



Meeting Agenda

Plan and Zoning Commission

Tuesday, October 4, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning 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:

Consider MOTION to approve and accept the October 4, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the September 20, 2022 minutes of the Plan and Zoning Commission meeting.

2. 5325 NW 8th Street - Cherry Glen Ballfield Development Project

Consider MOTION to approve the site plan for 5325 NW 8th Street, Cherry Glen Ballfield Development Project, subject to staff approval of a traffic memo and City Council approval of a storm water management easement.

3. Christian Juon Estates Plat 3 Preliminary Plat (County)

Consider MOTION to recommend City Council approval of the Christian Juon Estates Plat 3 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

4. Hope K. Farms, LLC request to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development

Consider MOTION to recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development.

5. Hardship Land, LLC request to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre

Consider MOTION to recommend City Council approval of the request by Hardship Land LLC, to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre.

I. OLD BUSINESS:

J. REPORTS:

1. October 3, 2022 City Council Report - Staff
2. Director's Report
 - Tentative agenda items for October 18, 2022
 - September 2022 Building Permit Report
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

October 17, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

October 4, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the September 20, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, September 20, 2022

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

CALL TO ORDER

Chair G.Hunter called the September 20, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Trina Flack, Glenn Hunter, Ted Rapp, Annette Renaud, Todd Ripper, Lisa West and Randy Weisheit. Staff present: E.Jensen, E.Carstens, D.Silverthorn, J.Heil, B.Morrissey, L.Hutzell, R.Kirschman, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the September 20, 2022 agenda without amendments. Second by T.Rapp. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the September 7, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 909 E 1st Street - Dunkin' Go Site Plan

Motion to approve the site plan for 909 E 1st Street, Dunkin' Go; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

Item #3. 350 NE 36th Street - DMOS Temporary MRI Trailer

Motion to approve the site plan for 350 NE 36th Street, DMOS Temporary MRI Trailer; allowing the temporary MRI trailer to remain on site until November 18, 2022.

Referencing Item #2, R.Weisheit commented that the parking seems very limited and raised a concern of patrons parking on the frontage road. T.Rapp said he had a similar concern related to staff utilizing the parking spaces intended for patrons. E.Jensen responded that staff did not have any concerns that the walk-up window would bring much business, as it would be easier for patrons to utilize the drive-up window for service.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item #1 - #3. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #4. Hope K. Farms, LLC request to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development

B.Morrissey reported Hope K. Farms is requesting to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development. He stated that the proposed rezoning consists of one parcel approximately 91.98 acres, which is located south of NW 54th Street and east of NW Irvinedale Drive. He said the surrounding properties to the west are zoned PUD, the properties to south are zoned R-2, One-Family and Two-Family Residence District and the properties to the north and east are not within Ankeny's Corporate Limits. B.Morrissey explained that there are two rezoning areas; 37.99-acres to be zoned R-2 and 53.99-acres to be zoned PUD. He noted that the PUD book provides the bulk regulations for the proposed PUD land area. B.Morrissey presented the conceptual plan for the area along with The Ankeny Plan 2040 Future Land Use Map, which identifies the area as being suitable for low-density residential. He said the applicant has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff will present a complete staff report and answer any questions raised during the public hearing at the next Plan and Zoning Commission meeting.

T.Flack asked if she is correct to assume that based on what is being proposed, the PUD is all R-3, single-family. B.Morrissey responded that the underlying zoning for the PUD area is the R-3 zoning classification.

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Drive, on behalf of Hope K. Farms, LLC said he would answer any questions the Commission may have.

G.Hunter inquired as to where the drainage will come from to fill the pond. Jared Murray stated that it will come from the Moeckly property. G.Hunter asked if it is tile fed. Jared Murray said there likely is tile, but there is a small channel that funnels the drainage down to the southeast corner from the Moeckly farm. He further noted that the existing basin will need to be reshaped.

T.Rapp commented that some of the radius' seem tight and asked what they have for a minimum radius for the centerline. Jared Murray said he believes they are using 100-foot for the centerline. He noted that based on staff input, the low radius curves are meant to replace a knuckle.

T.Flack asked for clarification as to where the single-family is located versus the duplex/multi-family within the conceptual plan. Jared Murray said the duplexes would be south of NW State Street running north/south. E.Carstens stated that Area A is the location of the duplexes and bi-attached. Area B is the PUD, which is restricted to single-family. T.Flack noted that she ultimately wants to make sure that there is a good transition when planning and rezoning this area.

T.Rapp asked if there is a suitable buffer between the new smaller lots and the existing residence at the northeast corner of this property. Jared Murray said they have made the new lots a little deeper in that area and there is some existing tree cover. The current property owners have reviewed the concept plan.

Craig Griffieon, 11655 NE 6th Street, Ankeny said he would like information on where NW State Street will run up through this property and where will the storm water dump out at. He said those are his two questions regarding this rezoning request.

Chair G.Hunter responded to say that at the next Plan and Zoning Commission meeting on October 4, 2022 there will be a complete staff report, which will address the questions raised at the public hearing.

There were no further questions from the Commission.

Motion by T.Rapp to close the public hearing, and receive and file documents. Second by T.Flack. All voted aye. Motion carried 7 – 0.

Item #5. Hardship Land, LLC request to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre

R.Kirschman reported Hardship Land LLC is requesting to rezone 30.25 acres from R-1, Single Family Residential District, to R-3, Multiple Family Residential District, restricted to 10 units per acre. He stated the rezoning request is comprised of three parcels to the east of NW Weigel Drive, north of NW 18th Street, south of NW 36th Street. He said that the properties to the north are zoned R-3, Multiple Family Residence District with restrictions, and the properties to the east, south, and west are zoned R-1, Single Family Residence District. R.Kirschman stated the subject property is identified as medium density residential in The Ankeny 2040 Comprehensive Plan. He further stated that the parcel directly north was rezoned to R-3, Multiple-Family Residence District, accompanied with an amendment to the Future Land Use Map from Low Density Residential to Medium Density Residential. The properties to the west and south are also identified as medium density residential and the property east, is identified as medium and low density residential. R.Kirschman said the developer has submitted the required rezoning petitions and all legal notifications for the rezoning have been met. Staff will present a complete staff report at the next Plan and Zoning Commission meeting.

T.Flack asked what the restrictions are for the surrounding R-3 zoning districts. R.Kirschman said the property just to the north of the High Trestle Trail is limited to single-family residences and the northern portion of the same property is restricted to 10 units per acre. E.Carstens further commented that the R-3 zoning that is west of NW Weigel Drive and north of NW 18th Street is also restricted to 10 units per acre.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale on behalf of Hardship Land, LLC said she would take any questions that the Commission may have regarding the request.

T.Flack asked if there are specific plans for the area. Erin Ollendike stated that it has not been decided at this point. She said since it is restricted to 10 units per acre, there is a possibility of townhomes.

T.Rapp asked if access would be limited to NW Weigel Drive. Erin Ollendike stated, yes. T.Flack asked about the paving of NW Weigel Drive, since it is not currently paved. Erin Ollendike commented that they have had discussions with the City and the area would not be developed until the City puts down an overlay on NW Weigel Drive.

There was no one in the audience to speak for or against the request.
There were no further questions from the Commission.

Motion by A.Renaud to close the public hearing, and receive and file documents. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

Item #6. DRA Properties, LC request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District

B.Morrissey reported that the applicant, DRA Properties, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. He said that the proposed rezoning consists of two parcels and is approximately 67.10 acres, generally located east of SE Four Mile Drive and approximately one-half mile south of SE Oralabor Road. The current zoning map showed the properties surrounding this area are zoned either R-1, M-1, Light Industrial District, or U-1, Conservation and Public Utility District. He noted that the area south of the subject property is not within Ankeny's Corporate Limits. B.Morrissey noted that the two parcels were a part of the Ankeny RMJ Annexation that was recently approved. He stated that the applicant is requesting to rezone the R-1 zoning to M-1, Light Industrial District. He presented the Ankeny Plan 2040 Future Land Use Map, which identifies the area as being Airport Business Park uses and Open Space; and said that the M-1 zoning district is compatible within the Airport Business Park land use classification. B.Morrissey stated that the public hearing was held on September 7, 2022 with one question raised by a Commission member on how the potential flood plain on the property would impact the project moving forward. Staff shared that any flood plain concerns will be handled during the platting process. Staff's recommendation is that the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

R.Weisheit asked if there are height restrictions due to the proximity of the airport. B.Morrissey responded stating that the FAA requires a submittal of the plat and site plan for their review to make sure height and location falls within the FAA regulations.

Adam Schoeppner, Nilles Associates, Inc., 1250 SW State Street, Suite A, on behalf of DRA Properties, LC commented that he would answer any questions that the Commission may have on the rezoning request.

There were no questions from the Commission.

Motion by T.Flack to recommend City Council approval of the request by DRA Properties, LC to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District. Second by L.West. Motion carried 6 – 0 – 1(Abstain: T.Rapp).

Item #7. DRA Properties, LC request for voluntary annexation of property into the City of Ankeny

L.Hutzell reported DRA Properties, LC is requesting to annex property into the City of Ankeny. She stated that the proposed annexation area is located East of I-35, north of NE 18th Street/NE 102nd Avenue, and west of NE Four Mile Drive/NE 29th Street. The area is located approximately 2.7 miles from the City of Elkhart and 3.67 miles from the City of Alleman. She stated that DRA Properties, LC is the owner of four parcels and are requesting voluntary annexation into the City of Ankeny, which totals approximately 62.43-acres. She said in addition to the four parcels, there are eight additional parcels within the proposed annexation area that have not

petitioned to be annexed. The eight parcels total approximately 12.38-acres. L.Hutzell explained that the Code of Iowa allows the inclusion of up to 20% of the total land area of the annexation as non-consenting in order to avoid the creation of islands or to create more uniform boundaries. The annexation, as currently configured, contains 83.45% consenting land and 16.55% non-consenting land. She explained that the proposed annexation area is currently within the City's planning boundary and is identified in The Ankeny Plan 2040 Comprehensive Plan as primarily low-density residential with an area of Office and Business Park located in the northwest corner and Open Space and Flood Plain. She noted that if the property is annexed, it initially will be R-1, One-Family Residence District, which is consistent with all property that is annexed into the City. L.Hutzell stated that the City of Ankeny does have the capability to provide sewer and water to this area and the area already lies in the City's fire protection district. She further commented that the annexation will not alter the school district boundaries. She noted that there will be a Consultation meeting held on September 26, 2022, which will later be followed with a public hearing before the City Council. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC for voluntary annexation of property into the City of Ankeny.

T.Flack noted that the only landowners who are consenting is DRA Properties, LC and asked if there is a reason that no other landowners are consenting. L.Hutzell commented that she believes DRA Properties, LC has had conversations with the other landowners, but will defer the question to Adam Schoeppner, Nilles Associates, Inc.

Adam Schoeppner, Nilles Associates, Inc., 1250 SW State Street, Suite A, stated that they held a neighborhood meeting with seven of the adjoining landowners to provide them information on the project. They explained what the process was going to be, answered their questions and opened the dialog. He said that ultimately, they are at an 80/20 situation as they did not receive petitions from any of the seven landowners.

R.Weisheit asked if more information could be provided about their vision for the development of this property, if annexed. Adam Schoeppner explained that the current plans have an expansion to the existing pond on the property and said that the development will primarily be R-1, single-family residences with a few pockets of multi-family. He commented again, that the development will be predominately single family.

T.Flack said that she really struggles with 80/20 annexations. A.Renaud confirmed with staff that the residents will have the ability to access city water. E.Carstens said yes, but sewer is probably a bigger draw for those properties. E.Carstens reiterated that the one parcel on the southwest corner is being included to create uniform boundaries and the other seven properties are being included due to the State not allowing islands when land is annexed.

There were no further questions from the Commission.

Motion by R.Weisheit to recommend City Council approval of the request by DRA Properties, LC for voluntary annexation of property into the City of Ankeny. Second by A.Renaud. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

E.Jensen shared that this item will not come back before the Commission, as this was a Business Item. The next step for this request is for it to go before the City Council where a public hearing will be held. Residents living within the 250-foot notification area will be notified of the public hearing.

Item #8. NGR, Inc. request for voluntary annexation of property into the City of Ankeny

B.Morrissey reported NGR, Inc. is requesting to annex property into the City of Ankeny. He stated the subject area is located east of SE Four Mile and $\frac{3}{4}$ of a mile north of SE Corporate Woods Drive. NGR Inc. is requesting approval of the 100% voluntary annexation of a single parcel of land and the county right-of-way adjacent to the eastern boundary of Ankeny's Corporate Limits, totaling 32.40-acres. He noted that the land is currently zoned Low Density Residential under Polk County zoning regulations and is currently being utilized for agricultural purposes. B.Morrissey presented The Ankeny Plan 2040 Future Land Use Map, noting that the land was identified as being located within the City's planning boundary and suitable for Airport Business Park uses and Open Space. He further provided typical uses within these two classifications. B.Morrissey said that, if annexed, the property will initially be zoned R-1, One-Family Residence District as it is standard procedure and rezoning will likely need to take place to align with the Future Land Use Map. He explained that sanitary and water service are in the vicinity of this property, which will require an extension to service the area and the stormwater will drain into Fourmile Creek. He noted that there will be a Consultation meeting held on September 26, 2022, which will

later be followed with a public hearing before the City Council. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC for voluntary annexation of property into the City of Ankeny.

There were no questions from the Commission.

Clint Sloss, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, said they are working with the property owner on a contract to purchase the land.

Motion by L.West to recommend City Council approval of the request by NGR, Inc. for voluntary annexation of property into the City of Ankeny. Second by T.Flack. All voted aye. Motion carried 7 – 0.

Chair G.Hunter noted that the next step for this request is for it to go before the City Council where a public hearing will be held.

Item #9. Request to vacate a portion of City owned right-of-way east of SW School Street at the SW 18th Street intersection, Part of Lot B, Prairie Trail Park Plat 1

L.Hutzell reported that Accurate Development is requesting to vacate a portion of City owned right-of-way located in Part of Lot B, Prairie Trail Park Plat 1, located east of SW School Street at the SW 18th Street intersection. She stated that when the Neighborhood Plan and Final Plat were approved, the entrance to the development was intended to be a public street, known as SW 18th Street, which eventually would have extended east/west throughout the development. Accurate Development has proposed an amendment to the Neighborhood Plan, which no longer depicts the entrance as a public street but as a private drive into the development. She noted that the amendment of the Neighborhood Plan has not been approved, it is still a concept; however, staff is confident in vacating the small portion of right-of-way as the City no longer sees it as necessary for municipal use. Staff is recommending that City Council approve the request to vacate a portion of City owned right-of-way located in Part of Lot B, Prairie Trail Plat 1, east of SW School Street at the SW 18th Street intersection.

There were no questions from the Commission.

Adam Schoeppner, Nilles Associates, Inc., 1250 SW State Street, Suite A, stated that the Neighborhood Plan should be forthcoming shortly as they are working on the last bit of details related to the Traffic Impact Study.

Motion by T.Flack to recommend City Council approval of the request to vacate a portion of City owned right-of-way located in Part of Lot B, Prairie Trail Park Plat 1, east of SW School Street at the SW 18th Street intersection. Second by R.Weisheit. All voted aye. Motion carried 6 – 0 – 1 (Abstain: T.Rapp).

REPORTS

City Council Meeting

There was no report from the September 19, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the October 4, 2022 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Flack commented that she really struggles with 80/20 annexations as it relates to the current landowners.

MISCELLANEOUS ITEMS

October 3, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 7:19 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

October 4, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

5325 NW 8th Street - Cherry Glen Ballfield Development Project

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

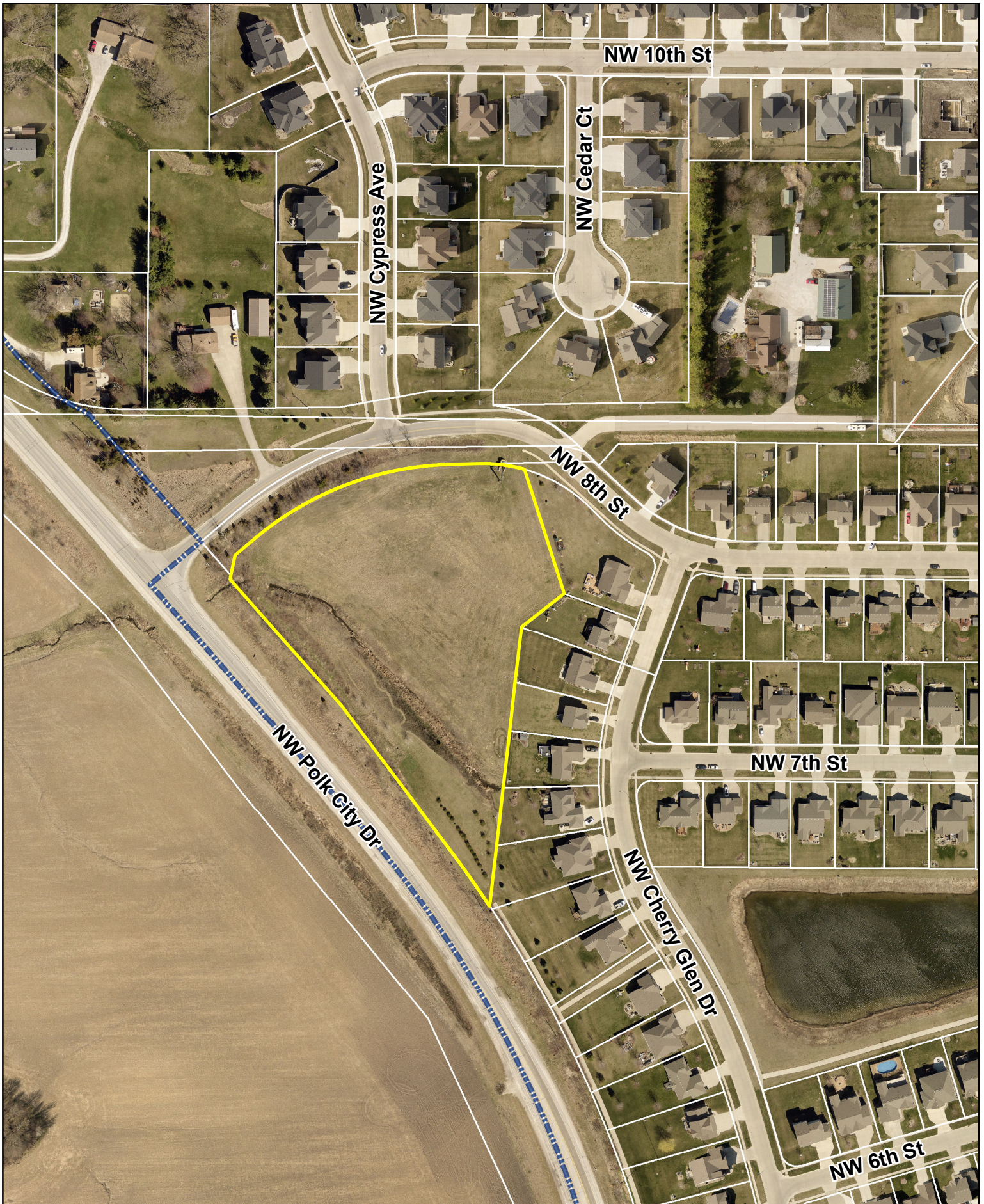
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 5325 NW 8th Street, Cherry Glen Ballfield Development Project, subject to staff approval of a traffic memo and City Council approval of a storm water management easement.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan
 Park Shelter Elevations





*Plan and Zoning Commission
Staff Report*

Meeting Date: October 4, 2022

Agenda Item: 5325 NW 8th Street - Cherry Glen Ballfield Development Project - Site Plan

Report Date: September 28, 2022

Prepared by: Laura Hutzell

Associate Planner

EJC

Recommendation:

That the Plan and Zoning Commission approve the site plan for 5325 NW 8th Street, Cherry Glen Ballfield Development Project, subject to staff approval of a traffic memo and City Council approval of a storm water management easement.

