



ZONING BOARD OF ADJUSTMENT

**Meeting Agenda
Tuesday, February 3, 2026
5:00 PM**

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

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

Zoning Board of Adjustment regular meetings are held at 5:00 p.m. on the first and third Tuesday of each month, following the Monday City Council meetings. All Board of Adjustment meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

C. MINUTES:

Minutes of the December 16, 2025, regular meetings.

Consider MOTION to approve and accept the December 16, 2025 minutes with/without amendments.

D. COMMUNICATIONS:

E. PUBLIC HEARINGS:

#26-01

Jeff Westendorf, Westwood Professional Services

on behalf of DRA Properties LC

for the property located at

LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1

RE: Conditional Use Permit - for construction of a Les Schwab Tires Store at 1945 NE 36th

F. NEW BUSINESS:

- 1. Zoning Board of Adjustment 2025 Annual Report**

2. Election of Chair and Vice Chair

G. REPORTS:

**Renewed Special Use Permits
#23-01 Dough Co. Pizza, 2405 SW White Birch Dr., Ste. 100**

H. ADJOURNMENT:

Motion to adjourn



Zoning Board of Adjustment
February 3, 2026
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Minutes of the December 16, 2025, regular meetings.

ORIGINATING DEPARTMENT

Community Development

Meeting Minutes
Zoning Board of Adjustment
Tuesday, December 16, 2025
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

Chair Matt Ott called the December 16, 2025 regular meeting of the Zoning Board of Adjustment to order at 5:00 p.m.

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

ROLL CALL

Members present: Matt Ott, Jeff Baxter, Nichole Sungren, Brett Walker, and Eric Strom.

Staff: E. Jensen, E. Carstens, D. Gervais, J. Heil, B. Morrissey, L. Hutzell, R. Kirschman, M. Flynn, and B. Fuglsang.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE DECEMBER 2, 2025 REGULAR MEETING

Motion by B. Baxter to approve the meeting minutes as submitted. Second by N. Sungren. Motion carried 5 – 0.

COMMUNICATIONS / CORRESPONDENCE

No correspondence were received.

PUBLIC HEARINGS:

#25-15 Terry Murphy
on behalf of Jeffrey Kallem
for the property located at
2401 SW Westbrooke Circle
LOT 4 THE WESTWINDS PLAT 2
RE: Variance - Minimum Lot Width

Chair M. Ott opened the public hearing.

Terry Murphy, 2402 SW Westbrook Circle Ankeny, purchased his property in July 2021 and had a survey done in June 2025, by Snyder & Associates, which found the property line was not where they thought. The neighbor, Jeffrey Kallem, listed their property for sale and is currently sale pending. Murphy has submitted a request, on behalf of Jeffrey Kallem, for a variance to the 80-foot lot requirement and has offered to purchase the land in question, which is roughly 2,000 sq feet, from Mr. Kallem and has submitted missing permits for the structures in the disputed area.

M. Ott asked to view the survey from Snyder on the proposed plat and for confirmation that the neighbors are wanting to sell the land to T. Murphy. T. Murphy confirmed the area in question on the map and restated that the sale of the land in question is in best interest for both parties and both parties are in favor.

N. Sungren inquired if any current easements would be impacted by the sale. E. Carstens and T. Murphy both confirm that no current easements will be impacted by the sale.

Laura Hutzell, city staff, presented a request for a variance to Ordinance No. 1219, which requires a minimum lot width of 80 feet. The applicant, Mr. Murphy is requesting approval to allow a reduced lot width of 70 ft for Lot 4, Plat 2 on behalf of Jeffrey Kallum. This variance will allow Mr. Murphy to purchase a small strip of land to alleviate a long-standing property encroachment and realign the boundary to match existing landscaping conditions. The subject property is located in the SW quadrant of Ankeny; specifically at the bulb of the SW Westbrook cul-de-sac in the Westwinds development; located West of SW Irvinedale Drive and North of SW Oralabor Rd. The property was rezoned in 1995 to R2 with a condition that the minimum lot width is 80 ft. The surrounding properties are also zoned R2; except for to the West which are properties outside of city limits and considered Polk County.

L. Hutzell presented various maps showing aerial views of the properties in question. The first map is of J. Kallum's approximate 2 acre heavily wooded property. It is a ranch home constructed in 2003 and he has been the sole owner of the property. The property is under contract to sell next month. The second map is Lot 5, owned by T. Murphy, which is approximately .8 acres and heavily wooded, was purchased by Murphy in 2021 and contains a single story ranch home with a privacy screen, landscaping, and a deck on the side of the property. T. Murphy's home was built in 2005 and the deck and landscaping were added shortly after the building in 2005-2006. The current owners recently discovered the deck encroaches in the adjacent property and does not meet setback statements. Staff also found no record of a permit for deck or fence structure. T. Murphy is asking to purchase .05 acres from Mr. Kallum which would legalize the longstanding improvements and bring the deck into compliance. The purchase would reduce the land width from 80 feet to 70 feet, which is why the variance is requested. Mr. Kallam has provided a letter confirming he is the owner of Lot 4 and T. Murphy, owner of Lot 5, is able to act in his interest in this matter. Staff were also informed that the pending buyers are aware of the variance request.

The property was acquired in good faith and the need for the variance is not a result of recent action by the applicant. Exceptional conditions do exist as the property is a large parcel with topographical challenges. Strict enforcement would create unnecessary hardship. The change in lot width would still meet current Ankeny R2 standards for lot sizes and widths. Should the variance not be granted, it would create continued non-compliance and unnecessary hardship on both property owners. All residents within 250ft have been notified and no correspondence has been received.

Laura Hutzell with City Staff recommends approval of a variance to Ordinance No. 1219, which requires a minimum lot width of 80 feet in the R-2 District with single-family restrictions within the Westwinds Development. The applicant is requesting approval to allow a reduced lot width of 70 feet for Lot 4 of The Westwinds Plat 2, located at 2401 SW Westbrooke Circle.

This variance would allow the applicant, Mr. Murphy—who owns the adjacent Lot 5—to purchase a narrow strip of land from Lot 4 in order to resolve a long-standing property line encroachment and realign the boundary to match existing landscaping conditions.

Staff recommends the Zoning Board of Adjustment grant a Variance to Ordinance No. 1219 to allow a 70-foot minimum lot width on Lot 4 The Westwinds Plat 2 located at 2401 SW Westbrooke Circle, subject to the applicant obtaining a permit for the existing fence screen and deck on the west side of the home on Lot 5.

The staff position is based on a determination that the decreased minimum lot width from the resulting boundary adjustment would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

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

N. Sungren inquired if city staff foresee any issues with the awkward shape of the parcel after the purchase. E. Jensen confirmed it is not an issue. L. Hutzell stated a plat survey would be completed post purchase. T. Murphy confirmed there is a natural ravine along what would be the new property line.

T. Murphy stated permits were submitted on December 16th for both the deck and fence. M. Ott asked what prompted the initial inquiry by T. Murphy into where the property line fell. T. Murphy stated he was curious where the line fell.

Motion by J. Baxter to receive and file documents and close the public hearing. Second by M. Ott. All voted aye. Motion carried 5 – 0.

BOARD DISCUSSION

No concerns from board members. J. Baxter stated not approving the variance would create unnecessary hardship for both parties. M. Ott acknowledged both parties are in favor of the variance.

Motion by J. Baxter that the Zoning Board of Adjustment grant a Variance to Ordinance 1219 to allow a 70-foot minimum lot width on Lot 4 The Westwinds Plat 2 located at 2401 SW Westbrooke Circle, subject to the applicant obtaining a permit for the existing fence screen and deck on the west side of the home on Lot 5.

The Board's position is based on a determination that:

1. The decreased minimum lot width would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and
2. That this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

Second by N. Sungren. All voted aye. Motion carried 5-0

REPORTS

Renewed Special Use Permits

#10-06 Lindo Jalisco Mexican, 1810 SW White Birch Cir., Ste. 118

#12-02 The Sports Page, 1701 N Ankeny Blvd.

#15-01 Main Street Café and Bakery, 2510 SW White Birch Dr., Ste. 1 & 2

ADJOURNMENT

There being no further business motion made by M. Ott to adjourn the meeting. Meeting adjourned at 5:24 p.m.

Submitted by Megan Flynn, Recording Secretary
Zoning Board of Adjustment



Zoning Board of Adjustment
February 3, 2026
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

#26-01

Jeff Westendorf, Westwood Professional Services

on behalf of DRA Properties LC

for the property located at

LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1

RE: Conditional Use Permit - for construction of a Les Schwab Tires Store at 1945 NE 36th

ORIGINATING DEPARTMENT
Community Development



**NOTICE TO PROPERTY OWNERS OF
A BOARD OF ADJUSTMENT MEETING**

Refer to **Appeal No. 26-01**

Dear Property Owner:

An application for a conditional use permit has been filed with the Board of Adjustment by:

Jeff Westendorf, Westwood Professional Services
on behalf of
DRA Properties LC
for property located at
LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1

The requested Conditional Use Permit is to allow for the construction of a Les Schwab Tire Store at 1945 NE 36th Street. City of Ankeny Ordinance 1781: Otter Creek Planned Unit Development, Section 8. Allowable Uses: *Requires approval of a Conditional Use Permit by the Board of Adjustment for Auto Services in the Commercial Precinct.*

The Board under certain conditions and safeguards, may have the authority to grant the request as set forth in Code Section 191.14(2).

A **public hearing** will be held by the Board of Adjustment on **Tuesday, February 3, 2026, at 5:00 p.m.** in the Ankeny City Council Chambers at 1250 SW District Drive, Second Floor, at which time you may present your views. If you cannot attend, you may submit your views to the Board of Adjustment in writing at the address below by 2:00 p.m. on Tuesday, February 3, 2026.

The Zoning Board of Adjustment agenda packet will be posted on the City's website at the following link by 5:00 p.m. the Friday prior to the meeting:

<https://ankenyia.portal.civicclerk.com/>

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

Questions about this application may be directed to:

Jake Heil, Associate Planner
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Phone: (515) 963-3544
Email: jheil@AnkenyIowa.gov



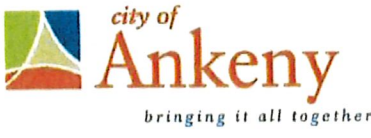
N



1 inch = 300 feet

Date: 1/22/2026

**1945 NE 36th Street
Conditional Use Permit
Aerial Map**



APPLICATION FOR ZONING BOARD OF ADJUSTMENT SPECIAL USE PERMIT

Applicant is: Property Owner Tenant Other Westwood PS Civil Engineer

Applicant Jeff Westendorf, Senior Project Manager

Address / Phone # 12701 Whitewater Drive, Suite 300

E-mail jeff.westendorf@westwoodps.com

Property Owner DBA Properties LC

Address / Phone # 1525 NE 36th Street Ankeny, IA 50021

E-mail Ashley@draprop.com (Owner must sign the application or submit a letter of authorization)

To the Members of the Board of Adjustment:

I hereby request authorization for a Special Use Permit:

For (description of use) CUP Approval required by the PUD Zoning

Location (address) of the proposed special use 1945 NE 36th Street

Legal description (Plat & Lot #) That part of Lot 3 and Lot 4, Plaza 36 Plat 1, City of Ankeny, Polk County Iowa

Zoning PUD Principal use of property (existing) Vacant

Attached hereto and made a part of this request, I submit the following:

- a) A statement indicating the reasons for my request, evidence concerning the feasibility of the proposed request and its effect on surrounding property.
b) A site plan drawing defining the areas to be developed for buildings, the areas to be developed for parking, the locations of sidewalks and driveways and the points of ingress and egress, including access streets where required, the location and heights of walls, the location and type of landscaping, and the location, size and number of signs.
c) A letter of authorization from the owner or lessee, if applicable.

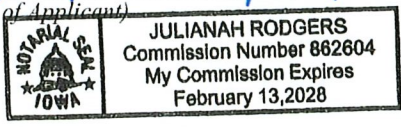
Complete submittals are required for review

AFFIDAVIT

State of Iowa)ss
County of Polk)

I hereby deposit and say that all of the above statements and the statements contained in the papers submitted herewith are true.

(Signature of Applicant) Ashley Allen, DBA Properties, LC



Signed and sworn to before me, this 12th day of January, 20 26. Julianah Rodgers (Notary Public)

Office Use Only
Date received
Filing #
Paid
Scheduled Meeting Date
RECEIVED

JAN 16 2026

Westwood

Zoning Board of Adjustments:

Statement indicating Reasons for our CUP request.

We are proposing to build a Les Schwab Tire store at 1945 NE 36th Street, Ankeny, Iowa. The CUP is required by PUD Zoning. The reason an automotive use requires a CUP is because the existing PUD allows for a mix of uses, including residential. We are requesting the Board of Adjustment to look at our proposed use in this location, and the potential use of surrounding properties. We feel like this is an appropriate use at this location with the existing and proposed uses in this PUD. The Les Schwab business is a less intrusive use than some other types of automotive uses. In discussions with the City staff it sounds like there is a lack of potential residential properties in the vicinity and mentioned that Les Schwab should fit in good at this location. Our lot is at the corner of a busy intersection with only proposed retail uses around us. We feel that this is a perfect location for Les Schwab to be located.

