:

Piper Properties Plat 5 is a proposed 2.54 acres (+/-) plat, located north of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The subject plat consists of creating one buildable lot anticipated to be utilized for a bank.

Project Report:

- Streets: There are no new proposed streets with this plat.
- Water: The applicant is proposing to install a 12-inch water main that will be installed along N Ankeny Boulevard and 2-inch water main to service the proposed site.
- Sewer: 8-inch sanitary sewer will be installed through the site from the south to the north property line by the applicant. The applicant is proposing 6-inch sanitary sewer to service the proposed site.
- Drainage: The proposed site has a highpoint in the northern portion of the proposed lot. Generally, lot 1 drains to the south where a detention basin is located. This plat lies in the Middle Four Mile Creek watershed and all storm water from the site will ultimately flow into Four Mile Creek.
- Parkland: Dedication is not required for a Commercial Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Piper Properties Plat 5
NAME OF OWNER/ DEVELOPER: Central Bank

GENERAL INFORMATION:

PLAT LOCATION: North of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street
SIZE OF PLAT: 2.54 acres
ZONING: C-2, General Retail, Highway-Oriented, and Central Business Commercial District

LOTS:

NUMBER: 1 buildable lot;
SIZE/DENSITY: Lot 1 2.54 Acres
USE: Bank
BUILDING LINES:
Front yard setback: 35'
Rear yard setback: 40'

PARK SITE DEDICATION:

Dedication is not required for a Commercial Development.

ADJACENT LANDS:

NORTH: Piper Properties Plat 6
SOUTH: Piper Properties Plat 3
EAST: N Ankeny Blvd ROW
WEST: Piper Properties Plat 4

STREET DEVELOPMENT: No street development will occur with this final plat.

WASTE WATER:

PROJECTED FLOWS: 2.54 acres of land X 3000 gal. per day/acre of developable land = 7,620 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: 2.54 acres of land X 1000 gal. per day/acre of developable land = 2,540 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

October 24, 2025

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

RE: Central Bank - Ankeny
Final Plat & Site Plan Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Central Bank, we submit herewith the following final plat, construction drawings and site plan for review and approval. The project area contains 2.54 acres and is located northwest of the intersection of N. Ankeny Boulevard and NW Reinhart Drive. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail & Highway Oriented Commercial Business District. The project features the construction of a 10,480-sf bank building with associated parking improvements. We would like to request cost sharing for the 12-inch watermain in the amount of \$13.75/LF which equates to \$4,276.25.

Please accept this submittal for the next available Planning & Zoning Commission 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: PARCEL 2023-76
PT OUTLOT 'Z', PIPER PROPERTIES PLAT 1,
ANKENY, POLK COUNTY, IOWA

REQUESTOR: CENTRAL BANK

PROPRIETOR: CENTRAL BANK
2805 N ANKENY BLVD
ANKENY, IOWA 50023

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

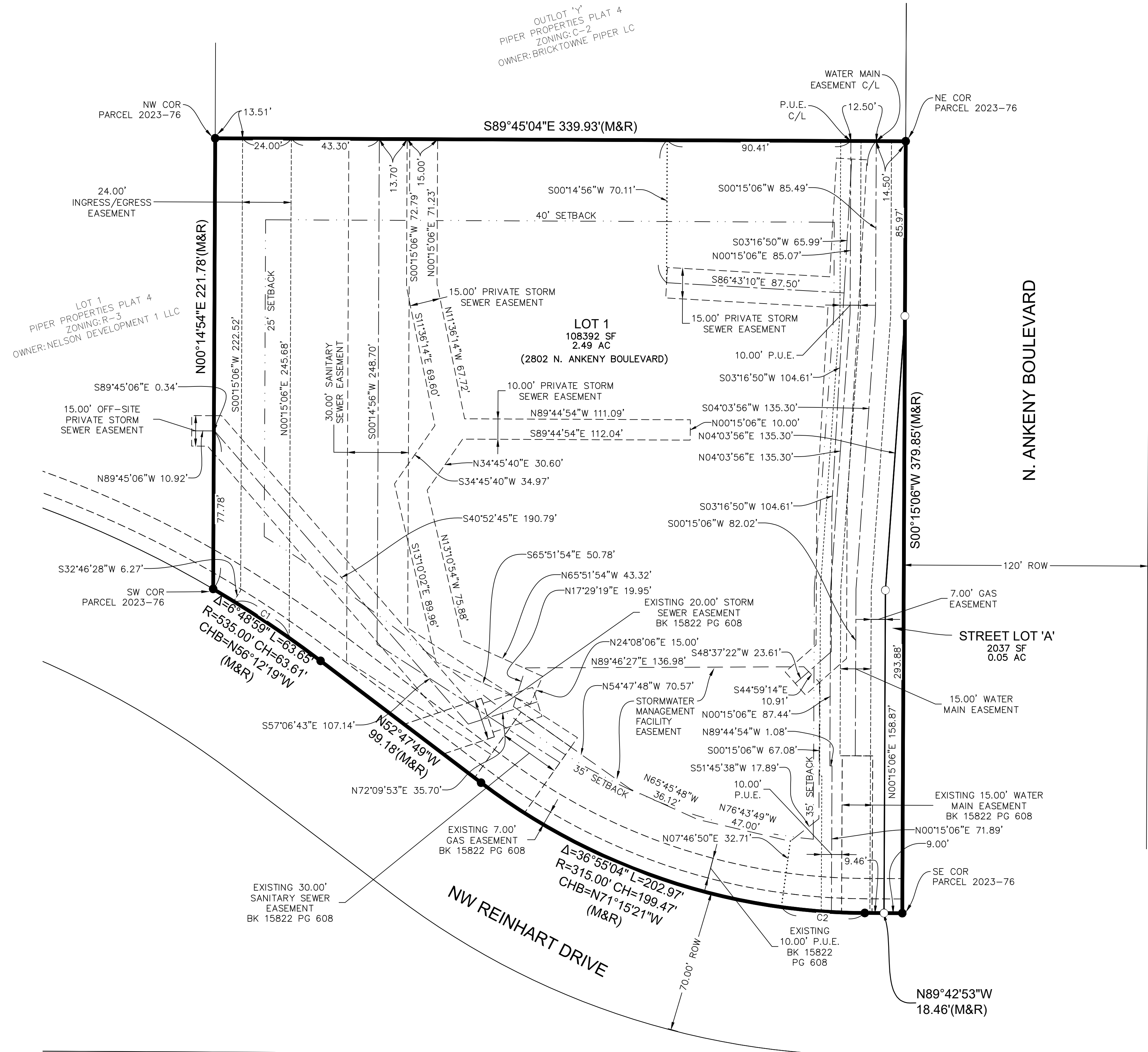
PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

PIPER PROPERTIES PLAT 5

FINAL PLAT

DATE	REVISIONS
10/24/25	REVISED
10/01/25	REVISED
07/14/25	REVISED
06/18/25	PREPARED

AREA ABOVE RESERVED FOR RECORDING STAMP



OWNER / DEVELOPER

CENTRAL BANK
CONTACT: DAMON MILLER
2805 N ANKENY BLVD
ANKENY, IOWA 50023
PH: (515)473-7033

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-2: GENERAL RETAIL & HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK= 35 FEET
REAR YARD SETBACK= 40 FEET
SIDE YARD SETBACK= 25 FEET

DATE OF SURVEY

JUNE 18, 2025

PLAT DESCRIPTION

PARCEL 2023-76 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19460, PAGE 977, BEING A PART OF OUTLOT 'Z', PIPER PROPERTIES PLAT 1, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 2.54 ACRES (110,429 SQUARE FEET).

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

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.

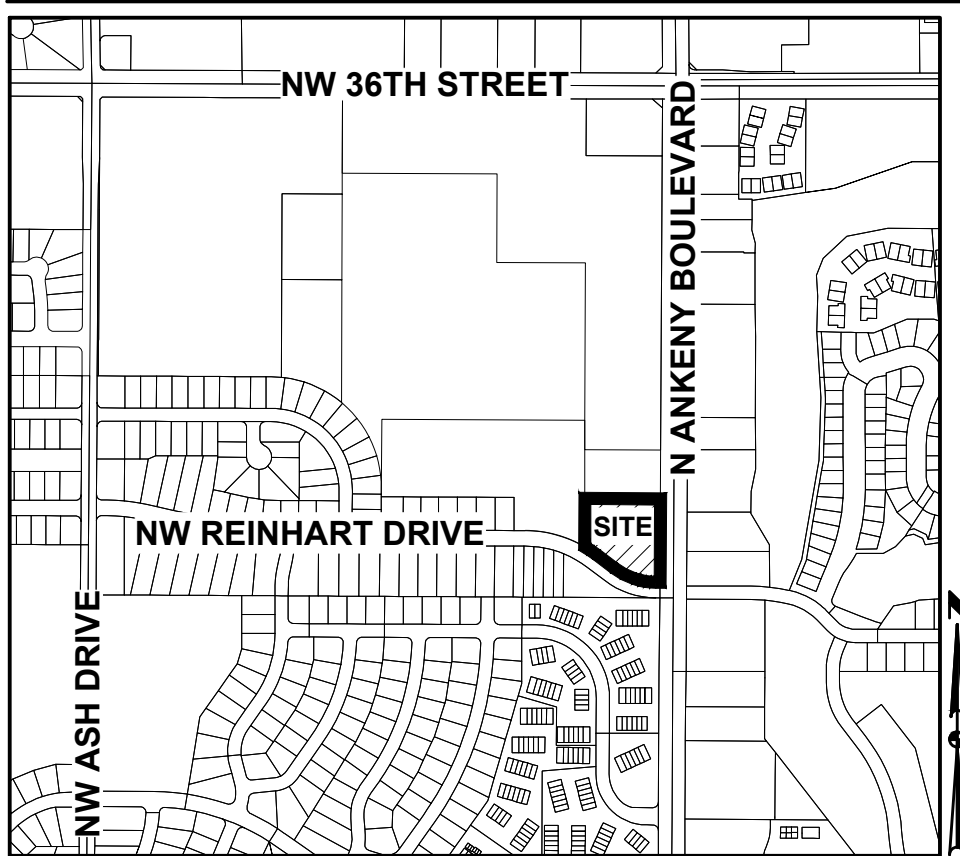
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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	---	

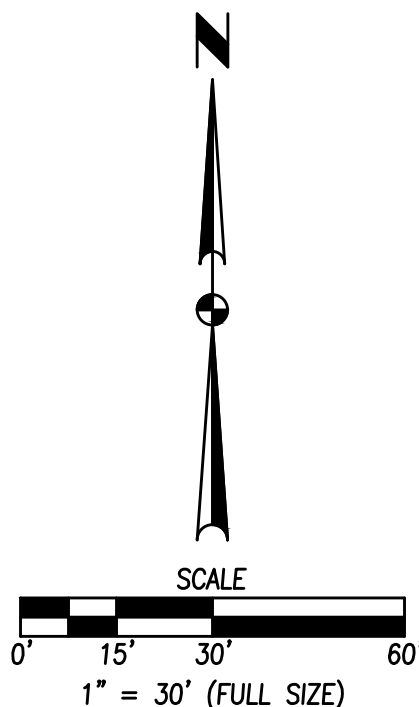
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°29'26"	536.68'	32.70'	S56°36'03"E	32.69'
C2	7°29'43"	315.00'	41.21'	S85°58'02"E	41.18'

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA



PRELIMINARY
NOT FOR CONSTRUCTION

JONATHAN A. ERDAHL, P.L.S.
28686
IOWA

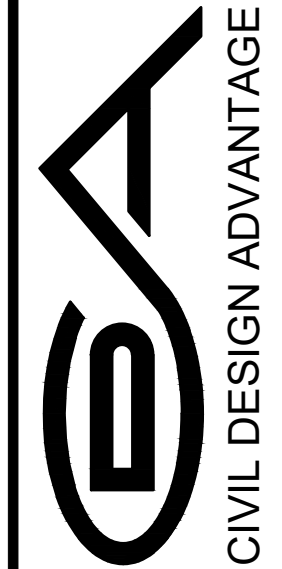
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: _____

THIS SHEET _____

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



ANKENY, IOWA

PIPER PROPERTIES PLAT 5
FINAL PLAT

1
1
2505.378



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Piper Properties Plat 6 - 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

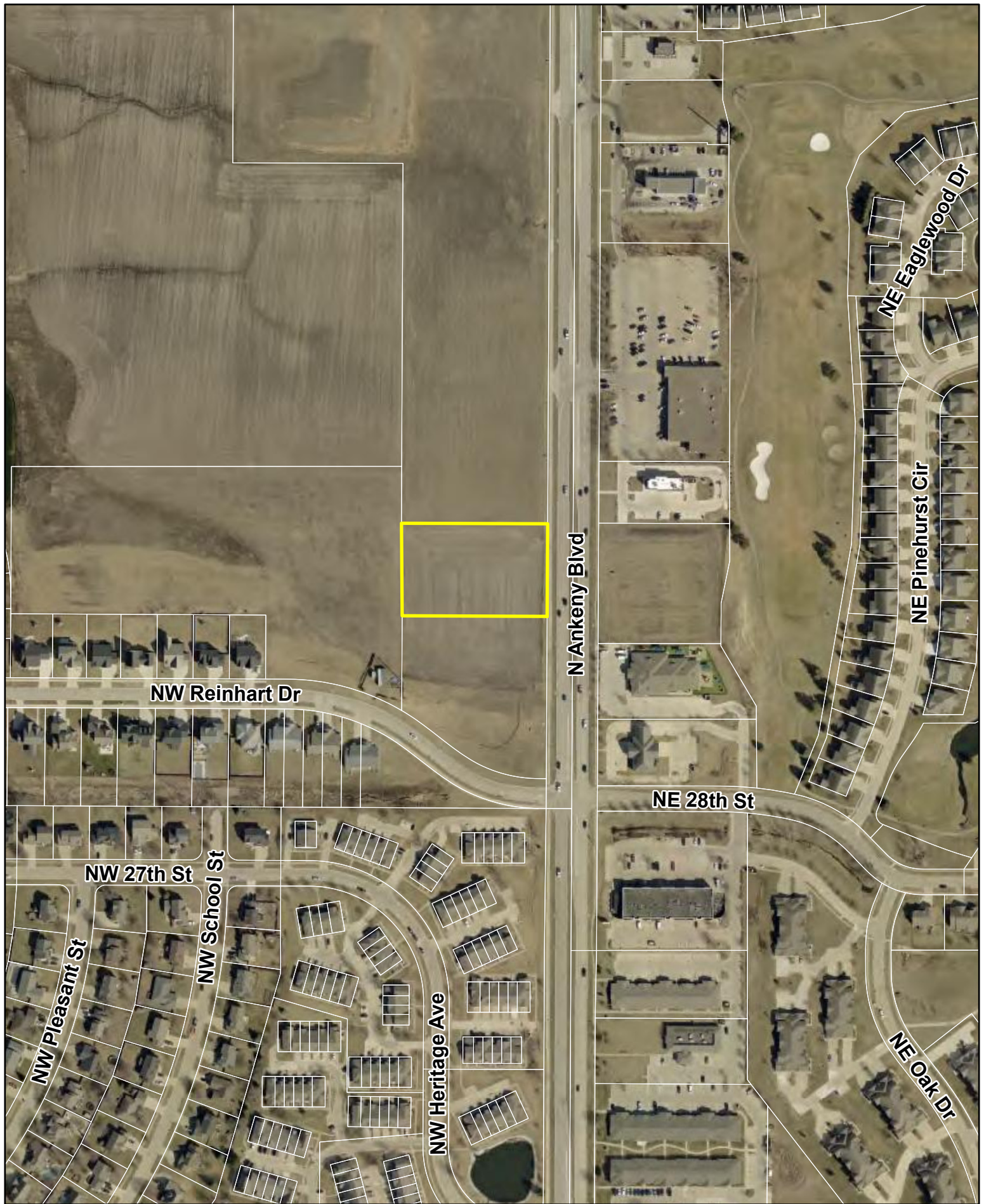
ACTION REQUESTED

Consider MOTION to approve the final plat for Piper Properties Plat 6.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Final Plat



Agenda Item: Piper Properties Plat 6 – Final Plat

Report Date: January 28, 2026

Prepared by: Ryan Kirschman, AICP
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Piper Properties Plat 6 Final Plat; and authorize cost participation request for 12-inch watermain along the west side of the property in the amount estimated to be \$6,888.75.

Project Summary:

Piper Properties Plat 6 is a proposed 1.69 acres (+/-) plat, located north of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street. The property is zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The subject plat consists of creating one buildable lot anticipated to be utilized for a medical and dental offices.

Project Report:

- Streets:** There are no new proposed streets with this plat.
- Water:** The applicant is proposing to install a 12-inch water main that will be connecting to the line in the southeast corner of the property. The proposed line will run along the south property line and then go north along the western property line. The building will be serviced with a 6-inch water line.
- Sewer:** 6-inch sanitary sewer will be installed connecting to the line on the south side of the property.
- Drainage:** The proposed site has a highpoint in the eastern portion of the proposed parking lot. Generally, lot 1 drains away from the building towards storm drains which connect a detention basin is located on the south side of Piper Properties Plat 5. This plat lies in the Middle Four Mile Creek watershed and all storm water from the site will ultimately flow into Four Mile Creek.
- Parkland:** Dedication is not required for a Commercial Development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Piper Properties Plat 6
NAME OF OWNER/ DEVELOPER: Bricktowne Piper LC/Advanced Family Dentistry

GENERAL INFORMATION:

PLAT LOCATION: North of NW Reinhart Drive, west of N Ankeny Boulevard, and south of NW 36th Street
SIZE OF PLAT: 1.69 acres
ZONING: C-2, General Retail, Highway-Oriented, and Central Business Commercial District

LOTS:

NUMBER: 1 buildable lot;
SIZE/DENSITY: Lot 1 1.69 Acres
USE: Medical offices
BUILDING LINES:
Front yard setback: 35'
Rear yard setback: 40'

PARK SITE DEDICATION:

Dedication is not required for a Commercial Development.

