



# ZONING BOARD OF ADJUSTMENT

**Meeting Agenda  
Tuesday, February 17, 2026  
5:00 PM**

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

Matt Ott, Chair  
Jeffrey Baxter, Vice Chair

Nichole Sungren

Brett Walker

Eric Strom

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 February 3, 2026, regular meeting.**

Consider MOTION to approve and accept the February 3, 2026 minutes with/without amendment.

**D. COMMUNICATIONS:**

**E. PUBLIC HEARINGS:**

**#26-02  
City of Ankeny  
*for property located at*  
EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W &  
91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S  
351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4  
NE 1/4 N OF RY SEC 23-80-24  
RE: Variance - Maximum Height Allowance**

**F. ADJOURNMENT:**

**Motion to adjourn**



**Zoning Board of Adjustment**  
February 17, 2026  
5:00 PM

Matt Ott, Chair  
Jeffrey Baxter, Vice Chair

Nichole Sungren

Brett Walker

Eric Strom

ITEM NAME

Minutes of the February 3, 2026, regular meeting.

ORIGINATING DEPARTMENT

Community Development

**Meeting Minutes**  
**Zoning Board of Adjustment**  
Tuesday, February 3, 2026  
Ankeny City Council Chambers  
1250 SW District Drive, Second Floor, Ankeny, Iowa

**CALL TO ORDER**

Chair Matt Ott called the February 3, 2026 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 and Eric Strom. Absent: Brett Walker. Staff: E. Jensen, E. Carstens, L. Hutzell, R. Kirschman, J. Heil, and M. Flynn.

**AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda.

**MINUTES OF THE DECEMBER 16, 2025 REGULAR MEETING**

Motion by J. Baxter to approve the meeting minutes with amendment to change J. Baxter's initial from B to J in first listing. Second by M.Ott. Motion carried 4 – 0

**COMMUNICATIONS / CORRESPONDENCE**

There were no communications.

**BUSINESS ITEMS**

**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 36<sup>th</sup> Street**

Chair M. Ott opened the public hearing.

The applicant, Jeff Westendorf, was in attendance on behalf of Les Schwab and DRA Properties LC for the property located at LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1 regarding a Conditional Use Permit for construction of a Les Schwab Tires Store at 1945 NE 36<sup>th</sup>. He stated he is in attendance to answer any questions.

Staff reported that the applicant is requesting a Conditional Use Permit for construction of a Les Schwab Tires Store at 1945 NE 36<sup>th</sup>. The subject property at 1945 NE 36<sup>th</sup> 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 36<sup>th</sup> 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. A Conditional Use Permit is required per ordinance 1781. The approval of the conditional use does not include a site plan; that process will go through Planning and Zoning Commission when a site plan is created to ensure it falls within the ordinance requirements.

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

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

M. Ott inquired about the surrounding area. Staff noted that immediately adjacent properties would be developed commercially and that any potential multi-family development was located much further south. J. Baxter asked if there are any homes within 250 ft to be notified; there are none.

**Board Action on Filing #26-01 for property located at LOT 4 & THAT PART OF LOT 3 PLAZA 36 PLAT 1**

Motion by J. Baxter that the Zoning Board of Adjustment grant a Conditional Use Permit-for construction of a Les Schwab Tires Store at 1945 NE 36<sup>th</sup>. The Board's position is based on a determination that:

1. The proposed use compliments the intent and purposes of the Otter Creek PUD and does not impact or restrict any of the surrounding properties.
2. This request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

Second by M. Ott. Motion carried 4 – 0.

Chair M. Ott stated that any person desiring to appeal this decision to a court of record may do so within 30 days after the filing of this decision.

**NEW BUSINESS**

E. Jensen presented the 2025 Zoning Board of Adjustment Annual Report.

**Nomination of Chair and Vice Chair**

J.Baxter placed into nomination Matt Ott to serve as Chair. Second by N.Sungren. All voted aye.

M. Ott placed into nomination Jeff Baxter to serve as Vice Chair. Second by N.Sungren. All voted aye.

**REPORTS**

Renewed Special Use Permits

#23-01 Dough Co. Pizza, 2405 SW White Birch Drive, Ste. 100

**ADJOURNMENT**

There being no further business, M. Ott motioned to adjourn the meeting. Second by J. Baxter. Meeting adjourned at 5:14 p.m.

Submitted by Eric Carstens, Recording Secretary  
Zoning Board of Adjustment



**Zoning Board of Adjustment**  
February 17, 2026  
5:00 PM

Matt Ott, Chair  
Jeffrey Baxter, Vice Chair

Nichole Sungren

Brett Walker

Eric Strom

ITEM NAME

#26-02

**City of Ankeny**

*for property located at*

**EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W &  
91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S  
351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4  
NE 1/4 N OF RY SEC 23-80-24**

RE: Variance - Maximum Height Allowance

ORIGINATING DEPARTMENT  
Community Development



APPLICATION FOR APPEAL
ZONING BOARD OF ADJUSTMENT

Applicant is: [X] Property Owner [ ] Tenant [ ] Other

Applicant City of Ankeny, Don Clark, Director of Municipal Utilities

Address / Phone # 1210 NW Prairie Ridge Drive, Ankeny, IA, 50023, 515-963-3529

E-mail dclark@ankenyiowa.gov

Property Owner City of Ankeny

Address / Phone # 410 W. 1st Street, Ankeny, IA, 50023, 515-365-6400

E-mail dclark@ankenyiowa.gov

(Owner must sign the application or submit a letter of authorization)

To the Members of the Board of Adjustment:

I hereby appeal from the decision of the Zoning Administrator rendered on ... day of ..., 20...

Location (address) of the proposed variance See legal description

Legal description (Plat & Lot #) EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W& 91.2F N of E 1/4 COR of SEC THN 633F W 150F S 351F SELY to POB-ABND RR W543.84F S 759F SE 1/4 NE 1/4 N OF RY SEC 23-80-24

Zoning R-1/R-2 Principal Use of property Vacant Land

I request a variation from the current zoning requirement for:

- [ ] Front Yard [ ] Side Yard [ ] Rear Yard [ ] Fence [ ] Sign [ ] Parking [X] Height [ ] Other

Ankeny Zoning Code Section # 192.04.3.F which state(s) 45 feet is the maximum height

I would propose the following in lieu of that required: A height variance of 120 feet to allow a water tower of 165 feet height plus an additional

15 feet of height to allow for a communication antenna for a total of 135 feet height variance.

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

- a) A statement indicating the reasons for my appeal.
b) A drawing showing proposed variance requested.
c) A letter of authorization from the owner or lessee, if applicable.

Complete submittals are required for review.

AFFIDAVIT

State of ... )ss
County of ... )

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

Donard Clark Donald Clark
Print Name (Signature of Applicant)

Donard Clark Donald Clark Director City
Print Name (Signature of Property Owner)

Signed and sworn to before me, this
16th day of January, 2026
Kathy Dozler
(Notary Public)



Office Use Only
Paid [ ] CC [ ] Cash [ ] Check #
Date received
Filing #
Scheduled Meeting Date



January 16, 2026

Ankeny Zoning Board of Adjustment  
1210 NW Prairie Ridge Drive  
Ankeny, IA 50023

RE: 2.5 Million Gallon Elevated Water Storage  
Request for Height Variance

Dear Board Members:

The City of Ankeny is requesting Zoning Board of Adjustment approval of a variance for a new 170-foot tall water tower with possible communication antennas to a maximum of 180 feet. The tower height is set to match the high-water level of the current Ash Tower and SW Irvinedale Tower to maintain the static water level between all three towers. Having one tower at a different elevation than others would cause over-filling or a restriction in capacity. The intention is to have them all at the same elevation so they work together to supply water to all of our residents.

At this current time, we do not anticipate having the need for cell phone antennas on the tower as there are other towers in close proximity. However, the water tower is designed to accommodate cell phone antennas with cables hidden inside the structure. We are expecting to install a small radio antenna on the tower to allow the City and Central Iowa Water Works to monitor water levels within the tower.

I will be in attendance to the February 3<sup>rd</sup> Board of Adjustment meeting and will answer any questions you may have at that time.

Sincerely,

Donald Clark, P.E.  
Director of Municipal Utilities



PLOTTED: Friday, January 16, 2026 12:26:39 PM

X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 Parcels  
 FILE PATH: v:\dcm\net\wms\share\0100\0115-Ankeny\0115-0296-Water\_Tower\_DS\CADD\ProdDrawings\A\_GENERAL\115296-A-TITLE.dwg

**GENERAL LEGEND**

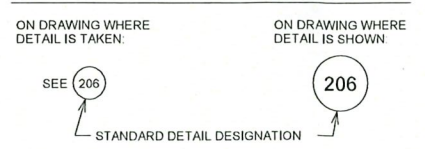
	SURVEY LINE & STATION INDICATOR		CULVERT, SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION
	ASPHALT SURFACE		RAILROAD
	CONCRETE W/ASPHALT OVERLAY		MAILBOX
	LOW GRADE ASPHALT SURFACE		FENCE (MISC.)
	GRANULAR SURFACE		SECURITY FENCE
	DIRT SURFACE		WOOD FENCE
	BRICK SURFACE		SILT FENCE
	SURFACING REMOVAL/REPLACEMENT		CHAIN LINK FENCE
	EARTH SECTION		PROPERTY LINE
	EXISTING SANITARY SEWER AND SIZE		FOUND PROPERTY PIN
	EXISTING STORM SEWER AND SIZE		FOUND SECTION CORNER
	EXISTING WATER MAIN AND SIZE		SET PROPERTY PIN
	EXISTING FORCE MAIN AND SIZE		SET SECTION CORNER
	GAS MAIN AND SIZE		PLAT BOUNDARY
	UNDERGROUND POWER LINE		BUILDING
	OVERHEAD POWER LINE		ELEVATION MARKER
	UNDERGROUND TELEPHONE LINE		CENTERLINE
	CABLE TELEVISION LINE		DIA.
	FIBER OPTICS		ELEV.
	DRAINAGE COURSE		PVC POLYVINYLCHLORIDE PIPE
	NEW CURB INTAKE		CI CAST IRON PIPE
	NEW AREA OR BEEHIVE INTAKE		DI DUCTILE IRON PIPE
	NEW STORM/MANHOLE		CMP CORRUGATED METAL PIPE
	NEW SANITARY/MANHOLE		VCP VITRIFIED CLAY PIPE
	NEW FORCE MAIN		RCP REINFORCED CONCRETE PIPE
	NEW HYDRANT		RCAP REINFORCED CONCRETE ARCH PIPE
	NEW WATER VALVE		LRCP LINED REINFORCED CONCRETE PIPE
	NEW WATER MAIN		LCPP LINED CONCRETE PRESSURE PIPE
	EXISTING SANITARY MANHOLE		STA. STATION
	EXISTING STORM WATER MANHOLE		BM-2 BENCH MARK AND NUMBER
	EXISTING ELECTRIC MANHOLE		ROW RIGHT-OF-WAY
	EXISTING TELEPHONE MANHOLE		PI POINT OF INTERSECTION
	EXISTING WATER MANHOLE		PT POINT ON TANGENT
	EXISTING HYDRANT		LF LINEAR FEET
	EXISTING WATER VALVE		SB-2 SOIL BORING AND NUMBER
	GAS VALVE		PVC POINT OF VERTICAL CURVATURE
	UTILITY POLE		PVT POINT OF VERTICAL TANGENCY
	GUY ANCHOR		VC VERTICAL CURVE
	STREET LIGHT		PC POINT OF CURVATURE
	SIGN		PT POINT OF TANGENCY
	COMMUNICATION JUNCTION BOX		MO MIDDLE ORDINATE
	TRAFFIC SIGNALS		DWG. DRAWING
	TRAFFIC CONTROLLER		CP-1 CONTROL POINT AND NUMBER
	PEDESTRIAN BUTTON		(TYP.) TYPICAL
	RAILROAD SIGNAL		HPG HIGH PRESSURE GAS
	UTILITY ACCESS COVER		INV. INVERT
	PARKING METER		E.W.,E.F. EACH WAY, EACH FACE
	TREE		AT
	EVERGREEN		③ DRAWING NUMBER
	STUMP		
	BUSH, SHRUB OR HEDGE		