About Les Schwab

Les Schwab has over 500 stores in 12 states. They provide services that include tires, brakes, and shocks. Les Schwab is big into donating to local charities and often sponsor local sport teams. The store employes about 10-18 people per store. Store hours are typically from 8am-6pm Monday through Saturday with the store being closed on Sundays. Les Schwab believes in giving Sunday's off for their employees to spend time with family.

Sincerely,

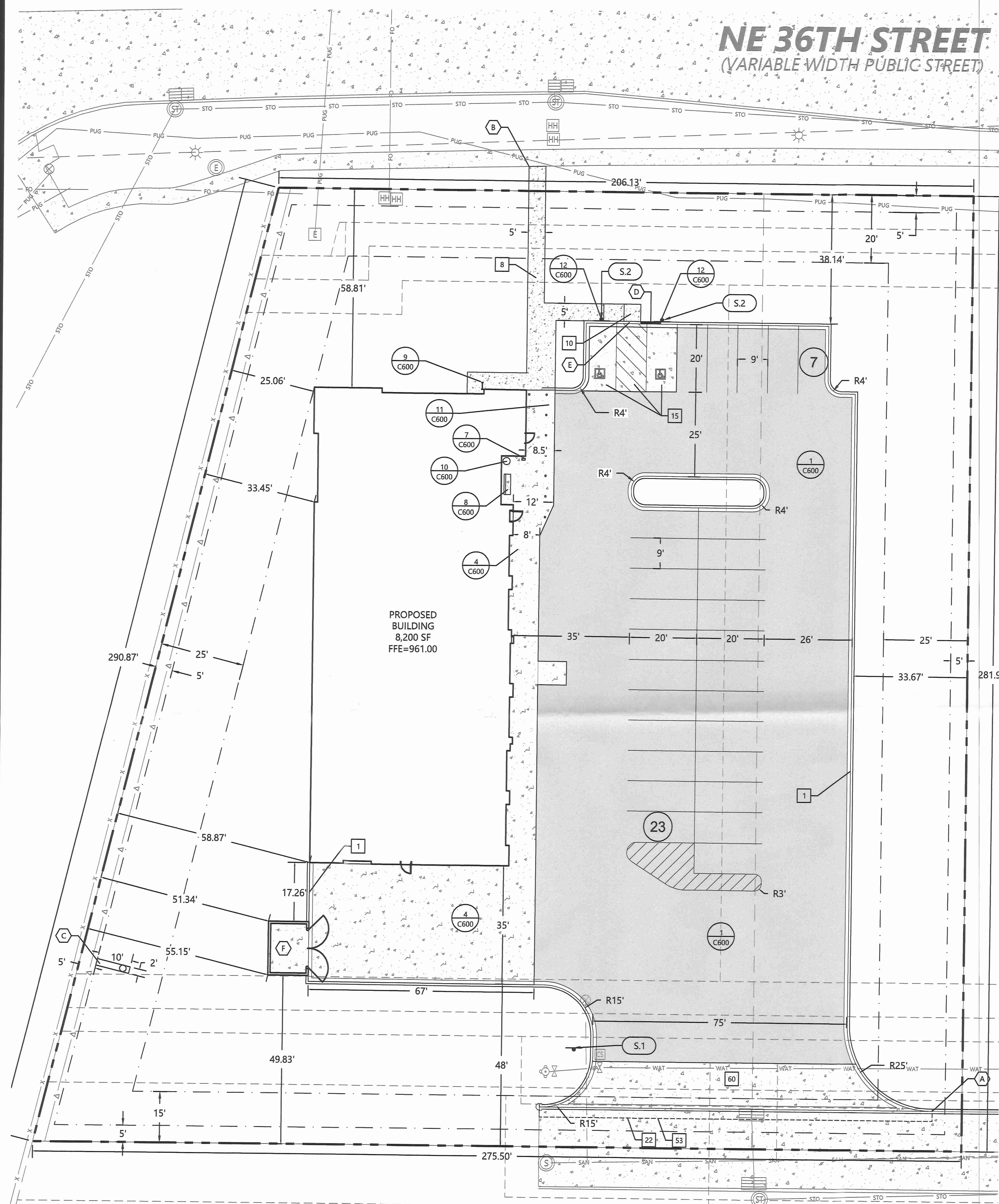
WESTWOOD PROFESSIONAL SERVICES



Jeff Westendorf, RLA

Senior Project Manager/Landscape Architect

NE 36TH STREET (VARIABLE WIDTH PUBLIC STREET)



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

A SITE KEYNOTES

- A MATCH EXISTING CURB
- B TIE-IN TO EXISTING SIDEWALK
- C PYLON SIGN (SEE ARCH PLANS)
- D TRANSITION CURB
- E FLUSH CURB
- F TRASH ENCLOSURE (SEE ARCH PLANS)

1 SITE DETAILS (SI-0XX)

- 1 B612 CURB AND GUTTER
- 8 PRIVATE SIDEWALK
- 10 PRIVATE PARALLEL PEDESTRIAN RAMP
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 22 SAW CUT CONTROL JOINT
- 53 MILLING AT SAWCUT
- 60 SUDAS TYPE "B" DRIVE

1 CXXX LES SCHWAB STANDARD SITE DETAILS

- 1 ASPHALT PAVING (STANDARD)
- 4 HEAVY DUTY CONCRETE PAVEMENT
- 5 CONCRETE PAVEMENT JOINT
- 6 ASPHALT/CONCRETE JOINT
- 7 KEYKEEPER WITH STAND
- 8 BENCH
- 10 TRASH RECEPTACLE
- 11 6" DIAMETER BOLLARD
- 12 SIGN IN BOLLARD

S10 SIGN LEGEND

REFERENCE	SIZE	MUTCD DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8M

SITE DEVELOPMENT SUMMARY

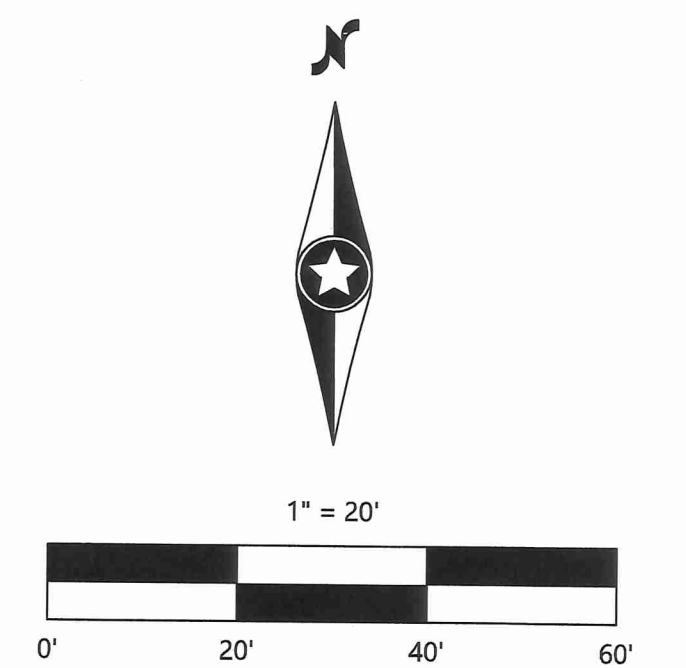
- EXISTING ZONING: PUD, OTTER CREEK PLANNED UNIT DEVELOPMENT
- PROPOSED ZONING: PUD, OTTER CREEK PLANNED UNIT DEVELOPMENT
- PARCEL DESCRIPTION: **LOT 4 AND PART OF LOT 3, PLAZA 36 PLAT 1**
- PROPERTY AREA: 67,955 SF (1.56 AC)
- EXISTING IMPERVIOUS SURFACE: 1,563 SF (2.3%)
- PROPOSED IMPERVIOUS SURFACE: 35,308 SF (51.96%)
- BUILDING GROSS SIZE: 8,200 SF
- FLOOR-AREA-RATIO(FAR): 0.12
- BUILDING SETBACK PER CODE: 20'=FRONT
0'=SIDE
15'=REAR
- SIGN SETBACK PER CODE: 5' (30' MAX HEIGHT)
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 20' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF ANKENY IA
- MOTOR VEHICLE SALES & SERVICE: 1 SPACE PER 200 SF
- TOTAL SPACES REQUIRED: 41 SPACES
- PARKING PROVIDED: 30

SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, 12701 WHITWATER DR STE 300, MINNETONKA, MN 55343. DECEMBER 2025.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE IDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

INITIAL ISSUE: 01/12/26
REVISIONS: _____

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
DAVID BADE 01/09/25 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Phone: (852) 937-5150
Fax: (852) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

RECEIVED
JAN 16 2026
CITY OF ANKENY
SITE PLAN

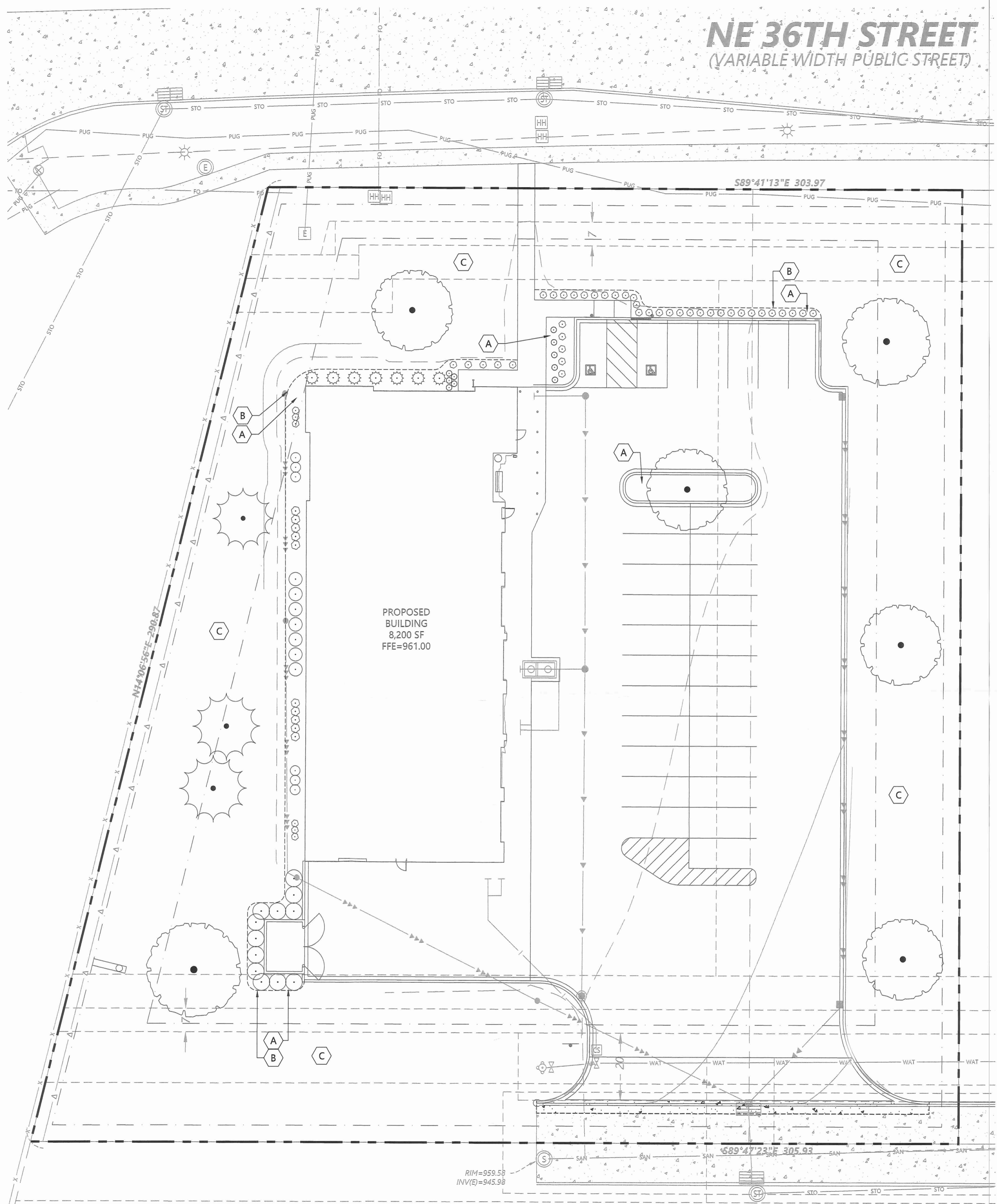
SHEET NUMBER:

C200

DATE: 01/09/25
PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

NE 36TH STREET (VARIABLE WIDTH PUBLIC STREET)