Project Summary:

The subject site is approximately 4.67 acres (+/-), located east of NW Polk City Drive and south of NW 8th Street. The subject property is zoned R-3, Multi-Family Residence District and is owned by the City of Ankeny.

The applicant is proposing to construct a ballfield, batting cages, parking lot, sidewalk connections, open shelter and surface restoration at the site. Additionally, a paved trail will be constructed along the west edge of the site along NE Polk City Drive, which will ultimately tie into the existing trail starting at the southern corner of the site and extending north to the proposed parking area.

The open shelter is proposed to have a max height just over 13 feet, similar in color and look to other park shelters within the City of Ankeny. The site plan includes the required landscaping and headlight screening.

There is a 19 stall parking lot associated with the proposed project. Access to the site will be from an extension off of NW 8th Street and also includes proposed sidewalk/walkway connections extending into the site from the parking area.

Site Plan Worksheet
Cherry Glen Ballfield Development
5325 NW 8th Street

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

A. Site Development

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

The shelter, ballfield, and batting cages are located in the central area of the site. This location was primarily dictated by the proposed storm water pond on the west side of the site. The proposed project will be compatible with the surrounding neighborhood, which consists primarily of single-family residences.

The proposed site plan also includes sidewalk along the south side of NW 8th Street and also extends the existing trail at the southern corner of the site along NW Polk City Drive.

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

The site plan complies with the landscaping and parking lot requirements of the code.

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

The site provides for adequate parking and circulation via a proposed parking area at the north end of the site with access off of NW 8th Street. The site provides 19 parking stalls including one accessible stall. Internal sidewalks/walkways will be provided within the subject site connecting the parking lot area to the proposed shelter, ballfield, and batting cage areas. The proposed site plan also includes sidewalk along the south side of NW 8th Street and extends the existing trail at the southern corner of the site, north, eventually tying into the proposed parking area for adequate bicycle and pedestrian movement.

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

The site will be accessed of of NE 8th Street just west of NE Polk City Drive. This project is pending the approval of a traffic memo.

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

The project proposes one parking lot located on the north end of the site, which consists of 19 parking stalls including one accessible parking space. The proposed parking fulfills the parking requirement and the required headlight screening and pavement shading.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

A standard trash receptacle is proposed to be installed near the shelter. The receptacle will be similar to others located within City owned parks within the community. It will be fully enclosed and have a top that will keep wildlife from being able to access the contents.

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

All services are underground.

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

No lighting is currently proposed for the site.

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

A stormwater management area is proposed on the northwestern corner of the site.

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

A 1-inch water line is proposed to connect to an existing 8-inch main along NE 8th Street on the north side of the site. The new 1-inch line is meant to provide service to the proposed drinking fountain and irrigation on site.

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

The majority of the site will remain open space with only the installation of the shelter, ballfield, and batting cage areas having a more significant visual impact on the site.

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

The proposed landscaping conforms to the open space, parking shading, and screening requirements. The landscaping plan can be found on Sheet C600.

B. Building Design

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

A small park shelter is the only structure proposed for the subject site.

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

The shelter will be comprised entirely out of metal and be either tudor brown or forest green in color, similar to other park shelters within the City.

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

A trash receptacle is anticipated to be installed near the shelter and will be entirely enclosed.

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

The shelter is the only structures proposed for the subject site.

C. Signs

- 1. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.**

A ground sign is proposed east of the main drive entrance. Ankeny Municipal Code does not require sign permits be submitted for City, County or State signs. The City Parks and Recreation Director anticipates that the sign will look similar to other park signs within the community.

D. Factors for Evaluation

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

- 1. Conformance to Design Standards and other applicable code requirements**

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

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

The location of the ballfield, shelter and batting cages are appropriate for the site and will have a fairly minimal impact on the surrounding neighborhood.

- 3. Layout and utilization of building, parking, driveways, and open spaces.**

The proposed site layout and traffic circulation is appropriate.

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

The proposed shelter is similar to other park shelters in the City.

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

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



September 16, 2022

Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 122.0224.01

Dear Planning and Zoning Commission:

On behalf of the Parks & Recreation Department, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The proposed improvements include a PCC trail, open shelter, baseball field, batting cages, parking lot, sidewalk connections and surface restoration. Upon approval, construction is proposed to begin when weather permits Spring 2023.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff.

Please find accompanying the following items:

- 6 copies of the updated Site Plan
- 6 copies of the shelter elevations
- 2 copies of the comment response letter

Please feel free to contact me at your convenience should you have any questions or comments.

Sincerely,

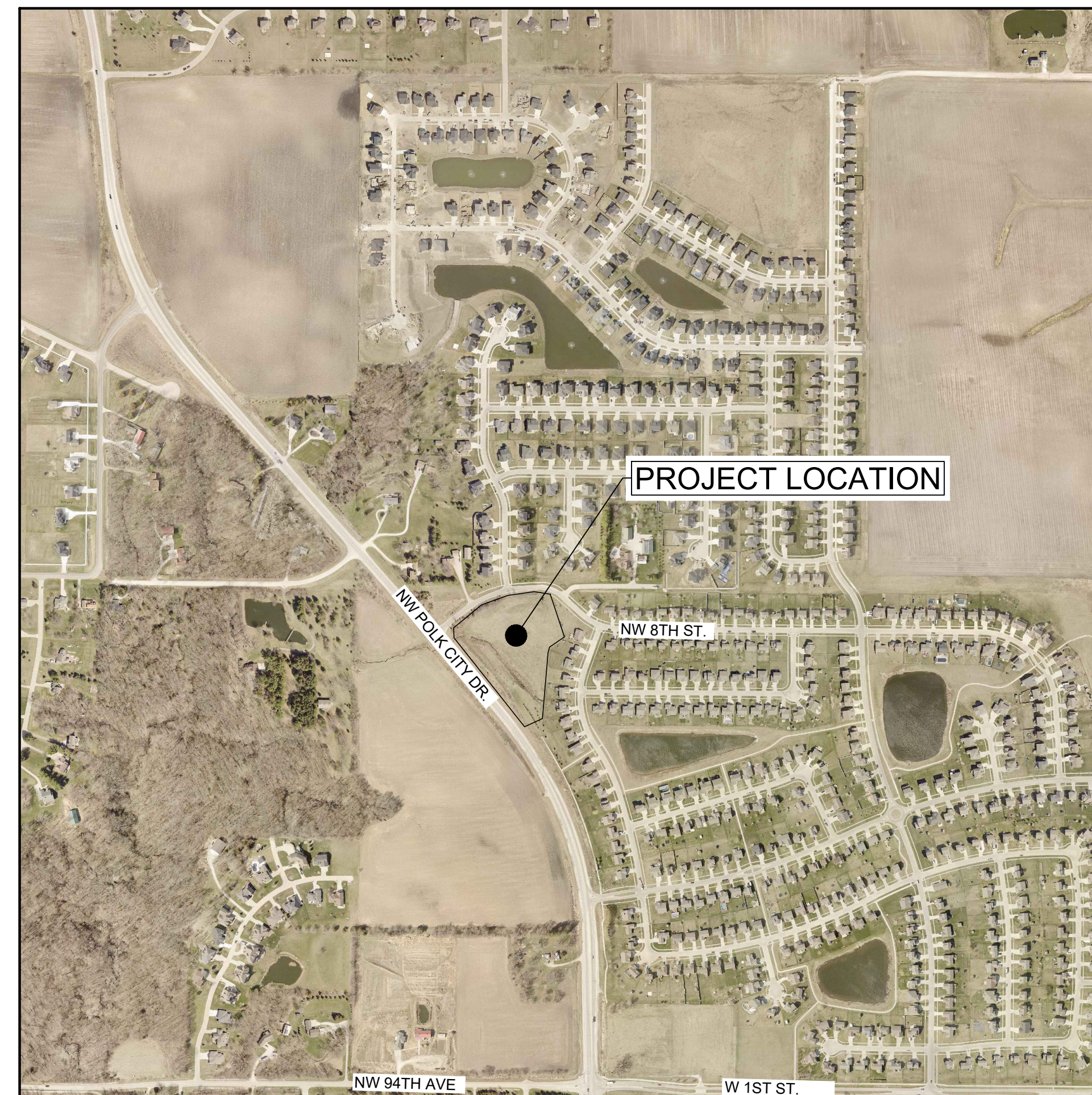
SNYDER AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Clay Schneckloth'.

Clay Schneckloth, PLA

cc: Nick Lenox, Ankeny Parks & Recreation
File

CONSTRUCTION PLANS
FOR
CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT
5325 NW 8TH ST.
CITY OF ANKENY, IOWA

VICINITY MAP

OWNER / DEVELOPER

CITY OF ANKENY
PARKS AND RECREATION DEPARTMENT
1210 NW PRAIRIE RIDGE DR.
ANKENY, IOWA 50023
CONTACT: NICK LENOX
PHONE: (515) 963-3570

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFO.
C200	LAYOUT AND DIMESNION PLAN
C201	TRAIL LAYOUT AND DIMENSION PLAN
C300	WATER SERVICE
C400	GRADING & EROSION PLAN
C401	TRAIL GRADING & EROSION PLAN
C500	STORM SEWER & SUBDRAIN
C600	LANDSCAPE PLAN
C700	BALLFIELD AND FENCING DETAILS

TITLE SHEET

CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT

5325 NW 8TH ST., ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

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

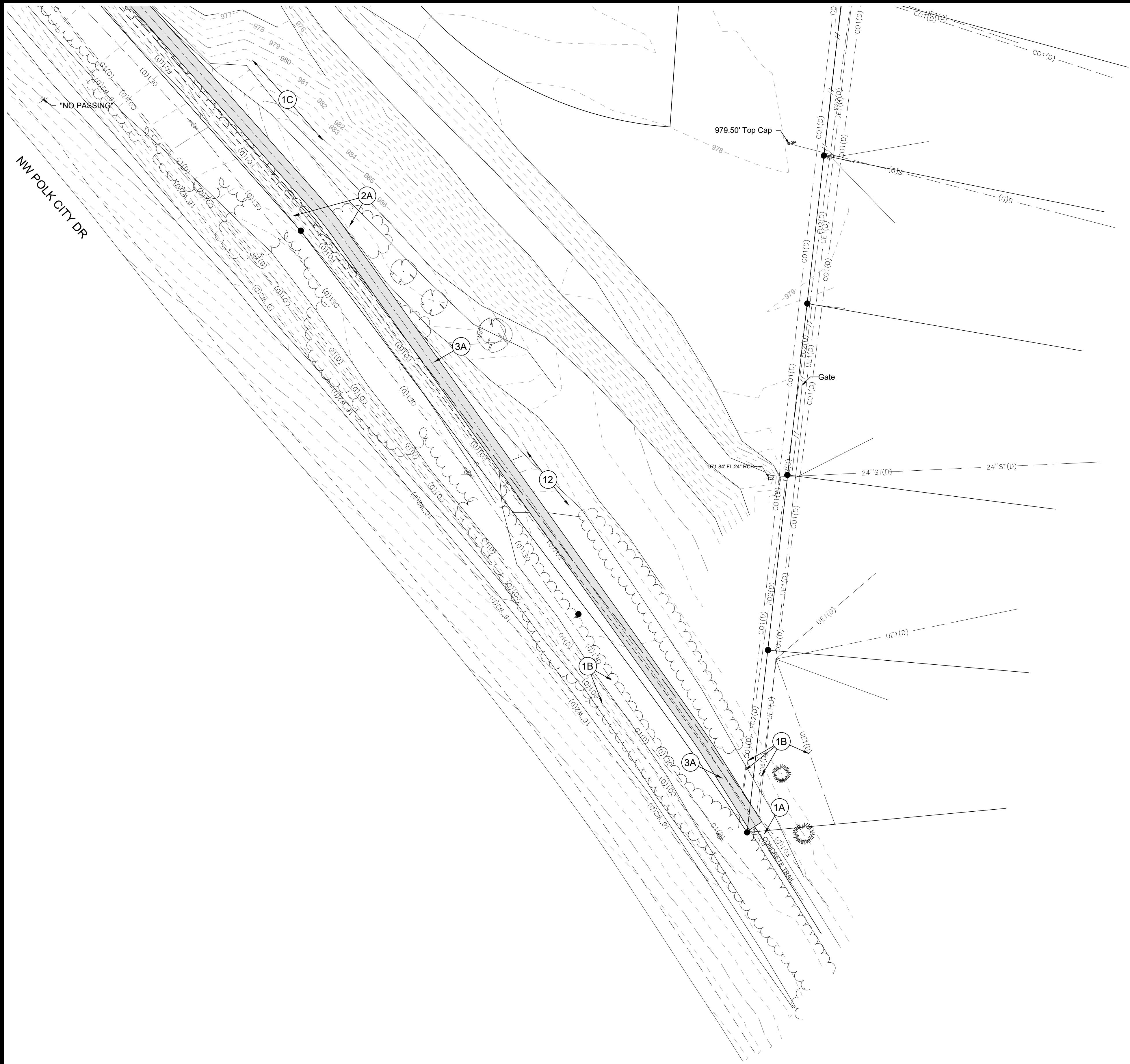


Project No: 122.0224.01

Sheet C100

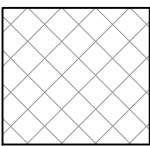
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V:\projects\2022\122.0224.01\CAD\DWG\122.0224.01\CAD\DWG\TRAIL LAYOUT AND DIMENSION PLAN.dwg STEVEN SHEPHERD 2022/02/24 9:59 AM ANS FULL BLEED 17.31x22.01 INCHES

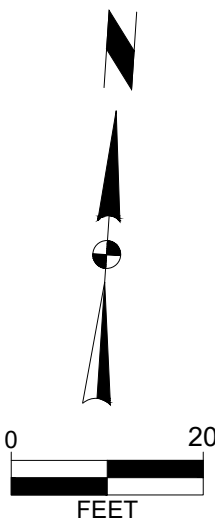


OCP 13

- EXISTING SITE AMENITIES, PROTECT THE FOLLOWING:
 - EXISTING PAVEMENT.
 - EXISTING UTILITY. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.
 - EXISTING PLANT MATERIAL.
- SITE DEMOLITION, REMOVE AND DISPOSE OF THE FOLLOWING:
 - REMOVE EXISTING TREES AND PLANT MATERIAL WITHIN GRADING LIMITS. REMOVE ALL STUMPS TO A MINIMUM 2' DEPTH. DISPOSE OF AT AN APPROVED OFF SITE LOCATION.
 - FULL DEPTH SAWCUT AND REMOVE EXISTING PCC AT EXISTING JOINT LOCATION.
 - REMOVE EXISTING FLARED END UNIT INCLUDING ANY FOUNDATION.
- PAVEMENTS, PROVIDE THE FOLLOWING :
 - 5" DEPTH PCC PAVEMENT.
 - PROVIDE 5" DEPTH PCC PAVEMENT WITH INTEGRAL WALK/CURB WHERE SHOWN.
 - MATCH EXISTING PAVEMENT ELEVATION WHERE PROPOSED SIDEWALK ABUTS EXISTING PAVEMENT. COORDINATE PAVEMENT CONNECTION WITH ENGINEER TO ENSURE THAT PROPER SIDEWALKS SLOPES ARE MAINTAINED. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - 6" DEPTH PCC PAVEMENT.
 - PEDESTRIAN 6" RAMP WITH A MAXIMUM SLOPE OF 8.33%. PROVIDE DETECTABLE WARNING SYSTEM AT RAMPS. SEE SUDAS, FIGURE 7030. 210, PERPENDICULAR RAMPS.
 - 6" PCC CURB.
 - CURB TAPER FROM 6" HT. TO 0" HT. IN 6 FEET.
 - PEDESTRIAN RAMP WITH A MAXIMUM SLOPE OF 8.33%.
- PAVEMENT MARKING, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - 45 STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARK
 - ING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - STOP SIGN. 30"X30" M.U.T.C.D. (R1-1)
- FIELD IMPROVEMENTS, PROVIDE THE FOLLOWING:
 - SHAKOPEE RED BALL DIAMOND INFIELD MIX, 5" DEPTH WITH 5" USGA SAND, FOR INFIELD AREA SHOWN. SEE DETAIL.
 - BACKSTOP FENCING, 16' HEIGHT CHAIN LINK.
 - FIELD FENCING, 4' HEIGHT CHAIN LINK.
 - DUGOUT FENCING, 8' HEIGHT CHAIN LINK.
 - 10' WIDE DOUBLE GATE, 4' HEIGHT CHAIN LINK.
 - SEED OUTFIELD AREAS WITH VITALITY HD SPORTS 2.0 PLUS SEED MIX PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS.
 - PITCHING MOUND AND HOME PLATE AS MANUFACTURED BY SPORTSFIELD SPECIALITIES. CONTACT: MICHAEL MERCADANTE, PHONE: (607) 437-9750, OR APPROVED EQUAL.
 - BASES AS MANUFACTURED BY SPORTSFIELD SPECIALITIES. CONTACT MICHAEL MERCADANTE, PHONE: (607) 437-9750, OR APPROVED EQUAL.
 - TWO (2) - 12' LONG ALUMINUM TEAM BENCHES, MODEL: ATBNSP12, SURFACE MOUNTED, AS MANUFACTURED BY SPORTSFIELD SPECIALITIES. COLOR TO BE DETERMINED BY OWNER PRIOR TO ORDERING. CONTACT: MICHAEL MERCADANTE, PHONE: (607) 437-9750, OR APPROVED EQUAL.
 - JOX BOX
- ADD ALTERNATE NO. 1: SHELTER AND ASSOCIATED CONCRETE
SHELTER. PRE ENGINEERED 20' X 20' FOUR SIDED HIP ROOF. SINGLE TIER WITH MULTI RIB PANELS; 24-GAUGE STEEL; 4:12 ROOF SLOPE. ANCHOR BOLTS AND TEMPLATES INCLUDED. THE SUPPORT COLUMNS SHALL BE STEEL AND A MINIMUM SIZE OF 6" X 6", 8' ENTRY HEIGHT. POWDER-COATED FRAME FINISH. INCLUDES ENGINEERED SEAL DRAWINGS. THE COLOR SCHEME WILL BE SELECTED BY OWNER FROM THE MANUFACTURERS STANDARD COLOR PALETTE. VENDOR TO SUPPLY STANDARD COLORS UPON ACCEPTANCE OF PROPOSAL. APPROVED MANUFACTURERS: ICON SHELTER SYSTEMS WWW.ICONSHELTERS.COM
POLIGON WWW.POLIGON.COM
OR APPROVED EQUAL
- DRINKING FOUNTAIN AS MANUFACTURED BY MOST DEPENDABLE FOUNTAINS. MODEL #410 SM, RECESSED HOSE BIB WITH LOCKABLE DOOR, AND WITH BOWL STRAINER. TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
- BATTING CAGE FACILITY AS SHOWN.
 - NET BY OWNER.
 - BATTING SURFACE BY OWNER.
 - 12' HT. CHAIN LINK FENCE AND GATES AS SHOWN.
- PROPOSED SIGN LOCATION, BY OWNER.
- PCC PAD FOR FUTURE KYBO, ENCLOSURE BY OWNER.
- SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SEED MIX.