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

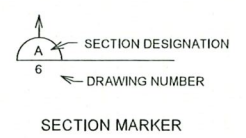
**ELECTRICAL LEGEND**

	EXPOSED CONDUIT		A AMPERE, AUTO, AMMETER
	CONDUIT RUN UNDERGROUND OR IN CONCRETE		AC ALTERNATING CURRENT
	BARE COPPER GROUND		AF AMPERE FRAME, ABOVE FLOOR
	FIBER OPTIC CABLE CONDUIT		AT AMPERE TRIP
	PENDANT MOUNTED FIXTURE		AUTOMATIC TRANSFER SWITCH
	WALL MOUNTED FIXTURE		BC BARE COPPER GROUND
	POLE MOUNTED FIXTURE		CO CONDUIT ONLY
	FLUORESCENT LIGHTING FIXTURE		CP CONTROL PANEL
	EMERGENCY LIGHT FIXTURE		CPT CONTROL POWER TRANSFORMER
	EXIT LIGHT		CS CONTROL STATION
	LIGHT SWITCH		CT CONTROL TRANSFORMER
	LIGHT SWITCH, 3 WAY		DISC DISCONNECT
	120V DUPLEX RECEPTACLE, NEMA 5-20R		ETM ELAPSED TIME METER
	120V DUPLEX RECEPTACLE, NEMA 5-20R, COUNTER TOP		EXIST EXISTING
	120V DUPLEX RECEPTACLE, NEMA 5-20R, WEATHER-PROOF		GFI GROUND FAULT INTERRUPTER
	SINGLE SPECIAL-PURPOSE RECEPTACLE, AMPERAGE AND VOLTAGE AS NOTED ON PLANS		GND GROUND
	TELEPHONE OUTLET, M.H. +12' AFF		JB JUNCTION BOX
	DATA COMMUNICATION OUTLET, M.H. +12'		KAIC KILOAMPERE WITHSTAND AND INTERRUPTING CAPACITY
	CABLE TV		KVA KILO (1000) VOLT AMPS
	DISCONNECT SWITCH		LC LIGHTING CONTROLLER
	PUSHBUTTON STATION, SEE SCHEMATICS FOR TYPE		LVC LEVEL CONTROLLER
	PUSHBUTTON STATION, SEE SCHEMATICS FOR TYPE		LVS LEVEL SENSOR
	MOTOR		LP LIGHTING PANEL
	JUNCTION BOX OR FITTING		LT LIGHTING TRANSFORMER
	THERMOSTAT		M MOTOR CONTACTOR COIL
	HORN		MCC MOTOR CONTROL CENTER
	GROUND CONNECTION - EXOTHERMIC TYPE		MCP MOTOR CIRCUIT PROTECTOR
	GROUND ROD 3/4" x 10' - 0" WITH GROUND WELL (UNLESS OTHERWISE NOTED)		MPP MINI POWERZONE PANEL
	GROUND CONNECTION BOLTED TYPE		NC NORMALLY CLOSED
	CIRCUIT BREAKER		NEC NATIONAL ELECTRICAL CODE
	100 - FRAME (AMPS)		NO NORMALLY OPEN
	20 - TRIP (AMPS)		O OPEN
	MCP		PB PUSHBUTTON OR PULL BOX
	7 - CONTINUOUS AMPS		PC PHOTOCELL
	MCP - TRIP SETTING BASED ON MOTOR HORSEPOWER		PH PHASE
	REDUCED VOLTAGE AUTO TRANSFORMER		PLC PROGRAMMABLE LOGIC CONTROLLER
	NEMA RATED MOTOR STARTER		PP POWER PANEL
	FVNR - FULL VOLTAGE NON-REVERSING		PS PRESSURE SWITCH
	FVR - FULL VOLTAGE REVERSING		PT POTENTIAL OR POWER TRANSFORMER
	VARIABLE FREQUENCY DRIVE		PVC POLYVINYL CHLORIDE
	REDUCED VOLTAGE SOLID STATE STARTER		RCPT RECEPTACLE
	* INDICATES AMPERE RATING		RGS RIGID GALVANIZED STEEL
	PACKAGED EQUIPMENT		SPECS SPECIFICATIONS
	* INDICATES KW, KVA OR HP RATING AS INDICATED		SS SOLID STATE
	INDUCTION MOTOR 10HP NOTED		STD STANDARD
	TRANSFORMER WITH GROUNDED SECONDARY, KVA SIZE & VOLTAGE RATIO AS NOTED		TEMP TEMPERATURE
	SHIELDED ISOLATION TRANSFORMER, KVA SIZE & VOLTAGE RATIO AS NOTED		TYP TYPICAL
	POTENTIAL TRANSFORMER		V VOLTAGE, VOLTS
	CURRENT TRANSFORMER		VFD VARIABLE FREQUENCY DRIVE
	DISCONNECT SWITCH, SIZE AS NOTED		W WATTS, WIRE
	FUSED DISCONNECT SWITCH		WP WEATHERPROOF
	CAPACITOR, KVAR AS NOTED		WS WATER SOFTENER
	PLAN NOTE NUMBER		XFMR TRANSFORMER
			XMTR TRANSMITTER
			XP EXPLOSION PROOF

**STANDARD DETAIL DESIGNATION**



NOTES:  
 1. STANDARD DETAILS ARE SHOWN ON DISCIPLINE DETAIL DRAWINGS AT THE END OF THE SET.



**GENERAL NOTES**

- REMOVE AND REPLACE ALL STREET SIGNS AS DIRECTED BY ENGINEER. COST IS INCIDENTAL TO CONSTRUCTION.
- SHAPE ALL AREAS TO DRAIN AFTER CONSTRUCTION.
- CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
- DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
- LOCATIONS OF CONSTRUCTION LIMIT LINES SHOWN ON PLANS ARE APPROXIMATE. CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO CONSTRUCTION LIMITS.
- STATIONING IS ALONG CENTER LINE OF ACCESS DRIVE.
- PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION.
- RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
- PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
- CLEANUP DEBRIS SPILLED ON TO STREETS, SIDEWALKS AND PRIVATE PROPERTY AT THE END OF EACH WORKDAY AND PRIOR TO RAIN EVENTS.

**PROTECTION OF VEGETATION**

TREES AND OTHER VEGETATION WHICH MAY BE REMOVED ARE MARKED WITH AN "X" OVER THE APPROPRIATE SYMBOL. FOR EXAMPLE, X 12" INDICATES THE REMOVAL OF A 12" TREE. REPLACEMENT, BY CONTRACTOR, OF THESE ITEMS IS NOT REQUIRED. TUNNEL, INSTALL TIGHT SHEETING, HAND EXCAVATE OR EMPLOY OTHER MEANS APPROVED BY ENGINEER TO PROTECT EXPOSED PORTIONS AND ROOT SYSTEMS OF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL. IF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL ARE DAMAGED DURING CONSTRUCTION, REPLACE IN KIND AND SIZE AT NO COST TO CITY OR PROPERTY OWNER.

**LEGAL DESCRIPTION**

-EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W & 91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S 351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4 NE 1/4 N OF RY SEC 23-80-24

Subsurface Utility Quality Levels	
Level	Description
QL A	Process of designating and locating using non-destructive vacuum excavation techniques. This is the most accurate level of measurement and yields good 3D positions of subsurface utilities.
QL B	Obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities.
QL C	Uses on surface features to predict the utility location obtained by surveying and plotting visible above-ground utility features and by using professional judgement in correlating this information to Quality Level D.
QL D	Obtained by integrating existing records, atlases, or oral recollections of the locations of existing subsurface utilities. This is the least reliable method of utility location and is often inaccurate and not up to date.
ASE is capable and experienced in all Quality Levels of SUE	

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDVINA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	1-16-26
		ISSUED FOR	REVIEW



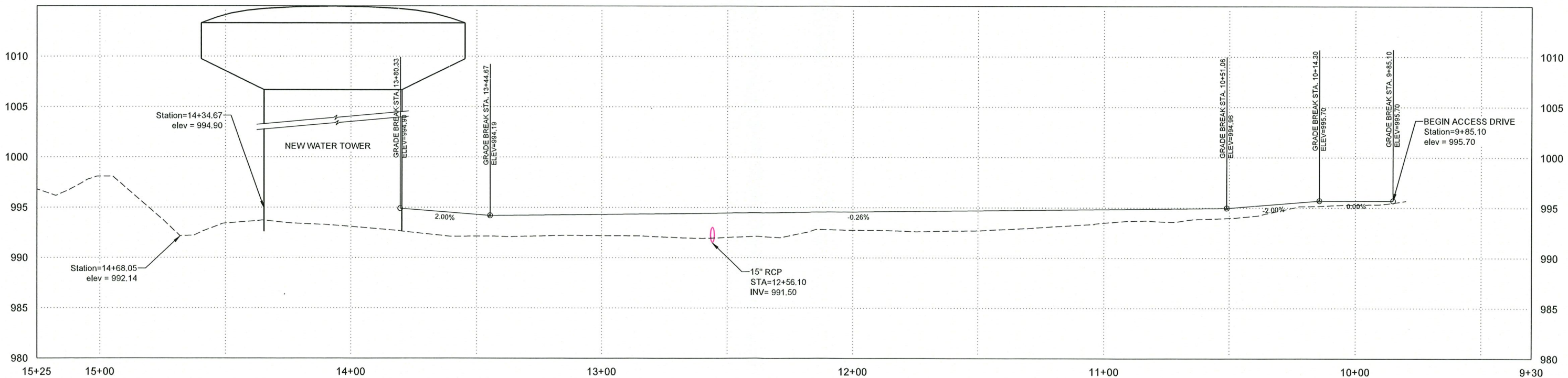
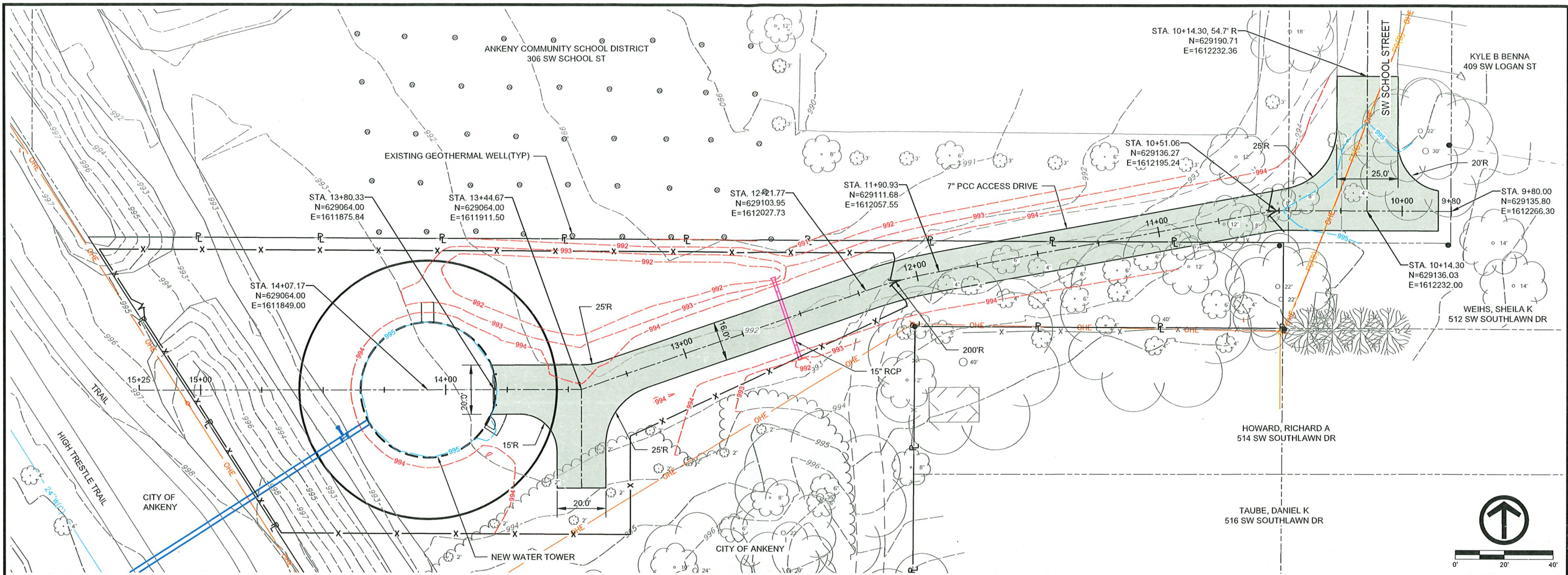
ELEVATED WATER STORAGE TOWER NO. 4  
 CITY OF ANKENY, IOWA  
 6775 Vista Drive • West Des Moines, Iowa 50266-9305  
 515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

GENERAL NOTES AND LEGEND

SHEET NO.  
 A.2  
 PROJECT  
 Page 10 of 30

PLOTTED: Friday, January 16, 2026 12:26:47 PM

X-REFS: 115296-P-DRIVE & 115296-P-TOWER & 115296-TOPD & 115296-SURVEYBASE & 115296-AC WELL FIELD & 115296-P-FENCE  
 FILE PATH: v:\dom.net\share\0100\0115-Ankeny\Tower\_Drawing\0115-0296\_Water\_Tower\_Drawing\0115-0296-PP-DRIVE.dwg