PROPOSED BUILDING
8,200 SF
FFE=961.00

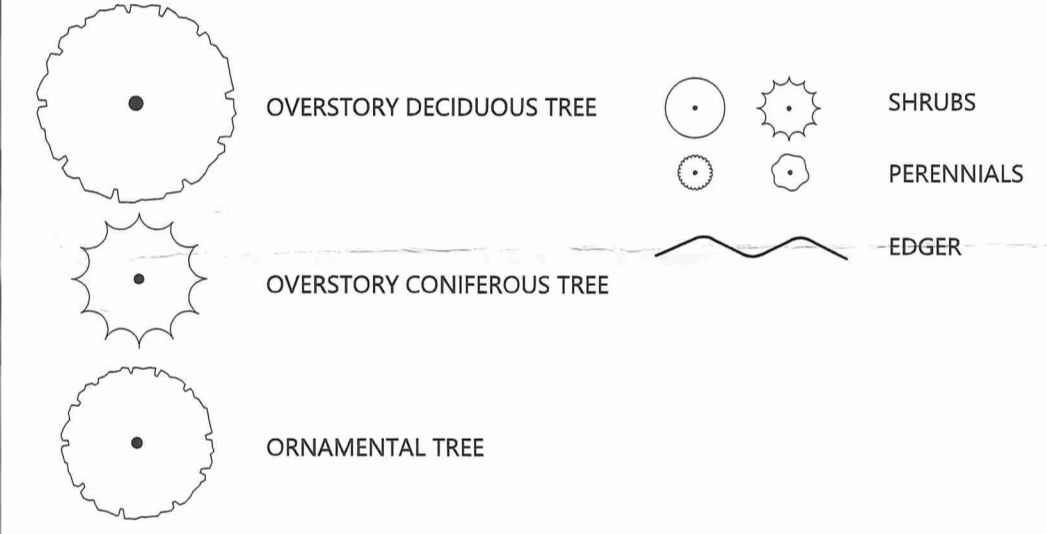
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	MATURE SIZE
CONIFEROUS TREES 3					
ERC		EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6' HT. B&B	AS SHOWN	H 30'-40' W 15'-20'
BHS		BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT. B&B	AS SHOWN	H 30'-40' W 20'-30'
DECIDUOUS TREES 6					
FFM		FALL FIESTA® SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL. B&B	AS SHOWN	H 40'-60' W 30'-40'
SKH		SKYLINE® HONEY LOCUST / GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 30'-35'
NPO		NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 40'-50'
NHE		NEW HARMONY AMERICAN ELM / ULMUS AMERICANA 'NEW HARMONY'	2.5" CAL. B&B	AS SHOWN	H 50'-60' W 40'-50'
CONIFEROUS SHRUBS 7					
TAY		TAUNTON'S YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
DECIDUOUS SHRUB 25					
RES		REGENT SERVICEBERRY / AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.	5'-0" O.C.	H 4'-6' W 4'-6'
AFD		ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
DBH		DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#5 CONT.	3'-0" O.C.	H 3'-4' W 3'-4'
PERENNIALS 10					
RCB		NORTHERN EXPOSURE™ RED CORAL BELLS / HEUCHERA X 'TNHEUNER'	#1 CONT.	18" O.C.	H 12'-18" W 18'-24"
GRASSES 55					
KFG		KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.	H 3'-4' W 2'-3'
BLB		BLAZE LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#1 CONT.	24" O.C.	H 18"-24" W 18"-24"
PDS		PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.	H 2'-3' W 2'-3'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT O.C. = ON CENTER QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)

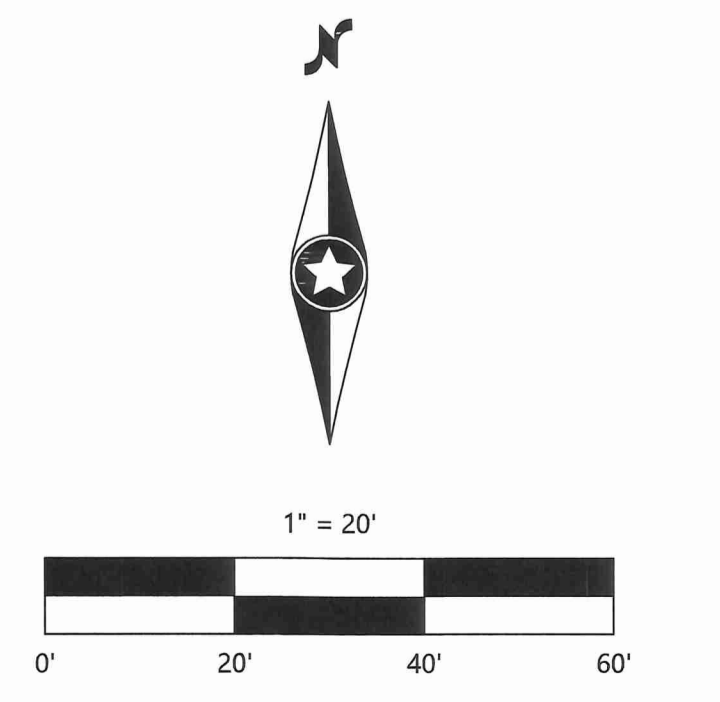
LANDSCAPE SUMMARY

REQUIRED LANDSCAPING:

ONE LANDSCAPE UNIT IS REQUIRED FOR EVERY 3,000 SF OF REQUIRED OPEN SPACE.

ONE LANDSCAPE UNIT CONTAINS:	2 TREES + 6 SHRUBS OR 3 TREES + 3 SHRUBS
REQUIRED OPEN SPACE	13,591 SF (67,955*2= 13,591)
LANDSCAPE UNITS REQUIRED:	4.5 (13,591/3,000= 4.5)
TREES REQUIRED:	9 (4.5*2= 9)
SHRUBS REQUIRED:	27 (4.5*6= 27)
TREES PROVIDED:	9 (3 PROPOSED CONIFEROUS, 6 PROPOSED DECIDUOUS)
SHRUBS PROVIDED:	32 (7 PROPOSED CONIFEROUS, 25 PROPOSED DECIDUOUS)

+++CITY REQUIREMENTS MET+++



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR BY AN INDIVIDUAL UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
IAN WILHELM DOORF
01/09/25 LICENSE NO. **LP020265**

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
13703 Whiteoak Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Phone: (888) 837-5150
Fax: (888) 837-5150
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:

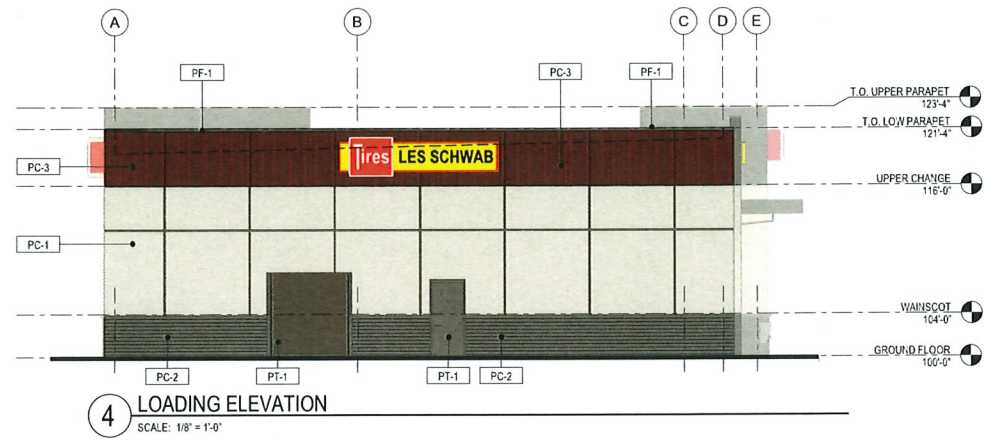
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DATE: 01/09/25

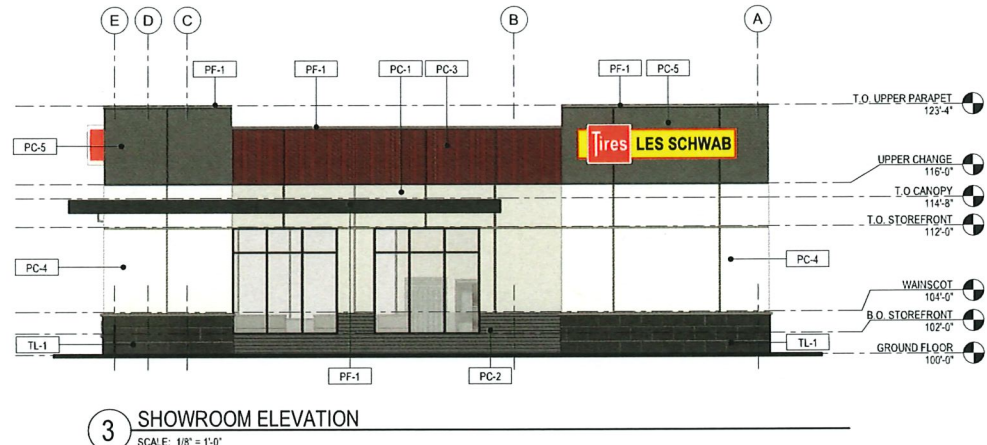
PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

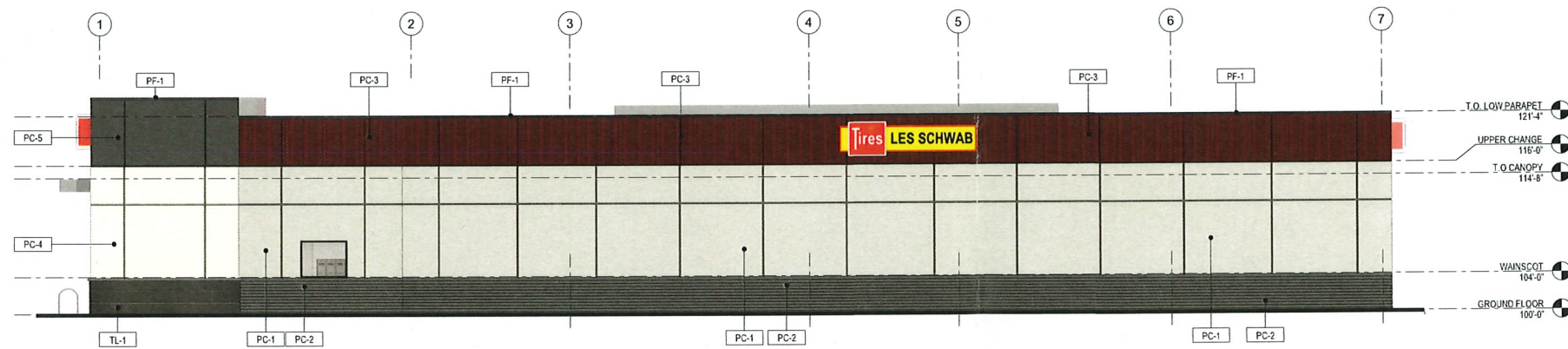
#26-01



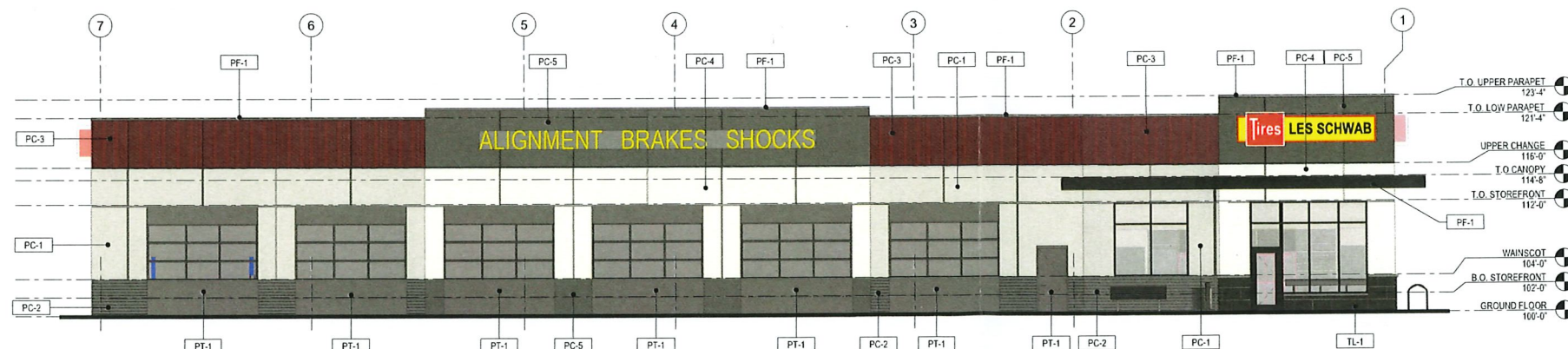
4 LOADING ELEVATION
SCALE: 1/8" = 1'-0"



3 SHOWROOM ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

- A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL SUPPORTS USING GALVANIZED EXPANSION ANCHORS AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS. ENSURE ELECTRICAL IS PROVIDED AT ALL EXTERIOR SIGNAGE AND TERMINATED AT SIGN.
- F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- H. REFER TO SHEET ES01 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

ELEVATION KEY NOTES:

1. MASCHRY CONTROL JOINT @ 37'-0" O.C. MAX. REF 2/A503.
2. SIGNAGE BY CARLSON SIGN, REF 5A506 FOR ATTACHMENT DETAIL.
3. ADDRESS NUMBER LOCATION, COORD W/ AHJ.