ADJACENT LANDS:

NORTH: Vacant land zoned C-2
SOUTH: Piper Properties Plat 5
EAST: N Ankeny Blvd ROW
WEST: Piper Properties Plat 4

STREET DEVELOPMENT: No street development will occur with this final plat.

WASTE WATER:

PROJECTED FLOWS: 1.69 acres of land X 3000 gal. per day/acre of developable land = 5,070 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: 1.69 acres of land X 1000 gal. per day/acre of developable land = 1,690 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

January 23, 2026

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

RE: Advanced Family Dentistry Commercial
Final Plat & Site Plan Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Advanced Family Dentistry, we submit herewith the following final plat, construction drawings and site plan for review and approval. The project area contains 1.69 acres and is located at 3106 N. Ankeny Boulevard. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail & Highway Oriented Commercial Business District. The project features the construction of a 14,800-sf bank building with associated parking improvements. We would like to request cost sharing for the 12-inch watermain in the amount of \$13.75/LF which equates to \$6,888.75.

Please accept this submittal for the next available Planning & Zoning Commission 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 'Y', PIPER PROPERTIES PLAT 4
ANKENY, POLK COUNTY, IOWA

REQUESTOR: BRICKTOWNE PIPER LC

PROPRIETOR: BRICKTOWNE PIPER LC
4611 MORTENSEN ROAD STE 106
AMES, IA 50014

SURVEYOR: JONATHAN A. ERDAHL

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 6
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDING STAMP

DATE	REVISIONS	PREPARED
10/01/25		

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

REVIEW:

TECH:

ENGINEER:

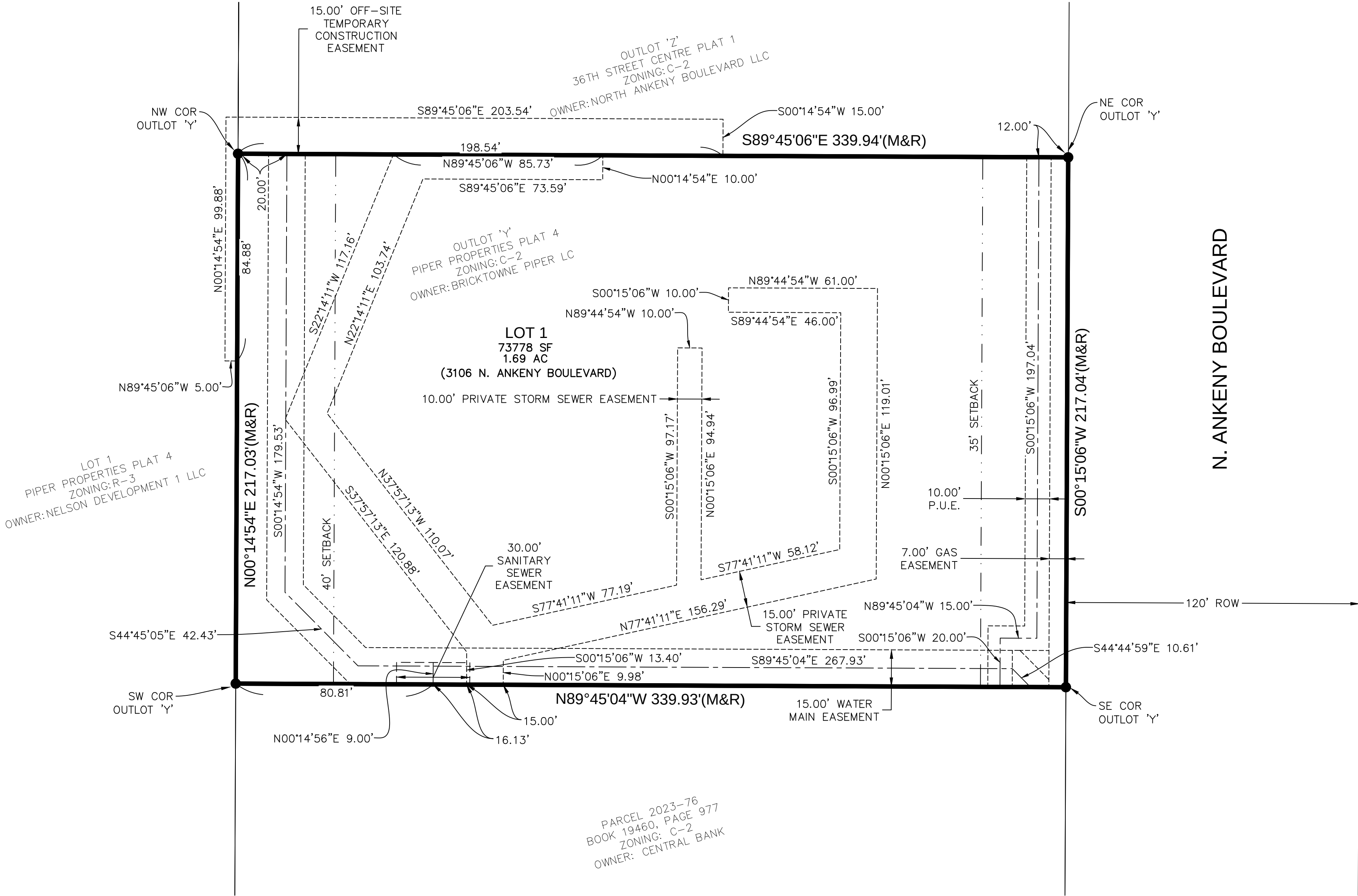
CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

PIPER PROPERTIES PLAT 6
FINAL PLAT

1
1

2509.702



OWNER / DEVELOPER

BRICKTOWNE PIPER LC
CONTACT: TODD PETERSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH: (515) 232-2128

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

C-2: GENERAL RETAIL & HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK= 35 FEET
REAR YARD SETBACK= 40 FEET
SIDE YARD SETBACK= NONE

DATE OF SURVEY

JUNE 18, 2025

PLAT DESCRIPTION

OUTLOT 'Y', PIPER PROPERTIES PLAT 4, AN OFFICIAL
PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND
CONTAINING 1.69 ACRES (73,778 SQUARE FEET).

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

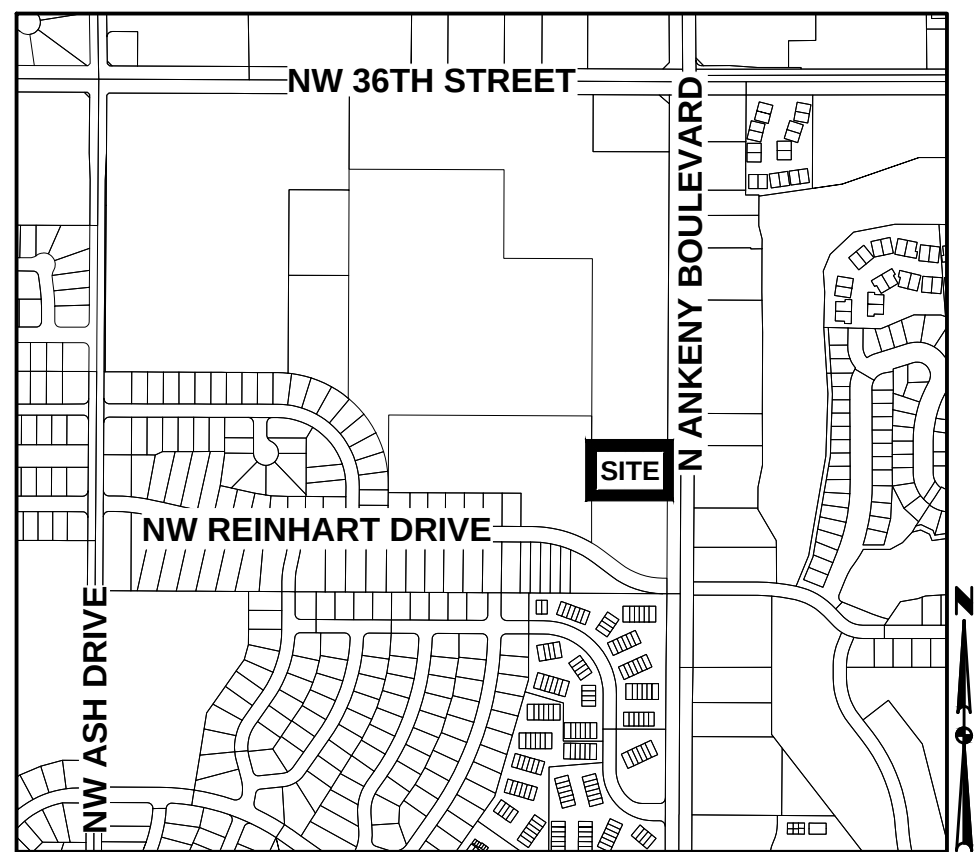
NOTES

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.

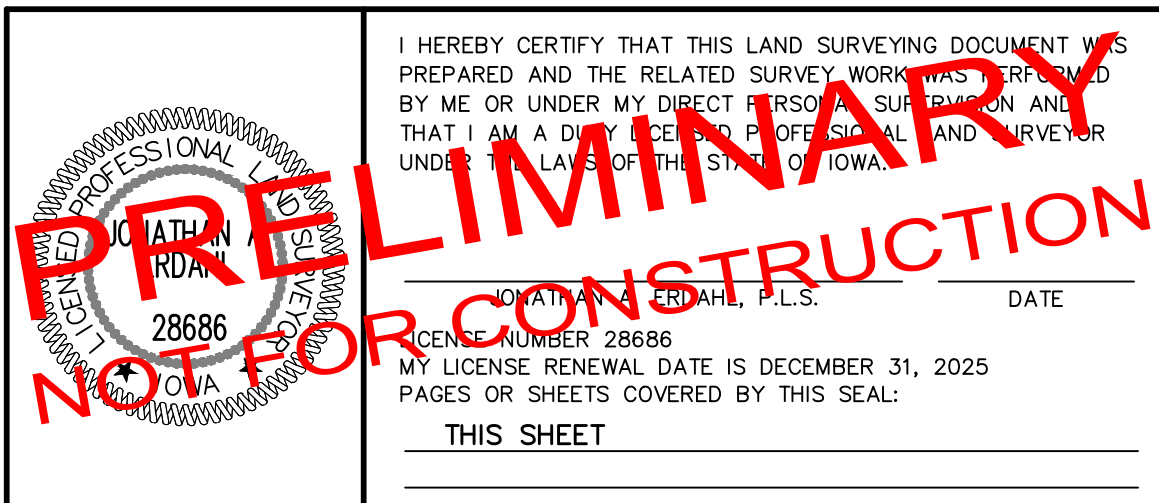
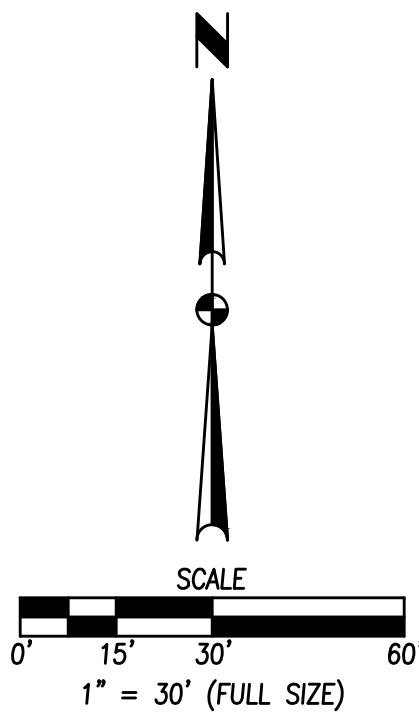
LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (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		

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA





Plan and Zoning Commission

February 3, 2026

6:30 PM

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Corporate Woods Business Park Urban Renewal Plan

ORIGINATING DEPARTMENT

Community Development

**2026 CORPORATE WOODS BUSINESS
PARK URBAN RENEWAL PLAN I**

for the

**2026 CORPORATE WOODS BUSINESS
PARK URBAN RENEWAL AREA I**

CITY OF ANKENY, IOWA

2026

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SECTION

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN/ZONING
- F. PLAN OBJECTIVES
- G. TYPES OF RENEWAL ACTIVITIES
- H. ELIGIBLE URBAN RENEWAL PROJECTS
- I. FINANCIAL INFORMATION
- J. URBAN RENEWAL FINANCING
- K. PROPERTY ACQUISITION/DISPOSITION
- L. RELOCATION
- M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA
- N. STATE AND LOCAL REQUIREMENTS
- O. URBAN RENEWAL PLAN AMENDMENTS
- P. EFFECTIVE PERIOD
- Q. SEVERABILITY

EXHIBITS

- A. LEGAL DESCRIPTION OF URBAN RENEWAL AREA
- B. URBAN RENEWAL AREA MAP

**2026 Corporate Woods Business Park Urban Renewal Plan I
for the
2026 Corporate Woods Business Park Urban Renewal Area I**

City of Ankeny, Iowa

A. INTRODUCTION

The 2026 Corporate Woods Business Park Urban Renewal Plan I (“Plan” or “Urban Renewal Plan”) for the 2026 Corporate Woods Business Park Urban Renewal Area I (“Area” or “Urban Renewal Area”) has been developed to help local officials promote commercial and industrial economic development in the City of Ankeny, Iowa (the “City”). In order to achieve this objective, the City intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The City reserves the right to modify the boundaries of the Area at some future date.

C. DESIGNATION

With the adoption of this Plan, the City designates this Urban Renewal Area as an area appropriate for the promotion of economic development (commercial and industrial development).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt on the Area.

E. DEVELOPMENT PLAN/ZONING

The City has a general plan for the physical development of the City as a whole, outlined in The Ankeny 2040 Plan, adopted April 2, 2018, and most recently updated September 16, 2024. The Plan, including the urban renewal projects described herein, are in conformity with The Ankeny 2040 Plan.

This Urban Renewal Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan.

As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public works and facilities including, but not limited to, water, sanitary sewer and other public improvements, which contribute to the revitalization of the area and to the sound development of the entire City.
4. To encourage commercial growth and expansion through governmental policies which make it economically feasible to do business.
5. To provide a more marketable and attractive investment climate through the use of various federal, state and local incentives.
6. To stimulate, through public action and commitment, private investment in new and expanded commercial and industrial development.
7. To improve the conditions and opportunities for economic development (commercial and industrial).
8. To help develop a sound economic base that will serve as the foundation for future growth and development.
9. To enhance the City by fostering an entrepreneurial climate, diversifying the local economy, encouraging opportunities for new businesses, and supporting retention of existing businesses.
10. To enhance the health, safety, living environment, general character, and general welfare of Ankeny, Iowa.
11. To promote development utilizing any other objectives allowed by Chapter 403 of the *Code of Iowa*.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the City intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa* including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, tax rebate payments or other types of economic development grants or incentives to private persons, local development organizations, or businesses for economic development purposes on such terms as may be determined by the City Council.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, the eligible urban renewal projects under this Urban Renewal Plan include:

1. Development Agreement(s): The City may enter into one or more development agreements with an existing business to provide incentives for expansion that will result in job creation or retention in the Area. Construction for this project is expected to commence as early as 2026 and may include additional phases during the life of the Urban Renewal Area. Subject to the terms and conditions of the development agreement(s), the City would provide economic development grants funded through tax increment created by an expansion project, with the aggregate amount of grants not expected to exceed \$1,000,000 to \$3,000,000. This summary of the project does not identify all the terms and conditions to be included in the detailed development agreement(s).

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds
Fees and Costs	Undetermined	Not to Exceed \$50,000

I. FINANCIAL INFORMATION

1.	Current Constitutional Debt Limit	\$550,929,953
2.	Current Outstanding General Obligation Debt	\$102,701,657
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$1,050,000-\$3,050,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below to successfully undertake the proposed urban renewal actions. The City has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City. It may be, the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The City will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the proposed urban renewal project; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

M. PROPERTY WITHIN AN URBAN REVITALIZATION AREA

The Urban Renewal Area may (now or in the future) also be located within an established Urban Revitalization Area. Properties within the Urban Renewal Area shall not be eligible for tax abatement under an Urban Revitalization Plan without the City Council's specific approval. The City Council, at its sole discretion, shall determine which incentives are available through either: (a) this Plan for urban renewal incentives, if any urban renewal incentives are offered by the City, at the City Council's sole discretion; or (b) tax abatement incentives through the City's Urban Revitalization Plan(s); or (c) a combination of urban renewal incentives and tax abatement incentives.

N. STATE AND LOCAL REQUIREMENTS

The City will comply with all State and local laws related to implementing this Urban Renewal Plan and its supporting documents.

O. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable State law.

P. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and shall remain in effect until terminated by the City Council.