REMOVE EXISTING TREES AND PLANT MATERIAL WITHIN GRADING LIMITS. REMOVE ALL STUMPS TO A MINIMUM 2' DEPTH. DISPOSE OF AT AN APPROVED OFF SITE LOCATION.



CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT

TRAIL LAYOUT AND DIMENSION PLAN

5325 NW 8TH ST. ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com



Project No: 122.0224.01

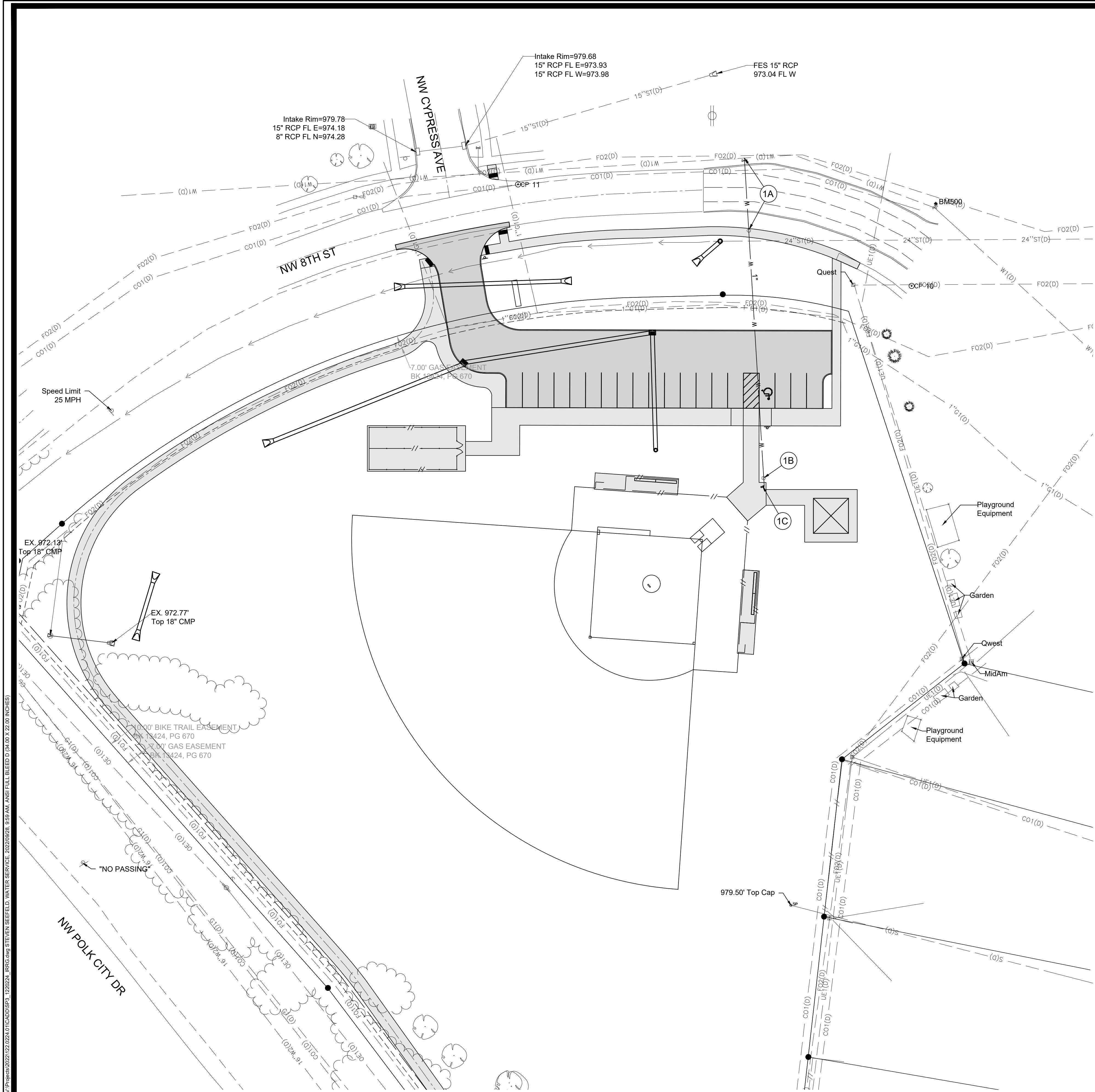
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Sheet C201

Project No:122.0224.01

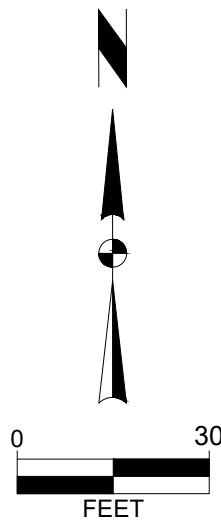
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Technician: TECH	Date: 08-28-2022	T-R-S: TTN-RRW-SS	

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WATER SERVICE CONSTRUCTION NOTES

1. WATER SERVICE, PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 8" WATER MAIN AND INSTALL 1" DOMESTIC WATER SERVICE. INSTALL PER SUDAS 3020 (TRENCHLESS EXCAVATION AND BACKFILL) AND 5010. INSTALL SERVICE CURB STOP WITHIN SIDEWALK. EXTEND VALVE BOX TO FINISHED GRADE. ALL WORK AND MATERIALS SHALL COMPLY WITH SUDAS 3020 AND 5020.
 - B. INSTALL WINTERIZATION IRRIGATION PIT W/ 1" ISOLATION VALVE AND BLOWOFF. COORDINATE W/ OWNER ON CLOSE-OFF CONNECTION REQUIREMENTS FOR BLOWOFF. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS 5020.
 - C. DRINKING FOUNTAIN AS MANUFACTURED BY MOST DEPENDABLE FOUNTAINS. MODEL #410 SM, RECESSED HOSE BIB WITH LOCKABLE DOOR, AND WITH BOWL STRAINER. TO BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.



CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT

WATER SERVICE 5325 NW 8TH ST. ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

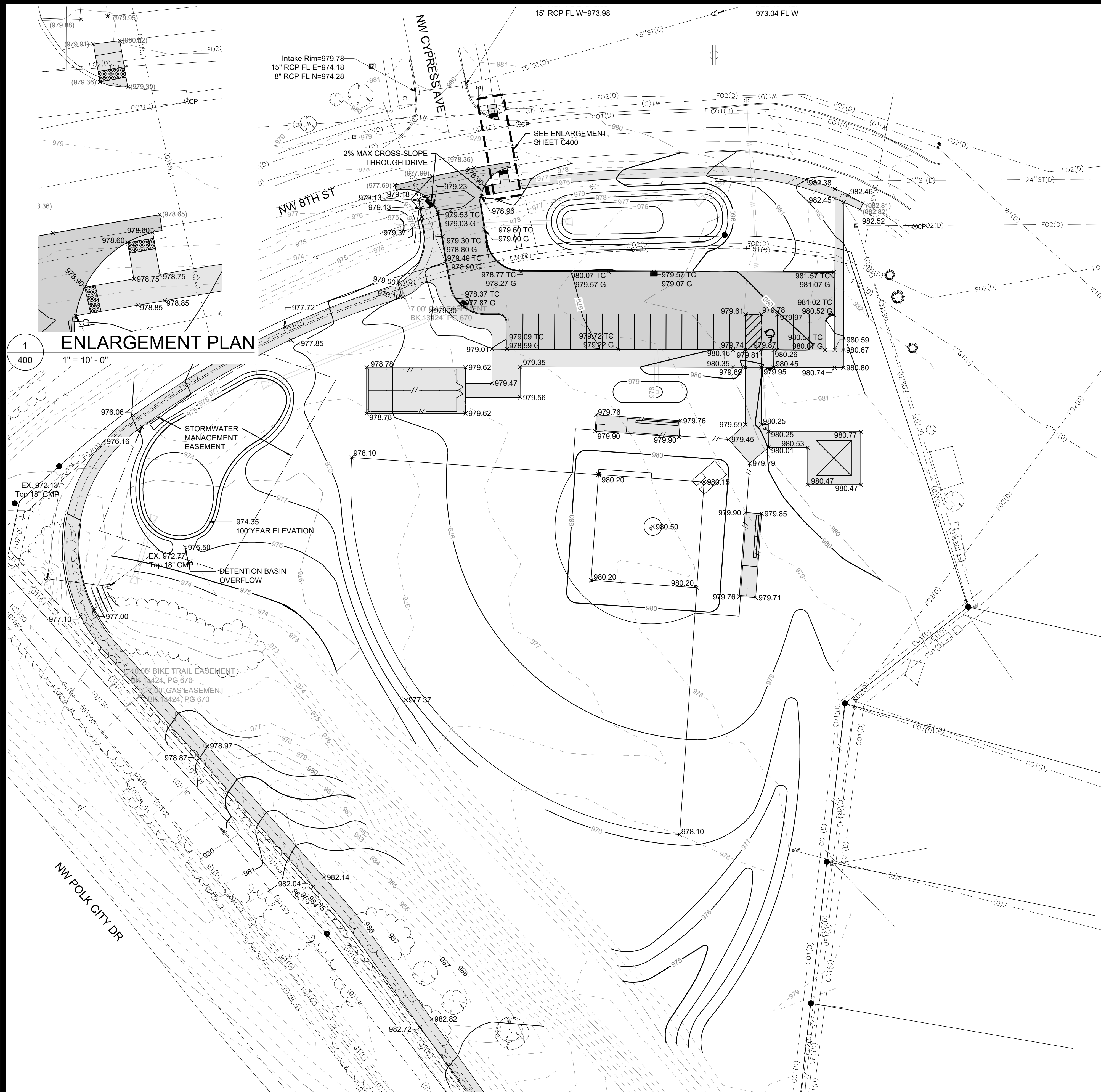


Project No: 122.0224.01

Sheet C300

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

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Engineer: ENGR	Checked By: CHKD	Scale: 1" = 30'	
Technician: TECH	Date: 09-28-2022	T-R-S: TTN-RRW-SS	
Project No: 122.0224.01			
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GRADING NOTES

POLLUTION PREVENTION NOTES

2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

- a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE DURING DISCHARGE TO BASINS, PROVIDE AND MAINTAIN NATURAL BARRIERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
- b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
- c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
- d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAR OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
- e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
- f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
- g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
- h. RESPADE A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SO) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
- i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOIL, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
- k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

MARK		REVISION	DATE	BY
Engineer: ENGR	Checked By: CHKD	Scale: 1" = 30'		
Technician: TECH	Date: 09-28-2022	T-R-S: TTN-RRW-SS		

Project No: 122 0224.01

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CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT

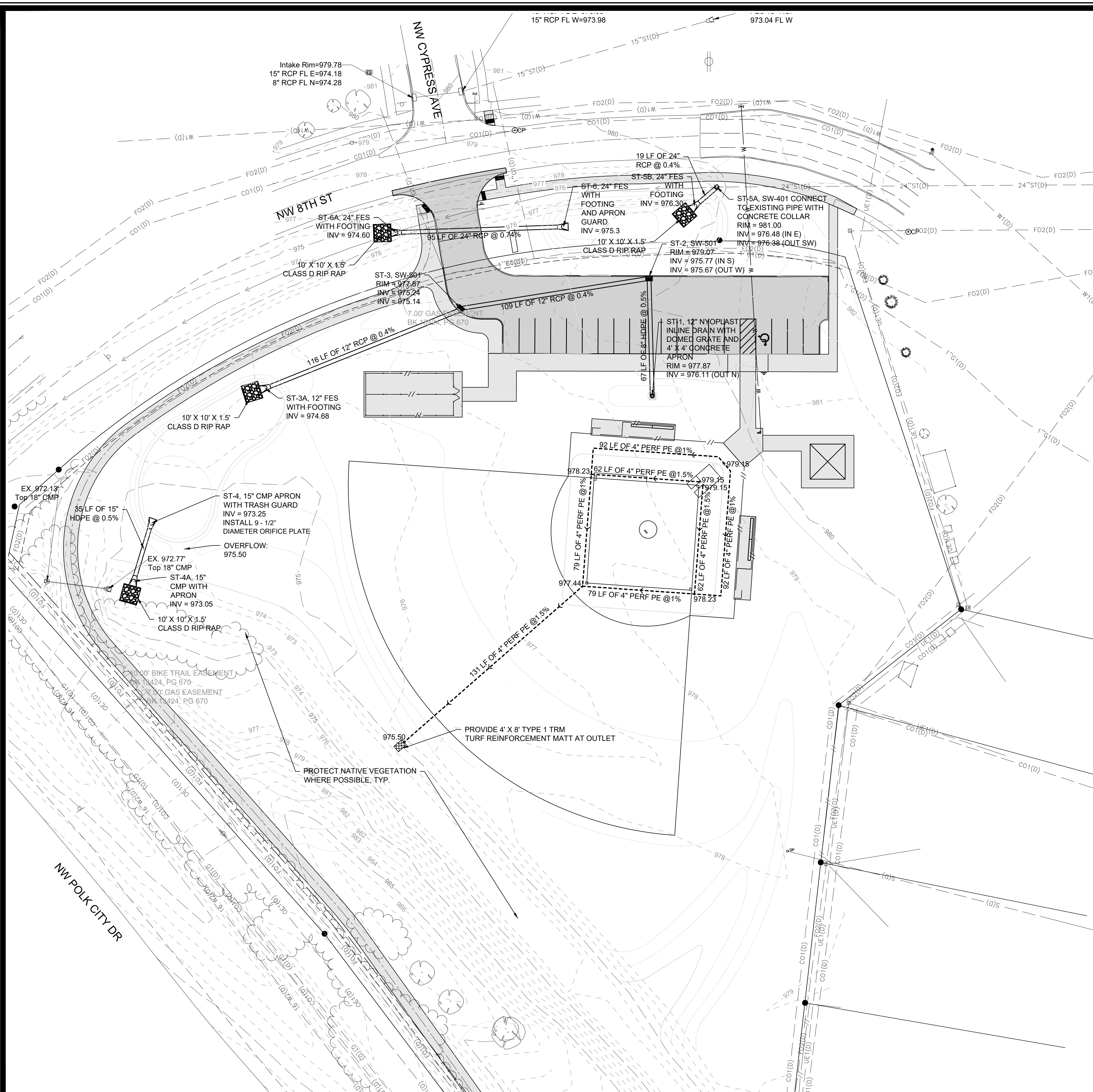
5325 NW 8TH ST. ANKENY, IOWA



Sheet C400



Sheet C401



GRADING NOTES

POLLUTION PREVENTION NOTES

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY. INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
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C. POLLUTION PREVENTION PLAN

3. THE SWPPP ILLUSTRATE GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
4. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
5. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
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 - g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - h. RESPADE A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH. TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

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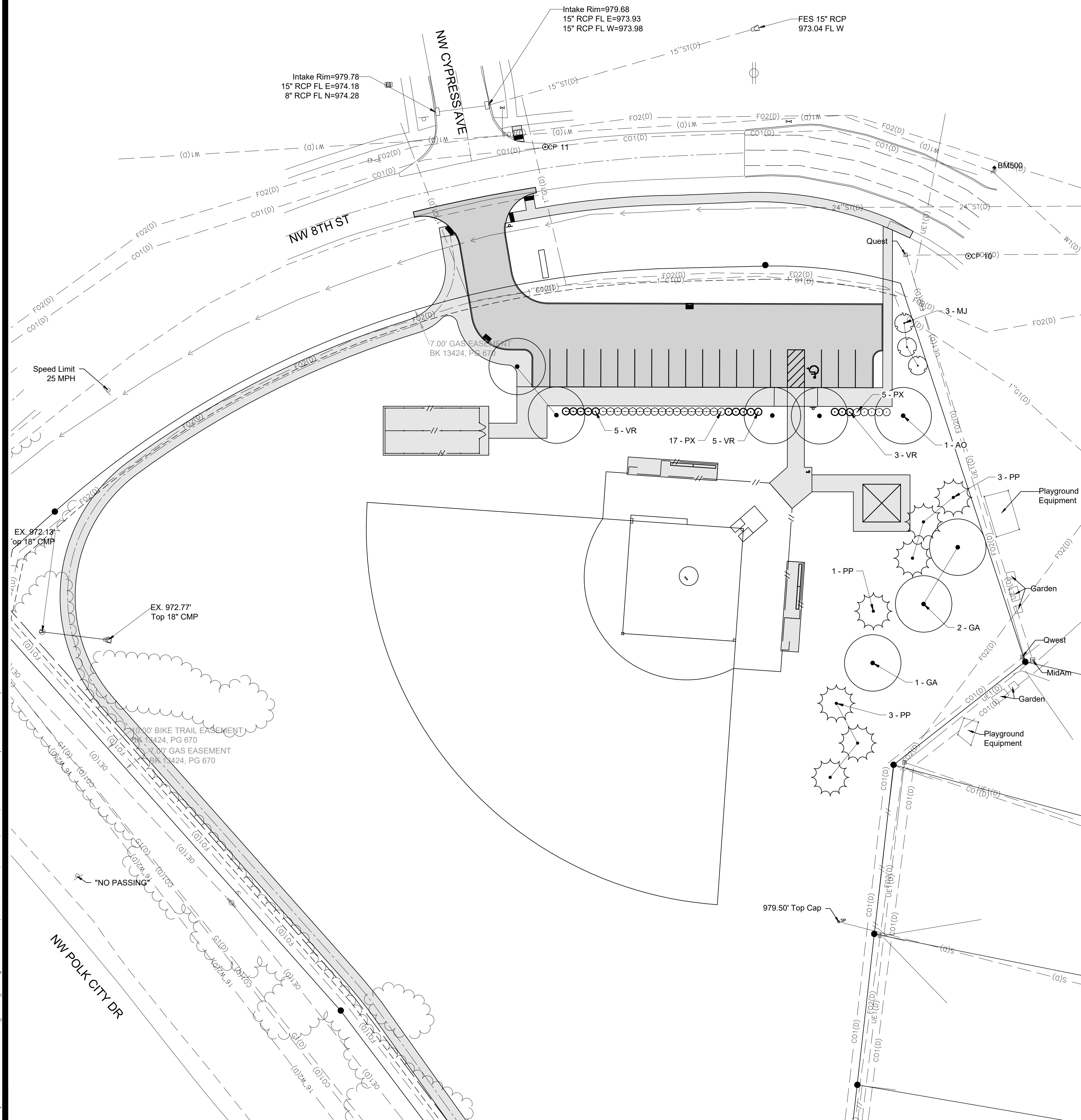
CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT

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SNYDER & ASSOCIATES, INC.