MATERIAL LEGEND:

PC-1	PRECAST EXPOSED AGGREGATE (STAIN SW, COLOR: 7004 SNOWBOUND)
PC-2	PRECAST 8" HORIZONTAL STAMP (STAIN SW, COLOR: 7068 GRIZZLE GRAY)
PC-3	PRECAST RAKED VERTICALLY (STAIN SW, COLOR: 8261-7797 - LS COLONIAL RED 2020)
PC-4	PRECAST SMOOTH (STAIN SW, COLOR: 7004 SNOWBOUND)
PC-5	PRECAST SMOOTH (STAIN SW, COLOR: 7068 GRIZZLE GRAY)
TL-1	LARGE FORMAT TILE, CORONADO STONE, GETTYSBURG - BLACK FOREST PRE MANUFACTURED CORNER PIECES TO BE USED AT ALL EXTERIOR CORNERS
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH SW 8261-10059-LS BRONZE 2020



AOR LOGO

EOR LOGO

ADDRESS TBD
6 BAY STORE - PROTOTYPE Q4 2026
LES SCHWAB TIRE CENTER - ANKENY (NORTH), IA

RECEIVED

JAN 16 2026

CITY OF ANKENY

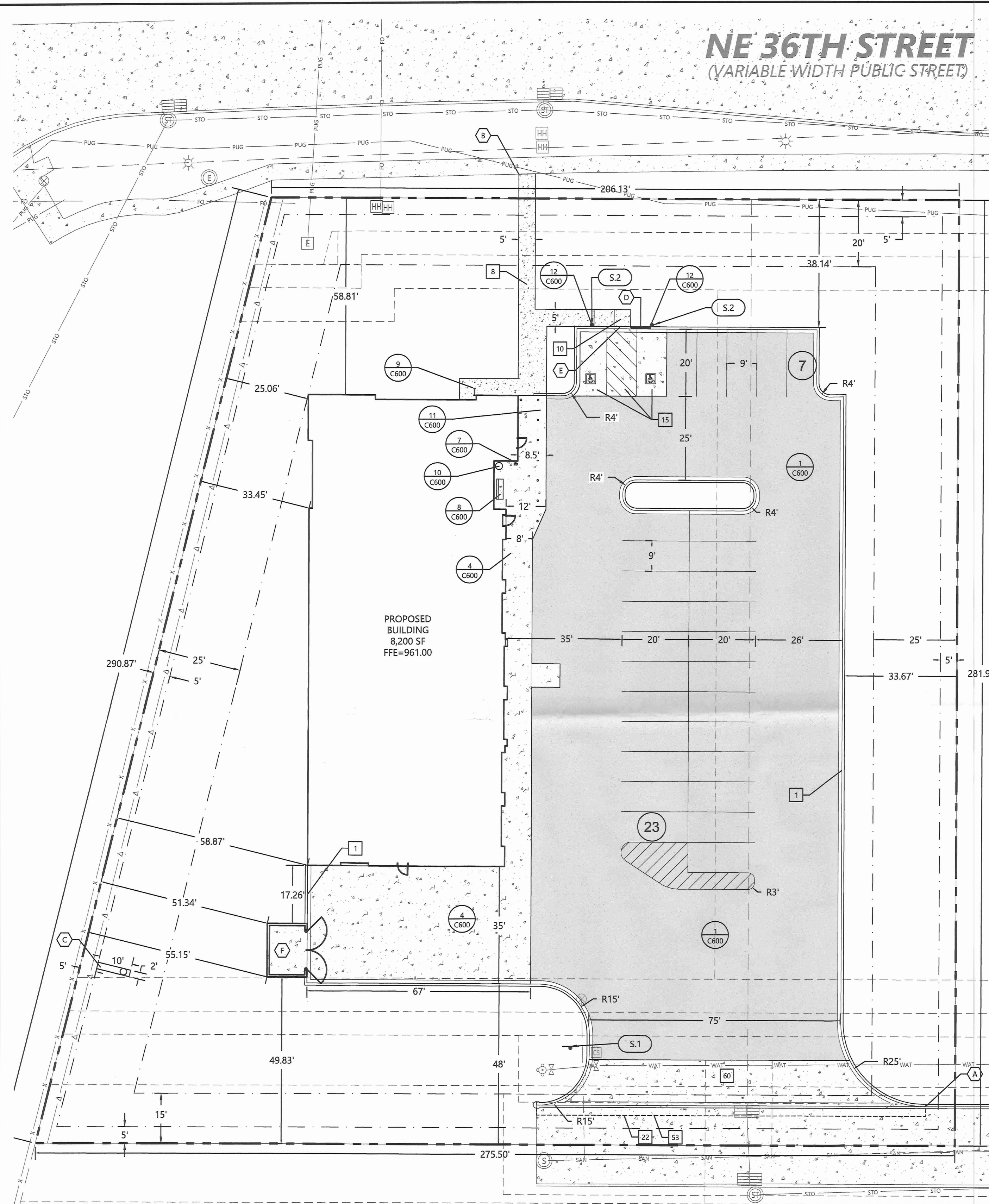
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PROTO SET Q4 2025
MVP 6R

TBD
PROJECT # 12025 MVP 6R
DESIGNED BY LLC
DRAWN BY LLC
REVISIONS

EXTERIOR
ELEVATIONS -
PRECAST

A201P



A SITE KEYNOTES

- A MATCH EXISTING CURB
- B TIE-IN TO EXISTING SIDEWALK
- C PYLON SIGN (SEE ARCH PLANS)
- D TRANSITION CURB
- E FLUSH CURB
- F TRASH ENCLOSURE (SEE ARCH PLANS)

1 SITE DETAILS (SI-OXX)

- 1 B612 CURB AND GUTTER
- 8 PRIVATE SIDEWALK
- 10 PRIVATE PARALLEL PEDESTRIAN RAMP
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 22 SAW CUT CONTROL JOINT
- 53 MILLING AT SAWCUT
- 60 SUDAS TYPE "B" DRIVE

1 CXXX LES SCHWAB STANDARD SITE DETAILS

- 1 ASPHALT PAVING (STANDARD)
- 4 HEAVY DUTY CONCRETE PAVEMENT
- 5 CONCRETE PAVEMENT JOINT
- 6 ASPHALT/CONCRETE JOINT
- 7 KEYKEEPER WITH STAND
- 8 BENCH
- 10 TRASH RECEPTACLE
- 11 6" DIAMETER BOLLARD
- 12 SIGN IN BOLLARD

S.10 SIGN LEGEND

REFERENCE	SIZE	MUTCD DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8M

SITE DEVELOPMENT SUMMARY

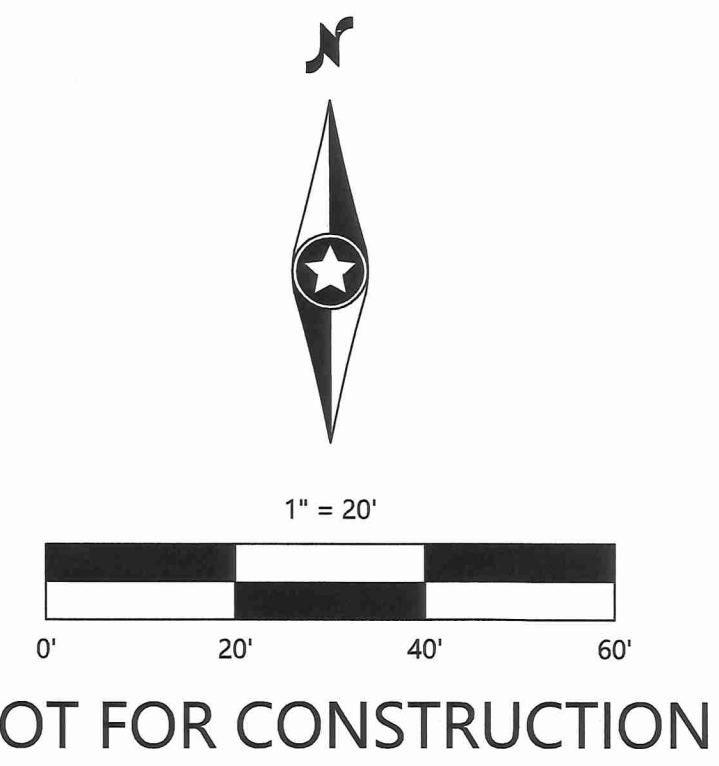
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- PROPOSED ZONING: PUD, OTTER CREEK PLANNED UNIT DEVELOPMENT
- PARCEL DESCRIPTION: **LOT 4 AND PART OF LOT 3, PLAZA 36 PLAT 1**
- PROPERTY AREA: 67,955 SF (1.56 AC)
- EXISTING IMPERVIOUS SURFACE: 1,563 SF (2.3%)
- PROPOSED IMPERVIOUS SURFACE: 35,308 SF (51.96%)
- BUILDING GROSS SIZE: 8,200 SF
- FLOOR-AREA-RATIO(FAR): 0.12
- BUILDING SETBACK PER CODE: 20'=FRONT
0'=SIDE
15'=REAR
- SIGN SETBACK PER CODE: 5' (30' MAX HEIGHT)
- PARKING SPACE/DRIVE AISLE: 9' WIDE X 20' LONG, 24' AISLE
- PARKING RATIO REQUIREMENT: CITY OF ANKENY IA
- MOTOR VEHICLE SALES & SERVICE: 1 SPACE PER 200 SF
- TOTAL SPACES REQUIRED: 41 SPACES
- PARKING PROVIDED: 30

SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, 12701 WHITEWATER DR STE 300, MINNETONKA, MN 55343. DECEMBER 2025.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
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7. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE IDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.



#26-01

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	01/12/26
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	1" = 20'
VERTICAL SCALE:	1" = 2'

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR BY A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
DAVID BADE
01/09/25 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
Phone: (952) 937-5150
Toll Free: (888) 937-5150
westwoodsps.com
Westwood Professional Services, Inc.

RECEIVED
JAN 16 2026
CITY OF ANKENY
SITE PLAN

SHEET NUMBER:

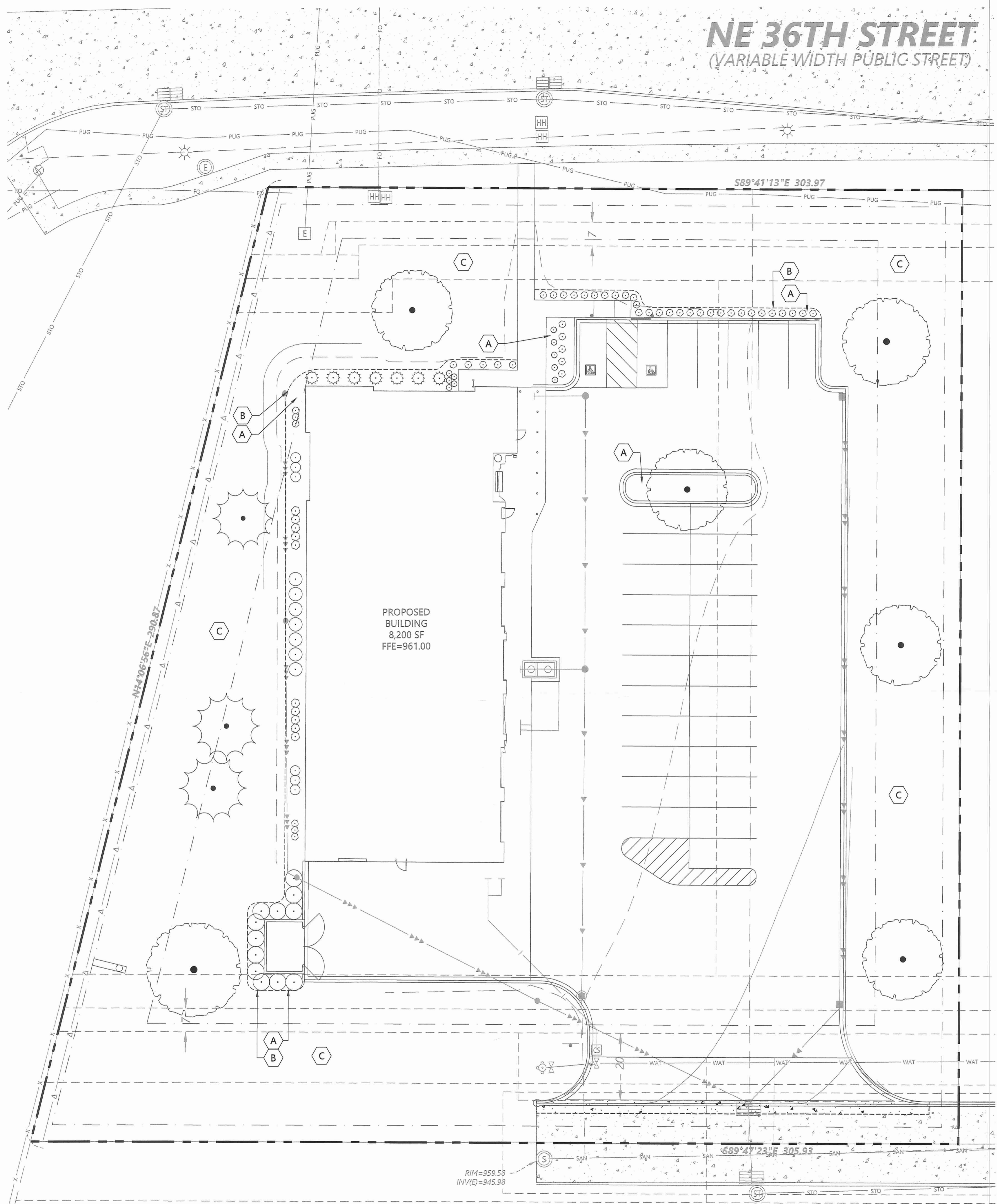
C200

DATE: 01/09/25

PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

NE 36TH STREET (VARIABLE WIDTH PUBLIC STREET)