With respect to the property included within the Urban Renewal Area, which is also included in a Tax Increment Financing (TIF) ordinance which designates that property as a tax increment area and is designated based on an economic development finding, the use of incremental property tax revenues or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue in the Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

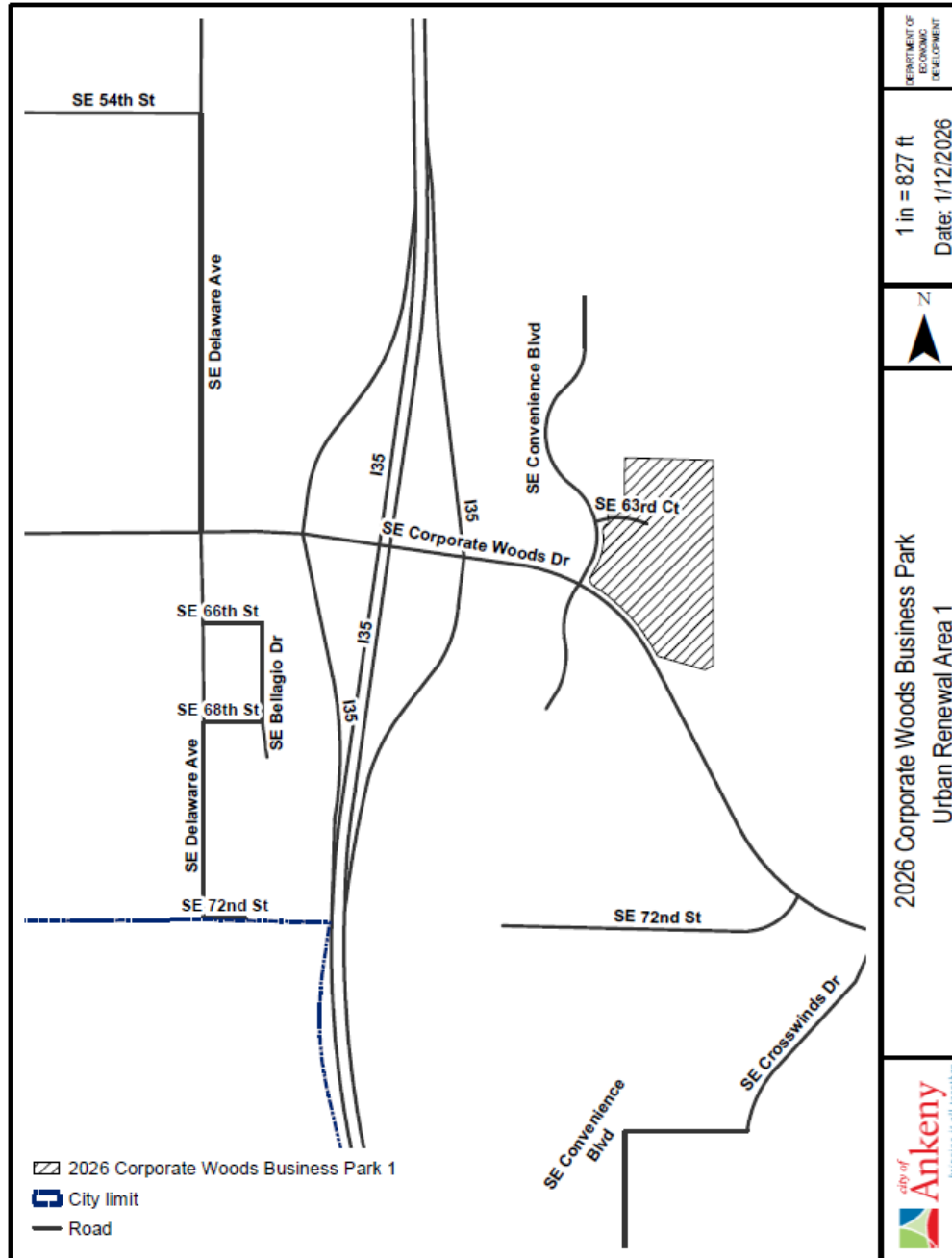
Q. SEVERABILITY

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A
LEGAL DESCRIPTION OF
2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I

Lot 1 Corporate Woods Business Park Plat 3, forming a part of the City of Ankeny, County of Polk, Iowa.

EXHIBIT B **MAP OF 2026 CORPORATE WOODS BUSINESS PARK URBAN RENEWAL AREA I**



4920-7771-0726-1\10174-773

Derek Lord

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

MEMORANDUM

TO: Eric Jensen – Community Development Director

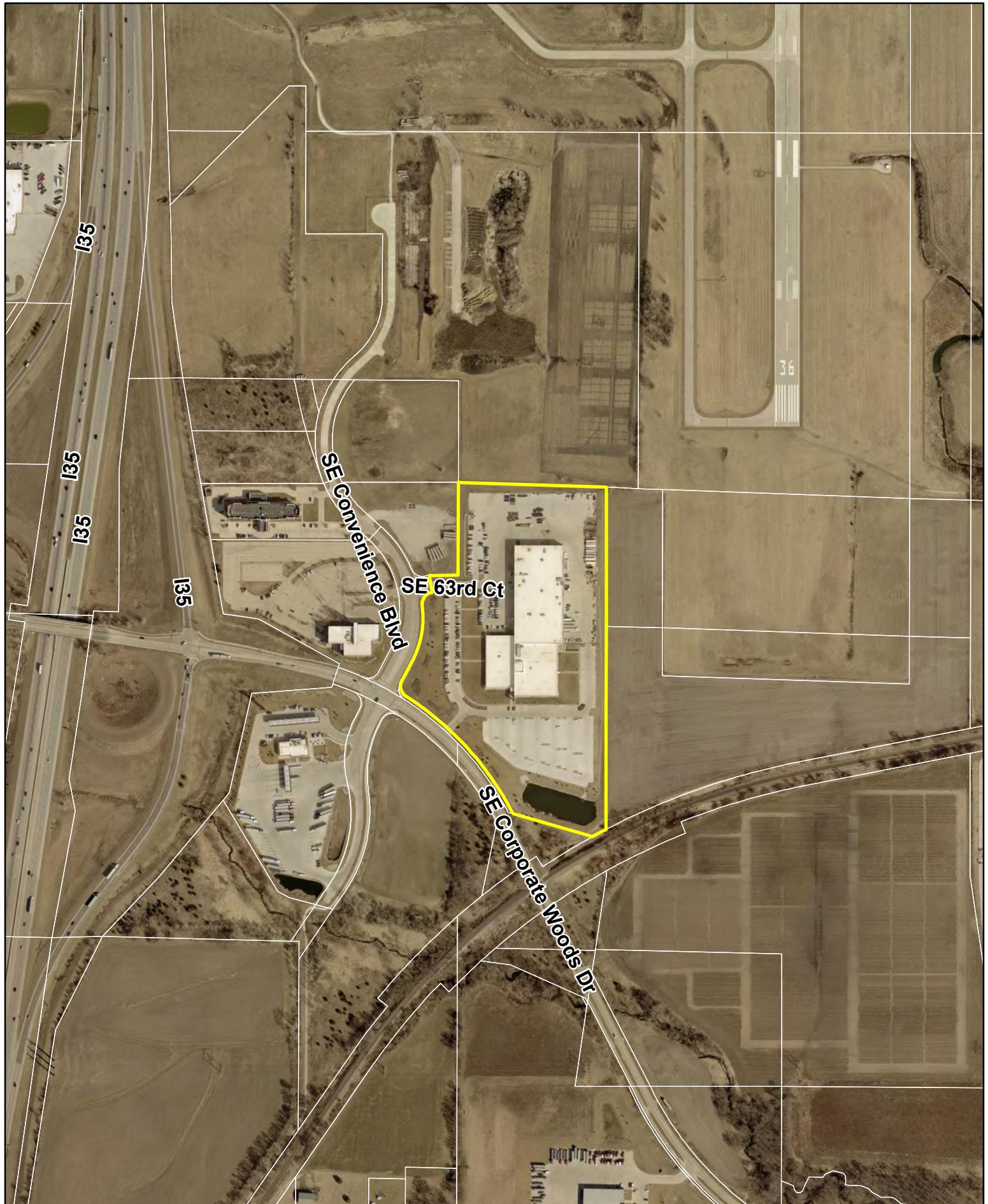
DATE: January 15, 2026

RE: Corporate Woods Business Park Urban Renewal Plan

The proposed Corporate Woods Business Park Urban Renewal Area and supporting urban renewal plan is being created to better position the City to support future new investment and job creation at 1600 SE Corporate Woods Drive. Baker Group currently occupies the property and has recently invested in expanding their parking lot. With room for additional expansion on site, having this urban renewal area in place will position the City to be more competitive and move more quickly to support any future investment on this property.

The City currently has three urban renewal areas, with the most recent one being created in 2010 around the NW 36th Street interchange. The City updates these existing urban renewal areas annually, which requires a public hearing and adoption by the City Council. State code requires a local jurisdiction's Planning & Zoning Commission to review new urban renewal areas and plans prior to adoption by the City Council. Planning & Zoning Commissions are required to "review and make a recommendation as to its conformity with the general plan for the development of the City as a whole, with such recommendation to be submitted in writing to this Council within thirty (30) days". Since this is a new urban renewal area, it will need to go before the Planning & Zoning Commission for a recommendation to the City Council prior to the City Council adopting the plan.

To keep the adoption process on schedule, I am requesting this item be included on the February 3, 2026 Planning & Zoning Commission agenda.



CHAPTER 403

URBAN RENEWAL

Referred to in §6A.22, 15J.4, 331.403, 331.441, 357H.4, 384.22, 384.24, 419.17

403.1	Title.	403.17	Definitions.
403.2	Declaration of policy.	403.18	Rule of construction.
403.3	Municipal program.	403.19	Division of revenue from taxation — tax increment financing.
403.4	Resolution of necessity.	403.19A	Targeted jobs withholding credit — pilot project.
403.5	Urban renewal plan.	403.20	Adjustment considered in value assessment.
403.6	Powers of municipality.	403.21	Communication and cooperation regarding new jobs training projects.
403.7	Condemnation of property.	403.22	Public improvements related to housing and residential development — low income assistance requirements.
403.8	Sale or lease of property.	403.23	Audit — certificate of compliance.
403.9	Issuance of bonds.		
403.10	Bonds as legal investment.		
403.11	Exemptions from legal process.		
403.12	Urban renewal project — powers of municipality.		
403.13	Presumption of title.		
403.14	Urban renewal agency powers.		
403.15	Agency created.		
403.16	Personal interest prohibited.		

403.1 Title.

[This chapter](#) shall be known and may be cited as the “*Urban Renewal Law*”.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.1]

403.2 Declaration of policy.

1. It is hereby found and declared that there exist in municipalities of the state slum and blighted areas, as defined in [this chapter](#), which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of municipalities, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blighted areas is a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency and consume an excessive proportion of state revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

2. It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in [this chapter](#), since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in [this chapter](#), be susceptible of conservation or rehabilitation in such a manner that the conditions and evils hereinbefore enumerated may be eliminated, remedied or prevented; and that fringe areas can be conserved and rehabilitated through appropriate public action as herein authorized, and through the cooperation and voluntary action of the owners and tenants of property in such areas.

3. It is further found and declared that there exists in this state the continuing need for programs to alleviate and prevent conditions of unemployment and a shortage of housing; and that it is accordingly necessary to assist and retain local industries and commercial enterprises to strengthen and revitalize the economy of this state and its municipalities; that accordingly it is necessary to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in locating, purchasing, constructing, reconstructing, modernizing, improving, maintaining, repairing, furnishing, equipping, and expanding in this state and its municipalities, for the provision of public improvements

related to housing and residential development, and for the construction of housing for low and moderate income families; that accordingly it is necessary to authorize local governing bodies to designate areas of a municipality as economic development areas for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing for low and moderate income families; and that it is also necessary to encourage the location and expansion of commercial enterprises to more conveniently provide needed services and facilities of the commercial enterprises to municipalities and the residents of the municipalities. Therefore, the powers granted in [this chapter](#) constitute the performance of essential public purposes for this state and its municipalities.

4. It is further found and declared that the powers conferred by [this chapter](#) are for public uses and purposes for which public money may be expended and for which the power of eminent domain, to the extent authorized, and police power exercised; and that the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.2]

[85 Acts, ch 66, §1; 91 Acts, ch 186, §1; 96 Acts, ch 1204, §13; 2006 Acts, 1st Ex, ch 1001, §34, 49; 2020 Acts, ch 1063, §209](#)

403.3 Municipal program.

The local governing body of a municipality may formulate for the municipality a workable program for utilizing appropriate private and public resources to eliminate slums and prevent the development or spread of slums and urban blight and to encourage needed urban rehabilitation. Such workable program may include, without limitation, provisions for:

1. The prevention of the spread of blight into areas of the municipality which are free from blight, through diligent enforcement of housing, zoning and occupancy controls and standards.

2. The rehabilitation or conservation of slum or blighted areas or portions thereof by replanning, by removing congestion, by providing parks, playgrounds and other public improvements, by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures.

3. The clearance of slum and blighted areas or portions thereof.

4. The redevelopment of slum and blighted areas by approval of urban renewal plans.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.3]

Referred to in [§403.14](#)

403.4 Resolution of necessity.

A municipality shall not exercise the authority conferred upon municipalities by [this chapter](#) until after its local governing body has adopted a resolution finding that:

1. One or more slum, blighted or economic development areas exist in the municipality.

2. The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the municipality.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.4]

[85 Acts, ch 66, §2; 2020 Acts, ch 1063, §210](#)

Referred to in [§403.14, 403.15](#)

403.5 Urban renewal plan.

1. A municipality shall not approve an urban renewal project for an urban renewal area unless the governing body has, by resolution, determined the area to be a slum area, blighted area, economic development area or a combination of those areas, and designated the area as appropriate for an urban renewal project. The local governing body shall not approve an urban renewal plan until a general plan for the municipality has been prepared. For this purpose and other municipal purposes, authority is vested in every municipality to prepare, to adopt and to revise from time to time, a general plan for the physical development of the municipality as a whole, giving due regard to the environs and metropolitan surroundings.

A municipality shall not acquire real property for an urban renewal project unless the local governing body has approved the urban renewal project in accordance with [subsection 4](#).

2. a. The municipality may itself prepare or cause to be prepared an urban renewal plan; or any person or agency, public or private, may submit such a plan to a municipality. Prior to its approval of an urban renewal plan, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or, if no recommendations are received within the thirty days, then, without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal plan prescribed by [subsection 3](#).

b. (1) Prior to its approval of an urban renewal plan which provides for a division of revenue pursuant to [section 403.19](#), the municipality shall mail the proposed plan by regular mail to the affected taxing entities. The municipality shall include with the proposed plan notification of a consultation to be held between the municipality and affected taxing entities prior to the public hearing on the urban renewal plan. If the proposed urban renewal plan or proposed urban renewal project within the urban renewal area includes the use of taxes resulting from a division of revenue under [section 403.19](#) for a public building, including but not limited to a police station, fire station, administration building, swimming pool, hospital, library, recreational building, city hall, or other public building that is exempt from taxation, including the grounds of, and the erection, equipment, remodeling, or reconstruction of, and additions or extensions to, such a building, the municipality shall include with the proposed plan notification an analysis of alternative development options and funding for the urban renewal area or urban renewal project and the reasons such options would be less feasible than the proposed urban renewal plan or proposed urban renewal project. A copy of the analysis required in this subparagraph shall be included with the urban renewal report required under [section 331.403](#) or [384.22](#), as applicable, and filed by December 1 following adoption of the urban renewal plan or project.

(2) Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed urban renewal area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed urban renewal area, and the duration of any bond issuance included in the plan. The designated representative of the affected taxing entity may make written recommendations for modification to the proposed division of revenue no later than seven days following the date of the consultation. The representative of the municipality shall, no later than seven days prior to the public hearing on the urban renewal plan, submit a written response to the affected taxing entity addressing the recommendations for modification to the proposed division of revenue.

3. The local governing body shall hold a public hearing on an urban renewal plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the municipality. The notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal activities under consideration. A copy of the notice shall be sent by ordinary mail to each affected taxing entity.

4. Following such hearing, the local governing body may approve an urban renewal plan if it finds that:

a. A feasible method exists for the location of families who will be displaced from the urban renewal area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.

b. (1) The urban renewal plan conforms to the general plan of the municipality as a whole; provided, that if the urban renewal area consists of an area of open land to be acquired by the municipality, such area shall not be so acquired except:

(a) If it is to be developed for residential uses, the local governing body shall determine

that a shortage of housing of sound standards and design with decency, safety, and sanitation exists in the municipality; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

- (i) That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.
- (ii) That conditions of blight in the municipality and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.
- (iii) That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.
- (iv) The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

(b) If it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

(2) The acquisition of open land authorized in subparagraph (1), subparagraph divisions (a) and (b) may require the exercise of governmental action, as provided in [this chapter](#), because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, or because of the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area. If such governmental action involves the exercise of eminent domain authority, the municipality is subject to the limitations of [this chapter](#) and [chapters 6A and 6B](#).

5. a. Except as otherwise provided in [this subsection](#), an urban renewal plan may be modified at any time. However, if the urban renewal plan is modified after the lease or sale by the municipality of real property in the urban renewal project area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the municipality may deem advisable, and in any event such modification shall be subject to such rights at law or in equity as a lessee or purchaser, or a lessee's or purchaser's successor or successors in interest, may be entitled to assert.

b. A municipality shall not approve an urban renewal project for an urban renewal area unless the governing body has amended or modified the adopted urban renewal plan to include the urban renewal project.

c. The municipality shall comply with the notification, consultation, and hearing process provided in [this section](#) prior to the approval of any amendment or modification to an adopted urban renewal plan if such amendment or modification provides for refunding bonds or refinancing resulting in an increase in debt service or provides for the issuance of bonds or other indebtedness, to be funded primarily in the manner provided in [section 403.19](#), or if such amendment or modification provides for the inclusion and approval of an urban renewal project under paragraph "b". However, the review and recommendation process conducted by the municipality's planning commission under [subsection 2](#), paragraph "a", shall not be required when amending or modifying an adopted urban renewal plan.

d. Once determined to be a blighted area, a slum area, or an economic development area by a municipality, an urban renewal area shall not be redetermined by the municipality throughout the duration of the urban renewal area.

6. Upon the approval by a municipality of an urban renewal plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective urban renewal area, and the municipality may then cause such plan or modification to be carried out in accordance with its terms.

7. Notwithstanding any other provisions of [this chapter](#), where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire,

hurricane, earthquake, storm, or other catastrophe respecting which the governor of the state has certified the need for disaster assistance under Pub. L. No. 81-875, Eighty-first Congress, 64 Stat. 1109, codified at 42 U.S.C. §1855 – 1855g or other federal law, the local governing body may approve an urban renewal plan and an urban renewal project with respect to such area without regard to the provisions of [subsection 4](#) and without regard to provisions of [this section](#) requiring notification and consultation, a general plan for the municipality, and a public hearing on the urban renewal plan or project.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.5]

85 Acts, ch 66, §3; 94 Acts, ch 1182, §6; 96 Acts, ch 1204, §14 – 16; 99 Acts, ch 171, §35, 41, 42; 2006 Acts, ch 1010, §97; 2006 Acts, 1st Ex, ch 1001, §35, 36, 49; 2010 Acts, ch 1061, §157, 180; 2012 Acts, ch 1124, §13, 14

Referred to in §403.14, 403.17

403.6 Powers of municipality.

The provisions of [this chapter](#) shall be liberally interpreted to achieve the purposes of [this chapter](#). Every municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of [this chapter](#), including the following powers in addition to others herein granted:

1. To undertake and carry out urban renewal projects within its area of operation, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under [this chapter](#), and to disseminate slum clearance and urban renewal information.