Project No: 122.0224.01

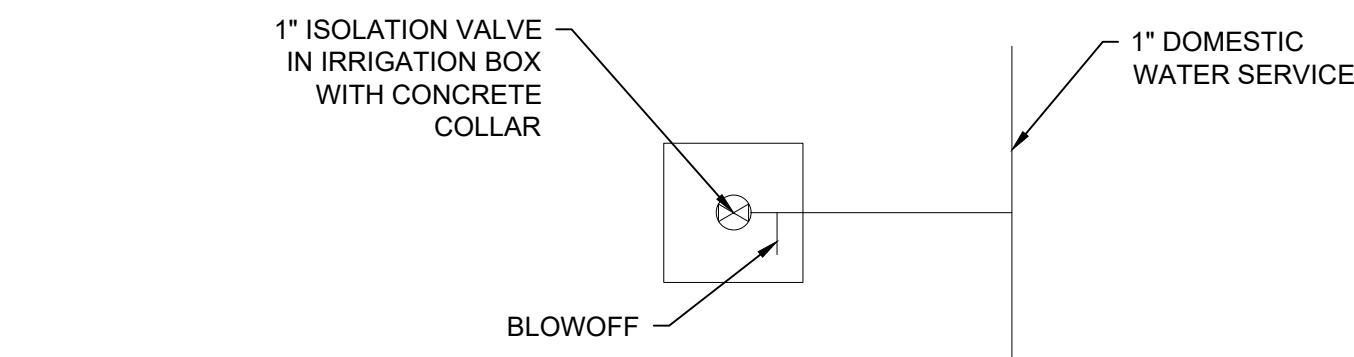
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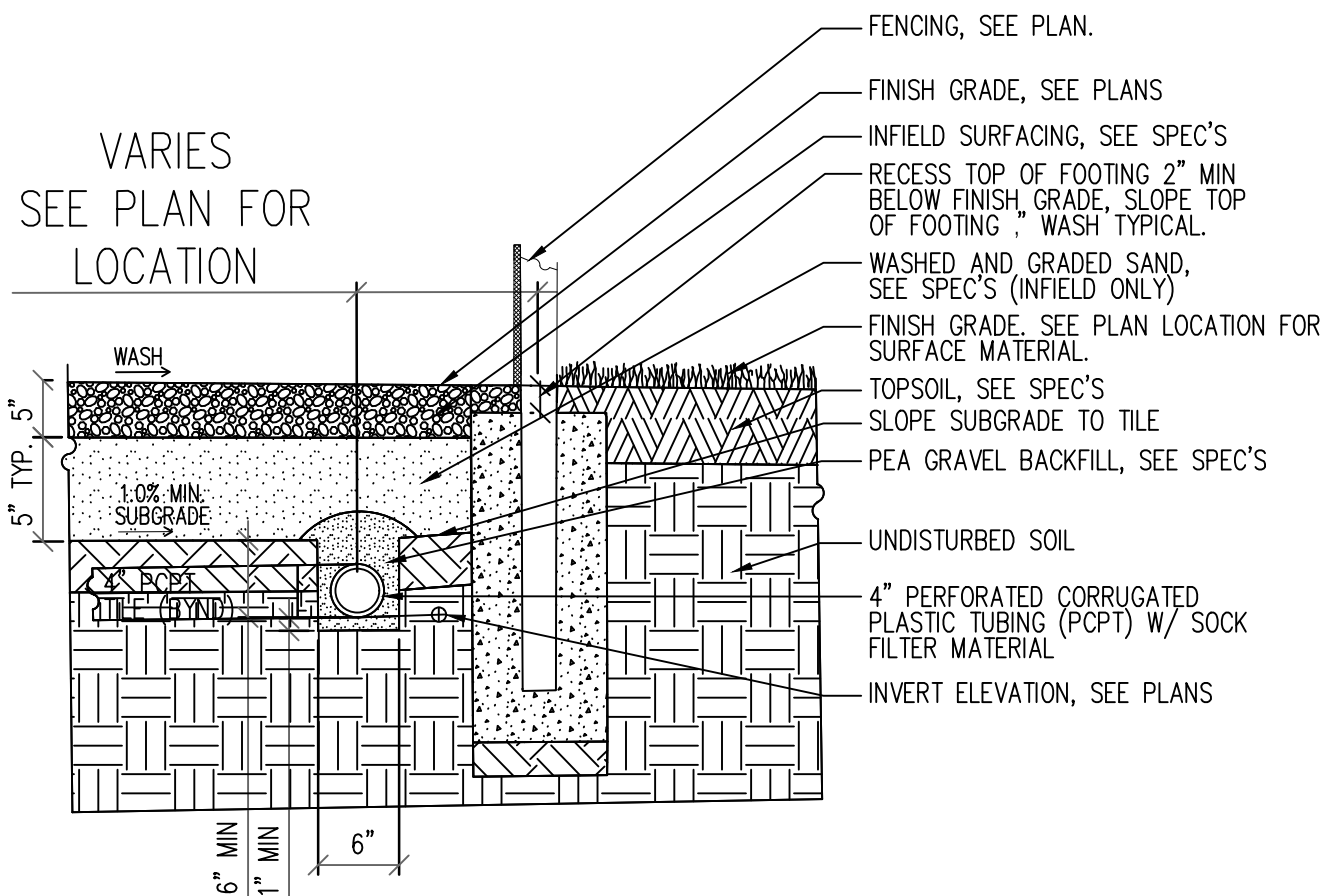
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PLANTING PLAN REQUIREMENTS

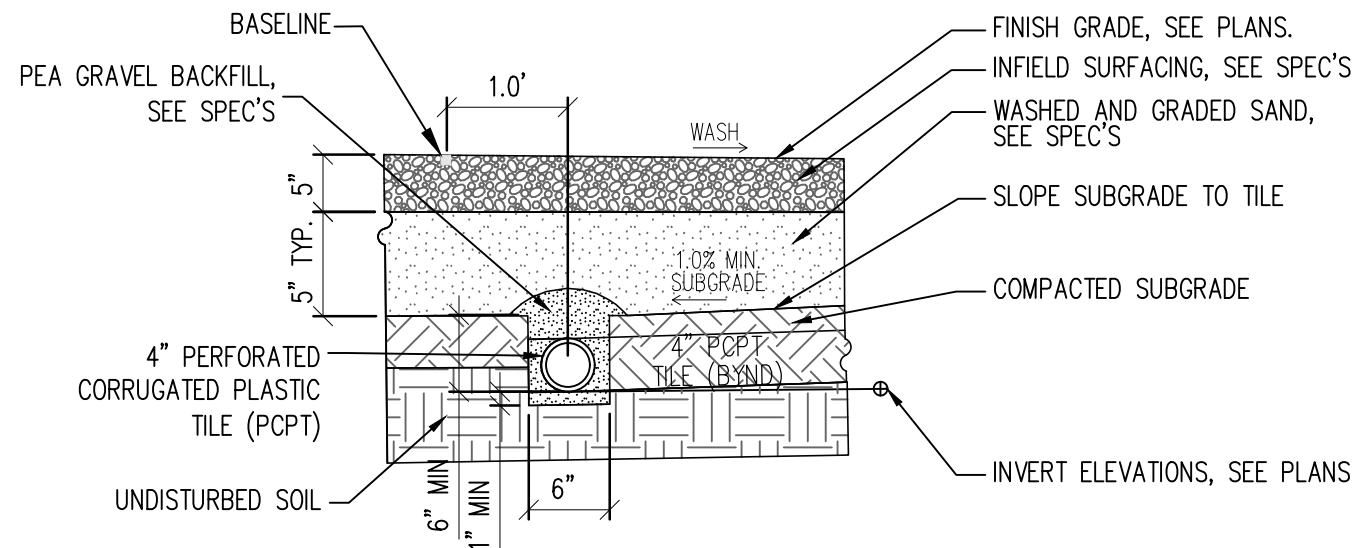
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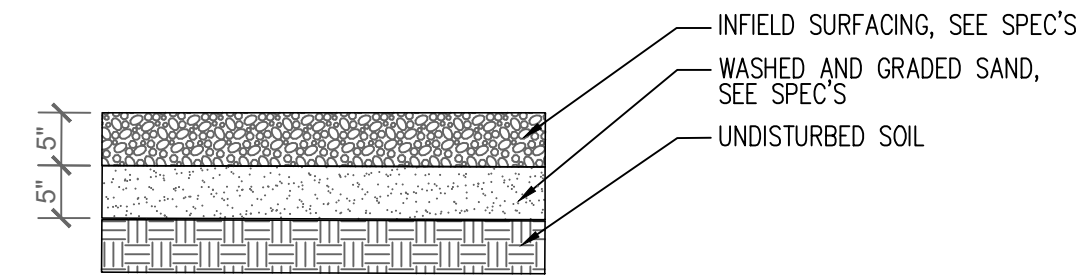
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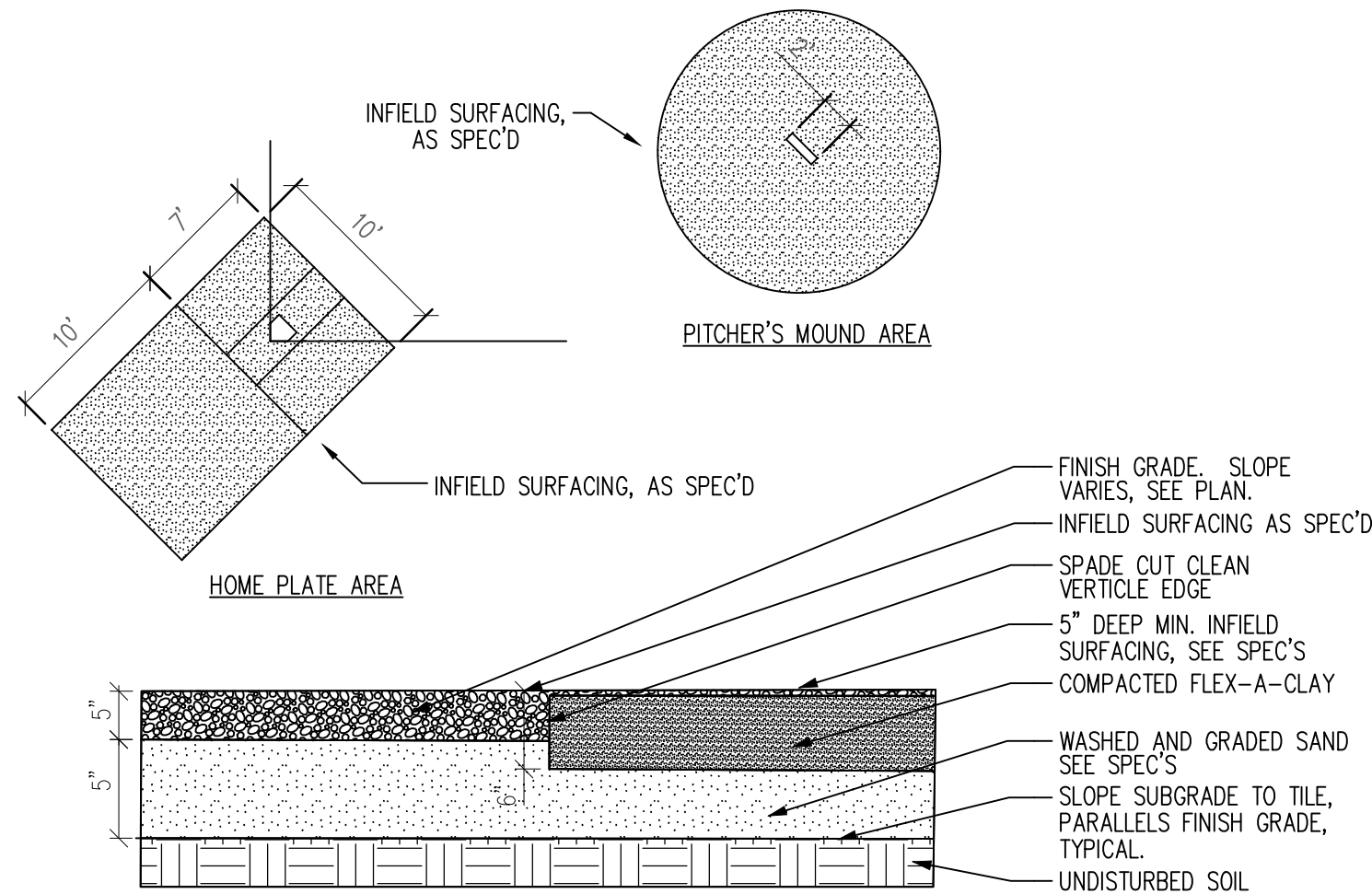
2 DRAINAGE TILE AT BACKSTOP & SIDELINE
NO SCALE