PROPOSED BUILDING
8,200 SF
FFE=961.00

RIM=959.58
INV(E)=945.98

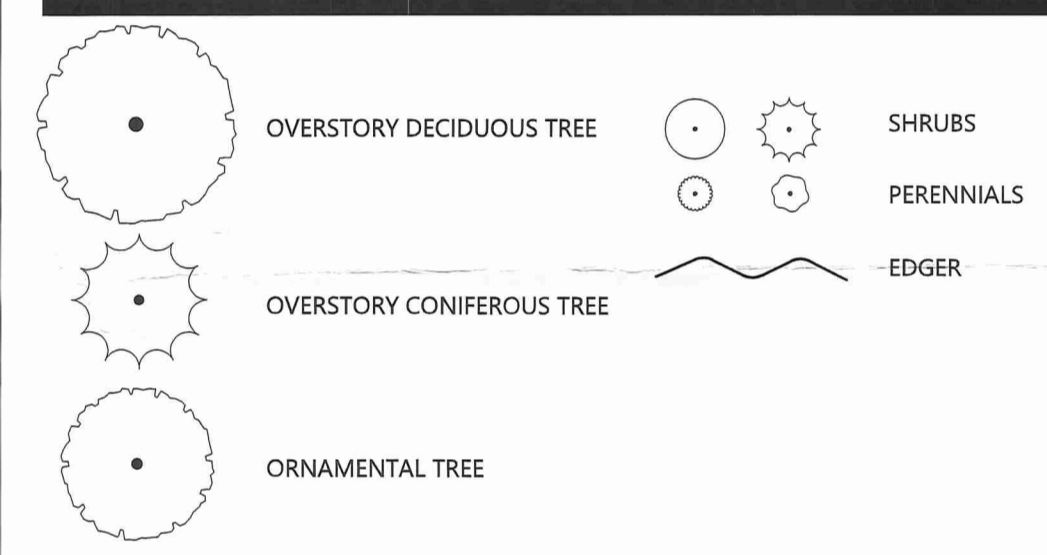
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811 or call811.com
Common Ground Alliance

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	MATURE SIZE
CONIFEROUS TREES 3					
ERC		EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	6' HT. B&B	AS SHOWN	H 30'-40' W 15'-20'
BHS		BLACK HILLS WHITE SPRUCE / PICEA GLAUCA 'DENSATA'	6' HT. B&B	AS SHOWN	H 30'-40' W 20'-30'
DECIDUOUS TREES 6					
FFM		FALL FIESTA® SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL. B&B	AS SHOWN	H 40'-60' W 30'-40'
SKH		SKYLINE® HONEY LOCUST / GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE'	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 30'-35'
NPO		NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL. B&B	AS SHOWN	H 40'-50' W 40'-50'
NHE		NEW HARMONY AMERICAN ELM / ULMUS AMERICANA 'NEW HARMONY'	2.5" CAL. B&B	AS SHOWN	H 50'-60' W 40'-50'
CONIFEROUS SHRUBS 7					
TAY		TAUNTON'S YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
DECIDUOUS SHRUB 25					
RES		REGENT SERVICEBERRY / AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.	5'-0" O.C.	H 4'-6' W 4'-6'
AFD		ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
DBH		DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#5 CONT.	3'-0" O.C.	H 3'-4' W 3'-4'
PERENNIALS 10					
RCB		NORTHERN EXPOSURE™ RED CORAL BELLS / HEUCHERA X 'TNHEUNER'	#1 CONT.	18" O.C.	H 12'-18" W 18'-24"
GRASSES 55					
KFG		KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.	H 3'-4' W 2'-3'
BLB		BLAZE LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#1 CONT.	24" O.C.	H 18"-24" W 18"-24"
PDS		PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.	H 2'-3' W 2'-3'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT O.C. = ON CENTER QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)

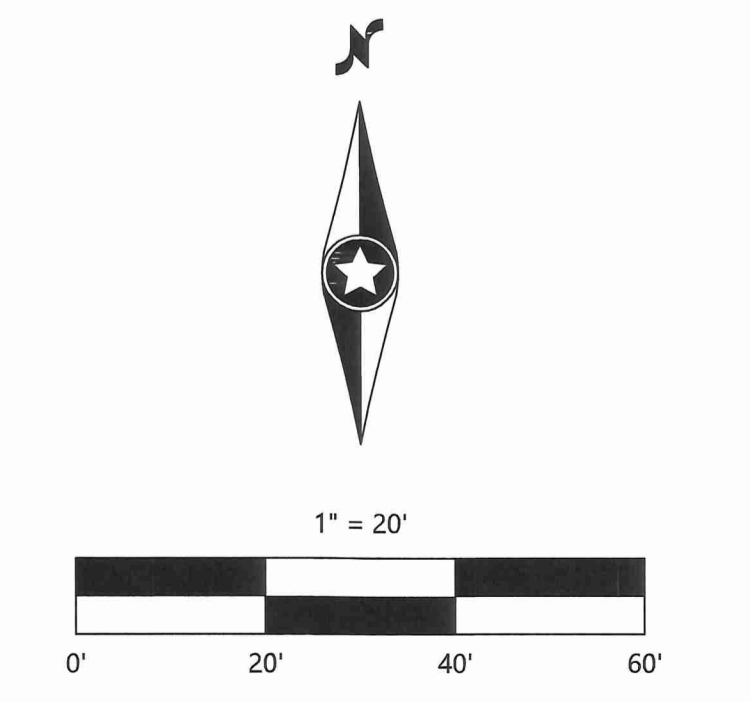
LANDSCAPE SUMMARY

REQUIRED LANDSCAPING:

ONE LANDSCAPE UNIT IS REQUIRED FOR EVERY 3,000 SF OF REQUIRED OPEN SPACE.

ONE LANDSCAPE UNIT CONTAINS:	2 TREES + 6 SHRUBS OR 3 TREES + 3 SHRUBS
REQUIRED OPEN SPACE	13,591 SF (67,955'² = 13,591)
LANDSCAPE UNITS REQUIRED:	4.5 (13,591/3,000 = 4.5)
TREES REQUIRED:	9 (4.5*2 = 9)
SHRUBS REQUIRED:	27 (4.5*6 = 27)
TREES PROVIDED:	9 (3 PROPOSED CONIFEROUS, 6 PROPOSED DECIDUOUS)
SHRUBS PROVIDED:	32 (7 PROPOSED CONIFEROUS, 25 PROPOSED DECIDUOUS)

+++CITY REQUIREMENTS MET+++



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR BY AN INDIVIDUAL UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
IOWA REGISTERED LANDSCAPE ARCHITECT
01/09/25 LICENSE NO. LP020266

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
13703 Whiteoak Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
Phone: (888) 837-5150
Fax: (888) 837-5150
Westwood Professional Services, Inc.

LANDSCAPE PLAN

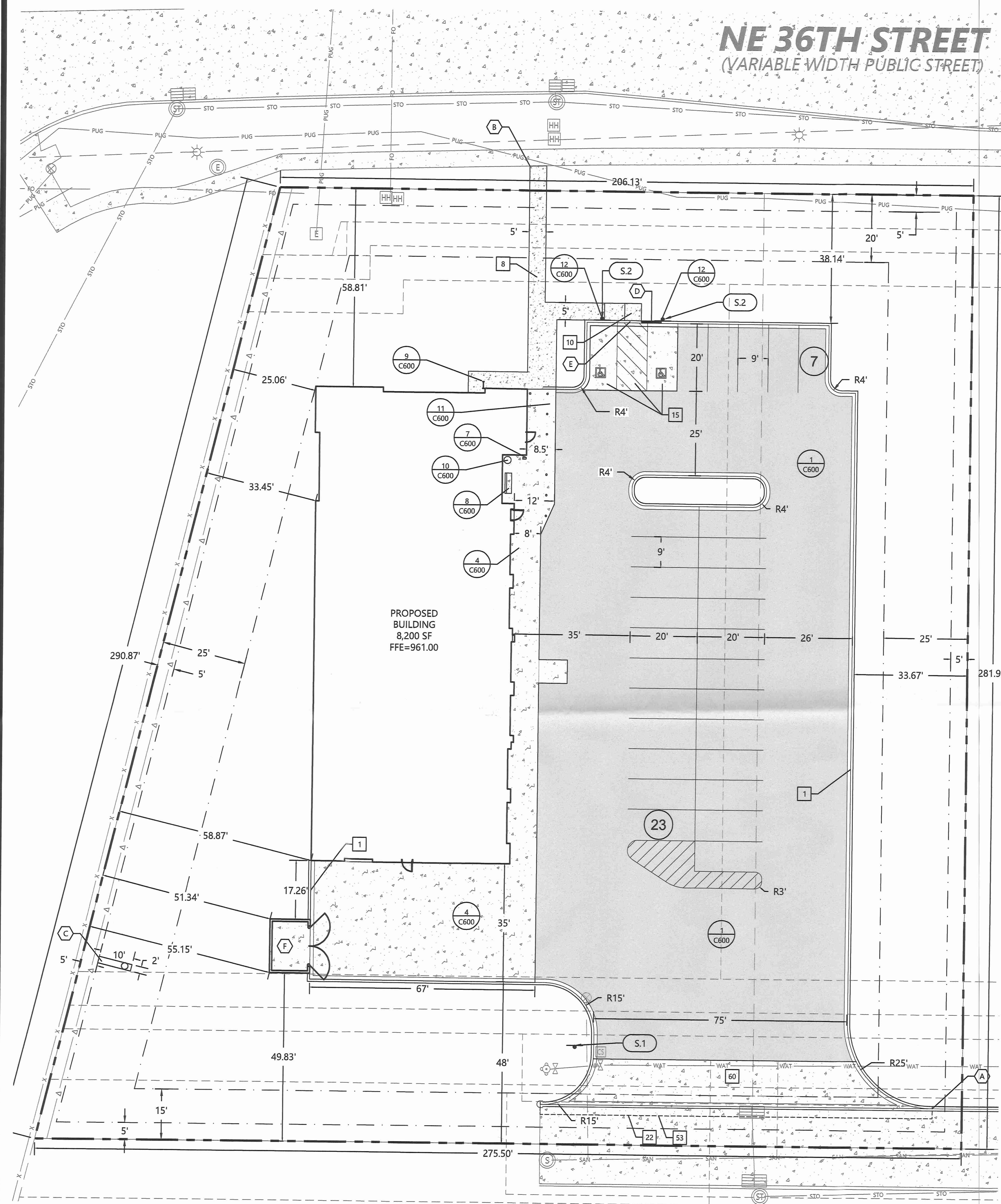
SHEET NUMBER:
L100

DATE: 01/09/25
PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

NE 36TH STREET (VARIABLE WIDTH PUBLIC STREET)

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



A SITE KEYNOTES

- A MATCH EXISTING CURB
- B TIE-IN TO EXISTING SIDEWALK
- C PYLON SIGN (SEE ARCH PLANS)
- D TRANSITION CURB
- E FLUSH CURB
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- 60 SUDAS TYPE "B" DRIVE

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- 6 ASPHALT/CONCRETE JOINT
- 7 KEYKEEPER WITH STAND
- 8 BENCH
- 10 TRASH RECEPTACLE
- 11 6" DIAMETER BOLLARD
- 12 SIGN IN BOLLARD

S.10 SIGN LEGEND

REFERENCE	SIZE	MUTCD DESIGNATION
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S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8M