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDVINA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	01-16-26
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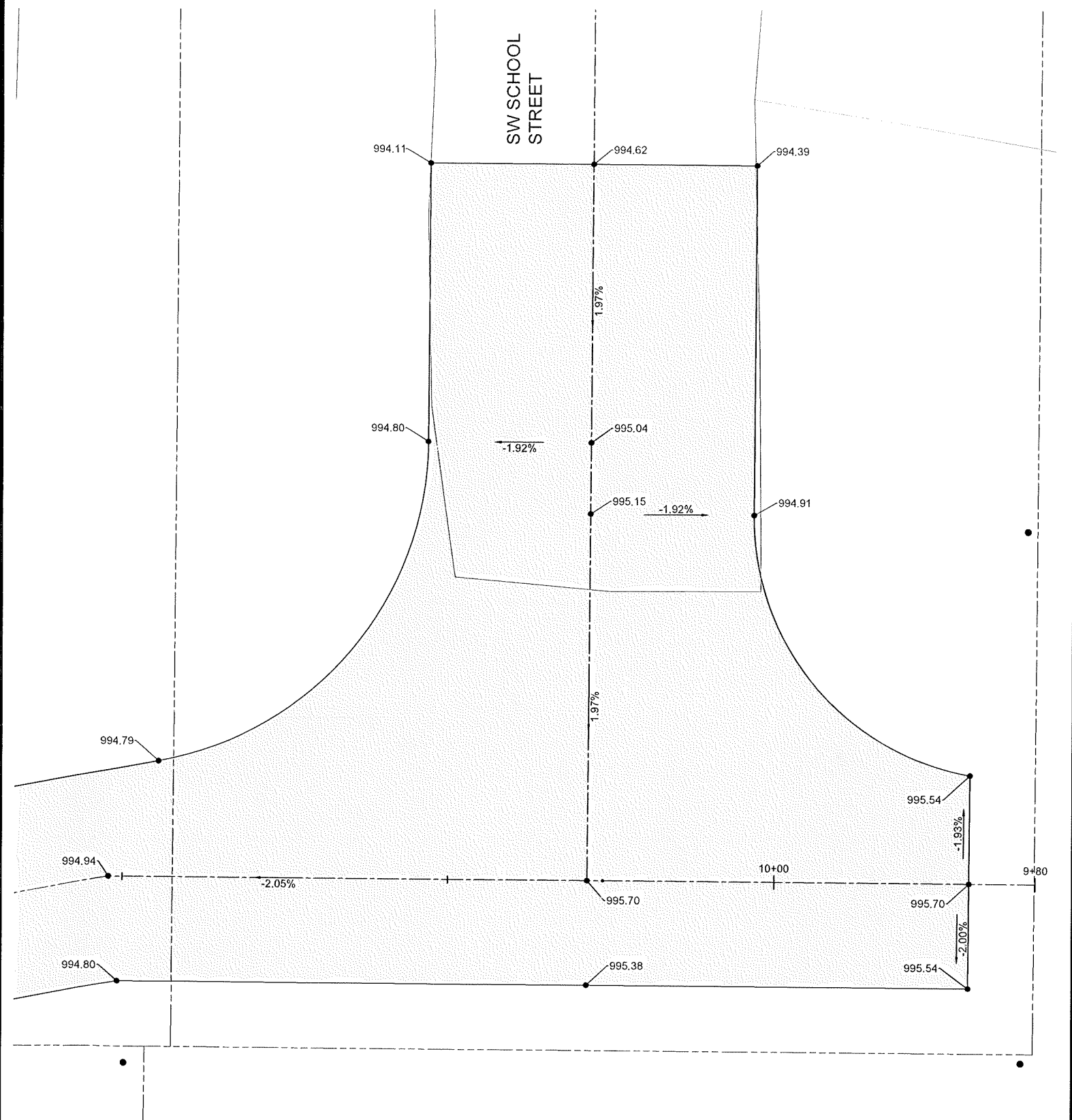
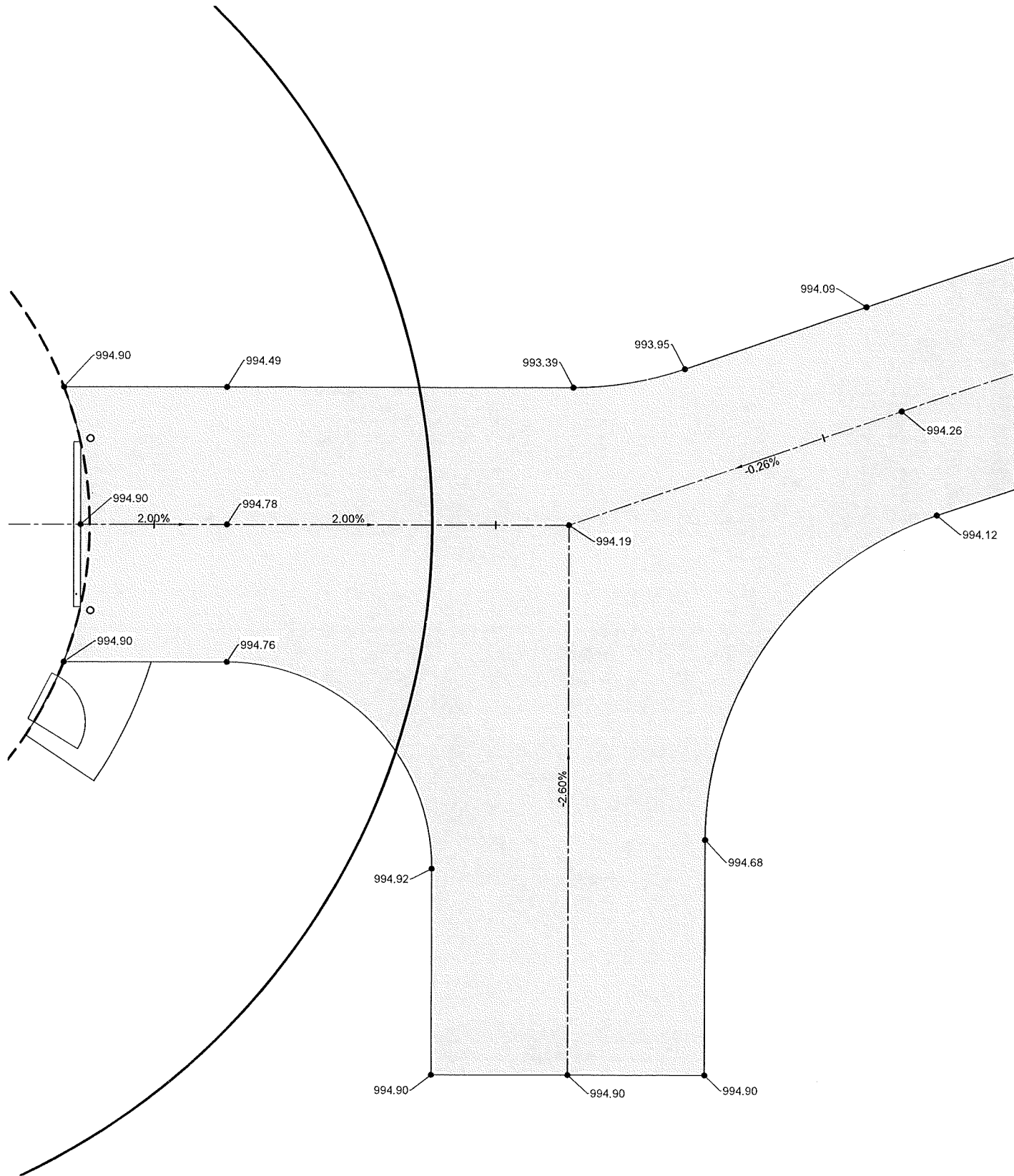


ELEVATED WATER STORAGE TOWER NO. 4  
 CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305  
 515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

ACCESS DRIVE PLAN AND PROFILE

SHEET NO.
D.1



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	01-16-26
ISSUED FOR	REVIEW



ELEVATED WATER STORAGE TOWER NO. 4  
 CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305  
 515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

INTERSECTION GRADING

SHEET NO.
D.2



**VERTICAL DATUM - NAVD 88**  
**HORIZONTAL CONTROL - IOWA STATE PLANE NAD83(2011), SOUTH ZONE**  
**GENERAL INFORMATION**  
 MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET.

CONTROL POINTS				
Point #	Northing	Easting	Elevation	Description
100	628943.38	1611759.78	999.39	CP CUTX WEST EDGE OF TRAIL 64FT EAST OF SW RAILROAD DR
101	629172.77	1611613.69	998.66	CP CUTX WEST EDGE OF TRAIL 74FT EAST OF SW RAILROAD DR
102	629208.90	1612020.25	990.07	CP SET PK NAIL IN ACC PARKING LOT 44FT NE OF THE SW CORNER
103	628913.97	1612046.03	1000.62	CP FOUND 1X1 BOLT 175.5FT SOUTH OF FENCE CORNER SOUTH OF PARKING LOT

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDVINA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	01-16-26
		ISSUED FOR	REVIEW



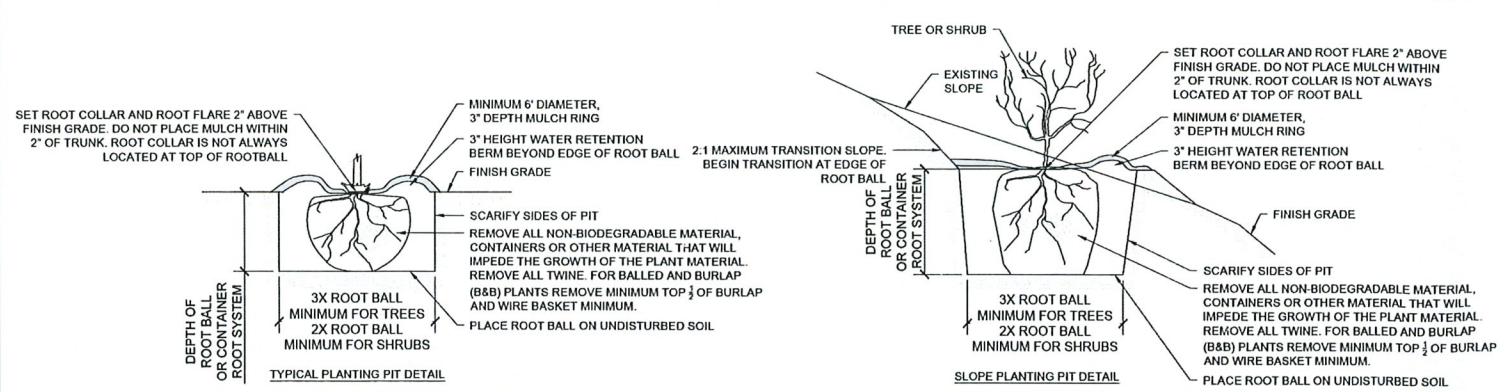
**ELEVATED WATER STORAGE TOWER NO. 4**  
**CITY OF ANKENY, IOWA**  
 6775 Vista Drive • West Des Moines, Iowa 50266-9305  
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**CONTROL SHEET**

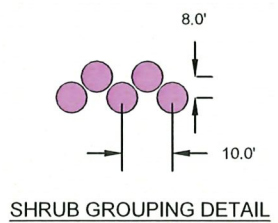
SHEET NO.  
**G.1**  
 PROJECT  
 Page 13 of 30

PLOTTED: Friday, January 15, 2026 12:27:42 PM

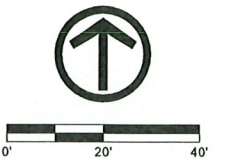
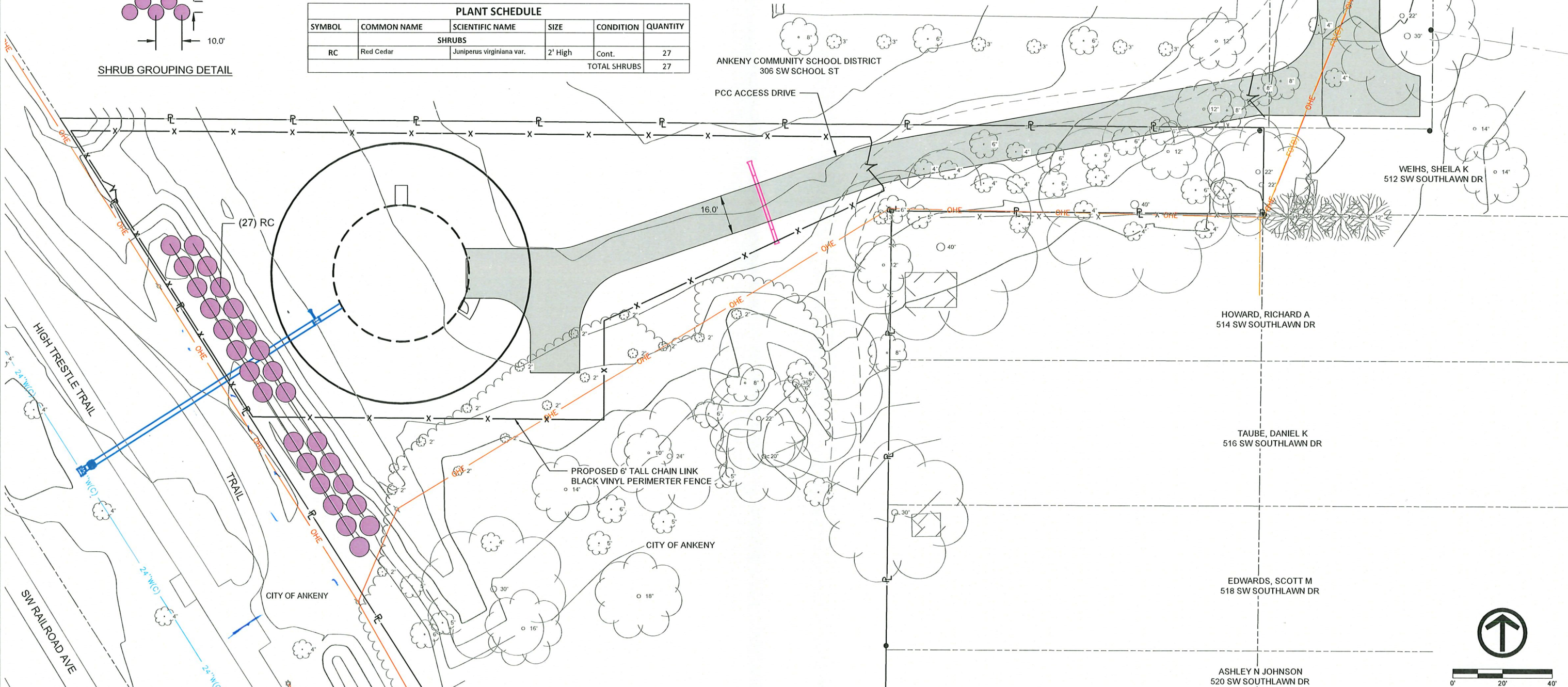
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 FILE PATH: v:\kimm\share\01000115-Ankeny\0115-0296\_Water\_Tower\_DSC\CADD\ProdDrawings\LANDSCAPING\115296-P-LANDSCAP PLAN.dwg