2. To arrange or contract for the furnishing or repair by any person of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with an urban renewal project; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions, that it may deem reasonable and appropriate, attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of an urban renewal project; and to include in any contract let in connection with such a project, provisions to fulfill such of said conditions as it may deem reasonable and appropriate.

3. Within its area of operation, to enter into any building or property in any urban renewal area in order to make inspections, surveys, appraisals, soundings or test borings, and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted; to acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise, any real property, or personal property for administrative purposes, together with any improvements thereon; to hold, improve, clear or prepare for redevelopment any such property; to mortgage, pledge, hypothecate or otherwise encumber or dispose of any real property; to insure or provide for the insurance of any real or personal property or operations of the municipality against any risks or hazards, including the power to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of [this chapter](#). A municipality or other public body exercising powers under [this chapter](#) with respect to the acquisition, clearance, or disposition of property shall not be restricted by any other statutory provision in the exercise of such powers unless such statutory provision specifically states its application to [this chapter](#) or unless [this chapter](#) specifically applies restrictions contained in another statutory provision to the powers that may be exercised under [this chapter](#).

4. To invest any urban renewal project funds held in reserves or sinking funds, or any such funds not required for immediate disbursement, in property or securities in which a state bank may legally invest funds subject to its control; to redeem such bonds as have been issued pursuant to [section 403.9](#) at the redemption price established therein, or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.

5. To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the federal government, the state, county, or other public body, or from any sources, public or private, for the purposes of [this chapter](#),

and to give such security as may be required, and to enter into and carry out contracts in connection therewith. A municipality may include in any contract, for financial assistance with the federal government for an urban renewal project, such conditions imposed pursuant to federal laws as the municipality may deem reasonable and appropriate and which are not inconsistent with the purposes of the chapter.

6. Within its area of operation, to make or have made all surveys and planning necessary to the carrying out of the purposes of [this chapter](#), and to contract with any person in making and carrying out of such planning, and to adopt or approve, modify and amend such planning. Such planning may include, without limitation:

- a. A general plan for the locality as a whole.
- b. Urban renewal plans.
- c. Preliminary plans outlining urban renewal activities for neighborhoods to embrace two or more urban renewal areas.
- d. Planning for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

e. Planning for the enforcement of state and local laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

f. Appraisals, title searches, surveys, studies, and other planning and work necessary to prepare for the undertaking of urban renewal projects. The municipality is authorized to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and to apply for, accept and utilize grants of funds from the federal government for such purposes.

7. To plan for the relocation of persons, including families, business concerns and others, displaced by an urban renewal project, and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the federal government. Other provisions of the Code notwithstanding, in making such payments on projects not federally funded, the municipality may pay relocation assistance benefits in the amounts authorized by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Pub. L. No. 91-646, as amended by the Uniform Relocation Act Amendments of 1987, Tit. IV, Pub. L. No. 100-17.

8. To appropriate such funds and make such expenditures as may be necessary to carry out the purposes of [this chapter](#), and to levy taxes and assessments for such purposes; to zone or rezone any part of the municipality or make exceptions from building regulations; and to enter into agreements, respecting action to be taken by such municipality pursuant to any of the powers granted by [this chapter](#), with an urban renewal agency vested with urban renewal project powers under [section 403.14](#), which agreements may extend over any period, notwithstanding any provision of rule of law to the contrary.

9. To close, vacate, plan or replan streets, roads, sidewalks, ways or other places; and to plan or replan any part of the municipality.

10. Within its area of operation, to organize, coordinate and direct the administration of the provisions of [this chapter](#) as they apply to such municipality in order that the objective of remedying slum and blighted areas, and preventing the causes thereof, within such municipality, may be most effectively promoted and achieved; and to establish such new office or offices of the municipality, or to reorganize existing offices, in order to carry out such purpose most effectively.

11. To exercise all or any part of combination of powers herein granted.

12. To approve urban renewal plans.

13. To sell and convey real property in furtherance of an urban renewal project.

14. To supplement the rent required to be paid by any family residing in the municipality forced to relocate by reason of any governmental activity, provided it is necessary to do so in order to house such family in decent, safe and sanitary housing and provided further that such family does not have sufficient means, as determined by the municipality, to pay the required rent for such housing. Any such rent supplement for any such family shall not continue for more than five years.

15. To acquire by purchase, gift or condemnation real property within its area of operation for the relocation of railroad passenger and freight depots, tracks, and yard and other railroad facilities and to sell or exchange and convey such real property to railroads.

16. To acquire or dispose of by purchase, construction, or lease, or otherwise to deal in air rights, and facilities or easements for lateral or vertical support of land or structures of any kind.

17. Subject to applicable state or federal regulations in effect at the time of the municipal action, accept contributions, grants, and other financial assistance from the state or federal government to be used upon a finding of public purpose for grants, loans, loan guarantees, interest supplements, technical assistance, or other assistance as necessary or appropriate to private persons for an urban renewal project.

18. To provide in an urban renewal plan for the exclusion from taxation of value added to real estate during the process of construction for development or redevelopment. The exclusion may be limited as to the scope of exclusion, territory, or class of property affected. However, the value added during construction shall not be eligible for exclusion from taxation for more than two years and the exclusion shall not be applied to a facility which has been more than eighty percent completed as of the most recent date of assessment. [This subsection](#) permits the elimination only of those taxes which are levied against assessments made during the construction of the development or redevelopment.

19. *a.* A municipality, upon entering into a development or redevelopment agreement pursuant to [section 403.8, subsection 1](#), or as otherwise permitted in [this chapter](#), may enter into a written assessment agreement with the developer of taxable property in the urban renewal area which establishes a minimum actual value of the land and completed improvements to be made on the land until a specified termination date which shall not be later than the date after which the tax increment will no longer be remitted to the municipality pursuant to [section 403.19, subsection 2](#). The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$.....

b. This assessment agreement with the certification of the assessor and a copy of [this subsection](#) shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. [This subsection](#) does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with [this subsection](#) constitutes notice of the assessment agreement to a subsequent purchaser or

encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.6]

83 Acts, ch 48, §2, 3; 84 Acts, ch 1210, §1; 88 Acts, ch 1209, §3; 96 Acts, ch 1204, §17; 2002 Acts, ch 1119, §160; 2003 Acts, ch 145, §286; 2006 Acts, 1st Ex, ch 1001, §37, 49; 2010 Acts, ch 1061, §180; 2010 Acts, ch 1069, §132 – 134; 2015 Acts, ch 29, §48; 2025 Acts, ch 30, §65

Referred to in §403.8, 403.14, 427B.19D

Subsection 6, paragraphs a, b, c, d, and e amended

403.7 Condemnation of property.

1. A municipality shall have the right to acquire by condemnation any interest in real property, including a fee simple title thereto, which it may deem necessary for or in connection with an urban renewal project under [this chapter](#), subject to the limitations on eminent domain authority in [chapter 6A](#). However, a municipality shall not condemn agricultural land included within an economic development area for any use unless the owner of the agricultural land consents to condemnation or unless the municipality determines that the land is necessary or useful for any of the following:

- a. The operation of a city utility as defined in [section 362.2](#).
- b. The operation of a city franchise conferred the authority to condemn private property under [section 364.2](#).
- c. The operation of a combined utility system as defined in [section 384.80](#).

2. A municipality shall exercise the power of eminent domain in the manner provided in [chapter 6B](#). Property already devoted to a public use may be acquired in like manner. However, real property belonging to the state, or any political subdivision of this state, shall not be acquired without its consent, and real property or any right or interest in the property owned by any public utility company, pipeline company, railway or transportation company vested with the right of eminent domain under the laws of this state shall not be acquired without the consent of the company, or without first securing, after due notice to the company and after hearing, a certificate authorizing condemnation of the property from the board, commission, or body having the authority to grant a certificate authorizing condemnation.

3. In a condemnation proceeding, if a municipality proposes to take a part of a lot or parcel of real property, the municipality shall also take the remaining part of the lot or parcel if requested by the owner.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.7]

85 Acts, ch 66, §4; 99 Acts, ch 171, §36, 41, 42; 2006 Acts, 1st Ex, ch 1001, §38, 49

403.8 Sale or lease of property.

1. A municipality may sell, lease or otherwise transfer real property or any interest in real property acquired by it, and may enter into contracts for such purposes, in an urban renewal area for residential, recreational, commercial, industrial or other uses, or for public use, subject to covenants, conditions and restrictions, including covenants running with the land, it deems to be necessary or desirable to assist in preventing the development or spread of future slums or blighted areas, or to otherwise carry out the purposes of [this chapter](#). However, the sale, lease, other transfer, or retention, and any agreement relating to it, may be made only after the approval of the urban renewal plan by the local governing body. The purchasers or lessees and their successors and assigns shall devote the real property only to the uses specified in the urban renewal plan, and they may be obligated to comply with other requirements the municipality determines to be in the public interest, including the requirement to begin within a reasonable time any improvements on the real property required by the urban renewal plan. The real property or interest shall be sold, leased, otherwise transferred, or retained at not less than its fair value for uses in accordance with the urban renewal plan except as provided in [subsection 3](#). In determining the fair value of real property for uses in accordance with the urban renewal plan, a municipality shall take into account and give consideration to the uses provided in the plan; the restrictions upon, and the covenants, conditions and obligations assumed by the purchaser or lessee or by the municipality retaining the property; and the objectives of the plan for the prevention of the

recurrence of slum or blighted areas. The municipality in an instrument of conveyance to a private purchaser or lessee may provide that the purchaser or lessee shall not sell, lease or otherwise transfer the real property, without the prior written consent of the municipality, until the purchaser or lessee has completed the construction of any or all improvements which the purchaser or lessee has become obligated to construct. Real property acquired by a municipality which, in accordance with the urban renewal plan, is to be transferred, shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the urban renewal plan. A contract for a transfer under the urban renewal plan, or a part or parts of the contract or plan as the municipality determines, may be recorded in the land records of the county in a manner to afford actual or constructive notice of the contract or plan.

2. a. A municipality may dispose of real property in an urban renewal area to private persons only under reasonable competitive bidding procedures it shall prescribe, or as provided in [this subsection](#). A municipality, by public notice by publication in a newspaper having a general circulation in the community, thirty days prior to the execution of a contract to sell, lease or otherwise transfer real property, and prior to the delivery of an instrument of conveyance with respect to the real property under [this section](#), may invite proposals from and make available all pertinent information to any persons interested in undertaking to redevelop or rehabilitate an urban renewal area, or a part of the area. The notice shall identify the area, or portion of the area, and shall state that proposals shall be made by those interested within thirty days after the date of publication of the notice, and that further information available may be obtained at the office designated in the notice. The municipality shall consider all redevelopment or rehabilitation proposals, and the financial and legal ability of the persons making the proposals to carry them out, and the municipality may negotiate with any persons for proposals concerning the purchase, lease or other transfer of real property acquired by the municipality in the urban renewal area. The municipality may accept the proposal it deems to be in the public interest and in furtherance of the purposes of [this chapter](#). However, a notification of intention to accept the proposal shall be filed with the governing body not less than thirty days prior to the acceptance. Thereafter, the municipality may execute a contract in accordance with [subsection 1](#) and may deliver deeds, leases and other instruments and may take all steps necessary to effectuate the contract.

b. However, [this subsection](#) does not apply to real property disposed of for the purpose of development or redevelopment as an industrial building or facility, facilities for use as a center for export for international trade, a home office or regional office facility for a multistate business or which meets the criteria set forth in [subsection 3](#).

3. The requirement that real property or an interest in real property transferred or retained for the purpose of a development or redevelopment be sold, leased, otherwise transferred, or retained at not less than its fair market value does not apply if the developer enters into a written assessment agreement with the municipality pursuant to [section 403.6, subsections 18 and 19](#), and the minimum actual value contained in the assessment agreement would indicate that there will be sufficient taxable valuations to permit the collection of incremental taxes as provided in [section 403.19, subsection 2](#), to cause the indebtedness and other costs incurred by the municipality with respect to the property or interest transferred or retained to be repayable as to principal within four tax years following the commencement of full operation of the development.

4. A municipality may temporarily operate and maintain real property acquired in an urban renewal area pending the disposition of the property as authorized in [this chapter](#), without regard to the provisions of [subsection 1](#) above, for such uses and purposes as may be deemed desirable, even though not in conformity with the urban renewal plan.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.8]

[84 Acts, ch 1210, §2, 3; 88 Acts, ch 1144, §1, 3; 2010 Acts, ch 1061, §180; 2014 Acts, ch 1026, §82](#)

Referred to in [§403.6](#)

403.9 Issuance of bonds.

1. A municipality shall have power to periodically issue bonds in its discretion to pay the costs of carrying out the purposes and provisions of [this chapter](#), including but not limited to

the payment of principal and interest upon any advances for surveys and planning, and the payment of interest on bonds, authorized under [this chapter](#), not to exceed three years from the date the bonds are issued. The municipality shall have power to issue refunding bonds for the payment or retirement of such bonds previously issued by the municipality. Said bonds shall be payable solely from the income and proceeds of the fund and portion of taxes referred to in [section 403.19, subsection 2](#), and revenues and other funds of the municipality derived from or held in connection with the undertaking and carrying out of urban renewal projects under [this chapter](#). The municipality may pledge to the payment of the bonds the fund and portion of taxes referred to in [section 403.19, subsection 2](#), and may further secure the bonds by a pledge of any loan, grant, or contribution from the federal government or other source in aid of any urban renewal projects of the municipality under [this chapter](#), or by a mortgage of any such urban renewal projects, or any part thereof, title which is vested in the municipality.

2. Bonds issued under [this section](#) shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction, and shall not be subject to the provisions of any other law or charter relating to the authorization, issuance or sale of bonds. Bonds issued under the provisions of [this chapter](#) are declared to be issued for an essential public and governmental purpose and, together with interest thereon and income therefrom, shall be exempted from all taxes.

3. a. Bonds issued under [this section](#) shall be authorized by resolution or ordinance of the local governing body and may be issued in one or more series and shall bear such date or dates, be payable upon demand or mature at such time or times, bear interest at such rate or rates not exceeding that permitted by [chapter 74A](#), be in such denomination or denominations, be in such form either coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, and be subject to such terms of redemption, with or without premium, be secured in such manner, and have such other characteristics, as may be provided by such resolution or trust indenture or mortgage issued pursuant thereto.

b. Before the local governing body may institute proceedings for the issuance of bonds under [this section](#), a notice of the proposed action, including a statement of the amount and purposes of the bonds and the time and place of the meeting at which the local governing body proposes to take action for the issuance of the bonds, must be published as provided in [section 362.3](#). At the meeting, the local governing body shall receive oral or written objections from any resident or property owner of the municipality. After all objections have been received and considered, the local governing body, at that meeting or any subsequent meeting, may take additional action for the issuance of the bonds or abandon the proposal to issue the bonds. Any resident or property owner of the municipality may appeal the decision of the local governing body to take additional action to the district court of the county in which any part of the municipality is located, within fifteen days after the additional action is taken. The additional action of the local governing body is final and conclusive unless the court finds that the municipality exceeded its authority.

4. Such bonds may be sold at not less than ninety-eight percent of par at public or private sale, or may be exchanged for other bonds at not less than ninety-eight percent of par.

5. In case any of the public officials of the municipality whose signatures appear on any bonds or coupons issued under [this chapter](#) shall cease to be such officials before the delivery of such bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes, the same as if such officials had remained in office until such delivery. Any provision of any law to the contrary notwithstanding, any bonds issued pursuant to [this chapter](#) shall be fully negotiable.

6. In any suit, action, or proceeding involving the validity or enforceability of any bond issued under [this chapter](#) or the security therefor, any such bond reciting in substance that it has been issued by the municipality in connection with an urban renewal project, as defined in [this chapter](#), shall be conclusively deemed to have been issued for such purpose and

such project shall be conclusively deemed to have been planned, located, and carried out in accordance with the provisions of [this chapter](#).

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.9]

[96 Acts, ch 1204, §18, 19; 2010 Acts, ch 1061, §180; 2014 Acts, ch 1026, §83; 2015 Acts, ch 30, §113; 2017 Acts, ch 54, §53; 2020 Acts, ch 1063, §211](#)

Referred to in §403.6, 403.12, 403.19, 422.7(2)(s)

403.10 Bonds as legal investment.

All banks, trust companies, savings associations, investment companies, and other persons carrying on an investment business; all insurance companies, insurance associations, and other persons carrying on an insurance business; and all executors, administrators, curators, trustees, and other fiduciaries, may legally invest any sinking funds, moneys, or other funds belonging to them or within their control in any bonds or other obligations issued by a municipality pursuant to [this chapter](#), or those issued by any urban renewal agency vested with urban renewal project powers under [section 403.14](#). Such bonds and other obligations shall be authorized security for all public deposits. It is the purpose of [this section](#) to authorize any persons, political subdivisions and officers, public or private, to use any funds owned or controlled by them for the purchase of any such bonds or other obligations. Nothing contained in [this section](#) with regard to legal investments shall be construed as relieving any person of any duty of exercising reasonable care in selecting securities.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.10]

[96 Acts, ch 1204, §20; 2012 Acts, ch 1017, §78](#)

403.11 Exemptions from legal process.

1. All property of a municipality, including funds, owned or held by it for the purposes of [this chapter](#) shall be exempt from levy and sale by virtue of an execution. Execution or other judicial process shall not issue against the property and a judgment against a municipality shall not be a charge or lien upon such property. However, the provisions of [this section](#) shall not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given pursuant to [this chapter](#) by a municipality on its rents, fees, grants or revenues from urban renewal projects.