SITE DEVELOPMENT SUMMARY

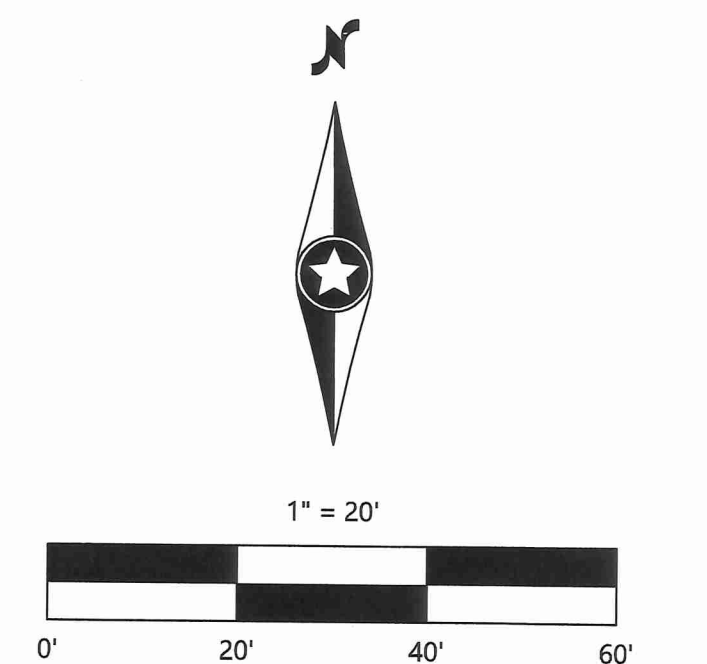
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0'=SIDE
15'=REAR
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- MOTOR VEHICLE SALES & SERVICE: 1 SPACE PER 200 SF
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- PARKING PROVIDED: 30

SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
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---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
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NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

INITIAL ISSUE: 01/12/26
REVISIONS: _____

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

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DAVID BADE 01/09/25 LICENSE NO. 17303

LES SCHWAB PLAZA 36
ANKENY, IA

Westwood
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
Phone: (852) 937-5150
Fax: (852) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

RECEIVED
JAN 16 2026
CITY OF ANKENY
SITE PLAN

SHEET NUMBER:

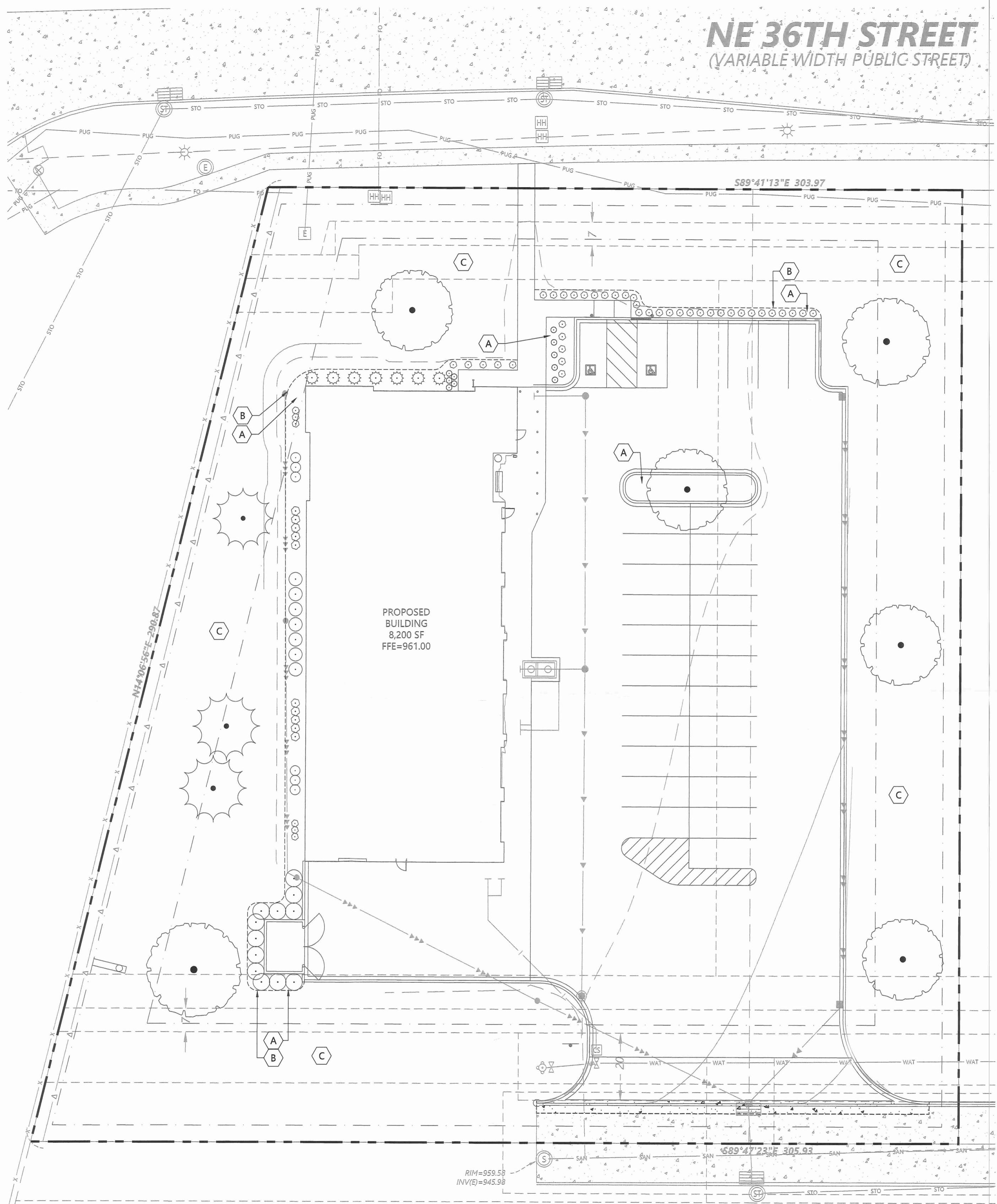
C200

DATE: 01/09/25
PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36

NE 36TH STREET (VARIABLE WIDTH PUBLIC STREET)

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Common Ground Alliance



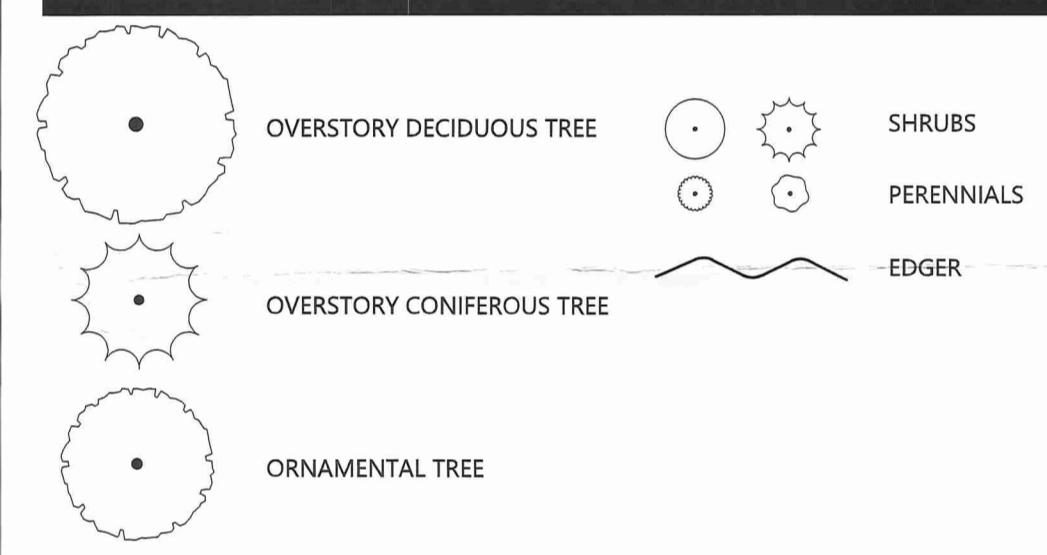
PROPOSED BUILDING
8,200 SF
FFE=961.00

PLANT SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING	MATURE SIZE
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TAY		TAUNTON'S YEW / TAXUS X MEDIA 'TAUNTONII'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
DECIDUOUS SHRUB 25					
RES		REGENT SERVICEBERRY / AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.	5'-0" O.C.	H 4'-6' W 4'-6'
AFD		ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
DBH		DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#5 CONT.	3'-0" O.C.	H 3'-4' W 3'-4'
PERENNIALS 10					
RCB		NORTHERN EXPOSURE™ RED CORAL BELLS / HEUCHERA X 'TNHEUNER'	#1 CONT.	18" O.C.	H 12'-18" W 18'-24"
GRASSES 55					
KFG		KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.	H 3'-4' W 2'-3'
BLB		BLAZE LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#1 CONT.	24" O.C.	H 18"-24" W 18"-24"
PDS		PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.	H 2'-3' W 2'-3'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT O.C. = ON CENTER QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)

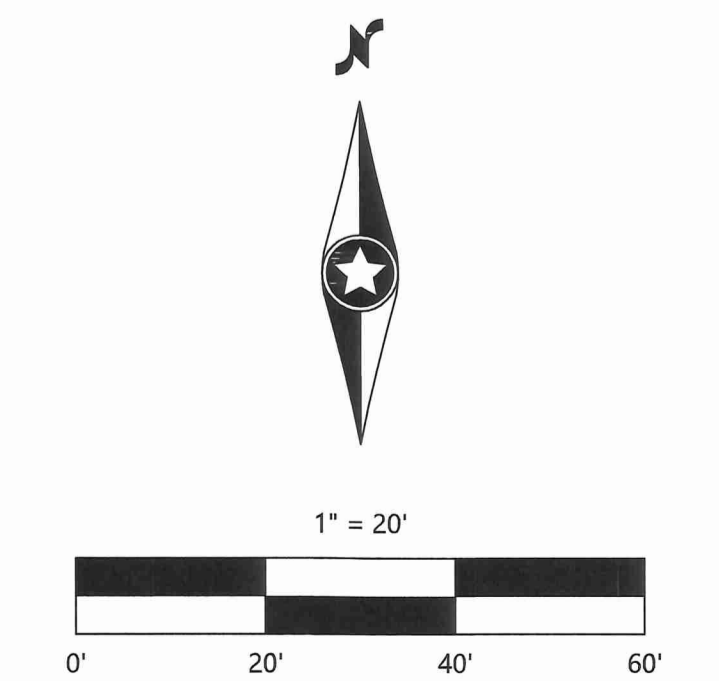
LANDSCAPE SUMMARY

REQUIRED LANDSCAPING:

ONE LANDSCAPE UNIT IS REQUIRED FOR EVERY 3,000 SF OF REQUIRED OPEN SPACE.

ONE LANDSCAPE UNIT CONTAINS:	2 TREES + 6 SHRUBS OR 3 TREES + 3 SHRUBS
REQUIRED OPEN SPACE	13,591 SF (67,955'² = 13,591)
LANDSCAPE UNITS REQUIRED:	4.5 (13,591/3,000 = 4.5)
TREES REQUIRED:	9 (4.5*2 = 9)
SHRUBS REQUIRED:	27 (4.5*6 = 27)
TREES PROVIDED:	9 (3 PROPOSED CONIFEROUS, 6 PROPOSED DECIDUOUS)
SHRUBS PROVIDED:	32 (7 PROPOSED CONIFEROUS, 25 PROPOSED DECIDUOUS)

+++CITY REQUIREMENTS MET+++



NOT FOR CONSTRUCTION

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

PREPARED FOR:
LES SCHWAB TIRE CENTERS
20900 NE COOLEY RD
BEND, OR 97701

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR BY AN INDIVIDUAL UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
IOWA REGISTERED LANDSCAPE ARCHITECT
01/09/25 LICENSE NO. LP020265

LES SCHWAB PLAZA 36
ANKENY, IA

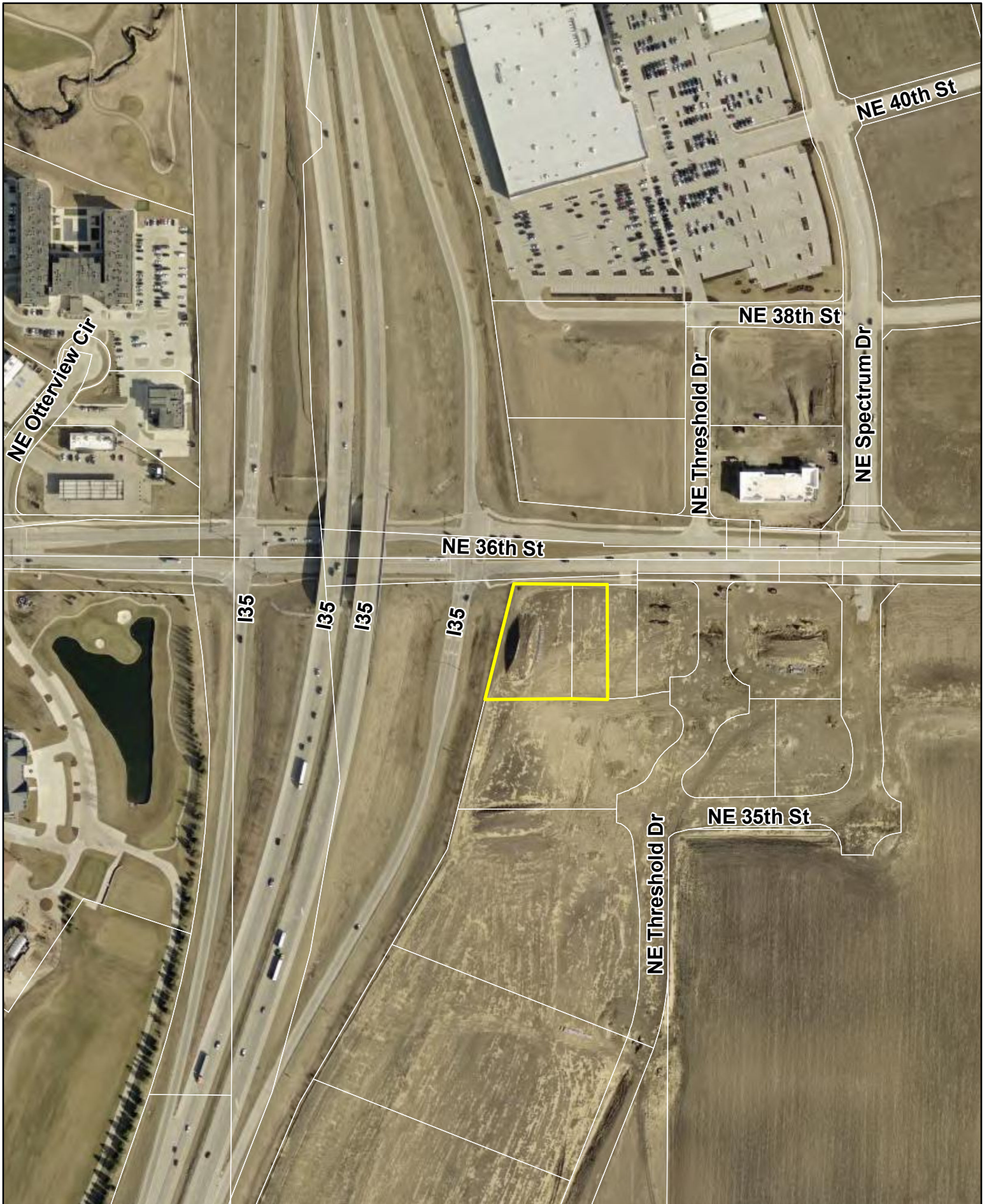
Westwood
13703 Whiteoak Drive, Suite #300
Minnetonka, MN 55343
westwoodps.com
(888) 837-5150
Phone
(888) 837-5150
Toll Free
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
L100