- PLANTING AND SEEDING NOTES**
- SEE SUDAS SECTION 9030 PLANT MATERIAL AND PLANTING. PLANT TREES PER SUDAS, IN AREA AS SHOWN ON PLANS.
  - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE PROJECT BEING ACCEPTED AS COMPLETE.
  - USE SUDAS TYPE 2 SEED MIX IN ALL DISTURBED AREAS UNLESS NOTED OTHERWISE.
  - SEED AND FERTILIZE AS SPECIFIED IN SUDAS.
  - AREA TO BE SEEDDED SHALL BE SMOOTH, AND ALL WASHES AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINE SHALL BE CULTIVATED TO DEPTH OF 1 1/2 INCHES.
  - FERTILIZER SHALL BE INCORPORATED INTO SOIL DEPTH OF 3" BY MECHANICAL MEANS.
  - ALL SEEDDED AREAS SHALL BE MULCHED AND TUCKED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER ACRE.
  - MULCH MAY CONSIST OF STRAW (OAT, WHEAT, BARLEY OR RYE), HAY, BROMEGRASS, TIMOTHY, ORCHARD, GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
  - ALL SEEDDED AREAS SHALL BE WATERED MANUALLY, OR BY IRRIGATION SYSTEM, MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.



PLANT SCHEDULE					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	QUANTITY
SHRUBS					
RC	Red Cedar	Juniperus virginiana var.	2' High	Cont.	27
TOTAL SHRUBS					27



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDWINA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	01-16-26
		ISSUED FOR	REVIEW



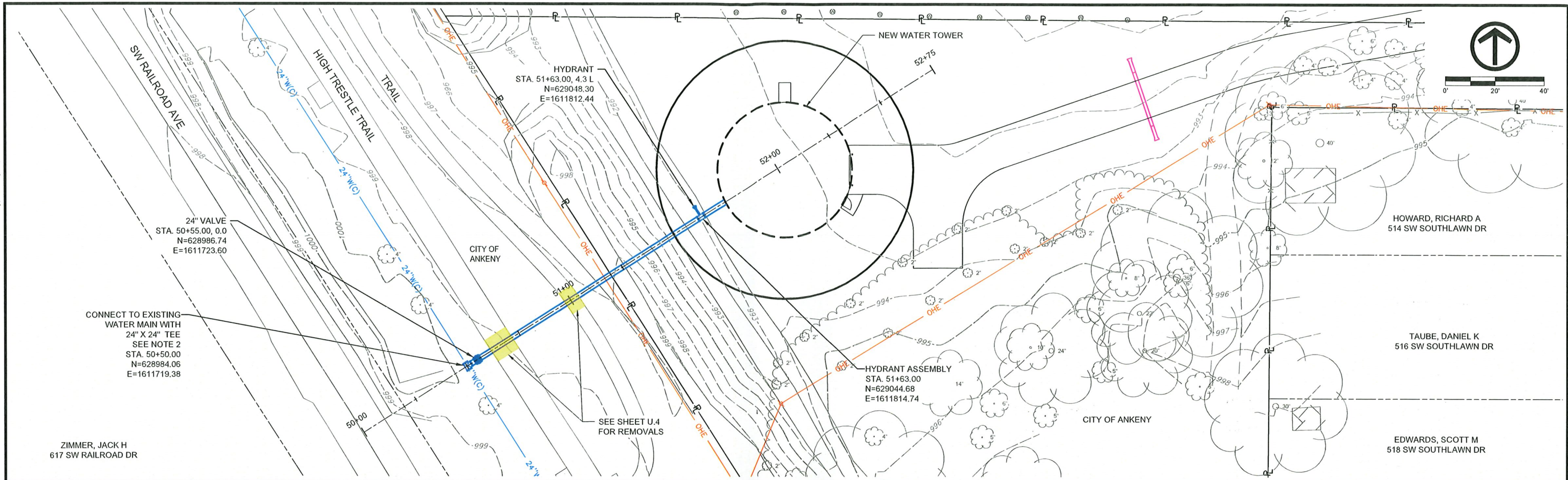
ELEVATED WATER STORAGE TOWER NO. 4  
CITY OF ANKENY, IOWA

6775 Vista Drive • West Des Moines, Iowa 50266-9305  
 515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

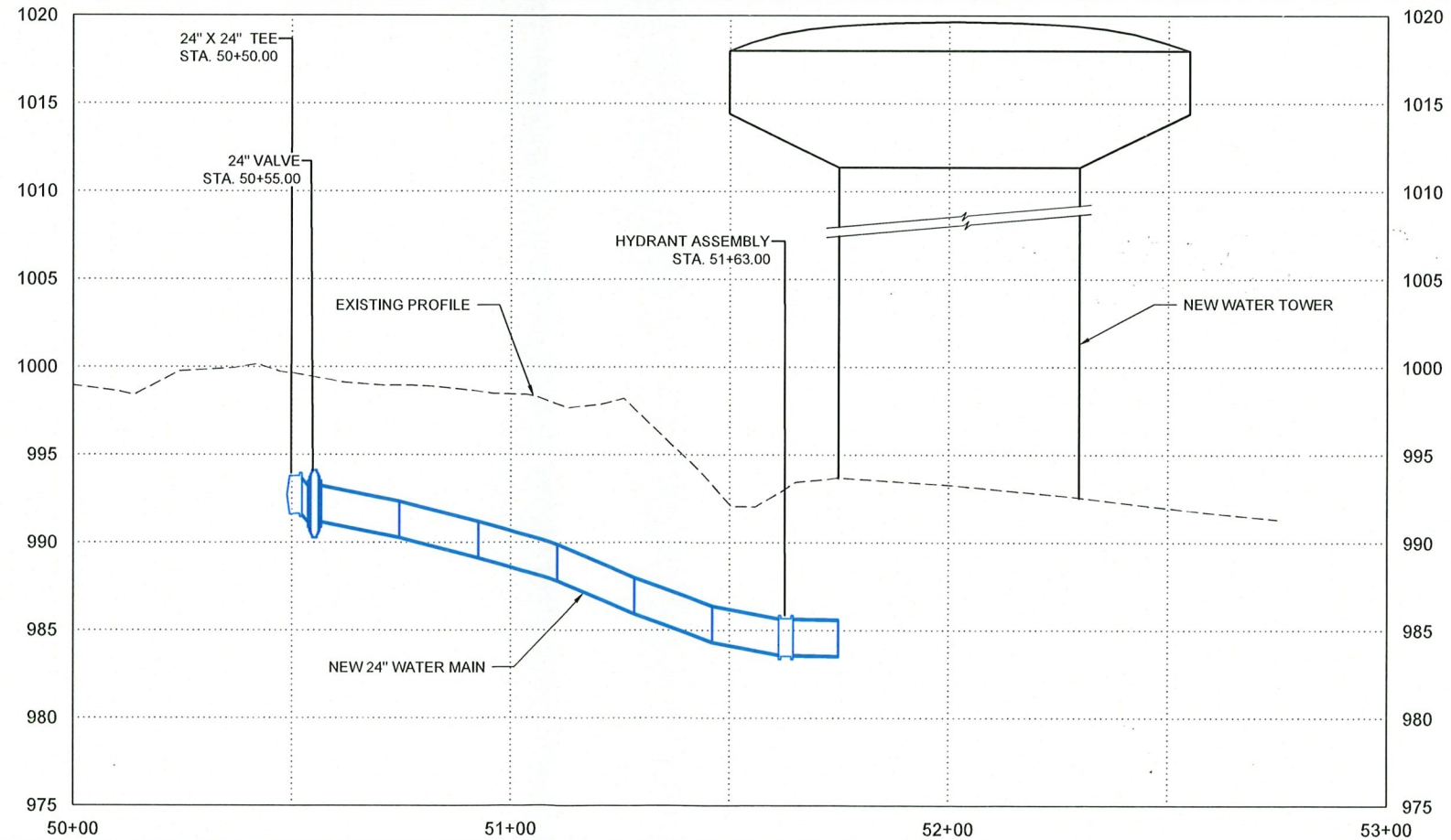
LANDSCAPE PLAN

SHEET NO.	K.1
PROJECT	115296- Page 14 of 30

PLOTTED: Friday, January 16, 2026 12:27:48 PM



- NOTES
1. ALL WATER MAIN TO BE RESTRAINED JOINT.
  2. COORDINATE TIMING OF CONNECTION TO EXISTING WATER MAIN WITH CITY OF ANKENY.



X-REFS: 115296-TOPO & 115296 SURVEY BASE & 115296 PARCELS & 115296-P-DRIVE & 115296-P-TOWER & 115296 AC WELL FIELD & 115296-POLK CO AERI  
FILE PATH: v:\kimm\share\0100\0115-Ankeny\0115-0296\_Water\_Tower\_DSCADD\_ProdDrawings\WMM\WATER MAIN\115296-PP-WATER.dwg

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDVNA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	01-16-26
		ISSUED FOR	REVIEW



ELEVATED WATER STORAGE TOWER NO. 4  
CITY OF ANKENY, IOWA

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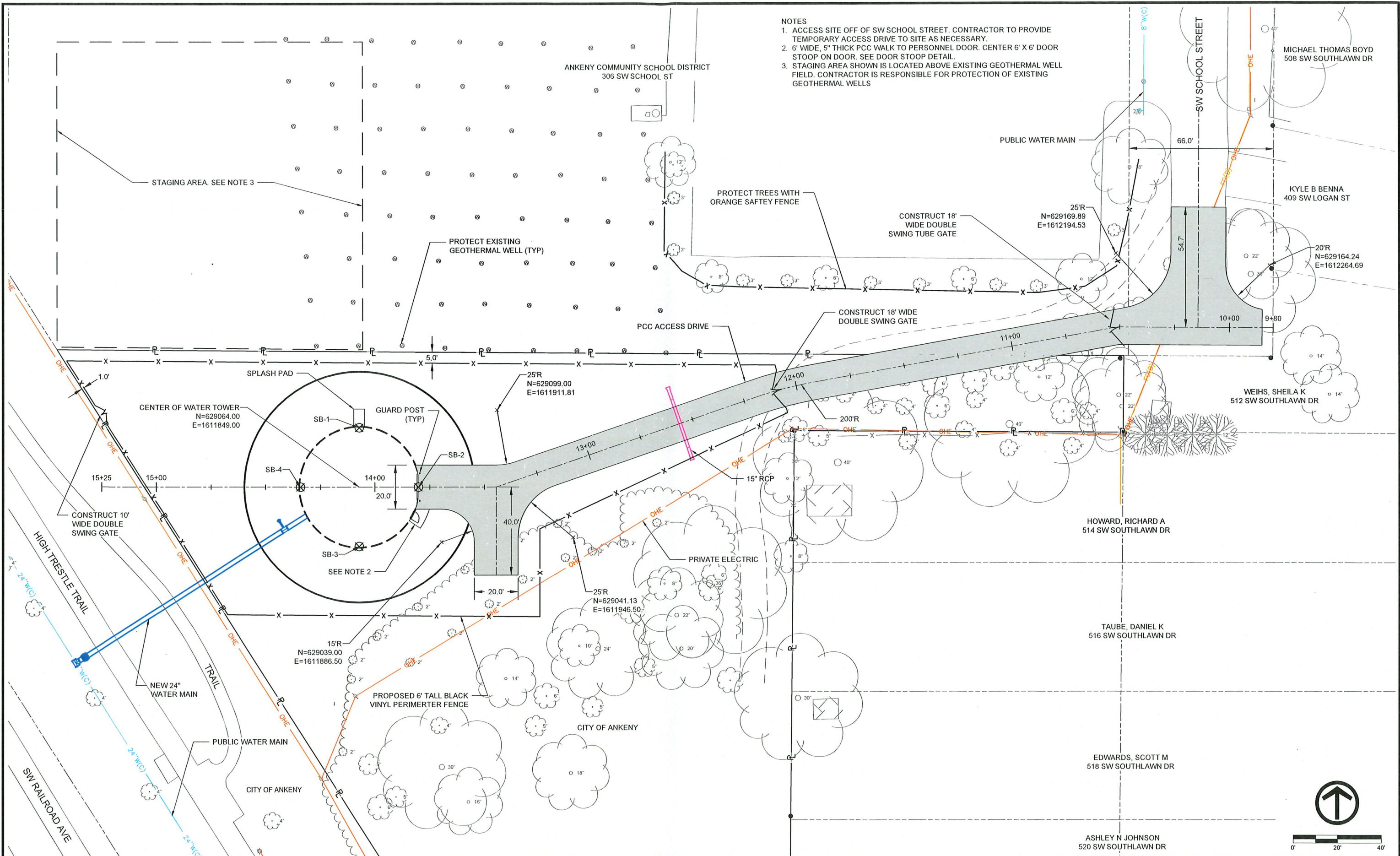
WATER MAIN

SHEET NO.