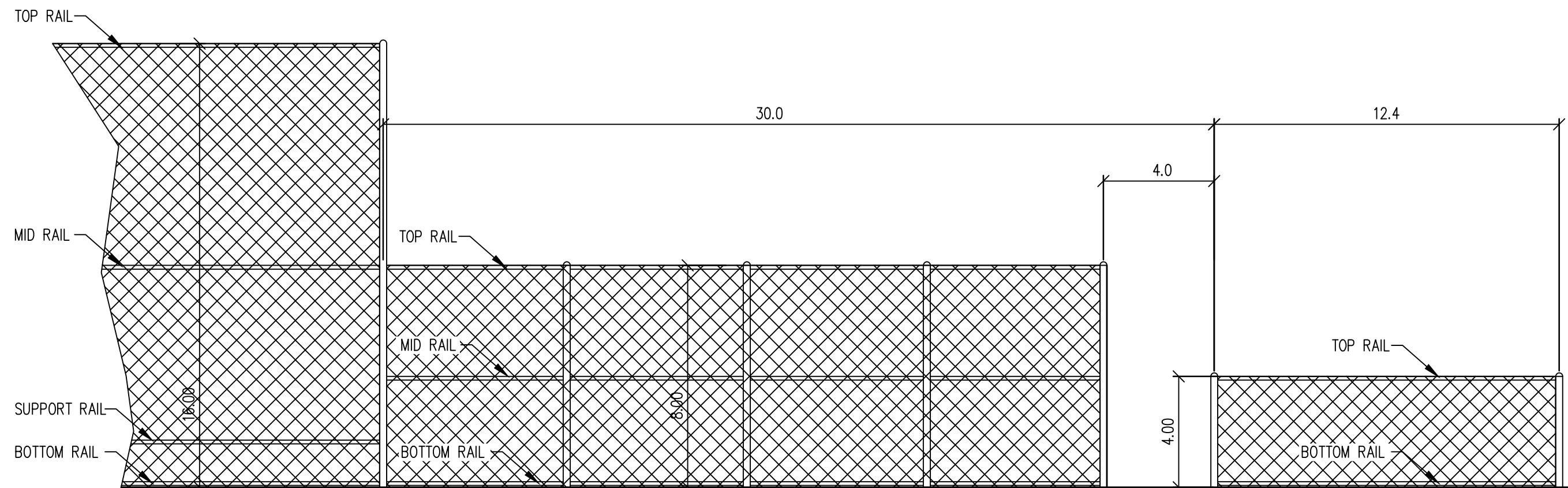
3 DRAINAGE TILE AT BASELINE
NO SCALE



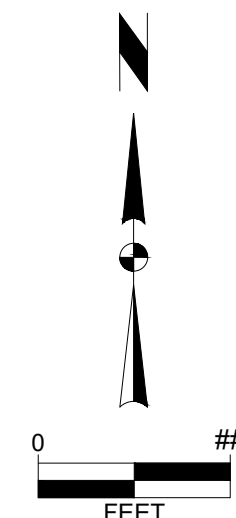
4 INFIELD SECTION
NO SCALE



5 SKINNED INFIELD AT MOUND AND BATTING BOX
NO SCALE



6 DUGOUT FENCE OPENING ELEVATION
NO SCALE



CHERRY GLEN BALLFIELD DEVELOPMENT PROJECT

BALLFIELD AND FENCING DETAILS 5325 NW 8TH ST. ANKENY, IOWA

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



Project No: 122.0224.01

Sheet C700

Sheet C700

Project No: 122.0224.01

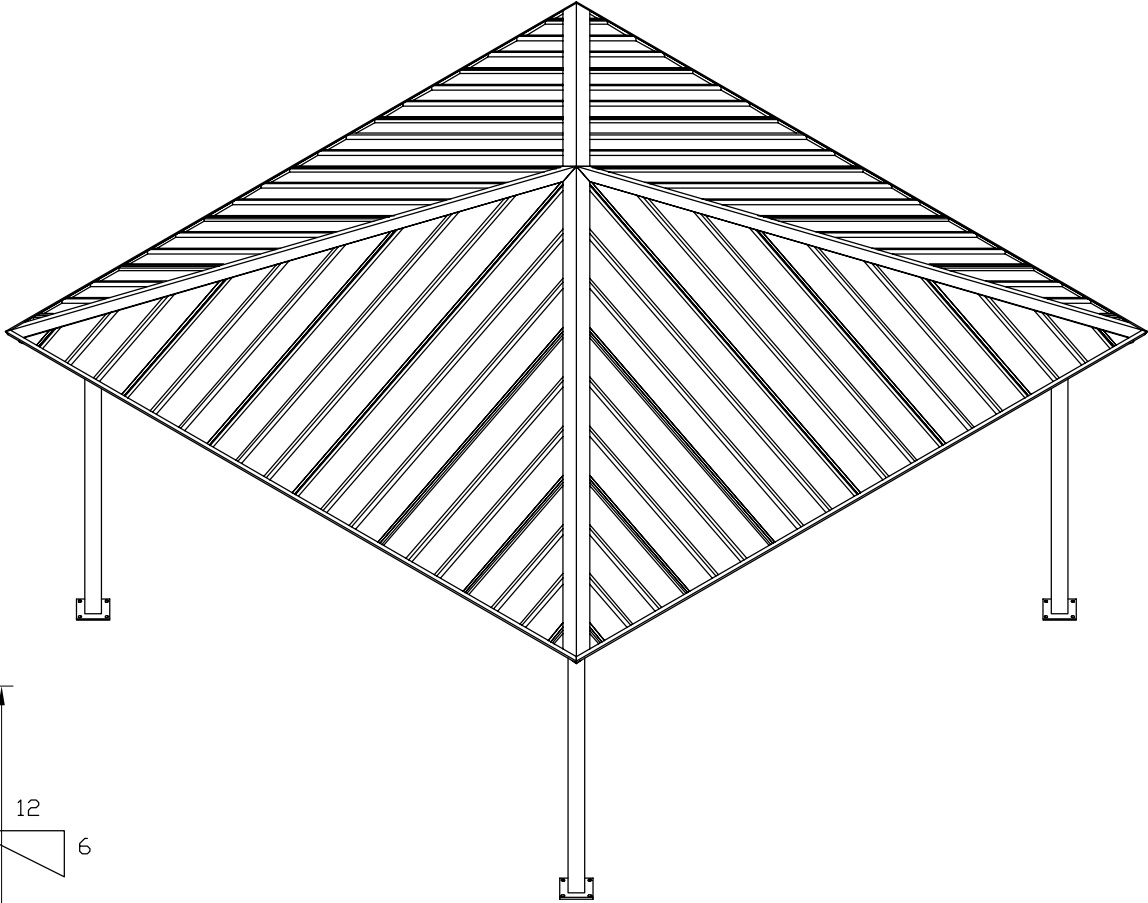
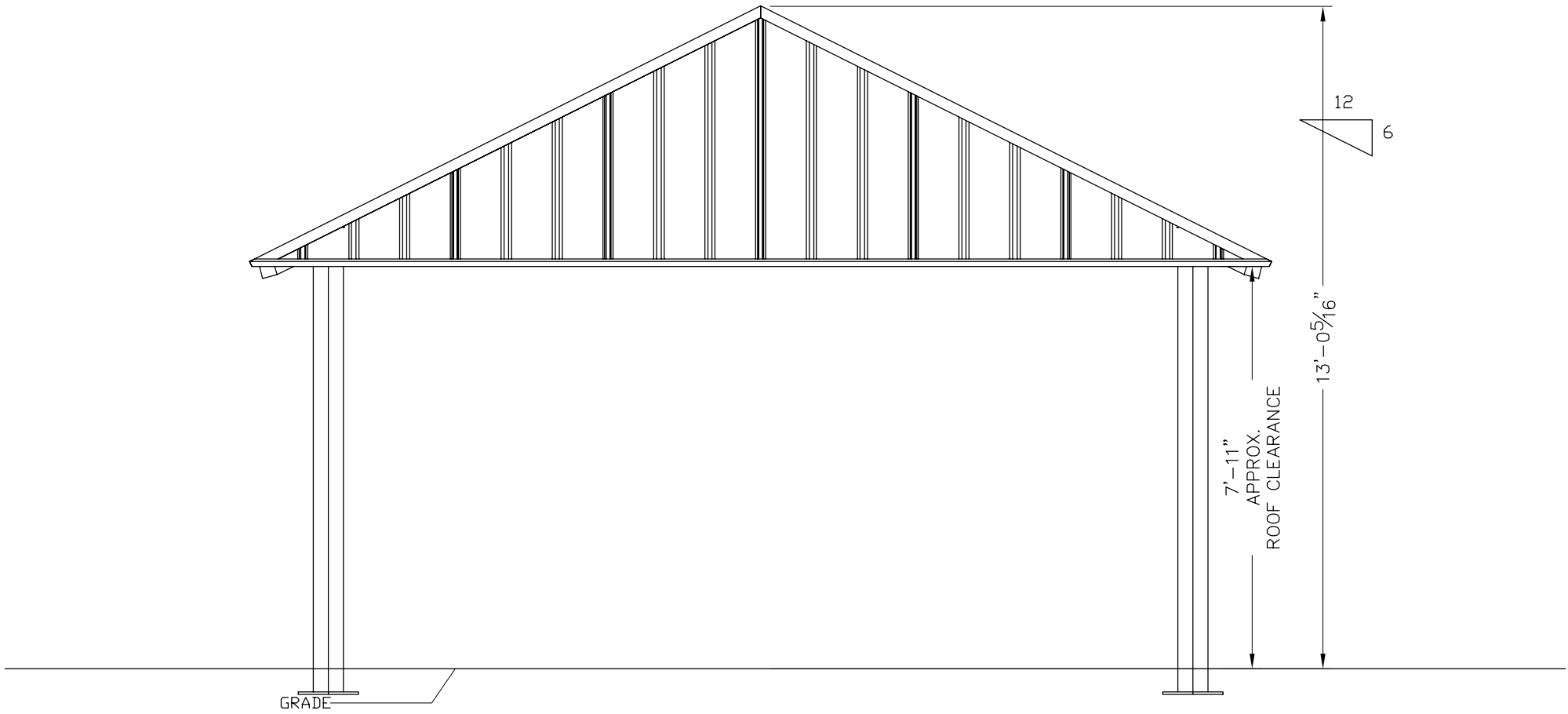
MARK REVISION

Engineer: ENGR Checked By: CHKD Scale: 1" = ##

Technician: TECH Date: 08-28-2022 T-R-S: TTN-RRW-SS

DATE

BY



Color to be:
Tudor Brown or
Forest Green

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SYSTEMS, INC.
1455 LINCOLN AVE.
HOLLAND MI, 49423
616.396.0919
800.748.0985
616.396.0944 FX

Elevation

DRAWN BY:
ID
DATE:
6/2/2009
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20M-P6
PROJECT NAME:
50-105-45

SHEET
1

Engineering\AcadStandard\Blocks\Titles\CONPRETIT
QF-73-01-42

DWG: S:\Engineering\Standards\Shelters\SQ\20\M-P6-50-105-45\Drawings\Preliminary\SQ20M-P6-50-105-45-12252.DWG

LOADS TO FOUNDATION (KIPS, IN-KIPS)	FOUNDATION LOADS				
	AXIAL (F _x)	SHEAR (F _y)	SHEAR (F _z)	MOMENT (M _y)	MOMENT (M _z)
DL	0.74	0.00	0.00	.05	0.00
SL	4.29	0.00	-0.01	.06	0.00
W-UPLIFT	-1.27	0.19	-0.19	21	21
W-FY	-1.21	-0.19	0.19	-20.5	-20.5
W-FZ	-1.21	-0.19	0.20	-21	-21
E-FY	-0.06	-0.39	-0.39	42.6	-42.6
E-Z	-0.06	-0.39	-0.39	42.6	-42.6

NOTES:

- TABLE SHOWS UNFACTORED SERVICE LOADS.
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY ICON SHELTER SYSTEMS INC.
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN.
- THE STRUCTURE HAS BEEN ENGINEERED AS AN OPEN STRUCTURE.
- CONSULT ICON SHELTER SYSTEMS INC. IF THE STRUCTURE IS TO BE ENCLOSED.
- COORDINATES ARE LOCAL TO THE COLUMN.

3/4" ANCHOR BOLT
W/ (2) 3/4" NUTS
(4) PLCS

LEVELING NUTS

6" EMBEDMENT

4"

10"

CONCRETE FOOTING
NOT TO SCALE

ACTUAL FOOTING DESIGN
SHOWN ON INSTALLATION
DRAWINGS

BASE COVERS
OPTIONAL

3/4" ANCHOR BOLT
W/ 3/4" NUTS (4) PLCS

2 1/2"

11 1/2"

CONCRETE FOOTING
NOT TO SCALE

ACTUAL FOOTING DESIGN
SHOWN ON INSTALLATION
DRAWINGS

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616.396.0919
800.748.0985
616.396.0944 FX

Anchor Bolt Layout

ID

6/2/2009

STANDARD

BUILDING TYPE:

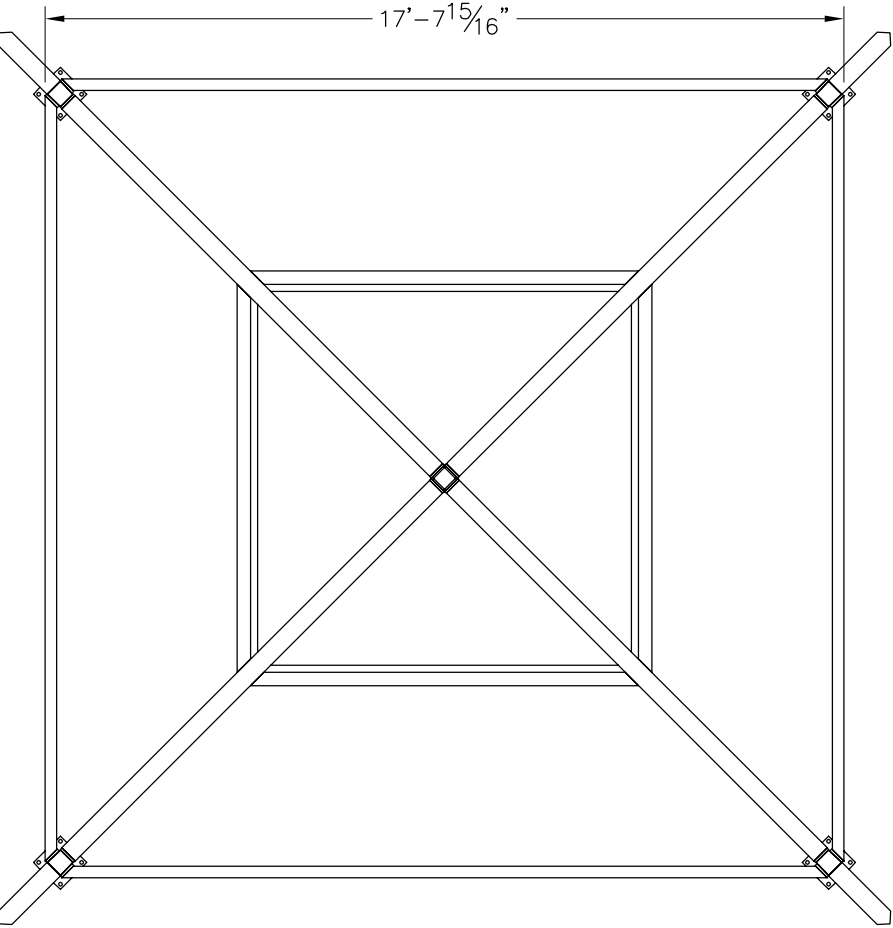
SQ20M-P6

50-105-45

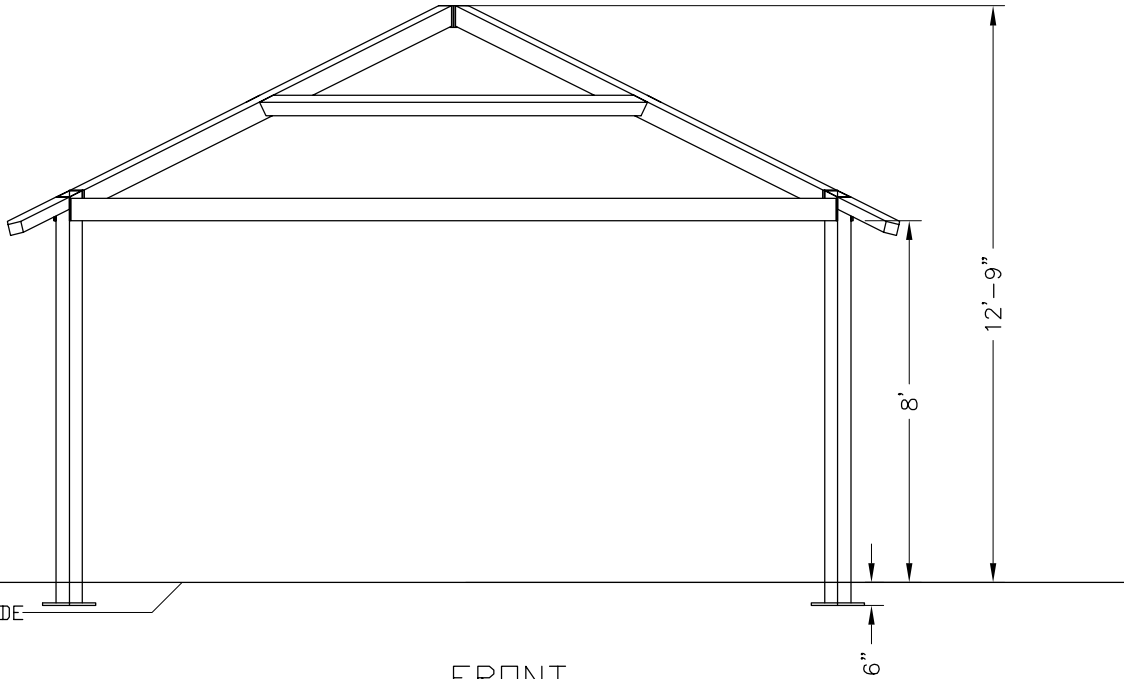
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20

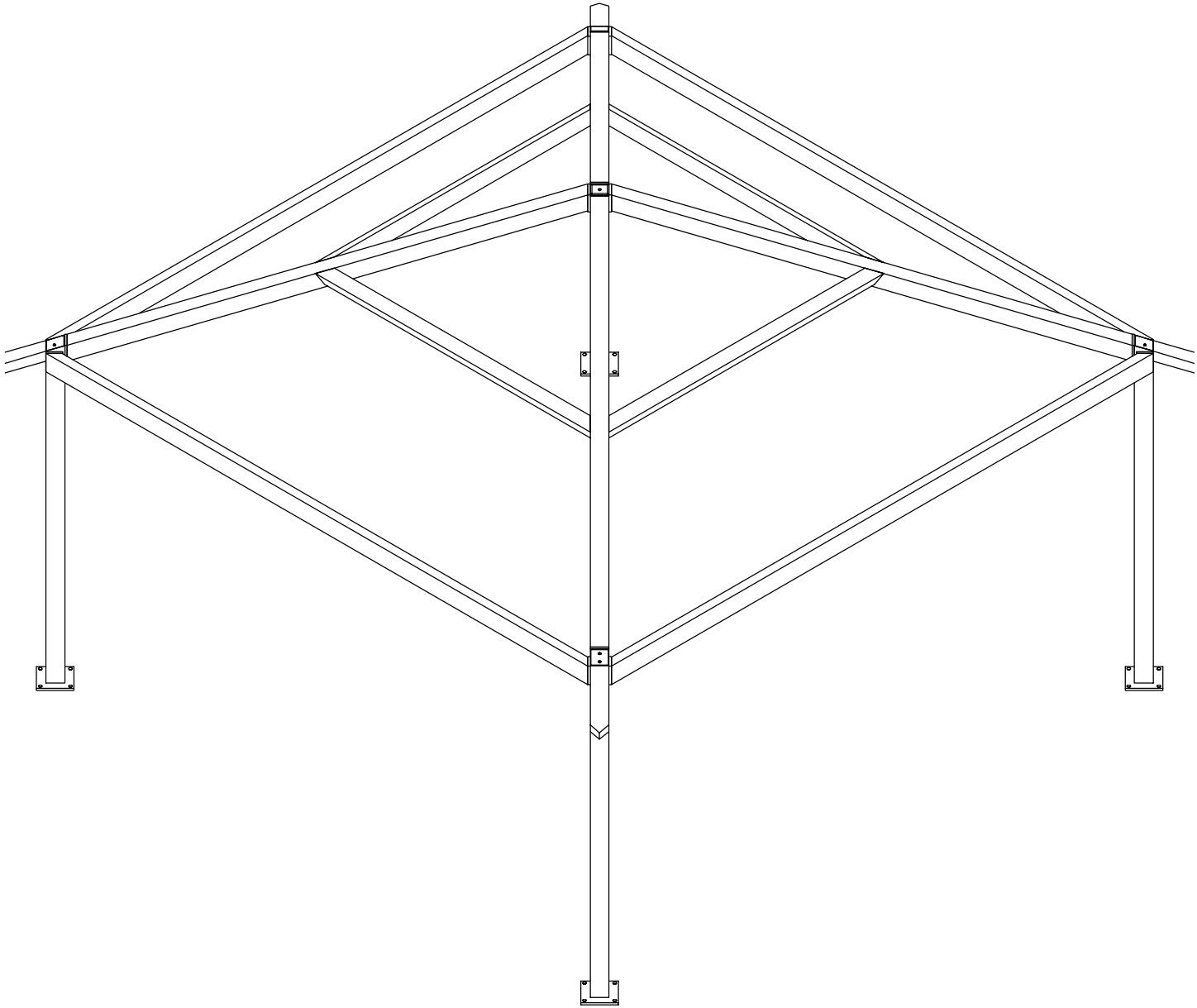
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PLAN



FRONT



ISOMETRIC

ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS5x5x0.1875

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Frame

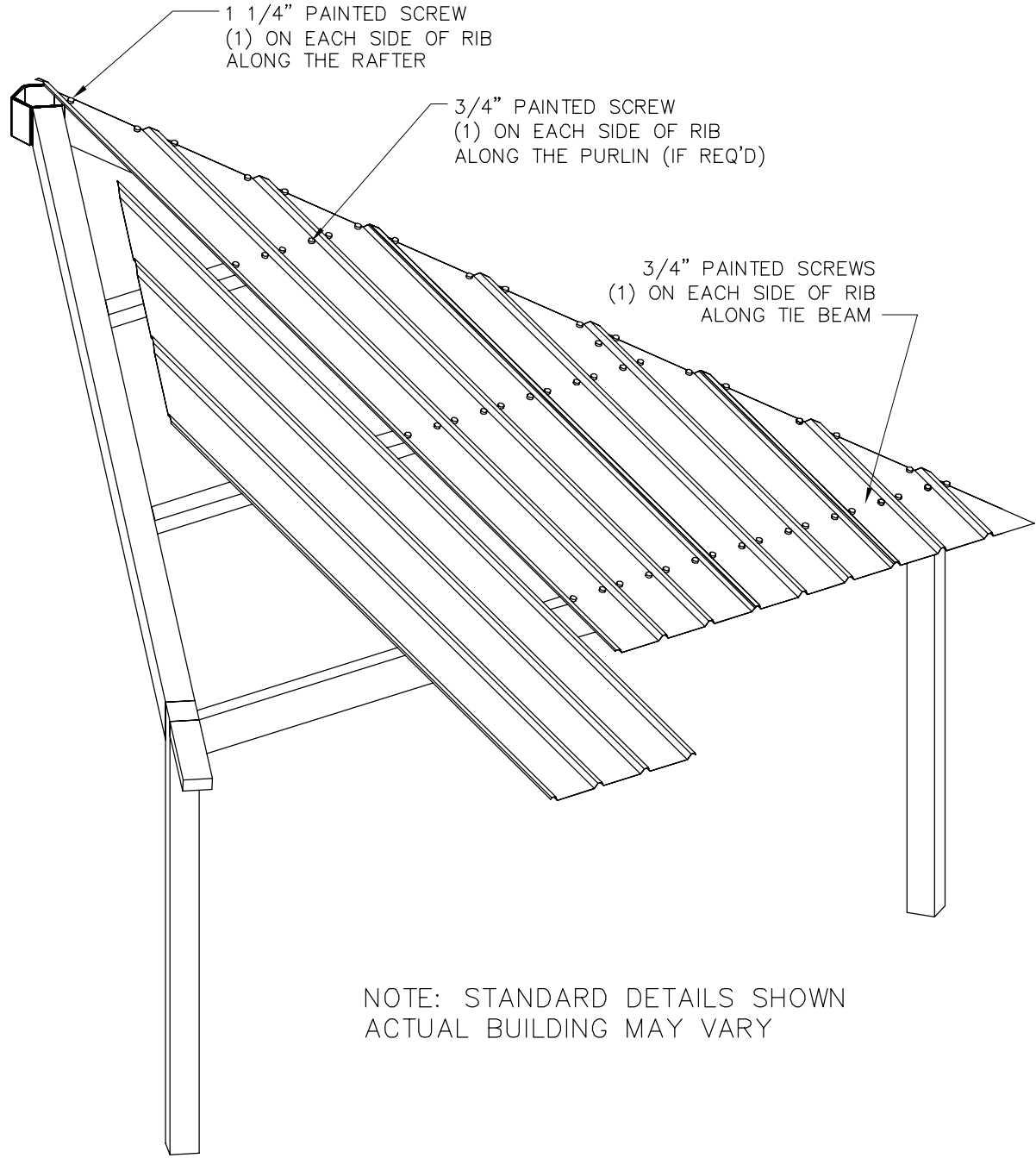
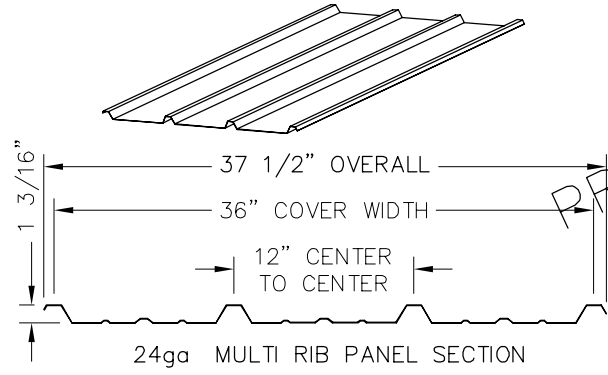
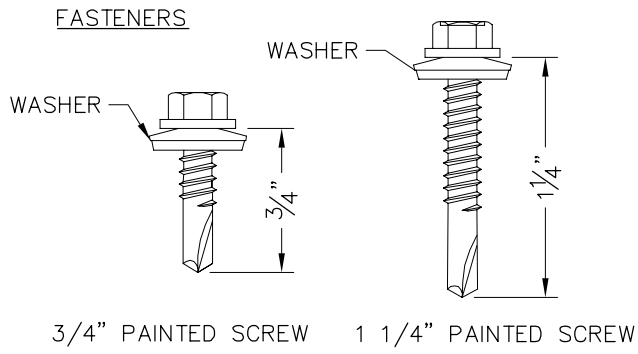
DRAWN BY:
ID
DATE:
6/2/2009
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20M-P6
PROJECT NAME:
50-105-45