DATE: 01/09/25
PROJECT NUMBER: 0069944.00

LES SCHWAB PLAZA 36



N



1 inch = 300 feet

Date: 1/22/2026

**1945 NE 36th Street
Conditional Use Permit
Aerial Map**

Westwood

Zoning Board of Adjustments:

Statement indicating Reasons for our CUP request.

We are proposing to build a Les Schwab Tire store at 1945 NE 36th Street, Ankeny, Iowa. The CUP is required by PUD Zoning. The reason an automotive use requires a CUP is because the existing PUD allows for a mix of uses, including residential. We are requesting the Board of Adjustment to look at our proposed use in this location, and the potential use of surrounding properties. We feel like this is an appropriate use at this location with the existing and proposed uses in this PUD. The Les Schwab business is a less intrusive use than some other types of automotive uses. In discussions with the City staff it sounds like there is a lack of potential residential properties in the vicinity and mentioned that Les Schwab should fit in good at this location. Our lot is at the corner of a busy intersection with only proposed retail uses around us. We feel that this is a perfect location for Les Schwab to be located.

About Les Schwab

Les Schwab has over 500 stores in 12 states. They provide services that include tires, brakes, and shocks. Les Schwab is big into donating to local charities and often sponsor local sport teams. The store employes about 10-18 people per store. Store hours are typically from 8am-6pm Monday through Saturday with the store being closed on Sundays. Les Schwab believes in giving Sunday's off for their employees to spend time with family.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Jeff Westendorf, RLA

Senior Project Manager/Landscape Architect

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

To: Members of the Zoning Board of Adjustment
From: Jake Heil, Associate Planner
Filing #: 26-01
Meeting Date: February 3, 2026
Address: 1945 NE 36th Street

APPELLANT REQUEST

A Conditional Use Permit for the construction of a Les Schwab Tire Store at 1945 NE 36th Street. City of Ankeny Ordinance 1781: Otter Creek Planned Unit Development, Section 8. Allowable Uses: *Requires approval of a Conditional Use Permit by the Board of Adjustment for Auto Services in the Commercial Precinct.*

STAFF POSITION

Staff recommends the Zoning Board of Adjustment grant a Conditional Use Permit for the construction of a Les Schwab Tire Store at 1945 NE 36th Street, in the Commercial Precinct of the Otter Creek Planned Unit Development.

Staff's position is based on the determination that the requested conditional use permit for a tire shop would not have a negative impact on any of the surrounding properties.

PROJECT SUMMARY

Les Schwab, with permission from the current property owner, DRA Properties LC, is requesting a conditional use permit. The Otter Creek Planned Unit Development document requires a conditional use permit for certain uses depending on the location within a designated precinct. A conditional use permit allows the Board to review potential uses in the Otter Creek PUD to ensure the use is appropriate within the development. In this case, auto services would be considered a conditional use within the Commercial Precinct.

The subject property at 1945 NE 36th Street is situated on Lot 4 and Part of Lot 3, Plaza 36 Plat 1; and is generally located east of Interstate 35 and south of NE 36th Street. The subject property is zoned Otter Creek Planned Unit Development, with properties to the north, east and south being similarly zoned. Properties to the west are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. The property is approximately 1.56 acres in size. The submitted site plan shows an 8,200 sf building located along the west side of the lot, trash enclosure, parking area, sidewalk and public access connections, landscaping and associated site improvements. The proposed building will be 23' 4" at the uppermost point and will be constructed of a variety of colored precast concrete, stone, and glass.

PROJECT REPORT

Criteria for Conditional Use Permit Otter Creek Planned Unit Development Ordinance 1781

F. Use Definition

5. Commercial Use Types *Commercial uses include the sale, rental, service, and distribution of goods; and the provision of services other than those classified under other use types.*

b. Automotive and Equipment Services- *Establishments or places of business primarily engaged in sale and/or service of automobiles, trucks, or heavy equipment. The following are considered automotive and equipment use types:*

3. Auto Services: Provision of fuel, lubricants, parts and accessories, and incidental services to motor vehicles; and washing and cleaning and/or repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include service stations, car washes, muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, and similar repair and service activities but exclude dismantling, salvage, or body and fender repair services.

8. Allowable Uses

B. Conditional (C). *These uses are subject to review and approval through the process outlined for special permits in Chapter 196.02 of the Ankeny Municipal Code. They may be allowed as accessory or may have additional restrictions necessary to reduce or improve the impact of the particular use on surrounding property. In some cases the scale and/or siting of the particular use can mitigate these impacts. The intent of this approval step is to allow the City to guide these uses to compliment and enhance the intent of the PUD and Neighborhood Plan while maintaining the flexibility of allowing the use.*

Allowable Use Table:

Use Types	Residential	Office	Commercial	Flex	Notes
Civic Uses					
Administration*		P	P	P	
Cemetery*	C		P	P	
Clubs (Recreational)*	C	P	P	P	
Clubs (Social)*		P	P	P	
College/University*		P	P	P	
Convalescent Services*	C		P	P	
Cultural Services*		C	P	P	
Day Care (Limited)	C				
Day Care (General)*	C	P	P	P	
Detention Facilities*					Not allowed
Emergency Residential	C				
Group Care Facility*			C	C	
Group Home	P				
Guidance Services		C	C	C	
Health Care*		P	P	P	
Hospitals*		P	P	P	
Maintenance Facility*				C	
Park and Recreation	P	P	P	P	
Postal Facilities*		C	C	P	
Primary Education*	C	P	P	P	
Public Assembly*	C	P	P	P	
Religious Assembly*	C	P	P	P	
Safety Services*	C	P	P	P	
Secondary Education*	C	P	P	P	
Utilities*	C	C	C	C	
Office Uses					
Corporate Offices*		P	P	P	
General Offices*		P	P	P	
Financial Services A*		C	P	P	
Financial Services B*		P	P	P	
Medical Offices A*		C	P	P	
Medical Offices B*		P	P	P	
Commercial Uses					
Ag Sales/Service*					Not allowed
Auto Auction Lots*					Not allowed
Auto Rental/Sales*			C	C	
Auto Services*			C	C	
Body Repair*					Not allowed
Equip Rental/Sales*					Not allowed
Equipment Repair*					Not allowed
Bed and Breakfast*	C				
Business Support Services*		C	P	P	
Business/Trade School*		P	P	P	
Campground*					Not allowed
Cocktail Lounge*		C	P	P	
Commercial Rec (Indoor)*			P	P	
Commercial Rec (Outdoor)*			C	C	
Communication Service*			C	C	
Construction Sale/Service*			C	P	
Consumer Service*		C	P	P	
Convenience Storage*				C	

FINDINGS OF FACT

DRA Properties LC, is the property owner of 1945 NE 36th Street, generally located east of Interstate 35 and south of NE 36th Street, and is legally described as Lot 4 and Part of Lot 3, Plaza 36 Plat 1. The subject property is zoned Otter Creek Planned Unit Development, with properties to the north, east and south being similarly zoned, while properties to the west are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. The property is approximately 1.56 acres (+/-) in size.

Les Schwab is the applicant for the conditional use permit. The site plan submitted with the conditional use permit shows an 8,200 sf building located along the west side of the lot with the primary façade facing the east. Also included on the site plan are general locations of the trash enclosure, parking area, sidewalks and public access connections, landscaping and other associated site improvements. Elevations were also submitted of the proposed building, showing it will be 23' 4" at the uppermost point and will be constructed of a variety of colored precast concrete, stone, and glass.

The Otter Creek PUD document requires a conditional use permit for certain uses depending on the location within designated precincts. A conditional use permit allows the Board to review potential uses in Otter Creek to ensure the use is appropriate within the development and with existing or potential uses within the vicinity. The proposed Les Schwab Tire Store fits most closely to the Auto Services use definition where tire sales and installation are listed. Within the Allowable Uses matrix in Section 8 of the PUD book, Auto Services located in the Otter Creek PUD's Commercial District would require a conditional use permit.

Generally speaking, staff does not have concerns with the proposed conditional use permit to allow a Les Schwab Tire Store to be constructed at 1945 NE 36th St, as it should not impact or restrict any of the surrounding properties. Adjacent properties to the north, south and west are all commercial precincts. Currently there are no approved site plans for any of these properties. The closest residential lots are part of Plaza 36 Plat 2 to the south, but both are over 1,000 feet away from this proposed site.

The scope of the Zoning Board of Adjustment's review does not include site planning or architectural details, only the use. A more in-depth site plan and elevation details will be reviewed and approved during the site planning process that will ultimately be approved by the Plan and Zoning Commission. The Board review of this conditional use permit is to make sure that the proposed use will fit with the existing neighborhood.

As is standard procedure for these kinds of requests, all property owners within 250' of the subject property were notified of the proposed conditional use permit, and to date, staff has not received any correspondence for or against the request.

The staff position is to grant a conditional use permit to allow for the construction of a Les Schwab Tire Store at 1945 NE 36th Street. Staff's position is based on the determination that the requested Conditional Use Permit for the Les Schwab Tire Store compliments the intent and purpose of the Otter Creek PUD and does not impact or restrict any of the surrounding properties.



Zoning Board of Adjustment
February 3, 2026
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME
Zoning Board of Adjustment 2025 Annual Report

ORIGINATING DEPARTMENT
Community Development



CITY OF ANKENY ZONING BOARD OF ADJUSTMENT 2025 REPORT

Board Members

Matt Ott, Chair
Jeffrey Baxter, Vice Chair
Nichole Sungren
Brett Walker
Eric Strom

Original Appointment

05-05-2008
02-01-2016
03-05-2012
10-19-2015
12-02-2024

2025 Board Activity

January 7, 2025

Meeting Cancelled

January 22, 2025

Meeting Cancelled

February 4, 2025

Docket: #25-01

Variance – Rear Yard Setback – Principal Structure

Applicant: Stubbs Engineering
on behalf of Bill Kimberley

R-3

Location: 2834 NW 29th Street

Request: To allow a 31-foot rear yard setback for a proposed single-family dwelling

Staff Recommendation: Recommend for approval.

Code Section: 192.05(3)(E)

Board Decision: Granted

Renewed Special Use Permits

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

- Received 2024 Zoning Board of Adjustment Annual Report
- Elected Matt Ott as Chair; Jeff Baxter as Vice Chair
- Request for Closed Session under Code Section 21.5.1(c)

February 18, 2025

Meeting Cancelled

March 4, 2025

Meeting Cancelled

March 18, 2025

Meeting Cancelled

April 8, 2025

Meeting Cancelled.

April 22, 2025

Meeting Cancelled

May 6, 2025

Meeting Cancelled

May 20, 2025

Docket: #25-02

Variance – Rear Yard Setback - Pergola

Applicant: Stephanie Nguyen & David Xu

R-1

Location: 1802 NE Trilein Drive

Request: To allow a 32-foot rear yard setback to attach a pergola on an existing deck, resulting in a covered deck.

Staff Recommendation: Recommend for approval.