2. The property of a municipality, acquired or held for the purposes of [this chapter](#), is declared to be public property used for essential public and governmental purposes, and such property shall be exempt from all taxes of the municipality, the county, the state, or any political subdivision thereof. However, such tax exemption shall terminate when the municipality sells, leases or otherwise disposes of such property in an urban renewal area to a purchaser or lessee which is not a public body entitled to tax exemption with respect to such property.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.11]

[2011 Acts, ch 34, §90](#)

403.12 Urban renewal project — powers of municipality.

1. For the purpose of aiding in the planning, undertaking or carrying out of an urban renewal project located within the area in which it is authorized to act, any public body may, upon such terms, with or without consideration, as it may determine:

a. Dedicate, sell, convey, or lease any of its interest in any property, or grant easements, licenses, or other rights or privileges therein to a municipality.

b. Incur the entire expense of any public improvements made by such public body in exercising the powers granted in [this section](#).

c. Do any and all things necessary to aid or cooperate in the planning or carrying out of an urban renewal project.

d. Lend, grant, or contribute funds to a municipality.

e. Enter into agreements, which may extend over any period, notwithstanding any provision or rule of law to the contrary, with a municipality or other public body respecting action to be taken pursuant to any of the powers granted by [this chapter](#), including the furnishing of funds or other assistance in connection with an urban renewal project.

f. Cause public buildings and public facilities, including parks, playgrounds, and recreational, community, educational, water, sewer, or drainage facilities, or any other works which it is otherwise empowered to undertake to be furnished.

g. Furnish, dedicate, close, vacate, pave, install, grade, regrade, plan, or replan streets, roads, sidewalks, ways, or other places.

h. Plan or replan, or zone or rezone any part of the public body or make exceptions from building regulations.

i. Cause administrative and other services to be furnished to the municipality.

2. If at any time title to or possession of any urban renewal project is held by any public body or governmental agency, including any agency or instrumentality of the United States, other than the municipality, which is authorized by law to engage in the undertaking, carrying out, or administration of urban renewal projects, the provisions of the agreements referred to in [this section](#) shall inure to the benefit of and may be enforced by such public body or governmental agency. As used in [this subsection](#), the term “municipality” shall also include an urban renewal agency vested with all of the urban renewal project powers pursuant to the provisions of [section 403.14](#).

3. Any sale, conveyance, lease or agreement provided for in [this section](#) may be made by a public body without appraisal, public notice, advertisement or public bidding.

4. For the purpose of aiding in the planning, undertaking or carrying out of an urban renewal project of an urban renewal agency, a municipality may, in addition to its other powers and upon such terms, with or without consideration, as it may determine, do and perform any or all of the actions or things which, by the provisions of [subsection 1](#) of [this section](#), a public body is authorized to do or perform, including the furnishing of financial and other assistance.

5. For the purposes of [this section](#), or for the purpose of aiding in the planning, undertaking, or carrying out of an urban renewal project of a municipality, a municipality may, in addition to any authority to issue bonds pursuant to [section 403.9](#), issue and sell its general obligation bonds. Any bonds issued by a municipality pursuant to [this section](#) must be issued, in the case of a city, by resolution of the council in the manner and within the limitations prescribed by [chapter 384, subchapter III](#), or in the case of a county, by resolution of the board of supervisors in the manner and within the limitations prescribed by [chapter 331, subchapter IV, part 3](#). Bonds issued pursuant to the provisions of [this subsection](#) must be sold in the manner prescribed by [chapter 75](#). The additional power granted in [this subsection](#) for the financing of public undertakings and activities by municipalities within an urban renewal area shall not be construed as a limitation of the existing powers of municipalities.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.12]

[94 Acts, ch 1182, §7; 2012 Acts, ch 1023, §157; 2018 Acts, ch 1041, §127; 2025 Acts, ch 30, §66](#)

Referred to in [§331.441, 384.24](#)

Subsection 1, paragraphs a, b, c, d, e, f, g, and h amended

403.13 Presumption of title.

Any instrument executed by a municipality and purporting to convey any right, title, or interest in any property under [this chapter](#) shall be conclusively presumed to have been executed in compliance with the provisions of [this chapter](#) insofar as title or other interest of any bona fide purchasers, lessees, or transferees of such property is concerned.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.13]

[2025 Acts, ch 30, §67](#)

Section amended

403.14 Urban renewal agency powers.

1. A municipality may itself exercise its urban renewal project powers, as defined in [this section](#), or may, if the local governing body by resolution determines such action to be in the public interest, elect to have such powers exercised by the urban renewal agency, if one exists or is subsequently established in the community. In the event the local governing body makes such determination, the urban renewal agency shall be vested with all of the urban renewal project powers in the same manner as though all such powers were conferred on

such agency instead of the municipality. If the local governing body does not elect to make such determination, the municipality in its discretion may exercise its urban renewal project powers through a board or commissioner, or through such officers of the municipality as the local governing body may by resolution determine.

2. As used in [this section](#), the term “urban renewal project powers” shall include the rights, powers, functions and duties of a municipality under [this chapter](#), except the following:

a. The power to determine an area to be a slum or blighted area or combination thereof and to designate such area as appropriate for an urban renewal project and to hold any public hearings required with respect thereto.

b. The power to approve urban renewal plans and modifications thereof.

c. The power to establish a general plan for the locality as a whole.

d. The power to formulate a workable program under [section 403.3](#).

e. The power to make the determinations and findings provided for in [section 403.4](#), and [section 403.5, subsection 4](#).

f. The power to issue general obligation bonds.

g. The power to appropriate funds, to levy taxes and assessments, and to exercise other powers provided for in [section 403.6, subsection 8](#).

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.14]

2020 Acts, ch 1063, §212; 2025 Acts, ch 30, §68

Referred to in §403.6, 403.10, 403.12, 403.15, 403.16

Subsection 2, paragraphs a, b, c, d, e, and f amended

403.15 Agency created.

1. There is hereby created in each municipality a public body corporate and politic to be known as the “urban renewal agency” of the municipality. An urban renewal agency shall not transact any business or exercise its powers under [this chapter](#) until or unless the local governing body has made the finding prescribed in [section 403.4](#), and has elected to have the urban renewal project powers exercised by an urban renewal agency as provided in [section 403.14](#).

2. If the urban renewal agency is authorized to transact business and exercise powers pursuant to [this chapter](#), the mayor or chairperson of the board, as applicable, by and with the advice and consent of the local governing body, shall appoint a board of commissioners of the urban renewal agency, which board shall consist of five commissioners. In cities having a population of more than one hundred thousand, the city council may establish, by ordinance, the number of commissioners at not less than five. The term of office of each such commissioner shall be one year.

3. A commissioner shall receive no compensation for services, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of the commissioner’s duties. Each commissioner shall hold office until a successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the municipality, and such certificate shall be conclusive evidence of the due and proper appointment of such commissioner.

4. The powers of an urban renewal agency shall be exercised by the commissioners thereof. A majority of the commissioners shall constitute a quorum for the purpose of conducting business and exercising the powers of the agency, and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws shall require a larger number. Any persons may be appointed as commissioners if they reside within the area of operation of the agency, which area shall be conterminous with the area of operation of the municipality, and if they are otherwise eligible for such appointments under [this chapter](#).

5. The mayor or chairperson of the board, as applicable, shall designate a chairperson and vice chairperson from among the commissioners. An agency may employ an executive director, technical experts and such other agents and employees, permanent and temporary, as it may require, and the agency may determine their qualifications, duties, and compensation. For such legal service as it may require, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers

under [this chapter](#) shall file, with the local governing body, on or before September 30 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expense as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the city or county, as applicable, a notice to the effect that such report has been filed with the municipality, and that the report is available for inspection during business hours in the office of the city clerk or county auditor, as applicable, and in the office of the agency.

6. For inefficiency, or neglect of duty, or misconduct in office, a commissioner may be removed only after a hearing, and after the commissioner shall have been given a copy of the charges at least ten days prior to such hearing, and after the commissioner shall have had an opportunity to be heard in person or by counsel.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.15]

[91 Acts, ch 214, §1](#); [95 Acts, ch 114, §4](#); [2015 Acts, ch 30, §114](#); [2021 Acts, ch 80, §242](#)

Referred to in [§403.17](#)

403.16 Personal interest prohibited.

1. For purposes of [this section](#):

a. “Action” does not include resolutions advisory to the local governing body or agency by any citizens group, board, body, or commission designated to serve a purely advisory approving or recommending function under [this chapter](#).

b. “Action affecting such property” includes only that action directly and specifically affecting such property as a separate property but shall not include any action, any benefits of which accrue to the public generally, or which affects all or a substantial portion of the properties included or planned to be included in such a project.

c. “Participation” does not include discussion or debate preliminary to a vote of a local governing body or agency upon proposed ordinances or resolutions relating to such a project or any abstention from such a vote.

2. A public official or employee of a municipality, or board or commission of a municipality, and a commissioner or employee of an urban renewal agency, which has been vested by a municipality with urban renewal project powers under [section 403.14](#), shall not voluntarily acquire any personal interest, whether direct or indirect, in any urban renewal project, or in any property included or planned to be included in any urban renewal project of such municipality, or in any contract or proposed contract in connection with such urban renewal project. Where an acquisition is not voluntary, the interest acquired shall be immediately disclosed in writing to the local governing body, and such disclosure shall be entered upon the minutes of the governing body. If any such official, commissioner, or employee presently owns or controls, or has owned or controlled within the preceding two years, any interest proscribed in [this section](#), whether direct or indirect, in any property which the official, commissioner, or employee knows is included or planned to be included in an urban renewal project, the official, commissioner, or employee shall immediately disclose this fact in writing to the local governing body, and such disclosure shall be entered upon the minutes of the governing body. Any such official, commissioner, or employee with an interest proscribed in [this section](#) shall not participate in any action by the municipality, or board or commission of the municipality, or urban renewal agency affecting such property, which is proscribed in [this section](#).

3. Employment by a public body, its agencies, or institutions or by any other person having an interest proscribed in [this section](#) shall not be deemed an interest by the employee or of any ownership or control by the employee of interests of the employee’s employer. Such an employee may participate in an urban renewal project so long as any benefits of such participation accrue to the public generally, such participation affects all or a substantial portion of the properties included or planned to be included in such a project, or such participation promotes the public purposes of such project, and shall limit only that participation by an employee which directly or specifically affects property in which an employer of an employee has an interest.

4. The designation of a bank or trust company as depository, paying agent, or agent for

investment of funds shall not be deemed a matter of interest or personal interest proscribed by [this section](#).

5. Stock ownership in a corporation having such an interest shall not be deemed an indicia of an interest, or of ownership or control by the person owning such stocks, proscribed by [this section](#) when less than five percent of the outstanding stock of the corporation is owned or controlled directly or indirectly by such person.

6. The limitations of [this section](#) shall be construed to permit action by a public official, commissioner, or employee where any benefits of such an action accrue to the public generally, the action affects all or a substantial portion of the properties included or planned to be included in such a project, or the action promotes the public purposes of such project. The limitations of [this section](#) shall be construed to limit only that action by a public official, commissioner, or employee which directly or specifically affects property in which such official, commissioner, or employee has an interest or in which an employer of such official, commissioner, or employee has an interest. Any disclosure required to be made by [this section](#) to the local governing body shall concurrently be made to an urban renewal agency which has been vested with urban renewal project powers by the municipality pursuant to the provisions of [section 403.14](#). A commissioner or other officer of any urban renewal agency, board, or commission exercising powers pursuant to [this chapter](#) shall not hold any other public office under the municipality, other than the commissionership or office with respect to such urban renewal agency, board, or commission. Any violation of the provisions of [this section](#) shall constitute misconduct in office, but an ordinance or resolution of a municipality or agency shall not be invalid by reason of a vote or votes cast in violation of the standards of [this section](#) unless the vote or votes were decisive in the passage of the ordinance or resolution.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.16]

[2020 Acts, ch 1063, §213; 2021 Acts, ch 80, §243; 2022 Acts, ch 1032, §56](#)

403.17 Definitions.

The following terms wherever used or referred to in [this chapter](#), shall have the following meanings, unless a different meaning is clearly indicated by the context:

1. “*Affected taxing entity*” means a city, county, or school district which levied or certified for levy a property tax on any portion of the taxable property located within the urban renewal area in the fiscal year beginning prior to the calendar year in which a proposed urban renewal plan is submitted to the local governing body for approval.

2. “*Agency*” or “*urban renewal agency*” shall mean a public agency created by [section 403.15](#).

3. a. “*Agricultural land*” means real property owned by a person in tracts of ten acres or more and not laid off into lots of less than ten acres or divided by streets and alleys into parcels of less than ten acres, and that has been used for the production of agricultural commodities during three out of the past five years. Such use of property includes but is not limited to the raising, harvesting, handling, drying, or storage of crops used for feed, food, seed, or fiber; the care or feeding of livestock; the handling or transportation of crops or livestock; the storage, treatment, or disposal of livestock manure; and the application of fertilizers, beneficial substances, pesticides, and herbicides on crops.

b. “*Agricultural land*” includes land on which is located farm residences or outbuildings used for agricultural purposes and land on which is located facilities, structures, or equipment for agricultural purposes.

c. “*Agricultural land*” includes land taken out of agricultural production for purposes of environmental protection or preservation.

4. “*Area of operation*” of a city means the area within the corporate limits of the city and, with the consent of the county, the area within two miles of such limits, except that it does not include any area which lies within the territorial boundaries of another incorporated city, unless a resolution has been adopted by the governing body of the city declaring a need to be included in the area. The “*area of operation*” of a county means an area outside the corporate limits of a city. However, in that area outside a city’s boundary but within two miles of the city’s boundary, a joint agreement between the city and the county is required allowing the

county to proceed with the activities authorized under [this chapter](#). In addition, a county may proceed with activities authorized under [this chapter](#) in an area inside the boundaries of a city, provided a joint agreement is entered into with respect to such activities between a city and a county.

5. “*Blighted area*” means an area of a municipality within which the local governing body of the municipality determines that the presence of a substantial number of slum, deteriorated, or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; insanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; or the existence of conditions which endanger life or property by fire and other causes; or any combination of these factors; substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use. A disaster area referred to in [section 403.5, subsection 7](#), constitutes a “*blighted area*”. “*Blighted area*” does not include real property assessed as agricultural property for purposes of property taxation.

6. “*Board*” or “*commission*” shall mean a board, commission, department, division, office, body, or other unit of the municipality.

7. “*Bonds*” shall mean any bonds, including refunding bonds, notes, interim certificates, certificates of indebtedness, debentures, or other obligations.

8. “*Chairperson of the board*” means the chairperson of the board of supervisors or other legislative body charged with governing a county.

9. “*Clerk*” shall mean the clerk or other official of the municipality who is the custodian of the official records of such municipality.

10. “*Economic development area*” means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing. If an urban renewal plan for an urban renewal area is based upon a finding that the area is an economic development area and that no part contains slum or blighted conditions, then the division of revenue provided in [section 403.19](#) and stated in the plan shall be limited to twenty years from the calendar year following the calendar year in which the municipality first certifies to the county auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in [section 403.19](#). Such designated area shall not include agricultural land, including land which is part of a century farm, unless the owner of the agricultural land or century farm agrees to include the agricultural land or century farm in the urban renewal area. For the purposes of [this subsection](#), “*century farm*” means a farm in which at least forty acres of such farm have been held in continuous ownership by the same family for one hundred years or more.

11. “*Federal government*” shall include the United States or any agency or instrumentality, corporate or otherwise, of the United States.

12. “*Housing and residential development*” means single or multifamily dwellings to be constructed in an area with respect to which the local governing body of the municipality determines that there is an inadequate supply of affordable, decent, safe, and sanitary housing and that providing such housing is important to meeting any or all of the following objectives: retaining existing industrial or commercial enterprises; attracting and encouraging the location of new industrial or commercial enterprises; meeting the needs of special elements of the population, such as the elderly or persons with disabilities; and providing housing for various income levels of the population which may not be adequately served.

13. “*Local governing body*” means the council, board of supervisors, or other legislative body charged with governing the municipality.

14. “*Low or moderate income families*” means those families, including single person households, earning no more than eighty percent of the higher of the median family income

of the county or the statewide nonmetropolitan area as determined by the latest United States department of housing and urban development, section 8 income guidelines.

15. “*Mayor*” shall mean the mayor of a municipality, or other officer or body having the duties customarily imposed upon the executive head of a municipality.

16. “*Municipality*” means any city or county in the state.

17. “*Obligee*” shall include any bondholder, agents, or trustees for any bondholders, or any lessor demising to the municipality property used in connection with an urban renewal project, or any assignee or assignees of such lessor’s interest or any part thereof, and the federal government, when it is a party to any contract with the municipality.

18. “*Person*” shall mean any individual, firm, partnership, corporation, company, association, joint stock association; and shall include any trustee, receiver, assignee, or other person acting in a similar representative capacity for an individual or such entities.

19. “*Public body*” shall mean the state or any political subdivision thereof.

20. “*Public officer*” shall mean any officer who is in charge of any department or branch of the government of the municipality relating to health, fire, building regulations, or to other activities concerning dwellings in the municipality.

21. “*Real property*” shall include all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest, right and use, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage or otherwise.

22. “*Slum area*” shall mean an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which: by reason of dilapidation, deterioration, age or obsolescence; by reason of inadequate provision for ventilation, light, air, sanitation, or open spaces; by reason of high density of population and overcrowding; by reason of the existence of conditions which endanger life or property by fire and other causes; or which by any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and which is detrimental to the public health, safety, morals, or welfare. “*Slum area*” does not include real property assessed as agricultural property for purposes of property taxation.

23. “*Urban renewal area*” means a slum area, blighted area, economic development area, or combination of the areas, which the local governing body designates as appropriate for an urban renewal project.