SHEET

3.0

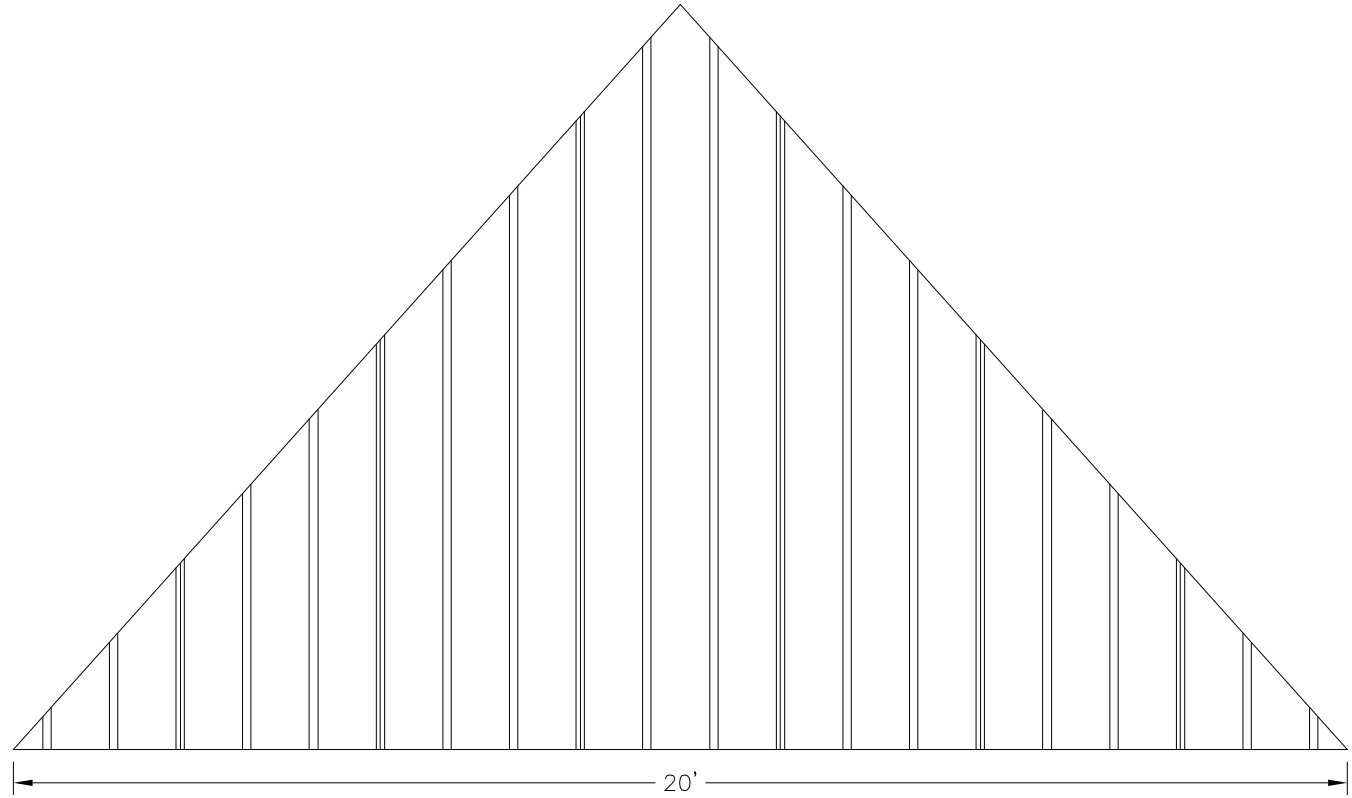
Engineering\AcadStandards\Blocks\Titles\ICONPRET.DWG-73-01-42

DWG:S:\Engineering\Standards\Shelters\SQ\20\M-P6-50-105-45\Drawings\Preliminary\SQ20M-P6-50-105-45~12252.DWG



NOTE: STANDARD DETAILS SHOWN
ACTUAL BUILDING MAY VARY

PRELIMINARY: NOT FOR
CONSTRUCTION



ROOF LAYOUT

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616.396.0944 FX

ROOF LAYOUT

DRAWN BY:
ID
DATE:
6/2/2009
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20M-P6
PROJECT NAME:
50-105-45

SHEET
4.0



PLAN AND ZONING COMMISSION

October 4, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Christian Juon Estates Plat 3 Preliminary Plat (County)

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

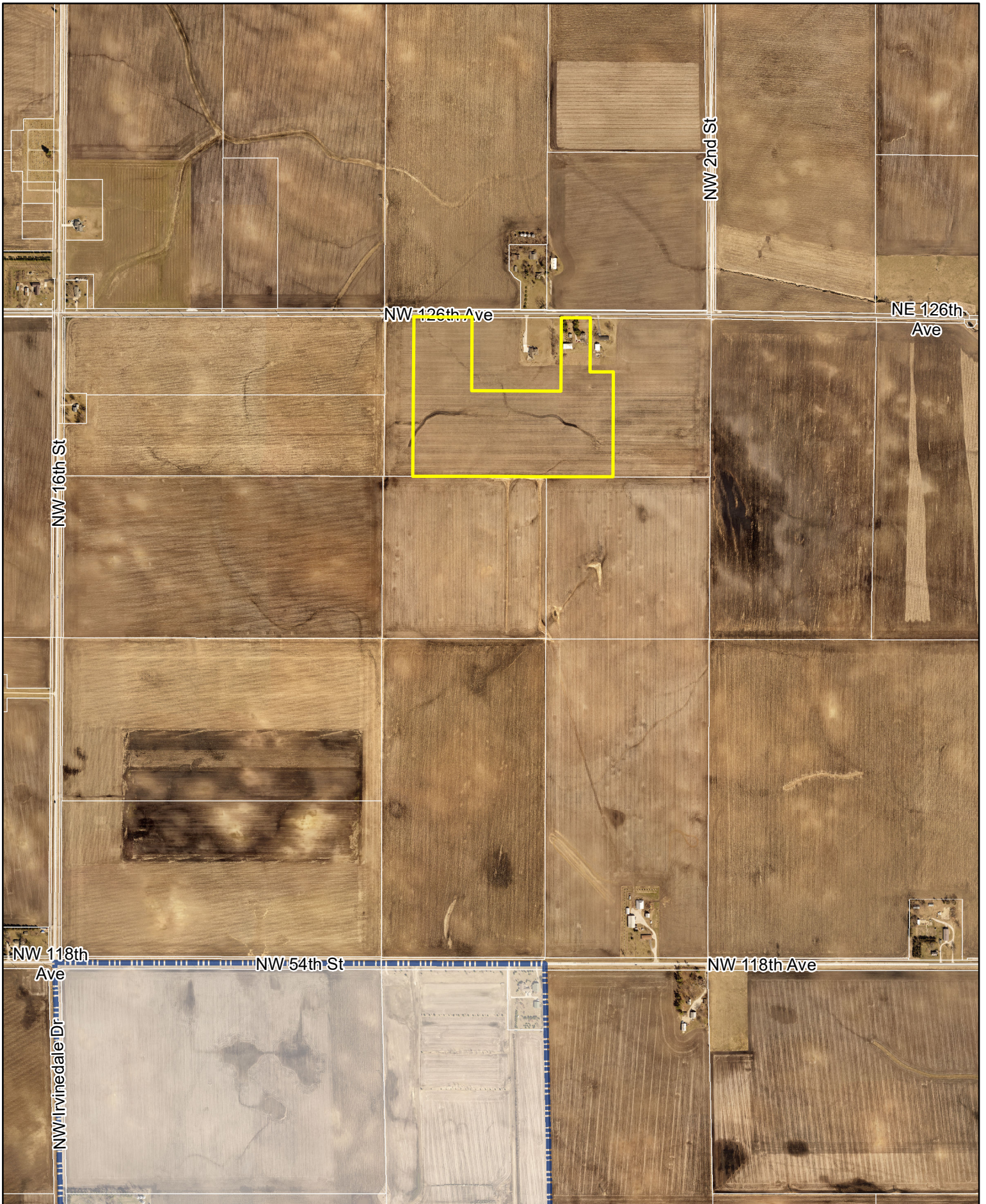
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Christian Juon Estates Plat 3 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Preliminary Plat
 Future Land Use Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: October 4, 2022

Agenda Item: Christian Juon Estates Plat 3 – Preliminary Plat (County)

Report Date: September 26, 2022

Prepared by: Derek Silverthorn
Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Christian Juon Estates Plat 3 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

Christian Juon Estates Plat 3 is a 36.27-acre (+/-) plat located approximately ¾-mile north of the Ankeny corporate limits and ¼-mile southwest of the intersection at NW 126th Avenue and NW 2nd Street. The plat lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is located within the City of Ankeny Planning Boundary.

The plat area is zoned under Polk County as AG, Agricultural District, and is currently developed with a single-family residence that will remain. The subject plat is indicated in The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map as Low-Density Residential, Medium-Density Residential, and High-Density Residential. The applicant is proposing to subdivide the current singular lot into three lots, which include the existing residence on Lot 1, as well as two unbuildable outlots. The plat area will continue to utilize septic sewer and Des Moines Water Works water main.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.



Civil Engineers & Land Surveyors

Tuesday, September 13, 2022

Honorable Mayor, City Council & Plan and Zoning Commission,

The attached plat is a replat of Lot 2 in CHRISTIAN JUON ESTATES PLAT 2. There is an existing single-family residence located on the original Lot 2. The Plat is 36.27 acres and will create one buildable lot and two Outlot's that will be sold to family members. The plat is zoned AG – Agricultural District and will be developed using the Cluster Development Option. This will allow for the existing Single Family residence to be placed on a 2.36 acre lot. The balance of the ground will be unbuildable till rezoned or annexed into the City. Proposed Outlot Y will be joined by a lot tie agreement with the existing parcel located at 614 NW 126th Avenue.

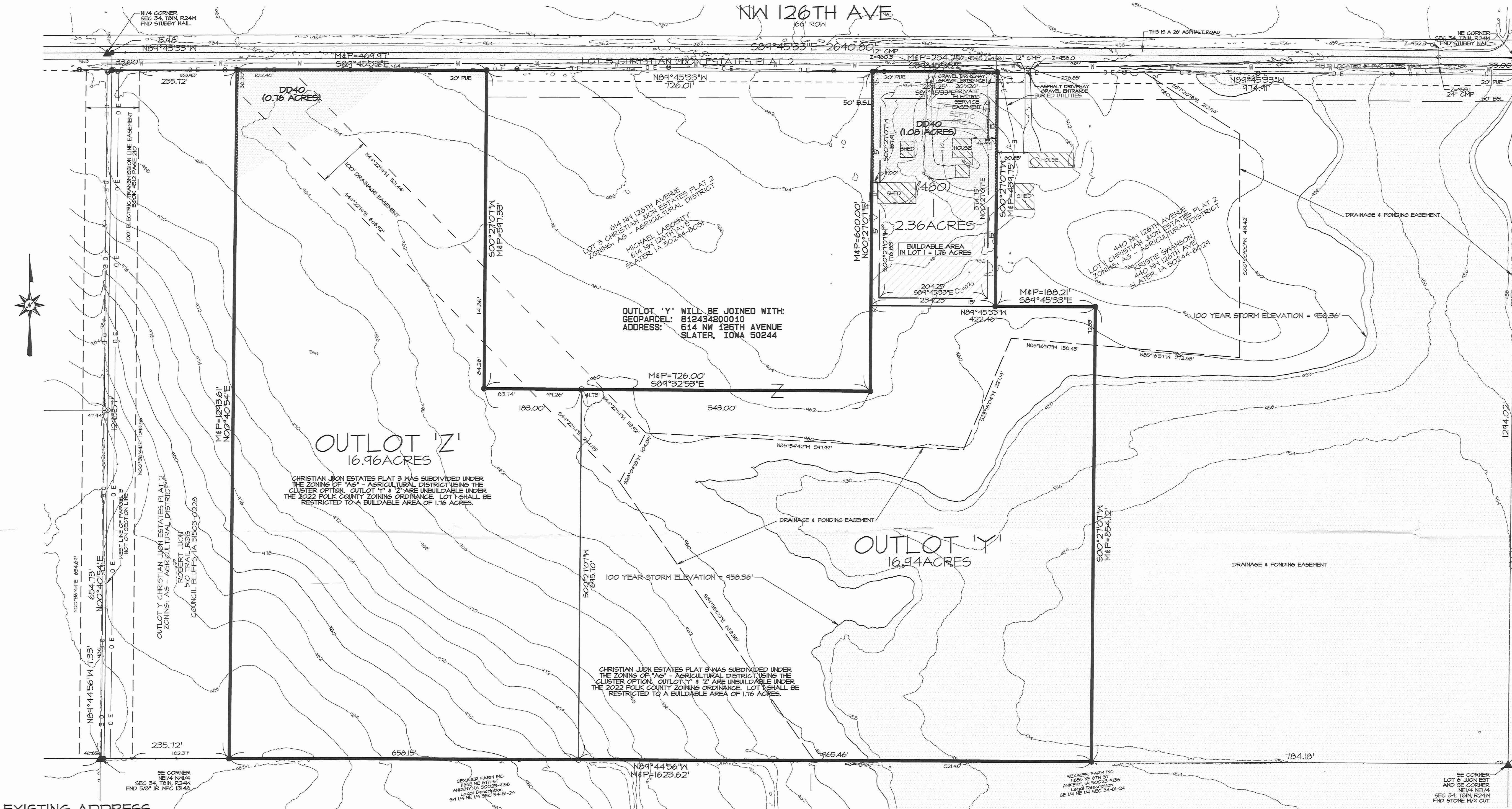
CHRISTIAN JUON ESTATES PLAT 3 - MINOR PRELIMINARY PLAT

RECEIVED

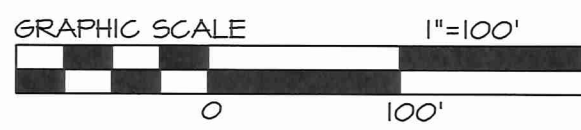
SEP 21 2022

CITY OF ANKENY

PLOTTED: Tue Sep 20, 2022 4:45:26PM



This subdivision was platted using the Ag Cluster Development option requiring 95% or 34.46 acres of the total plat area to be designated as open space. 33.90 acres of open space is provided by Outlots Y and Z. The remaining open space is contained on Lot 1 as designated.



Mediacom
Mr. Chad Ernst
2205 Ingersoll Avenue
Des Moines, Iowa 50312
(515) 244-2351 (Mobile)
(515) 246-2213 (office)
(515) 246-2234 (fax)

Midamerica Energy
Electric Transmission
Mr. Steve Harrison, P.E.
3500 104th Street
Urbandale, IA 50322
(515) 252-6560 (off. line)
(515) 252-6540 (fax)
sjharrison@midamerica.com

Des Moines Water Works
Mr. Bryan Pollpeter
2201 George Floyd Parkway
Des Moines, Iowa 50321
(515) 323-6204 (office)
bpollpeter@dmww.com
Mr. Chuck Wellman
200 SE 3rd Street
Des Moines, Iowa 50304
(515) 242-3414 (office)
cwellman@dmww.com

Quest Communications
Mr. Brent Carlson
2105 E. University
Des Moines, Iowa 50317
(515) 263-7304 (office)
(515) 252-6463 (fax)
jdcasper@quest.com

EXISTING ADDRESS

480 NW 126TH AVE
SLATER, IA 50244-8024

OWNERS

DONNA M J STEINER REVOCABLE TRUST
480 NW 126TH AVE
SLATER, IA 50244-8024
(515) 685-2830
donnasteiner6193@gmail.com

DEVELOPER

DONNA M J STEINER REVOCABLE TRUST
480 NW 126TH AVE
SLATER, IA 50244-8024

LEGAL DESCRIPTION

LOT 2 IN CHRISTIAN JUON ESTATES PLAT 2, AN OFFICIAL PLAT, POLK COUNTY, IOWA, CONTAINING 36.27 ACRES, MORE OR LESS, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS OF RECORD.

DATE	DESCRIPTION
05-24-22	1ST SUBMITTAL TO POLK COUNTY
07-12-22	REVISED POLK COUNTY COMMENTS DATED: 05-14-22
08-06-22	REVISED POLK COUNTY COMMENTS DATED: 07-27-22
08-09-22	REVISED POLK COUNTY COMMENTS DATED: 08-08-22
09-20-22	REVISED ADDED DATE TO NOTE #13

GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF, DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE FOR THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ON SITE OR OFF SITE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTIES.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM, LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ZONING: AG - AGRICULTURAL DISTRICT
- WATER: DES MOINES WATER WORKS
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- MAINTENANCE OF ALL DRAINAGE AND PONDING EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X
- MAPS: 19153C0045F & 19153C0065F
FIRM DATE: FEBRUARY 1, 2019
- IF ANNEXED INTO THE CITY OF ANKENY, PROPERTY OWNERS WILL BE RESPONSIBLE FOR STREETLIGHTS & SIDEWALKS.
- OUTLOTS ARE RESTRICTED FROM ANY FURTHER DEVELOPMENT, INCLUDING ANY STRUCTURES, AND SHALL REMAIN AS PERMANENT OPEN SPACE.