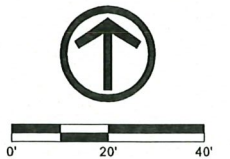
MWM.1

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- NOTES
1. ACCESS SITE OFF OF SW SCHOOL STREET. CONTRACTOR TO PROVIDE TEMPORARY ACCESS DRIVE TO SITE AS NECESSARY.
  2. 6' WIDE, 5" THICK PCC WALK TO PERSONNEL DOOR. CENTER 6' X 6' DOOR STOOP ON DOOR. SEE DOOR STOOP DETAIL.
  3. STAGING AREA SHOWN IS LOCATED ABOVE EXISTING GEOTHERMAL WELL FIELD. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING GEOTHERMAL WELLS



DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDVINA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	01-16-26
		ISSUED FOR	REVIEW

**VEENSTRA & KIMM INC.**  
 A Kleinfelder Company

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 CITY OF ANKENY, IOWA

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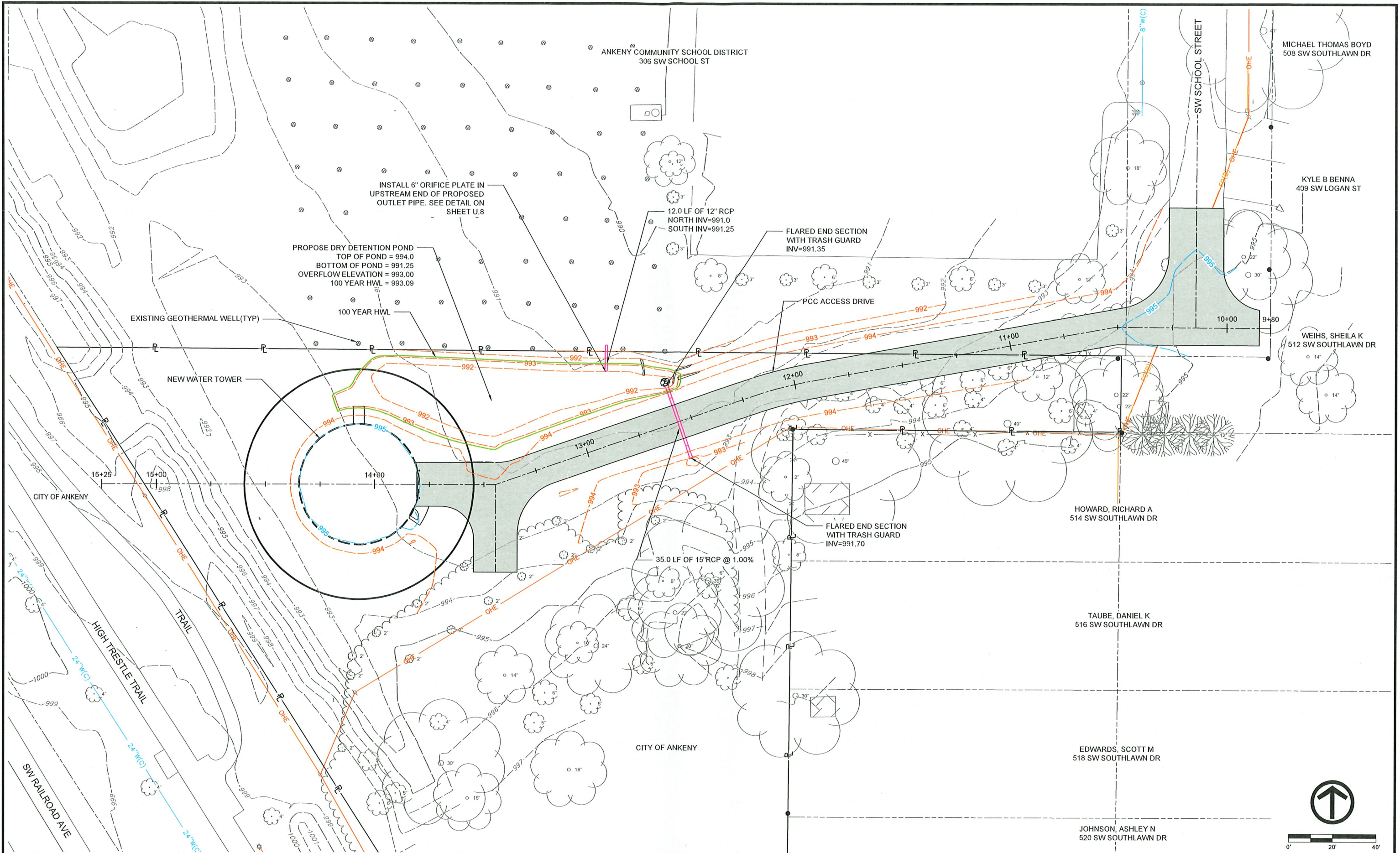
SITE PLAN

SHEET NO.  
 U.1

PROJECT 115296  
 Page 16 of 30

PLOTTED: Friday, January 16, 2026 12:27:59 PM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVIHA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	01-16-26
ISSUED FOR	REVIEW



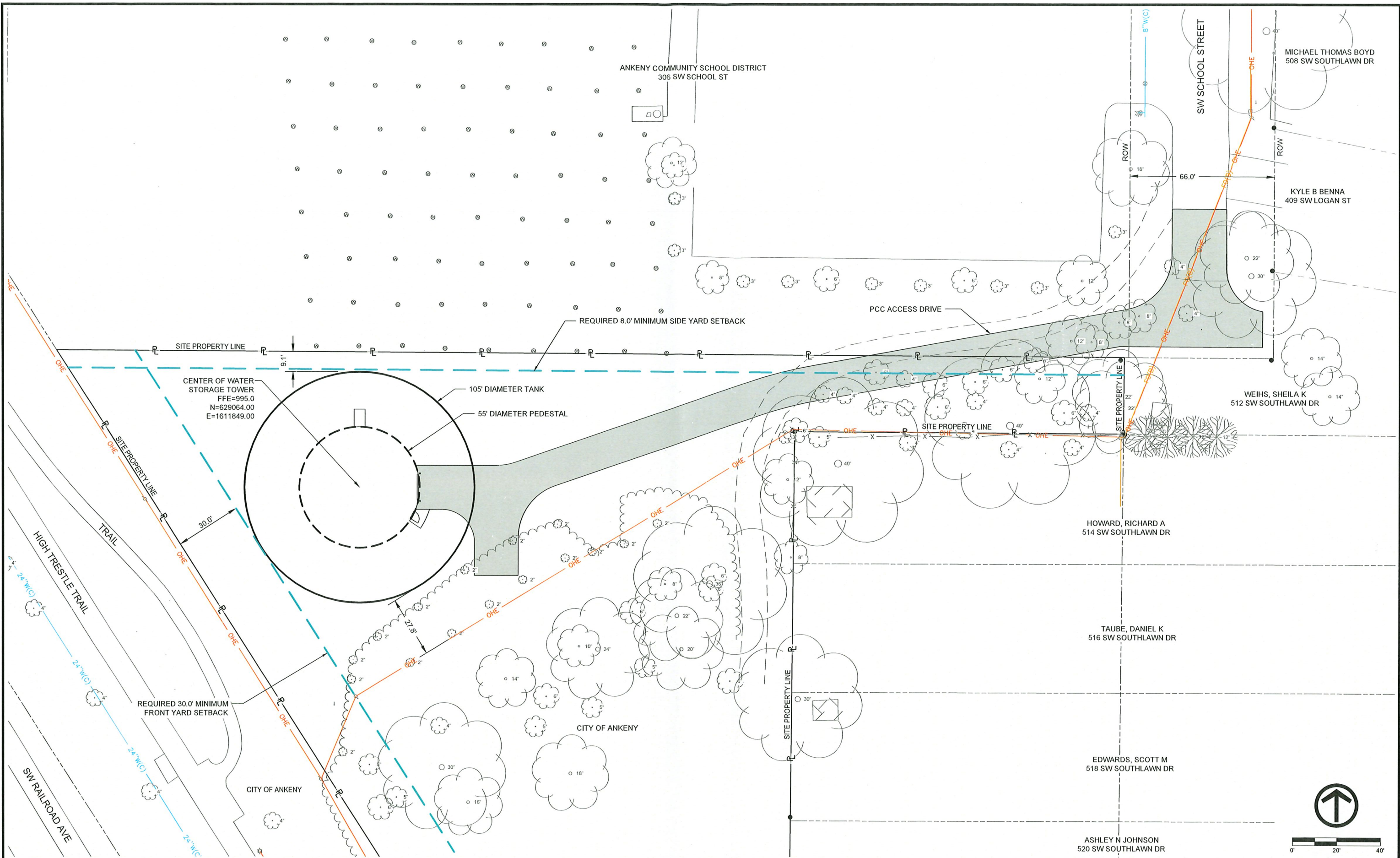
**ELEVATED WATER STORAGE TOWER NO. 4**  
 CITY OF ANKENY, IOWA

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**GRADING PLAN**

SHEET NO.
U.2





DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	01-16-26
ISSUED FOR	REVIEW



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**DIMENSION PLAN**

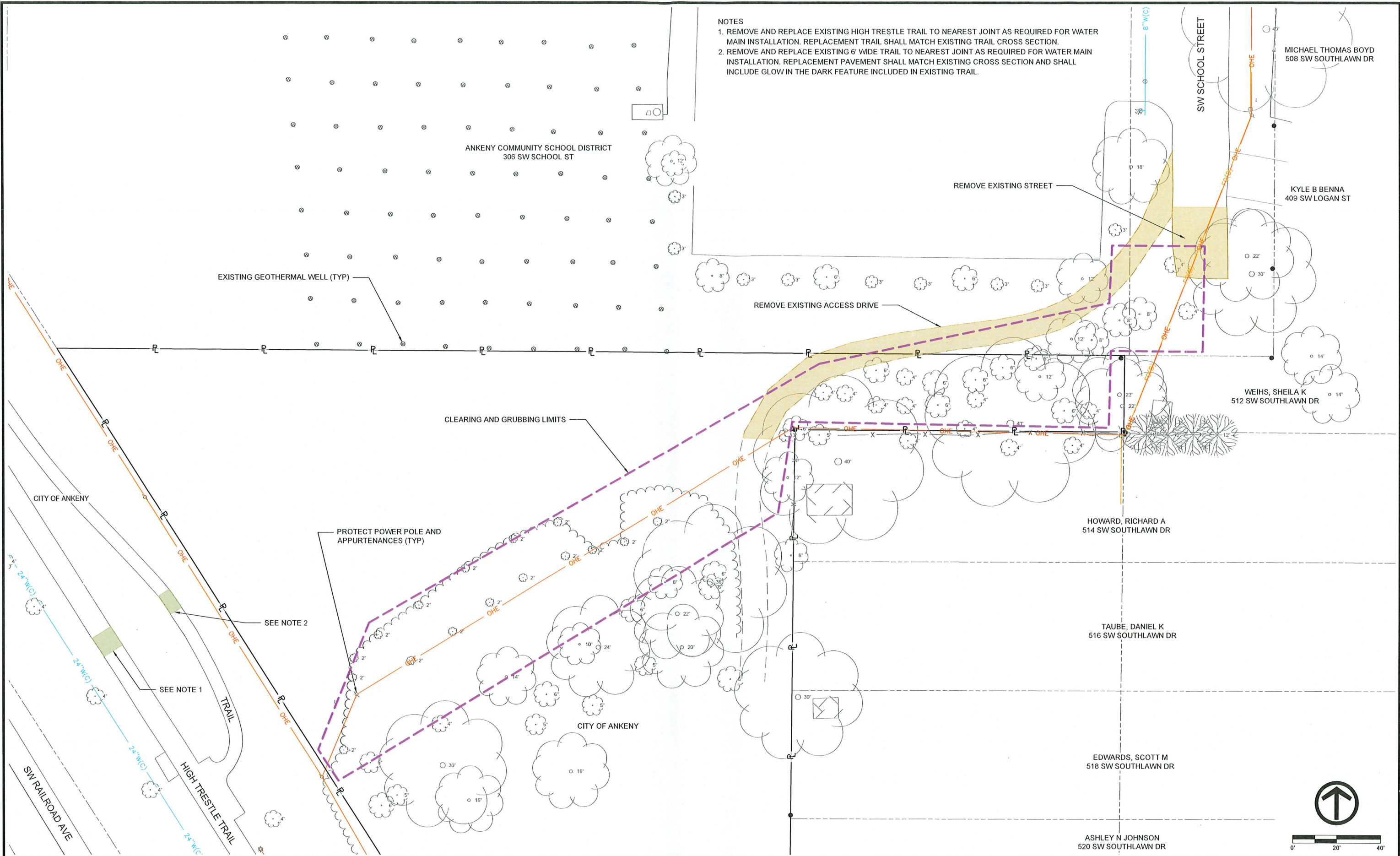
SHEET NO.	U.3
PROJECT	Page 18 of 30



PLOTTED: Friday, January 16, 2026 12:37:14 PM

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- NOTES
1. REMOVE AND REPLACE EXISTING HIGH TRESTLE TRAIL TO NEAREST JOINT AS REQUIRED FOR WATER MAIN INSTALLATION. REPLACEMENT TRAIL SHALL MATCH EXISTING TRAIL CROSS SECTION.
  2. REMOVE AND REPLACE EXISTING 6' WIDE TRAIL TO NEAREST JOINT AS REQUIRED FOR WATER MAIN INSTALLATION. REPLACEMENT PAVEMENT SHALL MATCH EXISTING CROSS SECTION AND SHALL INCLUDE GLOW IN THE DARK FEATURE INCLUDED IN EXISTING TRAIL.