24. “*Urban renewal plan*” means a plan for the development, redevelopment, improvement, or rehabilitation of a designated urban renewal area, as it exists from time to time. The plan shall meet the following requirements:

a. Conform to the general plan for the municipality as a whole except as provided in [section 403.5, subsection 7](#).

b. Be sufficiently complete to indicate the real property located in the urban renewal area to be acquired for the proposed development, redevelopment, improvement, or rehabilitation, and to indicate any zoning district changes, existing and future land uses, and the local objectives respecting development, redevelopment, improvement, or rehabilitation related to the future land uses plan, and need for improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements within the urban renewal area.

c. If the plan includes a provision for the division of taxes as provided in [section 403.19](#), the plan shall also include a list of the current general obligation debt of the municipality, the current constitutional debt limit of the municipality, and the proposed amount of indebtedness to be incurred, including loans, advances, indebtedness, or bonds which qualify for payment from the special fund referred to in [section 403.19, subsection 2](#).

25. “*Urban renewal project*” may include undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, may include the designation and development of an economic development area in an urban renewal area, and may involve slum clearance and redevelopment in an urban renewal area, or rehabilitation or conservation in an urban renewal area, or any combination or part thereof in accordance with an urban renewal program. The undertakings and activities may include:

- a. Acquisition of a slum area, blighted area, economic development area, or portion of the areas;
- b. Demolition and removal of buildings and improvements;
- c. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of [this chapter](#) in accordance with the urban renewal plan;
- d. Disposition of any property acquired in the urban renewal area, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan;
- e. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan;
- f. Acquisition of any other real property in the urban renewal area, where necessary to eliminate unhealthful, insanitary, or unsafe conditions, or to lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities;
- g. Sale and conveyance of real property in furtherance of an urban renewal project;
- h. Expenditure of proceeds of bonds issued before October 7, 1986, for the construction of parking facilities on city blocks adjacent to an urban renewal area.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.17]

[85 Acts, ch 66, §5 – 9](#); [86 Acts, ch 1237, §23](#); [87 Acts, ch 104, §5](#); [89 Acts, ch 299, §4](#); [91 Acts, ch 186, §2 – 4](#); [91 Acts, ch 214, §2, 3](#); [94 Acts, ch 1182, §8, 9](#); [96 Acts, ch 1050, §1](#); [96 Acts, ch 1129, §113](#); [96 Acts, ch 1204, §21](#); [99 Acts, ch 171, §37, 38, 41, 42](#); [2002 Acts, ch 1119, §161](#); [2012 Acts, ch 1124, §15](#); [2025 Acts, ch 134, §23](#)

Referred to in [§15A.1, 368.26, 403A.22, 404.1, 423B.10, 437A.15](#)

Subsection 1 and 1994 amendments to subsections 4, 5, 10, 14, 22, and 24 apply to plans approved on or after January 1, 1995, except that the century farm amendment to subsection 10 applies to plans approved on or after July 1, 1994; [94 Acts, ch 1182, §15](#)

Subsection 3 and 1999 amendments to subsection 10 apply to state highway construction projects approved for commencement by the transportation commission on or after July 1, 1999, and to all other condemnation proceedings in which the application for condemnation is filed on or after July 1, 1999; see [99 Acts, ch 171, §42](#)

1999 amendment to subsection 10 applies to urban renewal areas established on or after July 1, 1999, and to agricultural land included in an urban renewal area established before July 1, 1999, if the land is so included by amendment to the urban renewal plan adopted on or after that date; see [99 Acts, ch 171, §41](#)

Subsection 3 amended

403.18 Rule of construction.

Insofar as the provisions of [this chapter](#) may be inconsistent with the provisions of any other law, the provisions of [this chapter](#) shall be controlling. The powers conferred by [this chapter](#) shall be in addition and supplemental to the powers conferred by any other law.

[C58, 62, 66, 71, 73, 75, 77, 79, 81, §403.18]

403.19 Division of revenue from taxation — tax increment financing.

A municipality may provide by ordinance that taxes levied on taxable property in an urban renewal area each year by or for the benefit of the state, city, county, school district, or other taxing district, shall be divided as follows:

- 1. a. Unless otherwise provided in [this section](#), that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the urban renewal area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the municipality certifies to the county auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue, or on the assessment roll last equalized prior to the date of initial adoption of the urban renewal plan if the plan was adopted prior to July 1, 1972, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. However, the municipality may choose to divide that portion of the taxes which would be produced by levying the municipality's portion of the total tax rate levied by or for the municipality upon the total sum of the assessed value of the taxable property in the urban renewal area, as shown on the assessment roll as of January 1 of the calendar year preceding the effective date of the ordinance and if the municipality so chooses, an affected taxing entity may allow a municipality to divide that portion of the taxes

which would be produced by levying the affected taxing district's portion of the total tax rate levied by or for the affected taxing entity upon the total sum of the assessed value of the taxable property in the urban renewal area, as shown on the assessment roll as of January 1 of the calendar year preceding the effective date of the ordinance. This choice to divide a portion of the taxes shall not be construed to change the effective date of the division of property tax revenue with respect to an urban renewal plan in existence on July 1, 1994.

b. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in an urban renewal area on the effective date of the ordinance or initial adoption of the plan, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance, which amends the plan to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

c. For the purposes of dividing taxes under [section 260E.4](#), the applicable assessment roll for purposes of paragraph "a" shall be the assessment roll as of January 1 of the calendar year preceding the first written agreement providing that all or a portion of program costs are to be paid for by incremental property taxes. The community college shall file a copy of the agreement with the appropriate assessor. The assessor may, within fourteen days of such filing, physically inspect the applicable taxable business property. If upon such inspection the assessor determines that there has been a change in the value of the property from the value as shown on the assessment roll as of January 1 of the calendar year preceding the filing of the agreement and such change in value is due to new construction, additions or improvements to existing structures, or remodeling of existing structures for which a building permit was required, the assessor shall promptly determine the value of the property as of the inspection in the manner provided in [chapter 441](#) and that value shall be included for purposes of the jobs training project in the assessed value of the employer's taxable business property as shown on the assessment roll as of January 1 of the calendar year preceding the filing of the agreement. The assessor, within thirty days of such filing, shall notify the community college and the employer or business of that valuation which shall be included in the assessed valuation for purposes of [this subsection](#) and [section 260E.4](#). The value determined by the assessor shall reflect the change in value due solely to new construction, additions or improvements to existing structures, or remodeling of existing structures for which a building permit was required.

2. a. That portion of the taxes each year in excess of such amount shall be allocated to and when collected be paid into a special fund of the municipality to pay the principal of and interest on loans, moneys advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, including bonds issued under the authority of [section 403.9, subsection 1](#), incurred by the municipality to finance or refinance, in whole or in part, an urban renewal project within the area, and to provide assistance for low and moderate income family housing as provided in [section 403.22](#). However, except as provided in paragraph "b", taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to [section 298.2](#) and taxes for the instructional support program of a school district imposed pursuant to [section 257.19](#), taxes for the payment of bonds and interest of each taxing district, and taxes imposed under [section 346.27, subsection 22](#), related to joint county-city buildings shall be collected against all taxable property within the taxing district without limitation by the provisions of [this subsection](#).

b. (1) All or a portion of the taxes for the physical plant and equipment levy shall be paid by the school district to the municipality if the auditor certifies to the school district by July 1 the amount of such levy that is necessary to pay the principal and interest on bonds issued by the municipality to finance an urban renewal project, which bonds were issued before July 1, 2001. Indebtedness incurred to refund bonds issued prior to July 1, 2001, shall not be included in the certification. Such school district shall pay over the amount certified by November 1 and May 1 of the fiscal year following certification to the school district.

(2) (a) All or a portion of the taxes for the instructional support program levy of a school district shall be paid by the school district to the municipality if the auditor, pursuant to [subsection 11](#), certifies to the school district by July 1 the amount of such levy that is

necessary to pay the principal and interest on bonds issued or other indebtedness incurred by the municipality to finance an urban renewal project if such bonds or indebtedness were issued or incurred on or before April 24, 2012. Such school district shall pay over the amount certified by November 1 and May 1 of the fiscal year following certification to the school district.

(b) In lieu of payment to a municipality under subparagraph division (a), a school district may by resolution of the board of directors of the school district approve at a regular meeting of the board of directors the payment of all or a portion of the instructional support program property tax revenue excluded under paragraph “a”, to the municipality for the payment of principal and interest on such bonds issued or such other indebtedness incurred by the municipality before, on, or after April 24, 2012.

c. Unless and until the total assessed valuation of the taxable property in an urban renewal area exceeds the total assessed value of the taxable property in such area as shown by the last equalized assessment roll referred to in [subsection 1](#), all of the taxes levied and collected upon the taxable property in the urban renewal area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in such urban renewal area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

d. In those instances where a school district has entered into an agreement pursuant to [section 279.64](#) for sharing of school district taxes levied and collected from valuation described in [this subsection](#) and released to the school district, the school district shall transfer the taxes as provided in the agreement.

3. The portion of taxes mentioned in [subsection 2](#) and the special fund into which they shall be paid, may be irrevocably pledged by a municipality for the payment of the principal and interest on loans, advances, bonds issued under the authority of [section 403.9, subsection 1](#), or indebtedness incurred by a municipality to finance or refinance, in whole or in part, the urban renewal project within the area.

4. As used in [this section](#) the word “taxes” includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

5. An ordinance adopted under [this section](#) providing for a division of revenue shall be filed in the office of the county auditor of each county where the property that is subject to the ordinance is located.

6. a. (1) A municipality shall certify to the county auditor on or before December 1 the amount of loans, advances, indebtedness, or bonds, including interest negotiated on such loans, advances, indebtedness, or bonds, which qualify for payment from the special fund referred to in [subsection 2](#), for each urban renewal area in the municipality, and the filing of the certificate shall make it a duty of the auditor to provide for the division of taxes in each subsequent year without further certification, except as provided in paragraphs “b” and “c”, until the amount of the loans, advances, indebtedness, or bonds is paid to the special fund. Such certification shall include all amounts which qualify for payment from the special fund referred to in [subsection 2](#) during the next fiscal year and all amounts which qualify for payment from the special fund in any subsequent fiscal year. If any loans, advances, indebtedness, or bonds are issued which qualify for payment from the special fund and which are in addition to amounts already certified, the municipality shall certify the amount of the additional obligations on or before December 1 of the year such obligations were issued, and the filing of the certificate shall make it a duty of the auditor to provide for the division of taxes in each subsequent year without further certification, except as provided in paragraphs “b” and “c”, until the amount of the loans, advances, indebtedness, or bonds is paid to the special fund. Any subsequent certifications under [this subsection](#) shall not include amounts previously certified.

(2) A certification made under this paragraph “a” shall include the date that the individual loans, advances, indebtedness, or bonds were initially approved by the governing body of the municipality.

b. If the amount certified in paragraph “a” is reduced by payment from sources other

than the division of taxes, by a refunding or refinancing of the obligation which results in lowered principal and interest on the amount of the obligation, or for any other reason, the municipality on or before December 1 of the year the action was taken which resulted in the reduction shall certify the amount of the reduction to the county auditor.

c. In any year, the county auditor shall, upon receipt of a certified request from a municipality filed on or before December 1, increase the amount to be allocated under [subsection 1](#) in order to reduce the amount to be allocated in the following fiscal year to the special fund, to the extent that the municipality does not request allocation to the special fund of the full portion of taxes which could be collected. Upon receipt of a certificate from a municipality, the auditor shall mail a copy of the certificate to each affected taxing district.

d. For purposes of [this section](#), “indebtedness” includes but is not limited to written agreements whereby the municipality agrees to exempt, rebate, refund, or reimburse property taxes, provide a grant for property taxes paid, or make a direct payment of taxes, with moneys in the special fund referred to in [subsection 2](#), and bonds, notes, or other obligations that are secured by or subject to payment from moneys appropriated by the municipality from moneys in the special fund referred to in [subsection 2](#).

7. Tax collections within each taxing district may be allocated to the entire taxing district including the taxes on the valuations determined under [subsection 1](#) and to the special fund created under [subsection 2](#) in the proportion of their taxable valuations determined as provided in [this section](#).

8. For any fiscal year, a municipality may certify to the county auditor for physical plant and equipment revenue necessary for payment of principal and interest on bonds issued prior to July 1, 2001, only if the municipality certified for such revenue for the fiscal year beginning July 1, 2000. A municipality shall not certify to the county auditor for a school district more than the amount the municipality certified for the fiscal year beginning July 1, 2000. If for any fiscal year a municipality fails to certify to the county auditor for a school district by July 1 the amount of physical plant and equipment revenue necessary for payment of principal and interest on such bonds, as provided in [subsection 2](#), the school district is not required to pay over the revenue to the municipality. If a school district and a municipality are unable to agree on the amount of physical plant and equipment revenue certified by the municipality for the fiscal year beginning July 1, 2001, either party may request that the state appeal board review and finally pass upon the amount that may be certified. Such appeals must be presented in writing to the state appeal board no later than July 31 following certification. The burden shall be on the municipality to prove that the physical plant and equipment levy revenue is necessary to pay principal and interest on bonds issued prior to July 1, 2001. A final decision must be issued by the state appeal board no later than the following October 1.

9. a. Moneys from any source deposited into the special fund created in [this section](#) shall not be expended for or otherwise used in connection with an urban renewal project approved on or after July 1, 2012, that includes the relocation of a commercial or industrial enterprise not presently located within the municipality, unless one of the following occurs:

(1) The local governing body of the municipality where the commercial or industrial enterprise is currently located and the local governing body of the municipality where the commercial or industrial enterprise is proposing to relocate have either entered into a written agreement concerning the relocation of the commercial or industrial enterprise or have entered into a written agreement concerning the general use of economic incentives to attract commercial or industrial development within those municipalities.

(2) The local governing body of the municipality where the commercial or industrial enterprise is proposing to relocate finds that the use of deposits into the special fund for an urban renewal project that includes such a relocation is in the public interest. A local governing body’s finding that an urban renewal project that includes a commercial or industrial enterprise relocation is in the public interest shall include written verification from the commercial or industrial enterprise that the enterprise is actively considering moving all or a part of its operations to a location outside the state and a specific finding that such an out-of-state move would result in a significant reduction in either the enterprise’s total employment in the state or in the total amount of wages earned by employees of the enterprise in the state.

b. For the purposes of [this subsection](#), “relocation” means the closure or substantial reduction of an enterprise’s existing operations in one area of the state and the initiation of substantially the same operation in the same county or a contiguous county in the state. [This subsection](#) does not prohibit an enterprise from expanding its operations in another area of the state provided that existing operations of a similar nature are not closed or substantially reduced.

10. a. Interest or earnings received on amounts deposited into the special fund created in [this section](#) and the net proceeds from the sale of assets purchased using amounts deposited into the special fund created in [this section](#) shall be credited to the special fund and shall be used solely for the purposes specified in [this section](#).

b. Moneys in the special fund created in [this section](#) shall not be transferred to another fund of the municipality except for the payment of loans, advances, indebtedness, or bonds that qualify for payment from the special fund.

11. For any fiscal year, a municipality may certify to the county auditor for instructional support program property tax revenue necessary for payment of principal and interest on bonds issued or other indebtedness incurred for an urban renewal project on or before April 24, 2012. If for any fiscal year a municipality fails to certify to the county auditor by July 1 the amount of instructional support program property tax revenue necessary for payment of principal and interest on such bonds, as provided in [subsection 2](#), the school district is not required to pay over the revenue to the municipality. If a school district and a municipality are unable to agree on the amount of instructional support program property tax revenue certified by the municipality, either party may request that the state appeal board review and finally pass upon the amount that may be certified. Such appeals must be presented in writing to the state appeal board no later than July 31 following certification. The burden shall be on the municipality to prove that the instructional support program property tax revenue is necessary to pay principal and interest on the applicable bonds. A final decision must be issued by the state appeal board no later than the following October 1.

[C71, 73, 75, 77, 79, 81, §403.19]

85 Acts, ch 240, §3 – 5; 88 Acts, ch 1144, §2, 3; 91 Acts, ch 214, §4; 94 Acts, ch 1182, §10 – 12; 96 Acts, ch 1047, §1; 96 Acts, ch 1180, §16; 96 Acts, ch 1204, §22, 23; 2000 Acts, ch 1054, §2, 3; 2001 Acts, ch 176, §40, 41, 47; 2006 Acts, ch 1131, §1; 2006 Acts, ch 1156, §2; 2010 Acts, ch 1061, §180; 2011 Acts, ch 50, §1; 2012 Acts, ch 1060, §6, 7; 2012 Acts, ch 1124, §16 – 21, 26

Referred to in §2.48, 24.21, 260E.2, 260E.4, 279.64, 298.3, 331.403, 331.441, 357H.9, 384.22, 403.5, 403.6, 403.8, 403.9, 403.17, 403.20, 403.22, 403.23, 423B.7, 423B.10, 427B.17, 427B.19, 427B.19A, 427B.19C, 437A.15, 437B.11, 441.21A, 455H.309

403.19A Targeted jobs withholding credit — pilot project.

1. For purposes of [this section](#), unless the context otherwise requires:

a. “Business” means an enterprise that is located in this state and that is operated for profit and under a single management. “Business” includes professional services and industrial enterprises, including but not limited to medical treatment facilities, manufacturing facilities, corporate headquarters, and research facilities. “Business” does not include a retail operation, a government entity, or a business which closes or substantially reduces its operation in one area of this state and relocates substantially the same operation to another area of this state.

b. “Employee” means the individual employed in a targeted job that is subject to a withholding agreement.

c. “Employer” means a business creating or retaining targeted jobs in a pilot project city pursuant to a withholding agreement.

d. “Pilot project city” means a city that has applied and been approved as a pilot project city pursuant to [subsection 2](#).

e. “Qualifying investment” means a capital investment in real property including the purchase price of land and existing buildings, site preparation, building construction, and long-term lease costs. “Qualifying investment” also means a capital investment in depreciable assets. For purposes of this paragraph, “long-term lease costs” means those costs incurred or expected to be incurred under a lease during the duration of a withholding agreement.

f. “Retained job” means a full-time equivalent position in existence at the time an

employer applies to the authority for approval of a withholding agreement and which remains continuously filled and which is at risk of elimination if the project for which the employer is seeking assistance under the withholding agreement does not proceed.

g. “*Targeted job*” means a job in a business which is or will be located in a pilot project city that pays a wage at least equal to the countywide average wage. “*Targeted job*” includes new or retained jobs from Iowa business expansions or retentions within the city limits of the pilot project city and those jobs resulting from established out-of-state businesses, as defined by the economic development authority, moving to or expanding in Iowa.

h. “*Withholding agreement*” means the agreement between a pilot project city, the economic development authority, and an employer concerning the targeted jobs withholding credit authorized in [subsection 3](#).