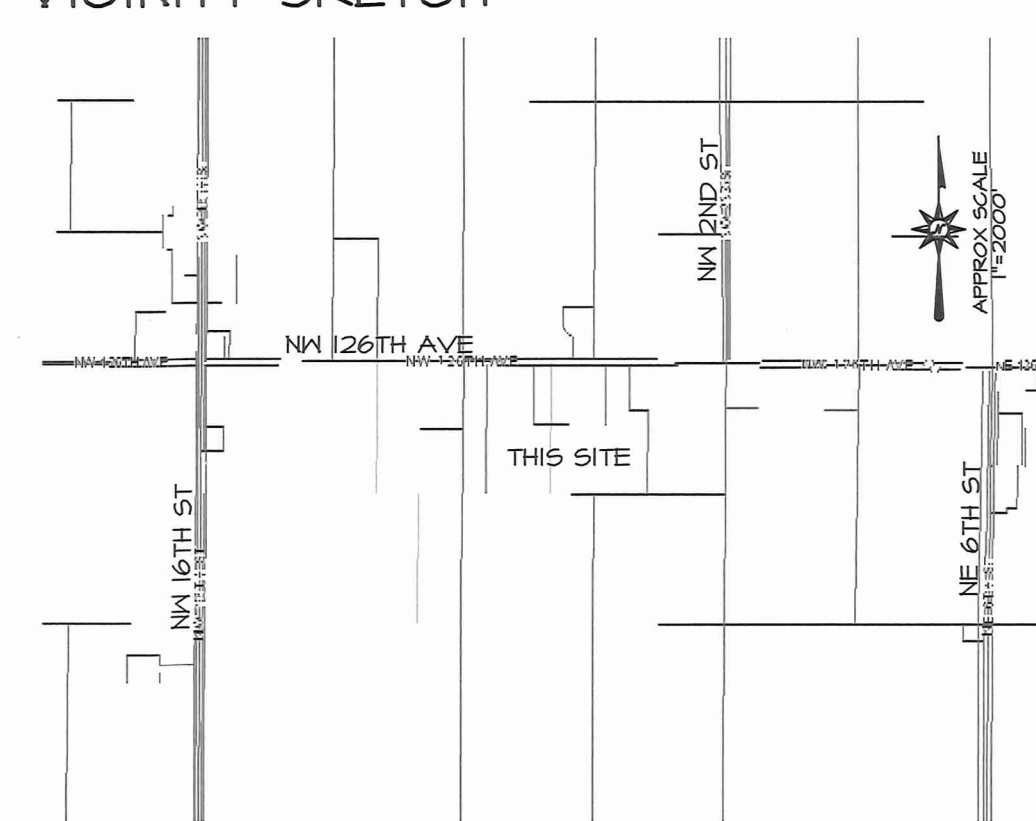
BULK REGULATIONS

ZONING: "AG" AGRICULTURAL DISTRICT - CLUSTER DEVELOPMENT OPTION
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 140 FT
FRONT & REAR SETBACK: 50'
SIDEYARD SETBACK: 15'
MAXIMUM BUILDING HEIGHT: 35' FOR PRINCIPAL RESIDENCE, DOES NOT APPLY TO ACCESSORY STRUCTURES
MAXIMUM BLDG COVERAGE: 15%

Drainage District Apportionment Table

Lot	Original DD 40 Parcel	Area of Lot in Original DD 40 Parcel	Amount of Original DD 40 Assessment on Lot
Lot 1	Part NE 1/4 NE 1/4 Section 34	1.08 ACRES	\$2.70
Outlot Z	Part NW 1/4 NE 1/4 Section 34	0.76 ACRES	\$1.82

VICINITY SKETCH



CERTIFICATION

LEGALLY CERTIFY THAT THE LAND DESCRIBED HEREON WAS PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA. I HAVE REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA ENGINEERING BOARD. I HAVE REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA ENGINEERING BOARD. I HAVE REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA ENGINEERING BOARD.

SIGNED: GREGORY L. ROSS, P.L.S. 13286

DATE: 09/20/22

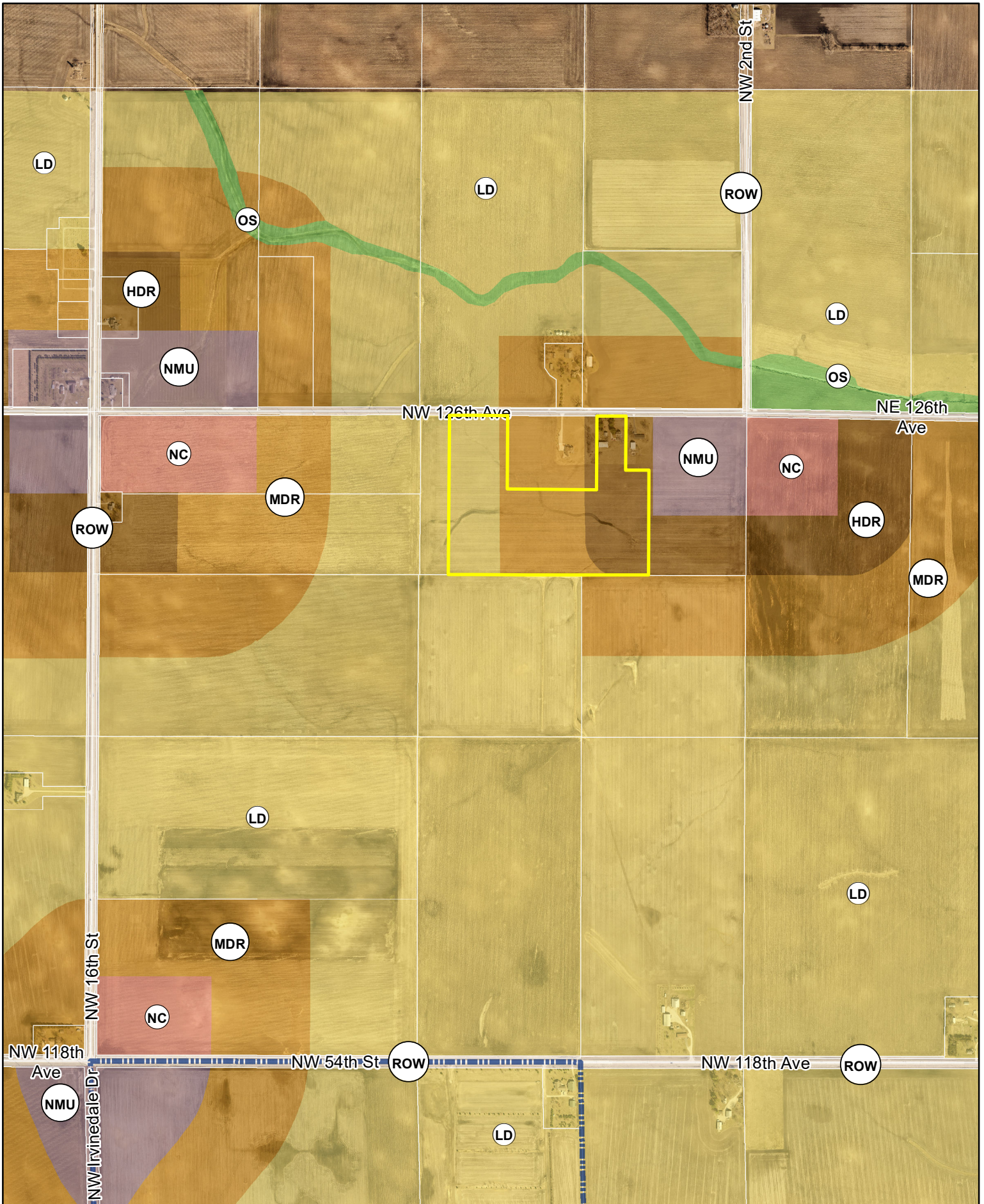
STATE OF IOWA

LEGEND

- MONUMENT FOUND AS NOTED
- SET 1/2" IR W/ ORANGE CAP #13226
- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- PROPOSED SPOT ELEVATION
- MEASURED DISTANCE OR BEARINGS
- RECORDED DISTANCE OR BEARINGS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FENCE LINE AS NOTED
- BURIED TELEVISION AS NOTED
- BURIED ELECTRIC AS NOTED
- OVER-HEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

ASSOCIATED ENGINEERING COMPANY OF IOWA
1830 SE Princeton Dr. Ste M. Grimes, IA 50111
Phone: (515) 255-3156 Fax: (515) 255-3157

PROJECT #: 206637





PLAN AND ZONING COMMISSION

October 4, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Hope K. Farms, LLC request to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on September 20, 2022.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-1, One-Family Residence District, to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 R-2 Rezoning Exhibit
 PUD Rezoning Exhibit
 PUD Book
 Overall Conceptual Plan
 Zoning Map
 Future Land Use Map
 Future State Street Map



Agenda Item: Hope Crest Rezoning – Action
Report Date: September 29, 2022
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development.

Project Report

The applicant, Hope K. Farms, LLC is requesting to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development.

The area subject to the proposed rezoning consist of an approximant 91.98-acre (+/-) parcel of land located south of NW 54th Street and east of NW Irvinedale Drive within the northwestern quadrant of Ankeny. The property is currently zoned R-1, One-Family Residence District, a zoning classification that was assigned to the property when it was annexed into Ankeny in 2007. The subject property is surrounded by properties to the west that are zoned PUD (Moeckley PUD) and properties to the south that are zoned R-2, One-Family and Two-Family Residence District. The areas to the north and east of the subject property are not within Ankeny's Corporate Limits.

The rezoning request is for two separate rezoning areas; R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development. The applicant is proposing that 37.99-acres (+/-) of subject area be rezoned to the R-2 zoning district, while the remaining 53.99-acres (+/-) be rezoned to PUD. The applicant has included an overall concept exhibit that shows the land subject to the rezoning, future NW State Street, and the two different zoning classifications proposed within the rezoning. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* identifies the subject area as being suitable for low density residential land uses. The zoning compatibility matrix lists the R-2 and PUD zoning classifications as being partially compatible with the low density residential future land use classification.

A PUD book has been included to provide greater detail for the PUD portion of the rezoning. Features within the PUD worth noting include 55' minimum lot widths, required trees in front yards, landscape buffering along NW State and NW 54th Street, an 8' wide trail along NW 54th Street, future parks, and architecture that emphasizes permanent materials on front-facing elevations. A PUD conceptual plan has been included to show potential lot and street layouts; however, this conceptual plan is not intended to substitute the need for a preliminary plat as additional details will be needed when the time for preliminary platting comes. The bulk regulations for the PUD portion of the rezoning are as follows:

- Single-Family Residential
 - Detached garage with minimum two-car attached
 - Minimum Lot Width at front yard setback – 55 feet
 - Minimum lot area – 6,600 sf
 - Minimum Yard Requirements
 - Front – 25 Feet
 - Rear – 25 feet
 - Side – 10 feet total (min. 5' one side)
 - Additional Landscaping: Minimum of one overstory/ornamental tree planted in front yard
 - R-3 Zoning Regulations apply to any items not covered within this PUD

The applicant has submitted rezoning petitions consisting of 91.76% of the land area within 250' of the PUD rezoning request and petitions consisting of 60.43% of the land area within 250' of the R-2 rezoning request. These petitions meet the minimum 60% requirement for surrounding property owners within 250' for both rezoning areas. Additionally, the applicant had submitted the required rezoning petition for the owner's signatures, consisting of 100% of the land subject to the rezoning.

Notifications of the public hearing were mailed to the surrounding property owners within 250' of the subject property on September 8, 2022; and a legal notice was published in the Des Moines Register on September 9, 2022. The City of Ankeny's Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning, as well as the time and place of the public hearing. The applicant posted on-site signage on Tuesday, September 13, 2022, providing the required seven days of notification for the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on September 20, 2022. During the public hearing there was discussion regarding the project from City Staff, the applicant's engineer, and one member of the public. A complete recap of the discussion and the questions asked can be found in the minutes from the meeting. The one member from the public who spoke at the meeting raised the following questions:

Future State Street's alignment

Information was requested by the member of the public on where future NW State Street will be extended through this area. As is indicated in both the 2010 Ankeny Comprehensive Plan and The Ankeny Plan 2040, future NW State Street will extend north from the NW 36th Street intersection for approximately a half-mile before turning northwest where it will eventually intersect with NW Irvinedale Drive. As indicated on the Ankeny Plan 2040 Future Land Use Map, the expectation is that future NW State Street will run through the southern third of the property subject to the rezoning. Future NW State Street is also depicted on the overall concept plan that the applicant has provided with this rezoning. Per the most recent Capital Improvement Program, the City tentatively anticipates design of the State Street extension to begin in 2027 with construction to begin sometime after. A map depicting future NW State Street's alignment has been included in the meeting packet.

Stormwater flow

Information was also requested during the public hearing regarding stormwater flows and where future stormwater within the subject area will discharge at. The area subject to the rezoning lies within the Upper Fourmile Creek Subwatershed with stormwater generally flowing from the northwest to the southeast where an open channel exists before conveying into Fourmile Creek. Generally speaking, future developments within the rezoning area will not divert offsite stormwater flows from where they run currently, as future stormwater will still convey to Fourmile Creek in the same path it does now. As is part of the standard development process, official stormwater studies detailing flows, detention, and discharge rates will be required when the developer submits a final plat in the future.

Summary:

The proposed rezoning is consistent with the land use classifications shown on the Ankeny Plan 2040 Future Land Use Map. Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-1, One-Family Residence District to R-2, One-Family and Two-Family Residence District and PUD, Planned Unit Development.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

June 30, 2022

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning – Hope Crest

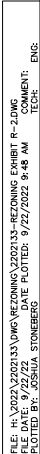
Honorable Mayor and City Council;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 92 acres located south and west of 1901 NW 54th Street. The existing zoning of the property is R-1 One Family Residential and we are requesting to rezone 53.99 acres to a Planned Unit Development and 37.99 acres to R-2 One-Family and Two-Family Residence District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.



ANKENY, IA

HOPE K. FARMS LLC
CONTACT: REZA KARGARZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PHONE: (515) 381-3925
EMAIL: RKARGARZ@EPCMG.COM

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

PROPOSED: R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

OWNER	ACRES	PERCENT	CONSENTING
1. HARMON FARMS LTD	1.13 AC.	2.21%	
2. MOECKLY FAMILY FARM LLC	3.22 AC.	6.30%	X
3. HOPE K FARMS LLC	24.88 AC.	48.69%	X
4. CITY OF ANKENY*	4.92 AC.	—	
5. DR HORTON – IOWA LLC	2.78 AC.	5.44%	X
6. LYNNE & DONALD ROBERTS	0.14 AC.	0.27%	
7. RUSSELL & SHIRLEY SLUITER	0.10 AC.	0.20%	
8. SHERELL STEPHENS	0.06 AC.	0.12%	
9. AMY PIERCE	0.14 AC.	0.27%	
10. CLASSIC HOLDINGS LLC	0.27 AC.	0.53%	
11. STEVEN & COLETTE WALL	0.14 AC.	0.27%	
12. TAMELIA & MICHAEL CARR	0.13 AC.	0.25%	
13. DANIEL & ABIGAIL BUCHEIT	0.11 AC.	0.22%	
14. JOHN FERRIER & APRIL ELLIS	7.51 AC.	14.70%	
15. EDWARD FERRIER & ANNETTE VOEGTJN	10.49 AC.	20.53%	
*(51.10 AC.)	56.02 AC.	100%	60.43%

*PROPERTY OWNED BY THE CITY OF ANKENY IS NOT INCLUDED IN THE AREA PERCENTAGES.

A PART OF PARCEL 2021-85 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

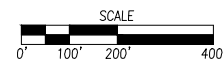
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 89°53'59" EAST ALONG THE NORTH LINE OF SAID PARCEL 2021-85, A DISTANCE OF 199.75 FEET; THENCE SOUTH 01°14'05" EAST, 198.86 FEET; THENCE NORTH 88°45'55" EAST, 165.00 FEET; THENCE SOUTH 01°14'05" EAST, 1434.85 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS NORTH 85°15'23" WEST, 129.28 FEET; THENCE NORTH 79°32'56" WEST, 57.67 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 156.97 FEET AND WHOSE CHORD BEARS SOUTH 17°14'32" WEST, 156.72 FEET; THENCE SOUTH 22°51'48" WEST, 314.09 FEET TO THE WEST LINE OF SAID PARCEL 2021-85; THENCE NORTH 01°16'59" WEST ALONG SAID WEST LINE, 2048.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.72 ACRES (597,782 SQUARE FEET).

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

A PART OF PARCEL 2021-85 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 89°37'07" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2021-85, A DISTANCE OF 1327.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2021-85; THENCE NORTH 01°16'59" WEST ALONG THE WEST LINE OF SAID PARCEL 2021-85, A DISTANCE OF 1083.48 FEET; THENCE SOUTH 67°08'12" EAST, 1454.75 FEET TO THE EAST LINE OF SAID PARCEL 2021-85; THENCE SOUTH 01°14'05" ACES ALONG SAID EAST LINE, 509.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.27 ACRES (1,057,06 SQUARE FEET).

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

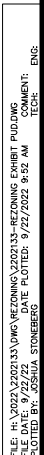


4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: JMM	TECH: CWO
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ANKENY, IOWA

**HOPE CREST - R-2
REZONING EXHIBIT**



ANKENY, IA

HOPE K. FARMS LLC
CONTACT: REZA KARGARZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PHONE: (515) 381-3925
EMAIL: RKARGARZ@EPCMG.COM

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3

OWNER	ACRES	PERCENT	CONSENTING
1. HARMON FARMS LTD	0.12 AC.	0.25%	
2. MOECKLY FAMILY FARM LLC	6.85 AC.	14.21%	X
3. DEBORAH & ROBERT TERRELL	3.14 AC.	6.52%	X
4. HOPE K FARMS LLC	34.23 AC.	71.03%	X
5. JOHN FERRIER & APRIL ELLIS	2.30 AC.	4.77%	
6. EDWARD FERRIER & ANNETTE VOEGTLIN	1.55 AC.	3.22%	
	48.19 AC.	100%	91.76%

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COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 2021-85; THENCE NORTH 01'14"06" WEST ALONG THE EAST LINE OF SAID PARCEL 2021-85, A DISTANCE OF 509.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°08'12" WEST, 1454.75 FEET TO THE WEST LINE OF SAID PARCEL 2021-85; THENCE NORTH 116°59" WEST ALONG SAID WEST LINE, 3.00 FEET; THENCE NORTH 22°51'48" EAST, 314.10 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 156.97 FEET AND WHOSE CHORD BEARS NORTH 17°14'32" EAST, 156.72 FEET; THENCE SOUTH 79°32'56" EAST, 57.67 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS SOUTH 85°15'23" EAST, 129.28 FEET; THENCE NORTH 01'14'05" WEST, 1434.85 FEET; THENCE SOUTH 88°45'55" WEST, 165.00 FEET; THENCE NORTH 01'14'05" WEST, 198.86 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NW 54TH STREET; THENCE SOUTH 89°53'59" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 822.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 01'14'05" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 2021-85, A DISTANCE OF 492.00 FEET; THENCE NORTH 88°45'55" EAST CONTINUING ALONG SAID EASTERLY LINE, 308.00 FEET; THENCE SOUTH 01'14'05" EAST CONTINUING ALONG SAID EASTERLY LINE, 2129.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.99 ACRES (2,351,778 SQUARE FEET).