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	D. LEDVINA
CHECKED	A. MERTEN
APPROVED	F. ALDRICH
DATE	01-16-26
ISSUED FOR	REVIEW

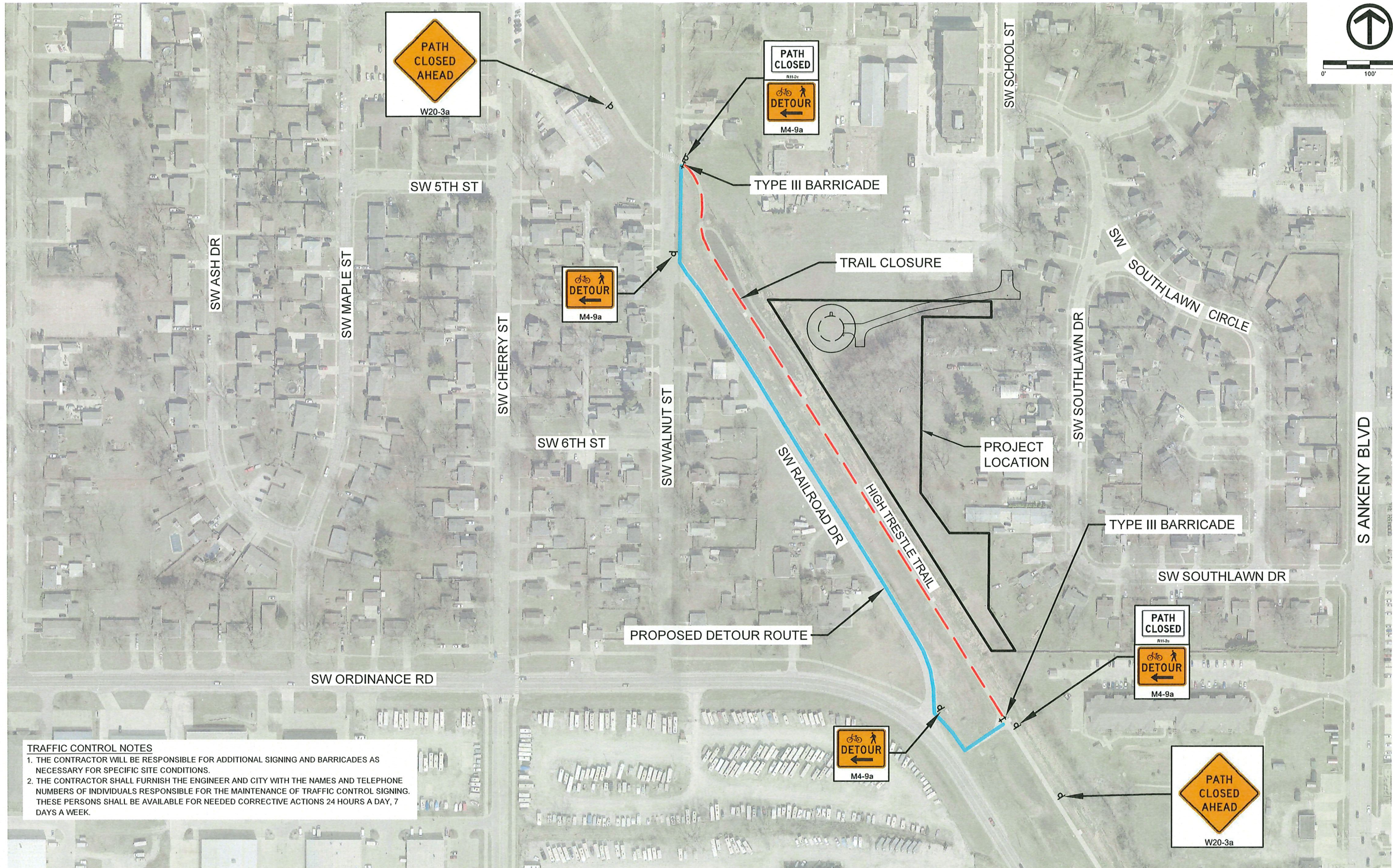


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**REMOVAL PLAN**

SHEET NO.	U.4
PROJECT	Page 10 of 30



**TRAFFIC CONTROL NOTES**

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL SIGNING AND BARRICADES AS NECESSARY FOR SPECIFIC SITE CONDITIONS.
2. THE CONTRACTOR SHALL FURNISH THE ENGINEER AND CITY WITH THE NAMES AND TELEPHONE NUMBERS OF INDIVIDUALS RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC CONTROL SIGNING. THESE PERSONS SHALL BE AVAILABLE FOR NEEDED CORRECTIVE ACTIONS 24 HOURS A DAY, 7 DAYS A WEEK.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDVINA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	01-16-26
		ISSUED FOR	REVIEW



ELEVATED WATER STORAGE TOWER NO. 4  
 CITY OF ANKENY, IOWA

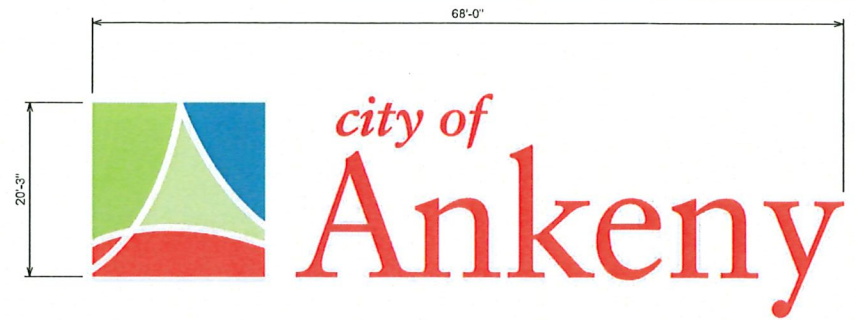
6775 Vista Drive • West Des Moines, Iowa 50266-9305  
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TRAIL DETOUR PLAN

SHEET NO.	U.5
PROJECT	115296
Page	20 of 30

PLOTTED: Friday, January 16, 2026 12:28:50 PM

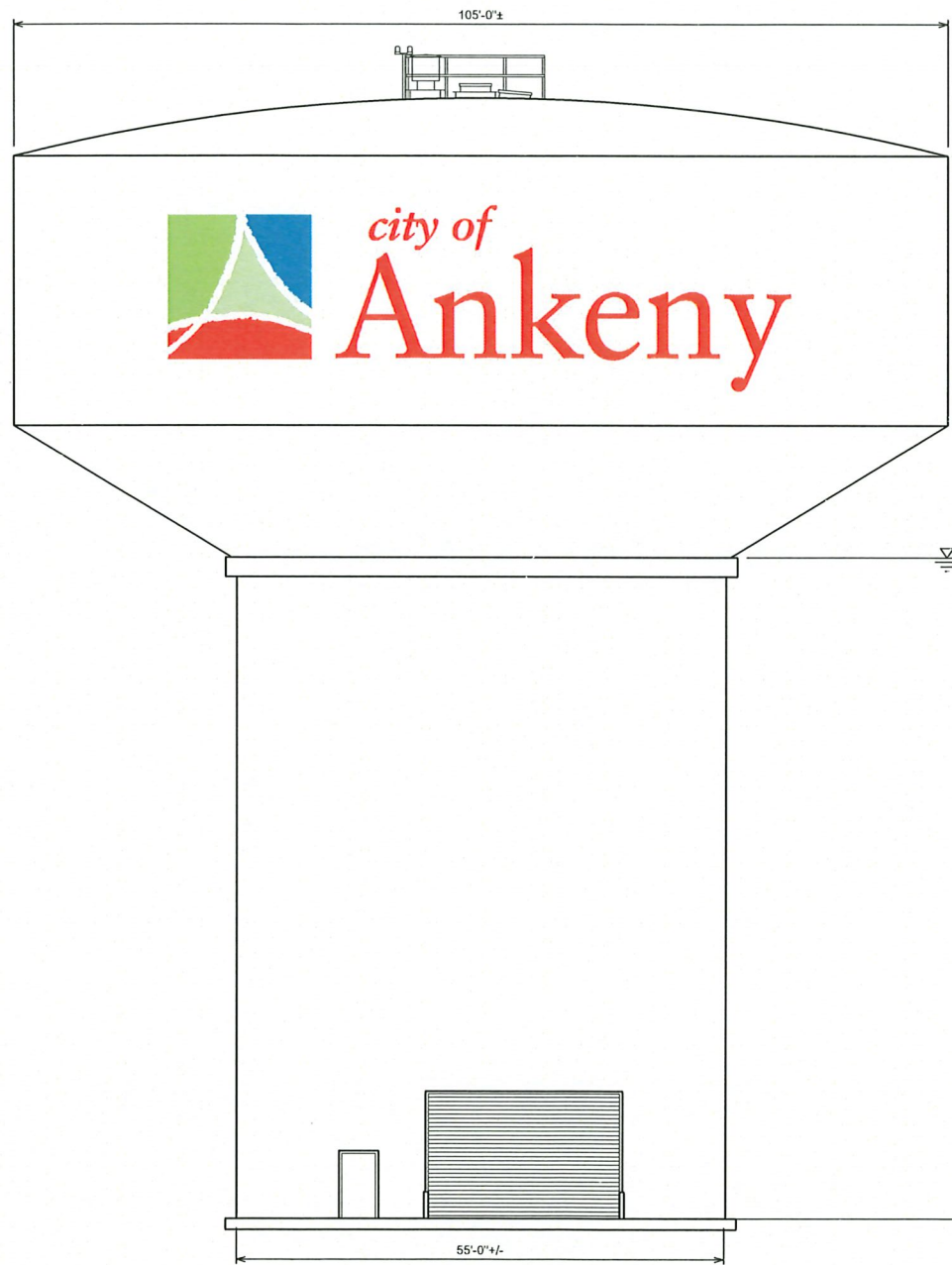
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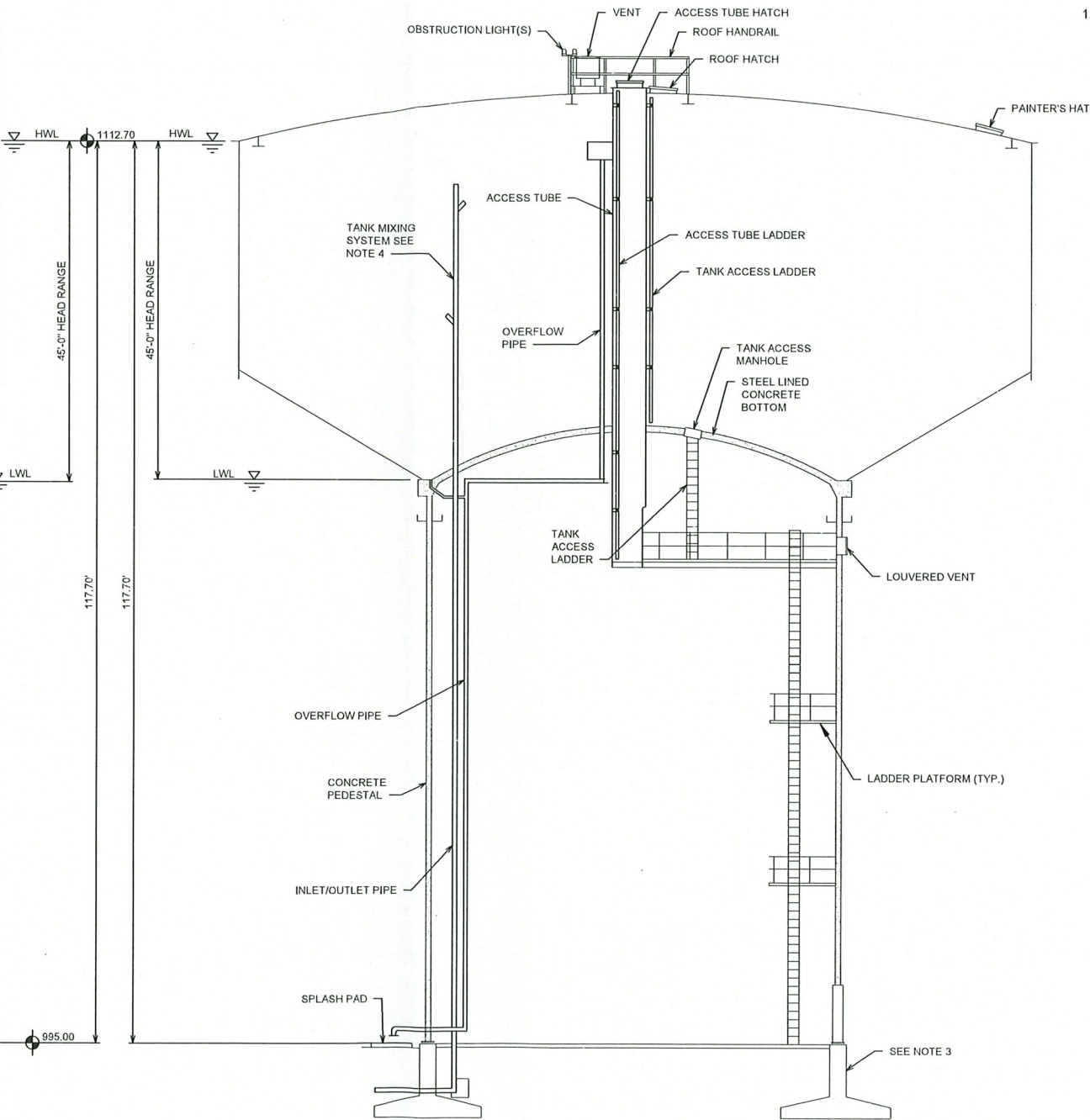
**NOTES:**

1. LOGO TO APPEAR CENTERED ON THREE FACES OF TANK, TO BE DECIDED BY OWNER. DIMENSIONS ARE NOT FINAL AND ARE TO BE WORKED OUT WITH CONTRACTOR TO ADJUST FOR APPEARANCE ON SIZE OF PROVIDED TANK.