2. a. An eligible city may apply for designation as a pilot project city pursuant to [this subsection](#). An eligible city is a city that contains three or more census tracts and is located in a county meeting one of the following requirements:

- (1) A county that borders Nebraska.
- (2) A county that borders South Dakota.
- (3) A county that borders a state other than Nebraska or South Dakota.

b. (1) The economic development authority shall approve four eligible cities as pilot project cities, one pursuant to paragraph “a”, subparagraph (1), one pursuant to paragraph “a”, subparagraph (2), and two pursuant to paragraph “a”, subparagraph (3). If two eligible cities are approved which are located in the same county and the county has a population of less than forty-five thousand, the two approved eligible cities shall be considered one pilot project city. If more than two cities meeting the requirements of paragraph “a”, subparagraph (3), apply to be designated as a pilot project city, the economic development authority shall determine which two cities hold the most potential to create new jobs or generate the greatest capital within their areas. Applications from eligible cities filed on or after October 1, 2006, shall not be considered.

(2) If a pilot project city does not enter into a withholding agreement within one year of its approval as a pilot project city, the city shall lose its status as a pilot project city. If two pilot project cities are located in the same county, the loss of status by one pilot project city shall not cause the second pilot project city in the county to lose its status as a pilot project city. Upon such occurrence, the economic development authority shall take applications from other eligible cities to replace that city. Another city shall be designated within six months.

3. a. A pilot project city may provide by resolution for the deposit into a designated withholding project fund of the targeted jobs withholding credit described in [this section](#). The targeted jobs withholding credit shall be based upon the wages paid to employees pursuant to a withholding agreement.

b. An amount equal to three percent of the gross wages paid by an employer to each employee under a withholding agreement shall be credited from the payment made by the employer pursuant to [section 422.16](#). If the amount of the withholding by the employer is less than three percent of the gross wages paid to the employees covered by the withholding agreement, the employer shall receive a credit against other withholding taxes due by the employer or may carry the credit forward for up to ten years or until depleted, whichever is the earlier. The employer shall remit the amount of the credit quarterly, in the same manner as withholding payments are reported to the department of revenue, to the pilot project city to be allocated to and when collected paid into a designated withholding project fund for the project. All amounts so deposited shall be used or pledged by the pilot project city for a project related to the employer pursuant to the withholding agreement.

c. (1) The pilot project city and the economic development authority shall enter into a withholding agreement with each employer concerning the targeted jobs withholding credit. The withholding agreement shall provide for the total amount of withholding credits awarded, as negotiated by the economic development authority, the pilot project city, and the employer. An agreement shall not provide for an amount of withholding credits that exceeds the amount of the qualifying investment made in the project. An agreement shall not be entered into with a business currently located in this state unless the business either creates or retains ten jobs or makes a qualifying investment of at least one million dollars within the

pilot project city. The withholding agreement may have a term of years negotiated by the economic development authority, the pilot project city, and the employer, of up to ten years. A withholding agreement specifying a term of years or a total amount of withholding credits shall terminate upon the expiration of the term of years specified in the agreement or upon the award of the total amount of withholding credits specified in the agreement, whichever occurs first. An employer shall not be obligated to enter into a withholding agreement. An agreement shall not be entered into with an employer not already located in a pilot project city when another Iowa community is competing for the same project and both the pilot project city and the other Iowa community are seeking assistance from the authority.

(2) The pilot project city and the economic development authority shall not enter into a withholding agreement after June 30, 2027.

(3) The employer, in conjunction with the pilot project city, shall provide on an annual basis to the economic development authority information documenting the total amount of payments and receipts under a withholding agreement, including all agreements with an employer to suspend, abate, exempt, rebate, refund, or reimburse property taxes, to provide a grant for property taxes paid or a grant not related to property taxes, or to make a direct payment of taxes, with moneys in the withholding project fund. The economic development authority shall verify the information provided and determine whether the pilot project city and the employer are in compliance with [this section](#) and the rules adopted by the economic development authority to implement [this section](#).

(4) The economic development authority board, on behalf of the authority, shall have the authority to approve or deny a withholding agreement according to the provisions of [this section](#). Each withholding agreement, and the total amount of withholding credits allowed under the withholding agreement, shall be approved by the economic development authority board after taking into account the incentives or assistance received by or to be received by the employer under other economic development programs. The economic development authority board shall only deny an agreement if the agreement fails to meet the requirements of this paragraph “c” or the local match requirements in paragraph “k”, or if an employer is not in good standing as to prior or existing agreements with the economic development authority. The authority shall have the authority to negotiate a withholding agreement and may suggest changes to any of the terms of the agreement.

d. A withholding agreement shall be disclosed to the public and shall contain but is not limited to all of the following:

(1) A copy of the adopted local development agreement between the pilot project city and the employer that outlines local incentives or assistance for the project using urban renewal or urban revitalization incentives, if applicable.

(2) A list of any other amounts of incentives or assistance the employer may be receiving from other economic development programs, including grants, loans, forgivable loans, and tax credits.

(3) The approval of local participating authorities.

(4) The amount of local incentives or assistance received for each project of the employer.

e. (1) The employer shall certify to the department of revenue that the targeted jobs withholding credit is in accordance with the withholding agreement and shall provide other information the department may require. Notice of any withholding agreement shall be provided promptly to the department of revenue following execution of the agreement by the pilot project city and the employer.

(2) Following termination of the withholding agreement, the employer credits shall cease and any money received by the pilot project city after termination shall be remitted to the treasurer of state to be deposited into the general fund of the state. Notice shall be provided promptly to the department of revenue following termination.

f. Pursuant to rules adopted by the economic development authority, the employer shall provide on an annual basis to the economic development authority information documenting the employer’s compliance with each requirement of the withholding agreement, including but not limited to the number of jobs created or retained and the amount of investment made by the employer. The economic development authority shall, in response to receiving such information from the employer, assess the level of compliance by each employer and provide

to the pilot project city recommendations for either maintaining employer compliance with the withholding agreement or terminating the agreement for noncompliance under paragraph “g”. The economic development authority shall also provide each such assessment and recommendation report to the department of revenue.

g. If the economic development authority, following an eighteen-month performance period beginning on the date the withholding agreement is approved by the authority board, determines that the employer ceases to meet the requirements of the withholding agreement relating to retaining jobs, if applicable, the agreement shall be terminated by the economic development authority and the pilot project city and any withholding credits for the benefit of the employer shall cease. If the economic development authority, following a three-year performance period beginning on the date the withholding agreement is approved by the authority board, determines that the employer has not or is incapable of meeting the requirements of the withholding agreement relating to creating jobs, if applicable, or the requirement of the withholding agreement relating to the qualifying investment prior to the end of the withholding agreement, the economic development authority may reduce the future benefits to the employer under the agreement or negotiate with the other parties to terminate the agreement early. Notice shall be provided promptly by the pilot project city to the department of revenue following termination of a withholding agreement.

h. A pilot project city shall certify to the department of revenue the amount of the targeted jobs withholding credit an employer has remitted to the city and shall provide other information the department may require.

i. An employee whose wages are subject to a withholding agreement shall receive full credit for the amount withheld as provided in [section 422.16](#).

j. An employer may participate in a new jobs credit from withholding under [section 260E.5](#), or a supplemental new jobs credit from withholding under [section 15E.197, Code 2014](#), or under [section 15.331, Code 2005](#), at the same time as the employer is participating in the withholding credit under [this section](#). Notwithstanding any other provision in [this section](#), the new jobs credit from withholding under [section 260E.5](#), and the supplemental new jobs credit from withholding under [section 15E.197, Code 2014](#), or under [section 15.331, Code 2005](#), shall be collected and disbursed prior to the withholding credit under [this section](#).

k. (1) A pilot project city entering into a withholding agreement shall arrange for matching local financial support for the project. The local match required under this paragraph “k” shall be in an amount equal to one dollar for every dollar of withholding credit received by the pilot project city.

(2) For purposes of this paragraph “k”, “*local financial support*” means cash or in-kind contributions to the project from a private donor, a business, or the pilot project city.

(3) If the project, when completed, will increase the amount of an employer’s taxable capital investment by an amount equal to at least ten percent of the amount of withholding credit dollars received by the pilot project city, then the pilot project city shall itself contribute at least ten percent of the local match amount computed under subparagraph (1).

(4) If the project, when completed, will not increase the amount of an employer’s taxable capital investment by an amount at least equal to ten percent of the amount of withholding credit dollars received by the pilot project city, then the pilot project city shall not be required to make a contribution to the local match.

(5) A pilot project city’s contribution, if any, to the local match may include the dollar value of any tax abatement provided by the city to the business for new construction.

l. At the time of submitting its budget to the department of management, the pilot project city shall submit to the department of management and the economic development authority a description of the activities involving the use of withholding agreements. The description shall include but is not limited to the following:

(1) The total number of targeted jobs and a breakdown as to those that are Iowa business expansions or retentions within the city limits of the pilot project city and those that are jobs resulting from established out-of-state businesses moving to or expanding in Iowa.

(2) The number of withholding agreements and the amount of withholding credits involved.

(3) The types of businesses that entered into agreements, and the types of businesses that declined the city's proposal to enter into an agreement.

m. The economic development authority in consultation with the department of revenue shall coordinate the pilot project program with the pilot project cities under [this section](#). The economic development authority is authorized to adopt, amend, and repeal rules to implement the pilot project program under [this section](#).

2006 Acts, ch 1141, §1; 2007 Acts, ch 2, §1, 2; 2007 Acts, ch 126, §63; 2008 Acts, ch 1122, §15; 2009 Acts, ch 103, §1, 2; 2011 Acts, ch 25, §37, 38; 2011 Acts, ch 118, §81, 85, 89; 2011 Acts, ch 131, §126 – 129; 2012 Acts, ch 1018, §1; 2013 Acts, ch 111, §1 – 6; 2014 Acts, ch 1130, §35; 2017 Acts, ch 160, §12; 2018 Acts, ch 1161, §31; 2019 Acts, ch 152, §45; 2021 Acts, ch 177, §71; 2024 Acts, ch 1094, §18, 19

Referred to in §2.48, 15.499

403.20 Adjustment considered in value assessment.

In determining the assessed value of property within an urban renewal area which is subject to a division of tax revenues pursuant to [section 403.19](#), the difference between the actual value of the property as determined by the assessor each year and the actual value of the property as determined by the assessor following application of the assessment limitations under [section 441.21, subsection 9](#), shall be subtracted from the actual value of the property as determined pursuant to [section 403.19, subsection 1](#). If the assessed value of the property as determined pursuant to [section 403.19, subsection 1](#), is reduced to zero, the additional valuation reduction shall be subtracted from the actual value of the property as determined by the assessor.

[C81, §403.20]

2003 Acts, ch 145, §286; 2022 Acts, ch 1061, §33, 38

Referred to in §357H.9, 441.21A

2022 amendment applies retroactively to assessment years beginning on or after January 1, 2022; 2022 Acts, ch 1061, §38

403.21 Communication and cooperation regarding new jobs training projects.

1. In order to promote communication and cooperation among cities, counties, and community colleges with respect to the allocation and division of taxes, no jobs training projects as defined in [chapter 260E](#) shall be undertaken within the area of operation of a municipality after July 1, 1995, unless the municipality and the community college have entered into an agreement or have jointly adopted a plan relating to a community college's new jobs training program which shall provide for a procedure for advance notification to each affected municipality, for exchange of information, for mutual consultation, and for procedural guidelines for all such new jobs training projects, including related project financing to be undertaken within the area of operation of the municipality. The joint agreement or the plan shall state its precise duration and shall be binding on the community college and the municipality with respect to all new jobs training projects, including related project financing undertaken during its existence. The joint agreement or plan shall be effective upon adoption and shall be placed on file in the office of the secretary of the board of directors of the community college and such other location as may be stated in the joint agreement or plan. The joint agreement or plan shall also be sent to each school district which levied or certified for levy a property tax on any portion of the taxable property located in the area of operation of the municipality in the fiscal year beginning prior to the calendar year in which the plan is adopted or the agreement is reached. If no such agreement is reached or plan adopted, the community college shall not use incremental property tax revenues to fund jobs training projects within the area of operation of the municipality. Agreements entered into between a community college and a city or county pursuant to [chapter 28E](#) shall not apply.

2. The community college shall send a copy of the final agreement prepared pursuant to [section 260E.3](#) to the department of workforce development. For each year in which incremental property taxes are used to pay job training certificates issued for a project creating new jobs, the community college shall provide to the department of workforce development a report of the incremental property taxes and new jobs credits from withholding generated for that year, a specific description of the training conducted, the

number of employees provided program services under the project, the median wage of employees in the new jobs in the project, and the administrative costs directly attributable to the project.

3. For each year in which incremental property taxes are used to retire debt service on a jobs training advance issued for a project creating new jobs, the community college shall provide to the department of workforce development a report of the incremental property taxes and new jobs credits from withholding generated for that year, a specific description of the training conducted, the number of employees provided services under the project, the median wage of employees in the new jobs in the project, and the administrative costs directly attributable to the project.

94 Acts, ch 1182, §13, 15; 2011 Acts, ch 118, §85, 89; 2012 Acts, ch 1023, §46; 2014 Acts, ch 1132, §33; 2023 Acts, ch 19, §2203

403.22 Public improvements related to housing and residential development — low income assistance requirements.

1. With respect to any urban renewal area established upon the determination that the area is an economic development area, a division of revenue as provided in [section 403.19](#) shall not be allowed for the purpose of providing or aiding in the provision of public improvements related to housing and residential development, unless the municipality assures that the project will include assistance for low and moderate income family housing.

a. For a municipality with a population over fifteen thousand, the amount to be provided for low and moderate income family housing for such projects shall be either equal to or greater than the percentage of the original project cost that is equal to the percentage of low and moderate income residents for the county in which the urban renewal area is located as determined by the United States department of housing and urban development using section 8 guidelines or by providing such other amount as set out in a plan adopted by the municipality and approved by the economic development authority if the municipality can show that it cannot undertake the project if it has to meet the low and moderate income assistance requirements. However, the amount provided for low and moderate income family housing for such projects shall not be less than an amount equal to ten percent of the original project cost.

b. For a municipality with a population of fifteen thousand or less, the amount to be provided for low and moderate income family housing shall be the same as for a municipality of over fifteen thousand in population, except that a municipality of fifteen thousand or less in population is not subject to the requirement to provide not less than an amount equal to ten percent of the original project cost for low and moderate income family housing.

c. For a municipality with a population of five thousand or less, the municipality need not provide any low and moderate income family housing assistance if the municipality has completed a housing needs assessment meeting the standards set out by the economic development authority, which shows no low and moderate income housing need, and the economic development authority agrees that no low and moderate income family housing assistance is needed.

2. The assistance to low and moderate income housing may be in, but is not limited to, any of the following forms:

- a. Lots for low and moderate income housing within or outside the urban renewal area.
- b. Construction of low and moderate income housing within or outside the urban renewal area.
- c. Grants, credits or other direct assistance to low and moderate income families living within or outside the urban renewal area, but within the area of operation of the municipality.
- d. Payments to a low and moderate income housing fund established by the municipality to be expended for one or more of the above purposes, including matching funds for any state or federal moneys used for such purposes.

3. Sources for low and moderate income family housing assistance may include the following:

- a. Proceeds from loans, advances, bonds or indebtedness incurred.

b. Annual distributions from the division of revenues pursuant to [section 403.19](#) related to the urban renewal area.

c. Lump sum or periodic direct payments from developers or other private parties under an agreement for development or redevelopment between the municipality and a developer.

d. Any other sources which are legally available for this purpose.

4. The assistance to low and moderate income family housing may be expended outside the boundaries of the urban renewal area.

5. a. Except for a municipality with a population under fifteen thousand, the division of the revenue under [section 403.19](#) for each project under [this section](#) shall be limited to tax collections for ten fiscal years beginning with the second fiscal year after the year in which the municipality first certifies to the county auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the division of the revenue in connection with the project.

b. A municipality with a population under fifteen thousand may, with the approval of the governing bodies of all other affected taxing districts, extend the division of revenue under [section 403.19](#) for up to five years if necessary to adequately fund the project.

c. Notwithstanding other time limitations provided by [this subsection](#), for urban renewal areas established before January 1, 2018, a municipality may, with the approval of the governing bodies of all other affected taxing districts, extend the division of revenue under [section 403.19](#) for up to three years if necessary to adequately fund the project.

d. The portion of the urban renewal area which is involved in a project under [this section](#) shall not be subject to any subsequent division of revenue under [section 403.19](#).

6. A municipality shall not prohibit or restrict the construction of manufactured homes in any project for which public improvements were finalized under [this section](#). As used in [this subsection](#), “*manufactured home*” means the same as under [section 435.1, subsection 3](#).

96 Acts, ch 1204, §24; 97 Acts, ch 214, §9; 98 Acts, ch 1100, §56; 2010 Acts, ch 1061, §180; 2011 Acts, ch 118, §85, 89; 2024 Acts, ch 1094, §42, 47

Referred to in §331.403, 384.22, 403.19

403.23 Audit — certificate of compliance.

1. Each municipality that has established an urban renewal area that utilizes, or plans to utilize, revenues from the special fund created in [section 403.19](#), shall make an annual certification of compliance with [this section](#). For any year in which the municipality is audited in accordance with [section 11.6](#), such certification shall be audited as part of the municipality’s audit.