Code Section: 192.03(3)(E)

Board Decision: Granted

Renewed Special Use Permits

#15-19 Hy-Vee Market Cafe, 410 N Ankeny Boulevard

#21-13(2022) Fiesta Jalapeno Mexican Restaurant, 1975 N Ankeny Boulevard, Unit 113

June 3, 2025

Docket: #25-03

Variance – Front Yard Setback - Fence

Applicant: Robert Weir

R-3A

Location: 501 NW Westwood Street

Request: To allow a 6-foot tall wood privacy fence to encroach approximately 25 feet into the required 30-foot front yard setback

Staff Recommendation: Recommend for approval.

Code Section: 191.14(2)

Board Decision: Granted

Renewed Special Use Permits

#21-06 El Molcajete, 301 E 1st Street

June 17, 2025

Meeting Cancelled

July 8, 2025

Meeting Cancelled

July 22, 2025

Docket: #25-04

Variance – Rear Yard Setback - Sunroom

Applicant: Phillip and Linda Rogers

PUD

Location: 801 NW 22nd Street

Request: To allow a 33-foot rear yard setback to construct a 12x12 sunroom

Staff Recommendation: Recommend for approval.

Code Section: 192.03(3)(E)

Board Decision: Granted

July 22, 2025, continued

Docket: #25-05

Variance – Front Yard Setback - Fence

Applicant: Aurthur C. Rice Jr.

R-3

Location: 1328 SW 37th Street

Request: To allow a 6-foot tall wood privacy fence to encroach approximately 15 feet into the required 30-foot front yard setback

Staff Recommendation: Recommend for approval.

Code Section: 191.14(2)

Board Decision: Granted, with conditions

Renewed Special Use Permits

#18-04 (2019) Who's on First, 810 E 1st Street

August 5, 2025

Docket: #25-06

Variance – Side Yard Setback - Garage

Applicant: Lonnie Norgaard

R-1

Location: 1009 NE 25th Court

Request: To allow an 8-foot side yard setback for the construction of an addition to the existing garage

Staff Recommendation: Recommend for approval.

Code Section: 192.03(3)(D)

Board Decision: Granted

Docket: #25-07

Special Use Permit

Applicant: T&B Properties / Bonfire Restaurant & Bar, LLC

C-2 & R-1

Location: 410 South Ankeny Boulevard

Request: To allow alcohol to be served on two proposed outdoor patios

Staff Recommendation: Recommend for approval.

Code Section: 196.02(1)(I)

Board Decision: Granted, with conditions

August 19, 2025

Docket: #25-08

Variance – Front Yard Setback - Fence

Applicant: Robert Hamlin

R-2

Location: 1705 NW Wagner Boulevard

Request: To allow a 6-foot tall, wood, privacy fence to encroach 14 feet into the required 30-foot front yard setback

Staff Recommendation: Recommend for approval.

Code Section: 191.14(2)

Board Decision: Granted, with conditions

Docket: #25-09

Variance – Front Yard Setback - Fence

Applicant: Bos Fencing, LLC
on behalf of Richard and Athena Puski

R-2

Location: 530 NE 9th Street

Request: To allow a 6-foot tall, wood, privacy fence to encroach 28-feet into the required 30-foot front yard setback

Staff Recommendation: Deny as submitted.

Code Section: 191.14(2)

Decision: Granted, with conditions. To allow a 5-foot tall, wood, privacy fence to encroach into the required 30-foot front yard setback somewhere between five and ten feet from the east property line, between the evergreen and oak trees.

September 3, 2025

Meeting Cancelled

September 16, 2025

Meeting Cancelled

October 7, 2025

Docket: #25-10

**Variance – Front Yard Setback - Fence
PUD**

Applicant: Bos Fencing, LLC
on behalf of Jacob Newell

Location: 1007 NE Forest Ridge Drive

Request: To allow a 6-foot-tall ornamental steel fence to be installed 25 feet into the required 30-foot front yard setback

Staff Recommendation: Deny as submitted.

Code Section: 191.14(2)

Decision: Granted, with conditions. To allow a 6-foot-tall ornamental steel fence to encroach approximately 15 feet into the required 30-foot front yard setback along the north property line.

Docket: #25-11

**Variance – Rear Yard Setback – Covered Deck
R-3**

Applicant: Central Iowa Contractor Services, LLC
on behalf of Brian & Shannon Knight

Location: 1332 NE 55th Street

Request: To allow a 31-foot rear yard setback for a 14x12 cover over the proposed deck

Staff Recommendation: Recommend for approval.

Code Section: 192.05(3)(E)

Decision: Granted

Renewed Special Use Permits

#19-10 Cancun Grill and Cantina 2, 2785 N Ankeny Boulevard, Suites 11 & 12

#16-13 Cabaret, 2785 N Ankeny Boulevard

#20-07 Birdies Tavern, 1975 N Ankeny Boulevard, Suite 117

- Request for Closed Session under Code Section 21.5.1(c)

October 21, 2025

Docket: #25-12

**Conditional Use Permit – Drive Thru
PUD**

Applicant: MDF Holdings II, LLC
on behalf of Prairie Trail Commercial, LLC

Location: Outlot H, Prairie Trail Park Plat 1

Request: To allow a drive-in restaurant in the Neighborhood Commercial Precinct

Staff Recommendation: Recommend for approval.

Code Section: Allowable Use Matrix – Prairie Trail PUD

Decision: Granted, with conditions.

Renewed Special Use Permits

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

#15-14 Benchwarmers, 705 S Ankeny Boulevard

November 4, 2025

Meeting Cancelled

November 18, 2025

Meeting Cancelled

December 2, 2025

Docket: #25-13

Special Use Permit – Substation

Applicant: MidAmerican Energy Company

R-1

Location: (NW Ash Drive) Parcels 2021-249, 2023-135, and 2025-11 In the s 1/2, NW Fri. 1/4 2-80-24

Request: To allow for an electrical utility substation

Staff Recommendation: Recommend for approval.

Code Section: 196.02

Decision: Granted, with conditions.

Docket: #25-14

Variance – Permitted Uses

Applicant: Harond Fitzgerald LLC – Dogtopia Ankeny
on behalf of Dayton Park, LLC

C-2

Location: 1606 NW Irvinedale Drive

Request: To allow an outdoor animal exercise area within 200 feet of a R District boundary

Staff Recommendation: Recommend for approval.

Code Section: 192.09(1)B(1)

Decision: Granted, with conditions.

December 16, 2025

Docket: #25-15

Variance – Minimum Lot Width

Applicant: Terry Murphy
on behalf of Jeffrey Kallem

R-2

Location: 2401 SW Westbrooke Circle

Request: To allow a reduced lot width of 70 feet for Lot 4, The Westwinds Plat 2

Staff Recommendation: Recommend for approval.

Code Section: Ordinance No. 1219

Decision: Granted, with conditions.

Renewed Special Use Permits

#10-06 Lindo Jalisco Mexican, 1810 SW White Birch Cir., Ste. 118

#12-02 The Sports Page, 1701 N Ankeny Blvd.

#15-01 Main Street Café and Bakery, 2510 SW White Birch Dr., Ste. 1 & 2

2025 Attendance at Zoning Board of Adjustment Meetings

	MEMBER	Nichole Sungren	Matt Ott-C	Brett Walker	Jeffrey Baxter-VC	Eric Strom	Total Members in Attendance
JAN	7	No Meeting					0
	22	No Meeting					0
FEB	4	1	1	0	1	1	4
	18	No Meeting					0
MAR	4	No Meeting					0
	18	No Meeting					0
APR	8	No Meeting					0
	22	No Meeting					0
MAY	6	No Meeting					0
	20	1	1	0	1	1	4
JUN	3	1	1	1	1	1	5
	17	No Meeting					0
JUL	8	No Meeting					0
	22	1	1	0	1	0	3
AUG	5	0	1	1	1	0	3
	19	0	1	1	1	0	3
SEPT	3	No Meeting					0
	16	No Meeting					0
OCT	7	1	0	0	1	1	3
	21	1	1	1	1	0	4
NOV	4	No Meeting					0
	18	No Meeting					0
DEC	2	1	1	1	1	1	5
	16	1	1	1	1	1	5
TOTAL		8	9	6	10	6	

Zoning Board of Adjustment Activity 2021 – 2025

CY	# of Cases	# of Meetings
2021	27	15
2022	23	13
2023	21	14
2024	20	13
2025	15	10

2025 Variance Summary

Setback Variance

Rear Yard

- 2834 NW 29th Street – Principal Structure
- 1802 NE Trilein Drive – Pergola
- 801 NW 22nd Street - Sunroom
- 1332 NE 55th Street – Covered Deck

Front Yard

- 501 NW Westwood Street - Fence
- 1328 SW 37th Street - Fence
- 1705 NW Wagner Boulevard – Fence
- 530 NE 9th Street - Fence
- 1007 NE Forest Ridge Drive - Fence

Side Yard

- 1009 NE 25th Court – Garage

Minimum Lot Width Variance

- 2401 SW Westbrooke Circle

Principal Permitted Uses Variance

- 1606 NW Irvinedale Drive

Variance Requests by Type 2021 – 2025

CY	Fence	Setback	Height	Sign	Parking / Paving	Open Space/ Landscaping	Zoning Line Adjust.	Accessory Building	Permitted Accessory/ Principal Uses
2021	5	4	2	1	0	0	0	1	3
2022	1	14	2	2	0	0	0	0	0
2023	3	9	2	3	0	1	0	0	0
2024	3	11	1	1	0	0	0	3	1
2025	5	5	0	0	0	0	1	0	1

2025 Special Use / Conditional Use Summary

Special Use Permit

- Bonfire Restaurant & Bar, LLC, 410 S Ankeny Boulevard
- MidAmerican Energy Company, NW Ash Drive

Conditional Use Permit

- Prairie Trail Commercial, LLC, Outlot H, Prairie Trail Park Plat 1

Annual Reviews (administratively approved)

- #23-01 Dough Co. Pizza, 2405 SW White Birch Drive, Ste. 100
- #15-19 Hy-Vee Market Cafe, 410 N Ankeny Boulevard
- #21-13(2022) Fiesta Jalapeno Mexican Restaurant, 1975 N Ankeny Boulevard, Unit 113
- #21-06 El Molcajete, 301 E 1st Street
- #18-04 (2019) Who's on First, 810 E 1st Street
- #19-10 Cancun Grill and Cantina 2, 2785 N Ankeny Boulevard, Suites 11 & 12
- #16-13 Cabaret, 2785 N Ankeny Boulevard
- #20-07 Birdies Tavern, 1975 N Ankeny Boulevard, Suite 117
- #08-23 Buffalo Wild Wings Grill & Bar, 1690 SE Delaware Avenue
- #15-14 Benchwarmers, 705 S Ankeny Boulevard
- #10-06 Lindo Jalisco Mexican, 1810 SW White Birch Cir., Ste. 118
- #12-02 The Sports Page, 1701 N Ankeny Blvd.
- #15-01 Main Street Café and Bakery, 2510 SW White Birch Dr., Ste. 1 & 2

Special/Conditional Use Requests 2021 – 2025

Year	#
2021	10
2022	5
2023	3
2024	0
2025	3



Zoning Board of Adjustment

February 3, 2026

5:00 PM

Matt Ott, Chair

Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Election of Chair and Vice Chair

ORIGINATING DEPARTMENT

Community Development



Zoning Board of Adjustment
February 3, 2026
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Renewed Special Use Permits
#23-01 Dough Co. Pizza, 2405 SW White Birch Dr., Ste. 100

ORIGINATING DEPARTMENT
Community Development



City of Ankeny

Outdoor Service Area Renewal Application

*Special Permit Resolution # 23-01

If the conditions of your approved Special Use Permit do not allow for administrative approval of the Outdoor Service Area, or if you plan to make any changes or would like to alter the conditions of your Outdoor Service Area, please contact the Planning & Building Department (963-3550) regarding the required Board of Adjustment approval.

Name of Applicant: Orvis Horatio Group
(Sole Proprietorship, Partnership, Corporation)

Name of Business (d/b/a): Dough Co. Pizza

Address of Premise: 2405 SW White Birch Dr., Ste. 100

➤ Have there been any changes made to the Outdoor Service Area since last year in location, size, or type of fencing?

Yes No

If yes, what changes have been made. (Please include a sketch)

➤ Has any use of sound been added since last year or changed from what was approved by the Zoning Board of Adjustment?

Yes No

Examples of sound uses requiring a special use permit shall include but not be limited to use of speakers to page patrons, use of a sound system to play music and the playing of live music. (Ord. 1426 Sec 1 Sub-section 5.08.100 G paragraph 5)

I hereby swear and affirm that I have complied and will continue to comply with all the requirements and attached conditions issued for the above identified property and with any subsequent modifications required by the Board of Adjustment.

The applicant hereby swears or affirms that all statements set forth herein are true and correct.

Alec Davis

01/21/2026

Signature

Alec Davis

Date

Name of Applicant (printed)

ADMINISTRATIVELY
 APPROVED

1/28/26 EJC



Zoning Board of Adjustment
February 3, 2026
5:00 PM

Matt Ott, Chair
Jeffrey Baxter, Vice Chair

Nichole Sungren

Eric Strom

Brett Walker

ITEM NAME

Motion to adjourn

ORIGINATING DEPARTMENT
Community Development