**LOGO DETAIL**  
NOT TO SCALE



TANK ELEVATION



TANK SECTION

**2,500,000 GALLON COMPOSITE WATER TOWER**  
NOT TO SCALE

**NOTES:**

1. ACCESSORIES SHOWN ON ELEVATION DRAWINGS ARE ROTATED FOR CLARITY.
2. SEE PROJECT SPECIFICATIONS FOR PAINT REQUIREMENTS.
3. FOUNDATION SHOWN IS NOT TO SCALE. FOUNDATION DESIGN TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. SEE SPECIFICATION SECTION 13220 FOR MIXING SYSTEM REQUIREMENTS.
5. INTENT IS FOR WATER TOWER BOWL TO BE PAINTED ONE COLOR TO BE DECIDED UPON BY OWNER.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	B. SMITH
		CHECKED	R. MEUSCH
		APPROVED	F. ALDRICH
		DATE	01-16-26
		ISSUED FOR	REVIEW



ELEVATED WATER STORAGE TOWER NO. 4  
CITY OF ANKENY, IOWA

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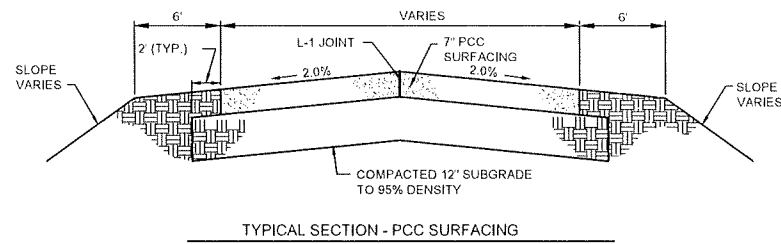
COMPOSITE TANK ELEVATIONS & SECTION

SHEET NO.

U.6

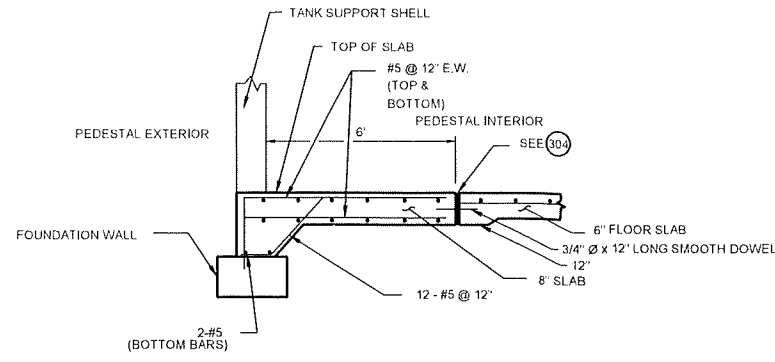
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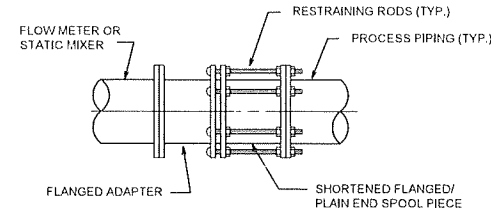
TYPICAL PAVEMENT DETAILS

NOT TO SCALE



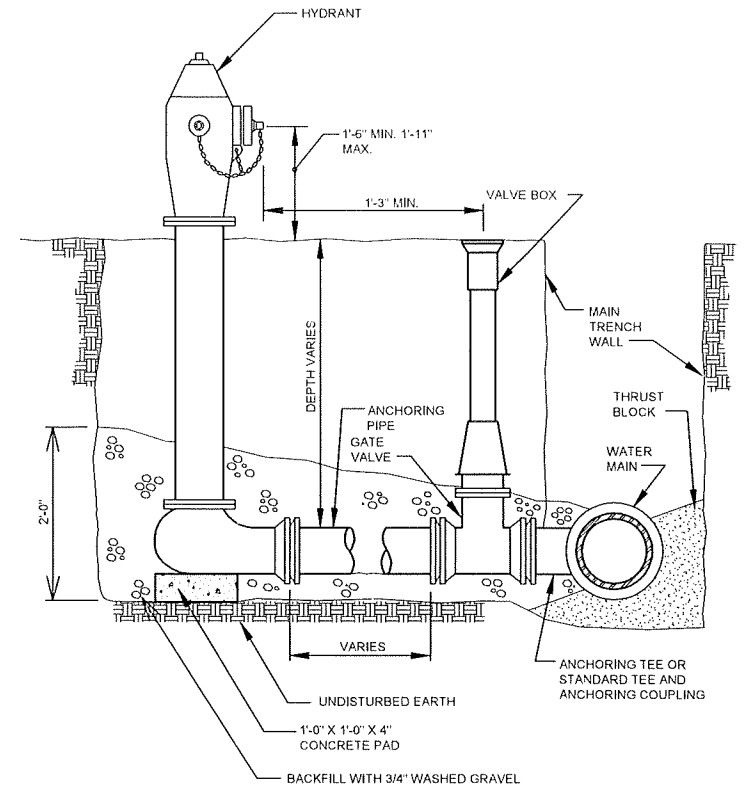
APPROACH SLAB / DOOR STOOP DETAIL AT FOUNDATION WALL

NO SCALE



FLANGED ADAPTER

NOT TO SCALE

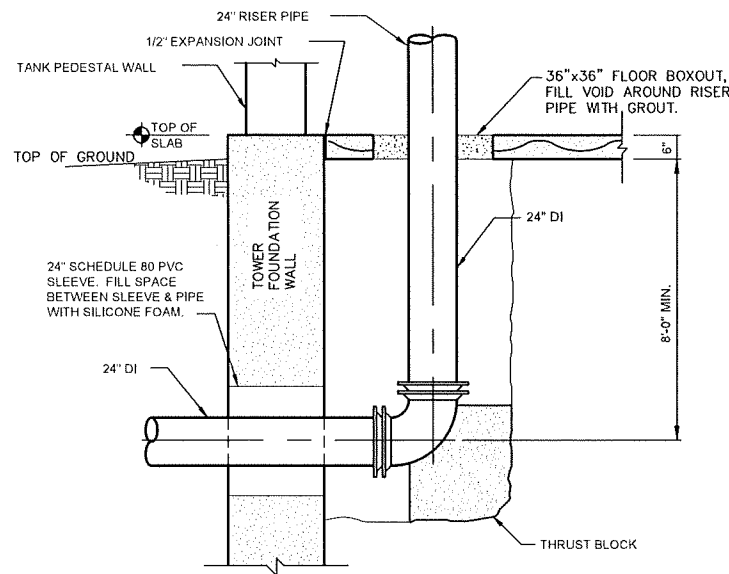


NOTES

1. MINIMUM SIZE FOR PIPING, VALVES AND FITTINGS FROM WATER MAIN TO HYDRANT INLET: 6".

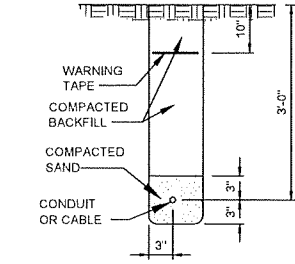
HYDRANT

NOT TO SCALE



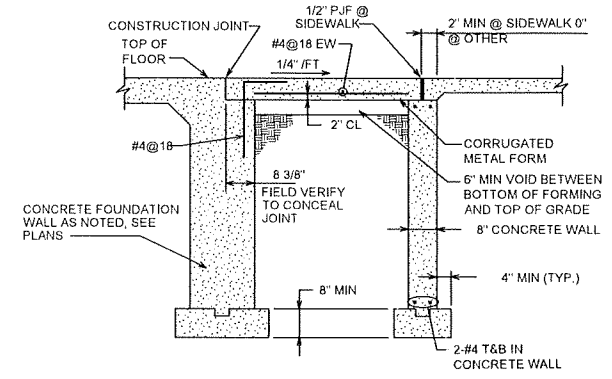
RISER PIPE FOUNDATION DETAIL

NO SCALE



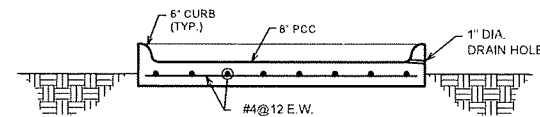
UNDERGROUND CONDUIT OR CABLE TRENCH DETAIL

NO SCALE

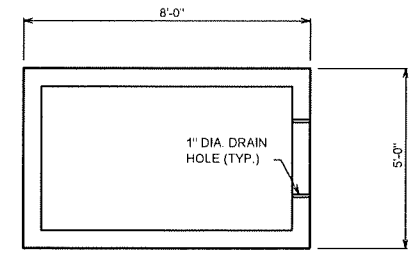


DOOR STOOP

NO SCALE



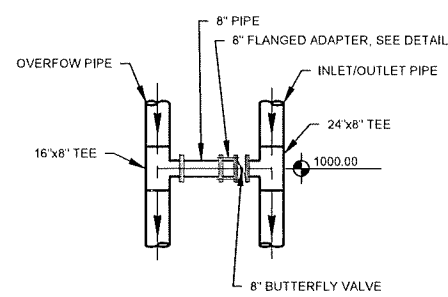
SECTION A



PLAN SECTION

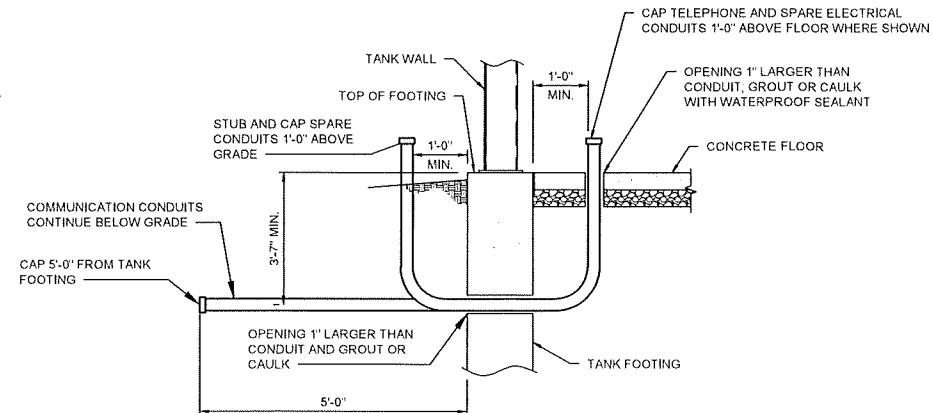
SPLASH PAD DETAIL

SCALE 3/8" = 1'-0"



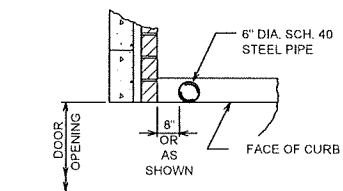
INTERIOR DRAIN CONNECTION

SCALE 1/4" = 1'-0"



CONDUIT DETAIL

NO SCALE



GUARD POST DETAIL

NOT TO SCALE

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	B SMITH
		CHECKED	R. MEUSCH
		APPROVED	F. ALDRICH
		DATE	01-16-26
		ISSUED FOR	REVIEW