2. The certification required under [this section](#) shall include such information or documentation deemed appropriate by the auditor of state including but not limited to the information required to be reported under [section 331.403, subsection 3](#), or [section 384.22, subsection 2](#), as applicable.

3. The auditor of state shall adopt rules necessary to implement [this section](#).

2012 Acts, ch 1124, §22

Agenda Item: 2026 Corporate Woods Business Park Urban Renewal Plan I

Report Date: January 27, 2026

Prepared By: Deb Gervais,
Senior Planner

EJC

Staff Recommendation:

That the Plan and Zoning Commission find the 2026 Corporate Woods Business Park Urban Renewal Plan I in conformance with The Ankeny Plan 2040 Comprehensive Plan.

Project Summary:

The 2026 Corporate Woods Business Park Urban Renewal Plan I has been developed to promote commercial and industrial economic development so that the city may undertake urban renewal activities granted to it under Iowa Code Chapter 403, Urban Renewal.

The area identified for urban renewal is located north of SE Corporate Woods Drive and east of SE Convenience Boulevard. It is 20.413-acres and located on Lot 1, Corporate Woods Business Park Plat 3. The Ankeny Plan 2040's Future Land Use Map identifies this area as Airport Business Park with compatible uses including industrial, business parks, and some other commercial activity. Incompatible uses include residential, schools, and churches.

Iowa Code Section 403.5(2)(a) requires that the Plan and Zoning Commission review the urban renewal plan for conformity with the approved comprehensive plan.

2. a. The municipality may itself prepare or cause to be prepared an urban renewal plan; or any person or agency, public or private, may submit such a plan to a municipality. **Prior to its approval of an urban renewal plan, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty days after receipt of the plan for review.** Upon receipt of the recommendations of the planning commission or, if no recommendations are received within the thirty days, then, without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal plan prescribed by subsection 3.

The 2026 Corporate Woods Business Park Urban Renewal Plan I is in conformance with both the Future Land Use Map and the Economic Development Vision, Goals and Policies of The Ankeny Plan 2040, Comprehensive Plan.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

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. February 2, 2026, City Council Report
2. Tentative Agenda items for Tuesday, February 17, 2026
3. December 2025 and January 2026 Building Report
4. Commissioner's Reports

ATTACHMENTS

1. December 2025 Monthly Building Report

**City of Ankeny
Building Permit Report**

Month of December 2025

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	December-25		December-24		1/1/2025-12/31/2025		1/1/2024-12/31/2024		7/1/2025-12/31/2025	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	31	\$12,406,607	8	\$3,185,020	355	\$143,315,563	393	\$151,787,800	193	\$79,810,124
New Single Family Attached/Duplex	10	\$2,995,234	30	\$5,888,548	327	\$86,975,696	259	\$64,212,195	94	\$27,002,112
New Multi - Family	0	\$0	1	\$50,386	8	\$73,852,252	9	\$18,439,709	1	\$4,003,375
Total New Residential Permits	41	\$15,401,841	39	\$9,123,954	690	\$304,143,511	661	\$234,439,704	288	\$110,815,611
Additions/Alterations/Other (1)	29	\$478,579	22	\$354,352	765	\$25,294,583	753	\$8,967,695	371	\$3,348,495
Total New Dwelling Units	41		38		1293		834		308	
NON-RESIDENTIAL										
New Commercial	3	\$1,382,573	4	\$34,649,696	27	\$88,177,796	18	\$81,408,786	13	\$32,682,763
COM Additions/Alterations/Other	7	\$1,927,176	6	\$1,628,638	79	\$23,003,332	100	\$49,086,193	39	\$6,173,684
New Church	0	\$0	0	\$0	1	\$300,000	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	5	\$7,907,744	5	\$317,908	3	\$4,366,794
New School	0	\$0	0	\$0	3	\$30,649,960	0	\$0	3	\$30,649,960
SCH Additions/Alterations/Other	0	\$0	0	\$0	4	\$832,250	2	\$3,612,000	2	\$273,760
Total Non Residential Permits	10	\$3,309,749	10	\$36,278,334	119	\$150,871,082	125	\$134,424,887	60	\$74,146,961
MISC PERMITS (2)	38	\$58,183	36	\$108,517	919	\$2,029,351	807	\$1,270,391	437	\$695,687
TOTALS	118	\$19,248,352	107	\$45,865,157	2493	\$482,338,527	2346	\$379,102,677	1156	\$189,006,754

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Date xlRange from December 2025

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	12/1/2025	\$264,616	25-6897-NEW	4305 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	12/1/2025	\$278,975	25-6898-NEW	4309 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	12/2/2025	\$725,805	25-6814-NEW	1213 NE Vista Ct	Black Birch Homes LLC	Black Birch Homes LLC
Single Family Detached	New Building	12/2/2025	\$548,041	25-7142-NEW	104 NE 64th Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	12/3/2025	\$353,476	25-7187-NEW	5813 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/4/2025	\$330,478	25-7188-NEW	5814 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/4/2025	\$417,421	25-7189-NEW	5818 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/4/2025	\$360,844	25-7190-NEW	5817 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/5/2025	\$351,978	25-7005-NEW	3826 NW Reinhart Dr	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	12/5/2025	\$538,234	25-7132-NEW	2904 NW 27th Ct	Genesis Homes Inc	Genesis Homes Inc
Single Family Detached	New Building	12/8/2025	\$539,989	25-6580-NEW	1607 NE 19th St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	12/8/2025	\$350,916	25-7191-NEW	5903 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/8/2025	\$349,716	25-7192-NEW	5904 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/8/2025	\$364,280	25-7193-NEW	4216 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/8/2025	\$431,245	25-7194-NEW	4219 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/9/2025	\$416,141	25-7195-NEW	4212 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/9/2025	\$390,001	25-7196-NEW	4205 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	12/10/2025	\$321,807	25-6878-NEW	2824 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$337,458	25-6879-NEW	2902 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$433,684	25-6881-NEW	2906 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$345,419	25-6882-NEW	2910 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$372,325	25-6883-NEW	2914 NW Reinhart Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/10/2025	\$432,175	25-6888-NEW	2515 NW North Creek Ct	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/15/2025	\$425,916	25-7291-NEW	6307 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	12/16/2025	\$373,185	25-7263-NEW	507 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$337,598	25-7264-NEW	508 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$405,092	25-7267-NEW	511 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$356,015	25-7268-NEW	515 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/16/2025	\$449,286	25-7270-NEW	512 NE 59th St	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	12/18/2025	\$401,229	25-7390-NEW	6226 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	12/30/2025	\$403,262	25-7400-NEW	1407 NW Jackson Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Attached	New Building	12/8/2025	\$319,295	25-5851-NEW	201 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/8/2025	\$317,754	25-5940-NEW	205 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/8/2025	\$317,754	25-5943-NEW	209 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/8/2025	\$319,295	25-5944-NEW	213 NE Crossing Oaks Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7179-NEW	1421 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7180-NEW	1417 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7181-NEW	1413 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7182-NEW	1409 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7183-NEW	1405 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	12/17/2025	\$286,856	25-7184-NEW	1401 NE 59th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC

Single Family Detached	Building Alteration	12/1/2025	\$20,000	25-6976-ALT	817 SE Michael Dr	Pacers Construction	Pacers Construction
Single Family Detached	Building Alteration	12/1/2025	\$2,500	25-7017-ALT	209 SW Oak Ln	Kim Griffin	Kim Griffin
Single Family Detached	Building Alteration	12/1/2025	\$21,357	25-7066-ALT	3020 NW Reinhart Dr	Central Elite Construction	Central Elite Construction
Single Family Detached	Building Alteration	12/3/2025	\$32,039	25-6870-ALT	601 NW Applewood St	FOUNDATION RECOVERY SYSTEMS	FOUNDATION RECOVERY SYSTEMS
Single Family Detached	Solar	12/5/2025	\$56,488	25-7011-SOL	1335 NE Milan Ave	True Solar LLC	True Solar LLC
Single Family Detached	Building Alteration	12/8/2025	\$20,349	25-7266-ALT	3419 NE 11th St	Bryan Flooring & Construction LLC	Bryan Flooring & Construction LLC
Single Family Detached	Solar	12/9/2025	\$29,809	25-6174-SOL	103 NW Westwood St	True Solar LLC	True Solar LLC
Single Family Detached	Building Alteration	12/9/2025	\$21,798	25-7282-ALT	5524 NE Sienna Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	12/10/2025	\$43,785	25-7178-ALT	2405 NW 29th St	Grant Judkins	Grant Judkins
Single Family Detached	Building Alteration	12/11/2025	\$16,286	25-6616-ALT	511 NE 57th Ct	Kevin Sheahan	Kevin Sheahan
Single Family Detached	Building Alteration	12/11/2025	\$48,825	25-7316-ALT	3609 NW 27th St	Puroclean of Des Moines Central	Puroclean of Des Moines Central
Single Family Detached	Building Alteration	12/11/2025	\$12,687	25-7333-ALT	1201 SE Sharon Dr	FOUNDATION RECOVERY SYSTEMS	FOUNDATION RECOVERY SYSTEMS
Single Family Detached	Building Alteration	12/12/2025	\$5,000	25-7293-ALT	6227 NE Grant Ln	CJC Construction LLC	CJC Construction LLC
Single Family Detached	Building Alteration	12/12/2025	\$5,000	25-7294-ALT	6309 NE Grant Ln	CJC Construction LLC	CJC Construction LLC
Single Family Detached	Building Alteration	12/15/2025	\$15,844	25-7380-ALT	4318 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	12/15/2025	\$6,615	25-7391-ALT	4408 NE 16th St	Ross Homes	Ross Homes
Single Family Detached	Building Alteration	12/17/2025	\$35,704	25-7402-ALT	426 SW Oak Ln	IA Real Estate Holdings LLC	IA Real Estate Holdings LLC
Single Family Detached	Porch	12/18/2025	\$2,720	25-7344-PRCH	2402 SW Westbrooke Cir	Terry Murphy	Terry Murphy
Single Family Detached	Building Alteration	12/22/2025	\$10,000	25-7452-ALT	802 NE Michael Dr	ARC Electric	ARC Electric
Single Family Detached	Building Alteration	12/23/2025	\$28,791	25-7480-ALT	4412 NE 8th St	Logan Remetch	Logan Remetch
Single Family Attached	Building Alteration	12/26/2025	\$27,688	25-7321-ALT	1101 NW Jackson Dr	Jason South	Jason South
Single Family Detached	Shed	12/1/2025	\$2,800	25-7172-SHD	1307 NW Benjamin Dr	Jamie Simmons	Justin's Premier Shed Sales
Single Family Detached	Shed	12/8/2025	\$2,000	25-7243-SHD	3906 NW 10th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	12/29/2025	\$2,000	25-7470-SHD	2205 NE 19th St	Tuff Shed	Tuff Shed
Single Family Detached	Deck	12/8/2025	\$2,016	25-7061-DECK	3015 SW Westwood St	Custom Decks LLC	Custom Decks, LLC
Single Family Detached	Deck	12/22/2025	\$2,304	25-6588-DECK	1419 SE Wanda Dr	Brittany Frances Jacobson	Brittany Frances Jacobson
Single Family Detached	Deck	12/31/2025	\$960	25-7006-DECK	1222 SW 3rd St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	12/31/2025	\$3,216	25-7007-DECK	1222 SW 3rd St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Spa/Hot Tub	12/3/2025	\$0	25-7215-SPA	510 NW Somerset Ct	Randy Wiseman	Hot Springs Spa
Retail	New Building	12/2/2025	\$772,572	25-4709-NEW	2135 NE 36th St	Daniel Willrich	Daniel Willrich
Retail	New Building	12/2/2025	\$535,001	25-5089-NEW	2135 NE 36th St	Daniel Willrich	Daniel Willrich
Retail	New Building	12/2/2025	\$75,000	25-6182-NEW	2135 NE 36th St	Daniel Willrich	Daniel Willrich
Mixed Use	Building Alteration	12/1/2025	\$100,000	25-6251-ALT	1345 SW Park Square Dr	DRA Properties	DRA Properties LLC
Mixed Use	Building Alteration	12/1/2025	\$150,000	25-6991-ALT	1610 SW Main St Ste 203	DRA Properties	DRA Properties LLC
Industrial	Building Addition	12/2/2025	\$1,082,176	25-5282-ADD	3758 SE Convenience Blvd	Nathan Stieler	Nathan Stieler
Manufacturing	Building Addition	12/15/2025	\$150,000	25-7113-ADD	1505 NE 36th St	DRA Properties	DRA Properties LLC
Office	Ramp	12/18/2025	\$0	25-6782-RAMP	1950 SW Magazine Rd	DOWNING CONSTRUCTION, INC.	DOWNING CONSTRUCTION, INC.
Industrial	Building Alteration	12/23/2025	\$200,000	25-7340-ALT	7125 SE Delaware Ave Ste 105	Rock Valley Construction	Rock Valley Construction
Other	Building Alteration	12/31/2025	\$245,000	25-7500-ALT	802 SE Shurfine Dr	Rock Valley Construction	Rock Valley Construction
Single Family Detached	Fence/Wall	12/1/2025	\$0	25-7089-FNCE	517 NE 58th St	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Fence/Wall	12/3/2025	\$0	25-7040-FNCE	1015 NE 59th Ct	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	12/4/2025	\$0	25-7230-FNCE	422 NW Skyline Dr	American Fence Company	American Fence Co

Single Family Detached	Fence/Wall	12/5/2025	\$0 25-6669-FNCE	3522 SW Maize Dr	Strong Fencing & Decking LLC	Strong Fencing & Decking LLC
Single Family Attached	Fence/Wall	12/5/2025	\$0 25-5158-FNCE	2301 NW 5th St	Tracy Cosner	A1 Fence
Mixed Use	Fence/Wall	12/8/2025	\$0 25-6647-FNCE	102 SE 30th St	Eric Schumacher	Ace Handyman Services
Single Family Detached	Fence/Wall	12/8/2025	\$0 25-6997-FNCE	3102 SW Prairie View Rd	Tracy Cosner	Tracy Cosner
Single Family Detached	Fence/Wall	12/8/2025	\$0 25-6162-FNCE	1113 SE Rio Dr	Alexandria Queener	Alexandria Queener
Single Family Detached	Fence/Wall	12/9/2025	\$0 25-7083-FNCE	706 NW Logan St	JG Fencing	JG Fencing
Single Family Detached	Fence/Wall	12/19/2025	\$0 25-7343-FNCE	2402 SW Westbrooke Cir	Terry Murphy	Terry Murphy
Single Family Detached	Fence/Wall	12/23/2025	\$0 25-6429-FNCE	3603 NW 13th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	12/24/2025	\$0 25-7286-FNCE	1225 SW 28th St	Superior Fence & Rail	Superior Fence and Rail
Retail	Sign	12/2/2025	\$14,000 25-5672-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$1,000 25-5673-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$2,665 25-5674-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Single Family Detached	Sign	12/2/2025	\$2,200 25-5675-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$1,100 25-5676-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$1,100 25-5677-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$2,500 25-5678-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$2,500 25-5679-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Retail	Sign	12/2/2025	\$4,600 25-5680-SIGNP	2135 NE 36th St	SBB Engineering	SBB Engineering
Multi-Family	Sign	12/3/2025	\$7,100 25-7052-SIGNP	1380 SW District Dr	Signarama Urbandale	Signarama Urbandale
Multi-Family	Sign	12/4/2025	\$6,258 25-5857-SIGNP	2840 S Ankeny Blvd	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	12/8/2025	\$495 25-6651-SIGNP	518 SW 3rd St	Signcraft LLC	Signcraft LLC
Other	Sign	12/12/2025	\$1,665 25-7259-SIGNP	732 SE Shurfine Dr	Nagle/Eagle Sign Co	Nagle/Eagle Sign Co
Other	Sign	12/12/2025	\$3,500 25-7348-SIGNP	1515 SE Corporate Woods Dr	CAT Scale Company	Eagle Sign Company
Retail	Sign	12/29/2025	\$7,500 25-7495-SIGNP	165 SW Magazine Rd	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Church	Temporary Sign	12/18/2025	\$0 25-7429-SIGNT	510 E 1st St	Our Lady's Immaculate Heart Church	Our Lady's Immaculate Heart Church
Single Family Detached	Drive Approach	12/10/2025	\$0 25-7255-RSTRM	514 SE Sharon Dr	Iowa Contracting Inc	Iowa Contracting Inc
Single Family Detached	Sidewalk	12/10/2025	\$0 25-7295-RSWRP	514 SE Sharon Dr	Iowa Contracting Inc	Iowa Contracting Inc
Office	Fuel Tanks	12/3/2025	\$0 25-7175-FUEL	1201 S Ankeny Blvd	Primus Companies, Inc.	Primus Companies, Inc.
Multi-Family	Fuel Tanks	12/4/2025	\$0 25-6237-FUEL	1010 SW Magazine Rd	Haverkamp Construction	Haverkamp Construction
Other	Fuel Tanks	12/4/2025	\$0 25-7234-FUEL	1201 SE Mill Pond Ct	Centurion Stone of Iowa	Centurion Stone of Iowa
Multi-Family	Fuel Tanks	12/10/2025	\$0 25-7186-FUEL	1380 SW District Dr	JCorp Inc	JCorp Inc
Other	Fuel Tanks	12/12/2025	\$0 25-7345-FUEL	1930 SW Magazine Rd	Centurion Stone Of Iowa	Centurion Stone Of Iowa
Mixed Use	Fuel Tanks	12/18/2025	\$0 25-7423-FUEL	1340 SW District Dr	DRA Properties	DRA Properties LLC
Single Family Attached	Demolition	12/18/2025	\$0 25-7427-DEMO	425 SE Delaware Ave	Michele Pfeiffer	Iowa Demolition
Single Family Detached	Demolition	12/18/2025	\$0 25-7428-DEMO	505 SE Delaware Ave	Michele Pfeiffer	Iowa Demolition



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Election of Chair and Vice Chair

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

February 3, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Community Development

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

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ACTION REQUESTED

ATTACHMENTS

None

