

Meeting Minutes
Zoning Board of Adjustment

Tuesday, October 21, 2025
Ankeny City Council Chambers
1250 SW District Drive, Second Floor, Ankeny, Iowa

CALL TO ORDER

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

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

ROLL CALL

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

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

MINUTES OF THE AUGUST 19, 2025 REGULAR MEETING

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

MINUTES OF THE OCTOBER 7, 2025 REGULAR MEETING

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

COMMUNICATIONS / CORRESPONDENCE

There were no communications.

PUBLIC HEARINGS:

#25-12

MDF Holdings II, LLC

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

Outlot H, Prairie Trail Park Plat 1

RE: Conditional Use Permit

Chair M.Ott opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

There were no further concerns by the Board.

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

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

REPORTS

Renewed Special Use Permits

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

#15-14 Benchwarmers, 705 S Ankeny Boulevard

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

ADJOURNMENT

There being no further business motion made by M.Ott to adjourn the meeting. Second by J.Baxter. Meeting adjourned at 5:23 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Recording Secretary
Zoning Board of Adjustment