SCALE	AS NOTED
DRAWN	B SMITH
CHECKED	R. MEUSCH
APPROVED	F. ALDRICH
DATE	01-16-26
ISSUED FOR	REVIEW



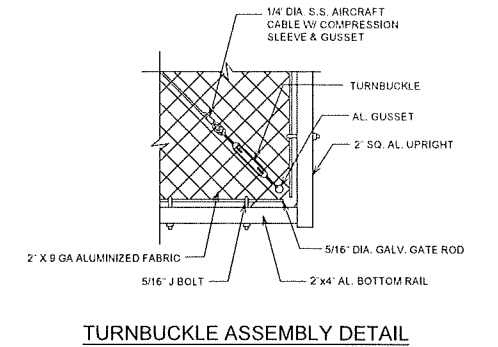
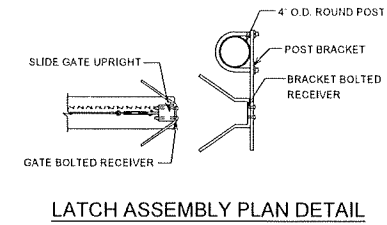
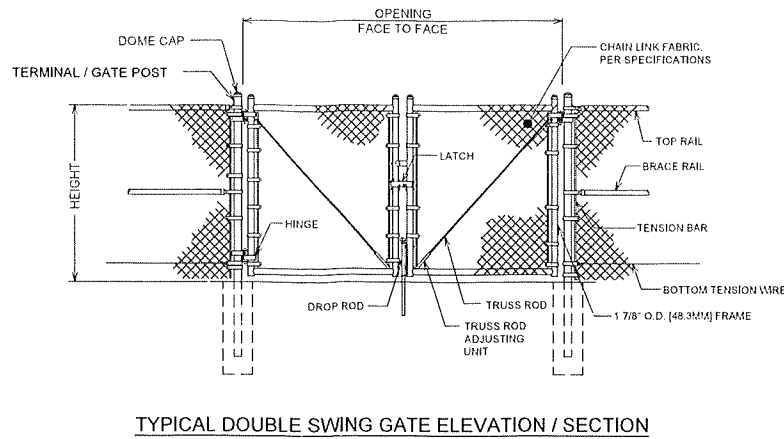
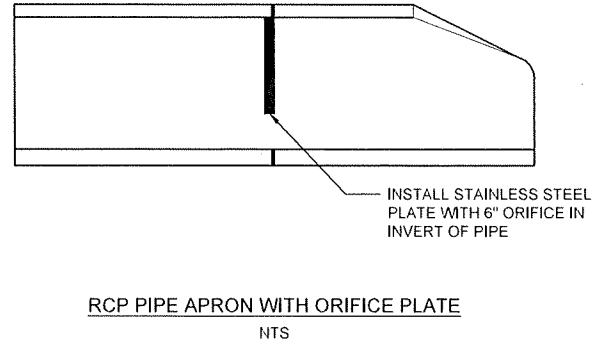
ELEVATED WATER STORAGE TOWER NO. 4  
CITY OF ANKENY, IOWA

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DETAILS

SHEET NO.	U.7
PROJECT	115206
Page	22 of 30

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FENCE GATE DETAILS (197)  
NO SCALE

X-REFS: FILE PATH: \\vidom\net\wms\share\0100\0115-Ankeny\0115-0296-Water\_Tower\_DS\CADD\_ProdDrawings\UDETAILS\115296-DETAILS.dwg

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	D. LEDVINA
		CHECKED	A. MERTEN
		APPROVED	F. ALDRICH
		DATE	1-16-26
		ISSUED FOR	REVIEW



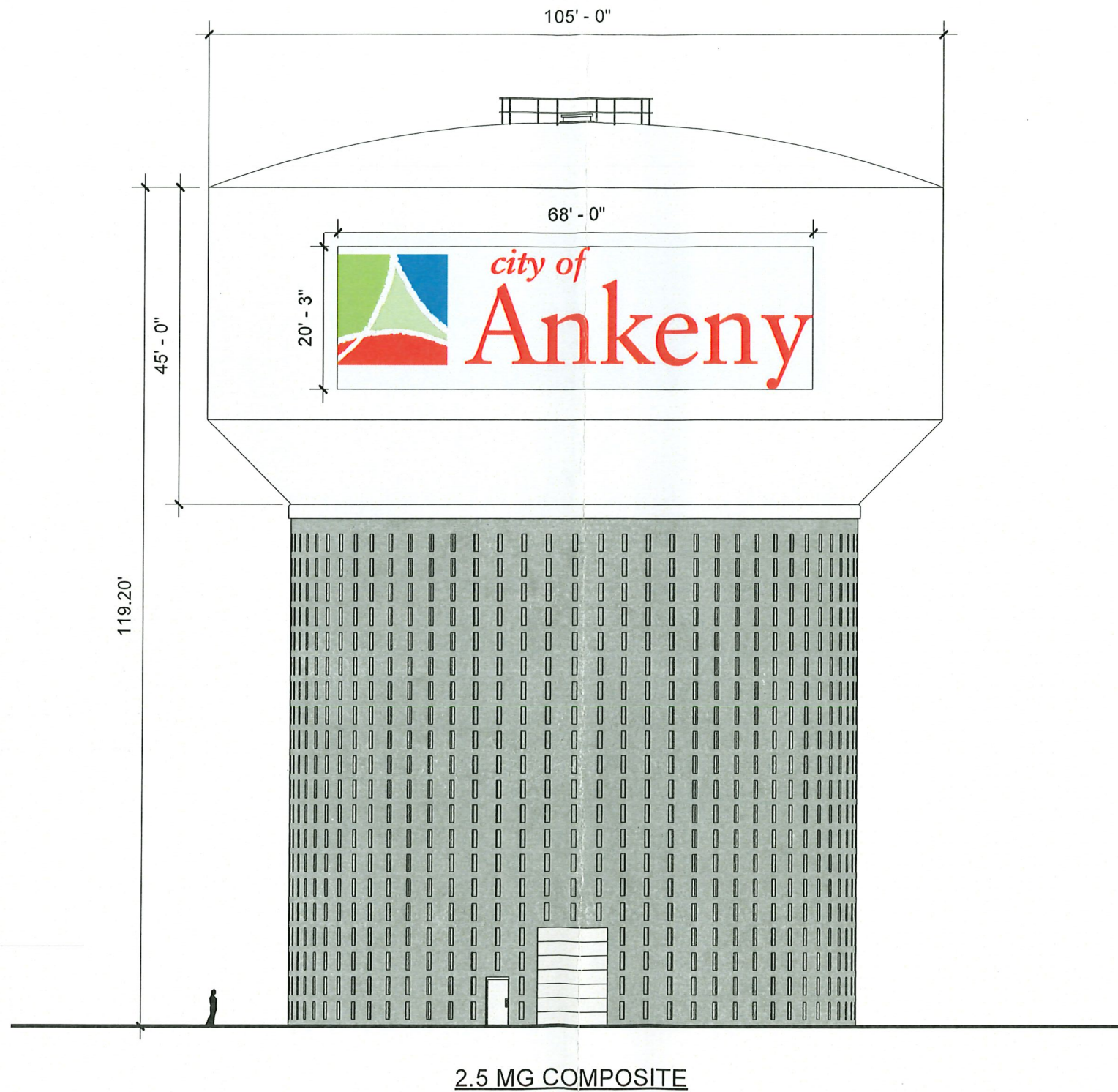
ELEVATED WATER STORAGE TOWER NO. 4  
CITY OF ANKENY, IOWA

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DETAILS

SHEET NO.

U.8



RECEIVED  
 JAN 16 2026  
 CITY OF ANKENY

Ankeny Elevated Water Storage Tower No. 4





N



1 inch = 333 feet

Date: 2/3/2026

# ZBOA Docket #26-02 Water Tower Height Variance



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

---

**To:** Members of the Zoning Board of Adjustment  
**From:** Bryan Morrissey, Associate Planner  
**Filing #:** 26-02 EJC  
**Meeting Date:** February 17, 2026  
**Address:** EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W &  
91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S  
351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4  
NE 1/4 N OF RY SEC 23-80-24

**APPELLANT REQUEST**

A Variance to Ankeny Municipal Code Section 192.04(3)(F), Maximum Height: Principal Building, If Other Than Dwelling: 45 feet, allowing a 180-foot tall, elevated water storage tower.

**STAFF POSITION**

Staff recommends the Zoning Board of Adjustment grant a Variance to Ankeny Municipal Code Section 192.04(3)(F) to allow a 180-foot tall, elevated water storage tower on the property legally described as follows: EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W & 91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S 351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4 NE 1/4 N OF RY SEC 23-80-24.

The staff position is based on a determination that the increased maximum height allowance from the resulting water tower would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.

**PROJECT SUMMARY**

The subject property is located on an unplatted piece of property located north of SW Ordinance Road and east of SW Railroad Drive, adjacent to the High Trestle Trail. The property is currently undeveloped and is zoned R-2 (One-Family and Two-Family Residence District) and R-1 (One-Family Residence District). The property is bordered by the High Trestle Trail to the west, an Ankeny Community School District building to the north, and mature landscaping to the east and south. The City has been in possession of the property for a number of years; however, it was not anticipated to be the site of a future water tower until recently. Plans for the water tower are currently being reviewed and modified by both City Staff and an outside engineering firm. The City has decided that now is the appropriate time to request a variance to the Ankeny Municipal Code to exceed the 45-foot maximum height allowance to construct the approximate 180-foot tall, elevated water storage tower. Should the request for a variance be granted, a future site plan will need approval from the Plan and Zoning Commission prior to any construction on the site.

## **PROJECT REPORT**

### **Criteria for Variance**

197.01(4) Powers and Duties.

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

### **FINDINGS OF FACT**

The subject property is located on an unplatted and undeveloped parcel located north of SW Ordinance Road and east of SW Railroad Drive, adjacent to the High Trestle Trail. The property is zoned R-2, One-Family and Two-Family Residence District and R-1, One-Family Residence District and is approximately 2.63 acres in size. The subject property is surrounded by single family homes to the east, an Ankeny Community School District building to the north, and a wooded area to the south. The City of Ankeny acquired the property from Polk County in 2014; however, it was not until recently that the City set its sights on the property for a potential water tower. This location has been deemed as viable by the Municipal Utilities Department in large part because of its proximity to the 24" water main that runs adjacent to the High Trestle Trail. Approval of a future site plan is required before any construction on the project can commence; however, a variance to the R-2 Zoning District's height restriction of 45 feet is needed prior to the approval of any plans.

As indicated on the applicant's submittal letter, the proposed water tower is expected to reach a maximum of 180-feet in height, which is the same size as the recently constructed elevated water storage tower on NW Irvinedale Drive. The proposed tower will be located near the northwest corner of the property, near an open area on the parcel. The lone access point to the site will come via the Ankeny Community School District's property to the north, which will be viable with an access easement agreement between the School District and the City. A six-foot tall, chain link vinyl fence will be installed around the perimeter of the water tower while landscaping will be provided adjacent to the High Trestle Trail to help provide a sense of separation between the trail and the water tower. Much of the existing wooded area to the south will remain.



*Wooded area south of the proposed elevated water storage tower*

## **STAFF ANALYSIS**

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

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

**1. This property was acquired in good faith.**

The City of Ankeny has owned the property since 2014, prior to there being any plans for a water tower on the site. A height variance for the water tower would be required in most zoning districts, with the exception being the M-2, Heavy Industrial District, which is rarely utilized in the city.

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

The strict application of the Zoning Ordinance would prevent the construction of a water tower in any district in the city, with the exception being the M-2, Heavy Industrial District. Requesting a height variance is standard practice when considering constructing a water

tower. The subject site was chosen in large part because of its proximity to the 24" water main that runs adjacent to the property.

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

The literal enforcement of the provisions of this Zoning Ordinance would prevent the construction of water tower in most locations in Ankeny. As mentioned previously, this location was chosen in part because of its proximity to the 24" water main that runs adjacent to the site.

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

As variances for height are standard procedure when planning for the construction of a water tower, the request is in harmony with the intended spirit and purpose of the Zoning Ordinance.

**SUMMARY AND STAFF POSITION**

Staff does not have concerns with the proposed water tower exceeding the maximum height allowance in the R-2 Zoning District. The exceeding of height limitations is not only something that has been standard practice for all other water towers in Ankeny, but it is considered a necessity when factoring in Ankeny's anticipated growth and the need to supplement that growth with additional water infrastructure. The City's Municipal Utilities Department has determined that this location is the most appropriate given its location to the existing 24" water main that runs adjacent to the site and the fact that it's property that the City already owns.

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

Staff recommends the Zoning Board of Adjustment grant a Variance to Ankeny Municipal Code Section 192.04(3)(F) to allow a 180-foot tall, elevated water storage tower on the property legally described as follows: EX SOUTHLAWN PLACE REPLAT & BEG 814.05F W & 91.2F N OF E 1/4 COR OF SEC THN N 633F W 150F S351F SELY TO POB- ABND RR W 543.84F S 759F SE 1/4 NE 1/4 N OF RY SEC 23-80-24.

Staff's position is based on a determination that the increased maximum height allowance from the resulting water tower would not impair adequate supply of air and light, would not increase public danger of fire, or diminish property values; and that this request is in harmony with the intended spirit and purpose of the Ankeny Municipal Code.



**Zoning Board of Adjustment**  
February 17, 2026  
5:00 PM

Matt Ott, Chair  
Jeffrey Baxter, Vice Chair

Nichole Sungren

Brett Walker

Eric Strom

ITEM NAME

Motion to adjourn

ORIGINATING DEPARTMENT  
Community Development