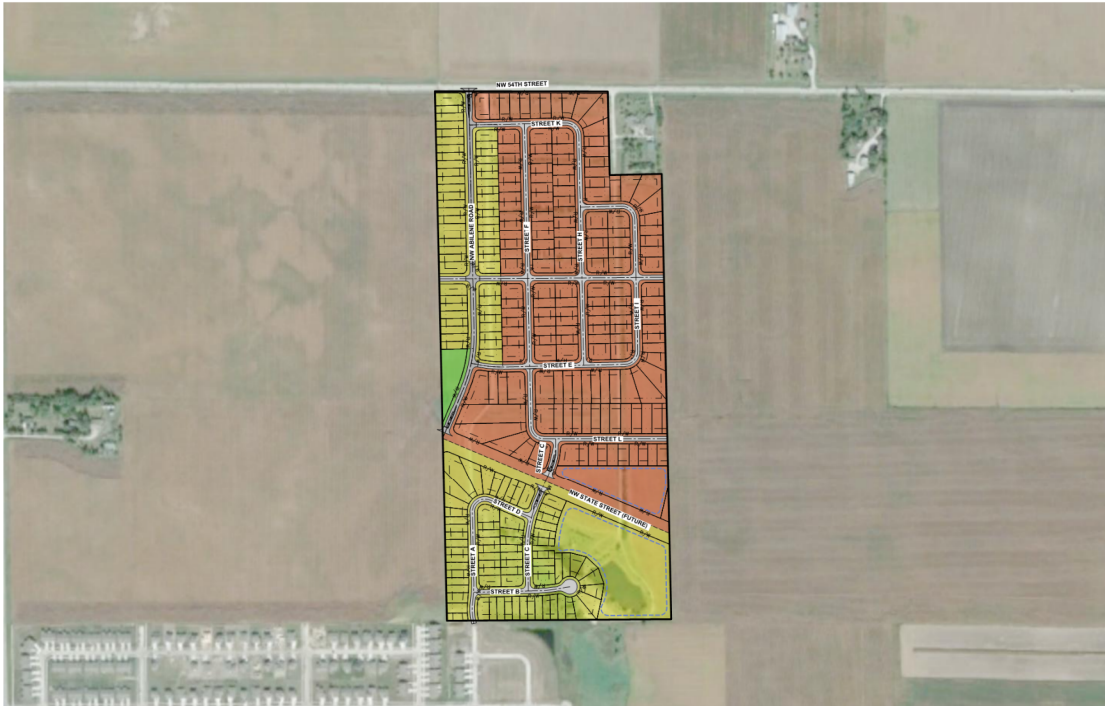
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



HOPE CREST

PLANNED UNIT DEVELOPMENT

CITY OF ANKENY



Applicant:



Prepared by:



September 22, 2022

HOPE CREST
Planned Unit Development

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PUD Master Plan
Bulk Regulations

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Rezoning Petition
Rezoning Map

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Supporting Evidence Statement
Parkland Dedication Calculation

4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Hope Crest - Ankeny

OVERVIEW NARRATIVE

The Hope Crest property consists of 91.98 acres offering a variety of uses including single-family residential, multi-family residential, and parkland. The property is generally located southeast of the intersection of NW 54th Street and NW Irvinedale Drive, west of NW Ash Drive, and north of Rock Creek Elementary School. The property is currently zoned R-1: One Family Residence District.

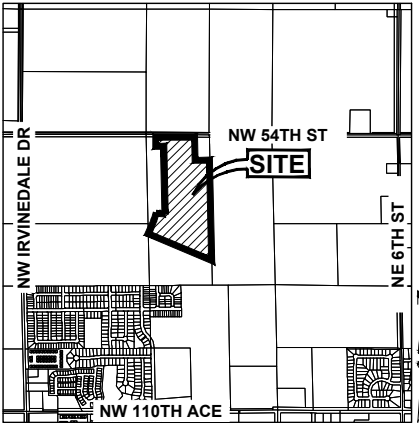
A portion of the property (53.99 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 55 feet. This product allows further diversity within the development and will allow a more affordable product for the residents. The development will also provide unique amenities by offering walking paths and water features that will serve as storm water detention and attract wildlife. A city neighborhood park will also be situated off NW Abilene Road for the enjoyment of its residents.

Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

This PUD establishes the bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

As detailed throughout the information provided, the Hope Crest PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. The residents will have access to walking paths that will provide connectivity to local parks as well as water features that will provide storm water detention and attract wildlife. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

It is the developers intent to sell all portions of the development.



ANKENY, IOWA

OWNER/DEVELOPER

HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE #277
CONTACT: REZA KARGARZADEH
EMAIL: RKARGARZ@EPCMG.COM
PH: (515) 381-3925

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: JARED MURRAY
EMAIL: JAREDM@CDA-ENG.COM
PH. (515) 369-4400

HOPE CREST

P.U.D. CONCEPTUAL PLAN

BULK REGULATIONS

MINIMUM LOT WIDTH = 55'
MINIMUM AREA = 6,600 SF
SETBACKS:
FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 10' (5' MIN. EACH SIDE)
UNITS (163) / ACRE (53.99) = 3.02 UNITS/ACRE

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/
UNDERLYING R-3 (MULTIPLE-FAMILY
RESIDENCE DISTRICT)

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS, INCLUDING ALONG THE SOUTH SIDE OF NW 54TH STREET.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE, WITH THE EXCEPTION OF THE 8' WIDE TRAIL ALONG THE SOUTH SIDE OF NW 54TH STREET.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS OFF OF NW STATE STREET OR NW 54TH STREET.
6. OUTLOTS 'X' AND 'Y' WILL UTILIZED FOR FUTURE DEVELOPMENT TO THE EAST.
7. OUTLOT 'Z' WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
8. FENCES ON LOTS ADJACENT TO NW 54TH STREET AND NW STATE STREET SHALL BE SETBACK 20' FROM NW 54TH STREET AND NW STATE STREET R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW 54TH STREET AND NW STATE STREET R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE R.O.W.
9. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.

P.U.D. LEGAL DESCRIPTION

A PART OF PARCEL 2021-85 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 2021-85; THENCE NORTH 01°14'06" WEST ALONG THE EAST LINE OF SAID PARCEL 2021-85, A DISTANCE OF 509.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°08'12" WEST, 1454.75 FEET TO THE WEST LINE OF SAID PARCEL 2021-85; THENCE NORTH 1°16'59" WEST ALONG SAID WEST LINE, 3.00 FEET; THENCE NORTH 22°51'48" EAST, 314.10 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 156.97 FEET AND WHOSE CHORD BEARS NORTH 17°14'32" EAST, 156.72 FEET; THENCE SOUTH 79°32'56" EAST, 57.67 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS SOUTH 85°15'23" EAST, 129.28 FEET; THENCE NORTH 01°14'05" WEST, 1434.85 FEET; THENCE SOUTH 88°45'55" WEST, 165.00 FEET; THENCE NORTH 01°14'05" WEST, 198.86 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NW 54TH STREET; THENCE SOUTH 89°53'59" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 822.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 01°14'05" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 2021-85, A DISTANCE OF 492.00 FEET; THENCE NORTH 88°45'55" EAST CONTINUING ALONG SAID EASTERLY LINE, 308.00 FEET; THENCE SOUTH 01°14'05" EAST CONTINUING ALONG SAID EASTERLY LINE, 2129.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.99 ACRES (2,351,778 SQUARE FEET).

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



FILE: H:\2022\2202133\UOW\REZONING\2202133-PUD CONCEPTUAL PLANNING
DATE: 9/22/2022 4:35 PM
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY

Hope Crest – Ankeny Planned Unit Development

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL (55'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 55 feet
- Minimum Lot Area – 6,600 s.f.
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet
 - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD
- 20 foot landscape buffer required on residential lots adjacent to NW State Street and NW 54th Street.
 - Buffer shall consist of 1 evergreen tree, 2 overstory trees and 6 shrubs per lot.

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

ATTACHED

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):

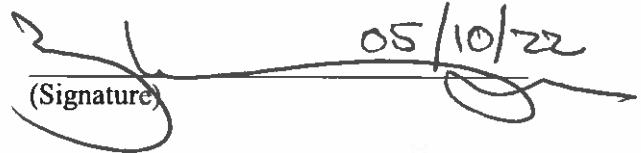
Detached single family residential development.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Hope K Farms, LLC - Reza Kargarzadeh

(owner name)

 05/10/22
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite #277, West Des Moines, IA 50266

Signature: 

Date: 05/10/22

Printed Name: Reza Kargarzadeh

Title: Owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

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Parcel owner(s) signatures

Hope K Farms, LLC - Reza Kargarzadeh

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite #277, West Des Moines, IA 50266

Signature: [Signature]

Date: 05/18/2022

Printed Name: Reza Kargarzadeh

Title: _____

Property Owner: Robert W. [Signature]

Address: 1901 NW 54th

Signature: [Signature]

Date: _____

Printed Name: Robert W. [Signature]

Title: _____

Property Owner: Deborah A. Terrell
Address: 1901 NW 54th St Ankeny
Signature: Deborah A. Terrell Date: 5/10/22
Printed Name: Deborah A. TERRELL Title: Owner

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

Property Owner: _____
Address: _____
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(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite #277, West Des Moines, IA 50266

Signature: [Signature]

Date: 05/18/2022

Printed Name: Reza Kargarzadeh

Title: _____

Property Owner: MOECKLY Family Farm LLC.

Address: 4121 N.W. 110th Ave., Polk City, IA 50226

Signature: [Signature]

Date: 5-18-22

Printed Name: STEVEN L. MOECKLY

Title: PRESIDENT

HOPE CREST REZONING DESCRIPTIONS

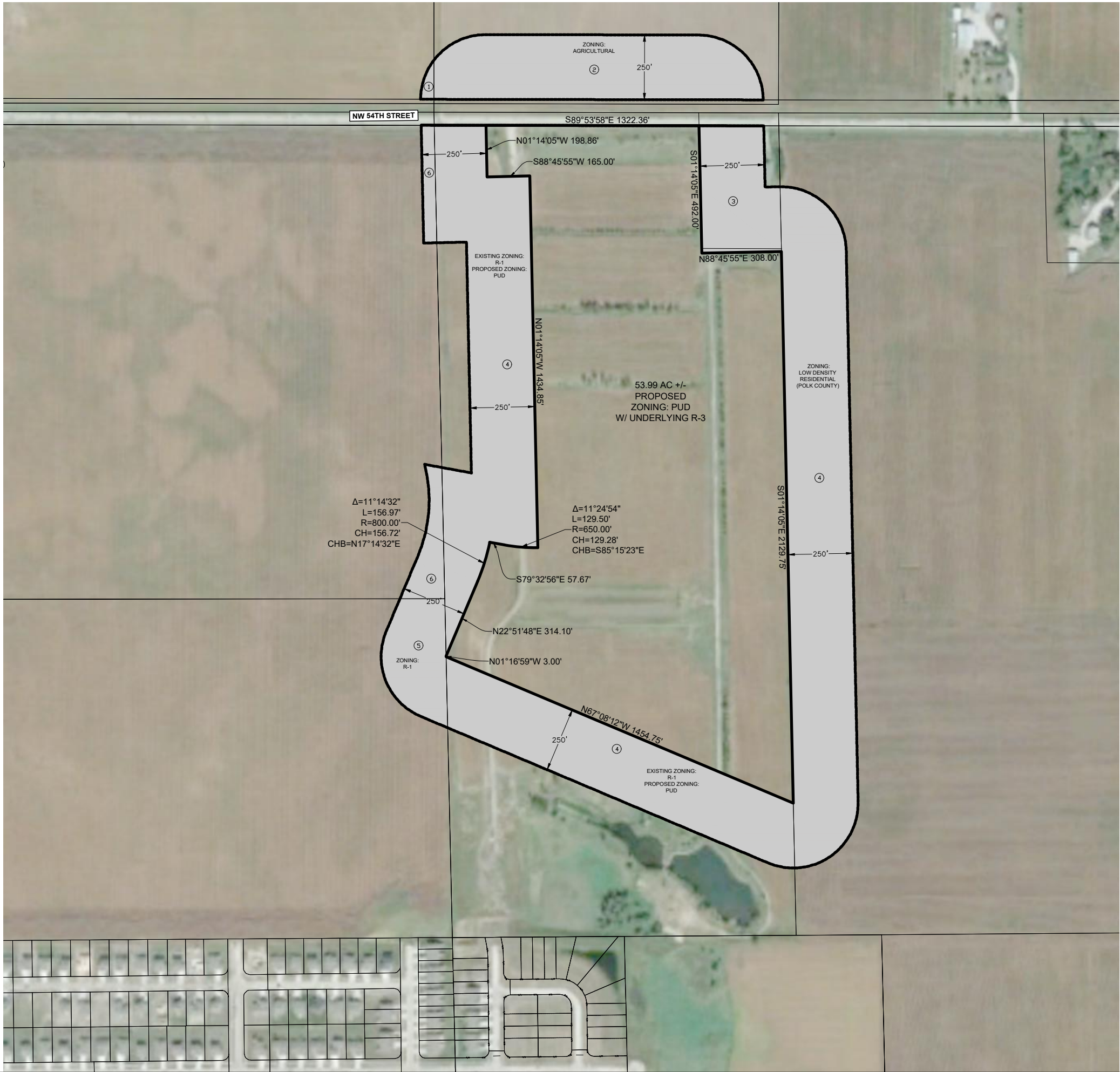
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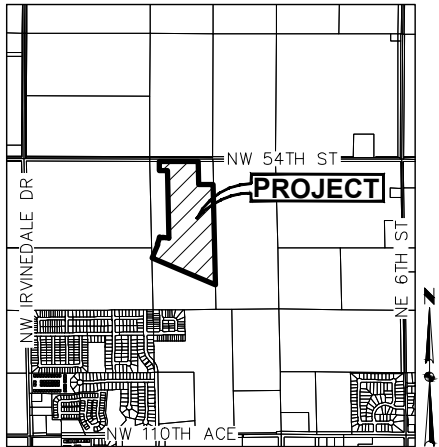
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 2021-85; THENCE NORTH 01°14'06" WEST ALONG THE EAST LINE OF SAID PARCEL 2021-85, A DISTANCE OF 509.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°08'12" WEST, 1454.75 FEET TO THE WEST LINE OF SAID PARCEL 2021-85; THENCE NORTH 1°16'59" WEST ALONG SAID WEST LINE, 3.00 FEET; THENCE NORTH 22°51'48" EAST, 314.10 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 156.97 FEET AND WHOSE CHORD BEARS NORTH 17°14'32" EAST, 156.72 FEET; THENCE SOUTH 79°32'56" EAST, 57.67 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS SOUTH 85°15'23" EAST, 129.28 FEET; THENCE NORTH 01°14'05" WEST, 1434.85 FEET; THENCE SOUTH 88°45'55" WEST, 165.00 FEET; THENCE NORTH 01°14'05" WEST, 198.86 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NW 54TH STREET; THENCE SOUTH 89°53'59" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 822.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 01°14'05" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 2021-85, A DISTANCE OF 492.00 FEET; THENCE NORTH 88°45'55" EAST CONTINUING ALONG SAID EASTERLY LINE, 308.00 FEET; THENCE SOUTH 01°14'05" EAST CONTINUING ALONG SAID EASTERLY LINE, 2129.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.99 ACRES (2,351,778 SQUARE FEET).

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

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DRAWN BY: J. STONEBERG
CHECKED BY: J. STONEBERG
ENGR: J. STONEBERG



VICINITY MAP



ANKENY, IA

OWNER / APPLICANT

HOPE K. FARMS LLC
CONTACT: REZA KARGARZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PHONE: (515) 381-3925
EMAIL: RKARGARZ@EPCMG.COM

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT

PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3

ADJACENT OWNERSHIP

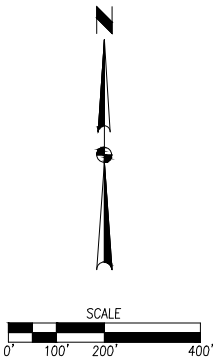
OWNER	ACRES	PERCENT	CONSENTING
1. HARMON FARMS LTD	0.12 AC.	0.25%	
2. MOECKLY FAMILY FARM LLC	6.85 AC.	14.21%	X
3. DEBORAH & ROBERT TERRELL	3.14 AC.	6.52%	X
4. HOPE K FARMS LLC	34.23 AC.	71.03%	X
5. JOHN FERRIER & APRIL ELLIS	2.30 AC.	4.77%	
6. EDWARD FERRIER & ANNETTE VOEGTLIN	1.55 AC.	3.22%	
	48.19 AC.	100%	91.76%

REZONING DESCRIPTION

A PART OF PARCEL 2021-85 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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



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

TECH: CWO

ENGINEER: JMM

HOPE CREST - PUD
REZONING EXHIBIT

2202.133

1/1

2202.133

DATE

REVISIONS

4TH SUBMITTAL

3RD SUBMITTAL

2ND SUBMITTAL

1ST SUBMITTAL

09/22/2022

09/09/2022

08/18/2022

06/30/2022

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

SUPPORTING EVIDENCE

Hope Crest - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to Hope Crest will be from future NW State Street which will require 120' of public ROW and is proposed to cut diagonally through the property towards the northwest as it is extended from NW 36th Street. A secondary access will come from NW 54th Street at the NW Abilene Road tie in. Local streets will be extended through the property to provide connectivity to major streets as well as adjacent properties as development progresses east and west.

The city of Ankeny has a long-term plan to extend NW State Street through the property. NW 54th Street is considered a minor arterial street and is located along the northern boundary of this property. NW Abilene Road is a major collector and will tie into the future NW State Street and into the existing NW 54th Street.

A more detailed traffic study is being prepared by Bolton & Menk for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the local city park and 8' trail. Pedestrian ramps will be provided at all four corners of the intersection of NW State Street and NW Abilene Road to connect the surrounding neighborhoods. An eight-foot wide public trail will be constructed on the south side of NW 54th street, with pedestrian ramps provided on the southern corners of the intersection of NW 54th street and NW Abilene Road.

UTILITIES

Sanitary sewer service will be provided by connecting into the existing 15" trunk sewer extending from NW Abilene Road and into existing 8" sanitary sewer from Brinmore Estates Plat 3 at the north end of NW Sharmin Drive. All sanitary sewer mains will be public and will be designed at minimum slopes due to flat topography.

The existing 10" water main on the eastern side of NW Abilene Road will be extended to NW 54th Street. The existing 8" water main along NW Sharmin Drive will be extended through the development along all local streets. There is an existing 12" water main along the south side of NW 54th Street. All water main will be public.

Storm sewer will be provided within public right-of-ways and sized per city code, ultimately discharging into one of the detention basins provided onsite.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services from Brinmore Estates to the south and NW 54th Street. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Crest property generally drains from west to southeast discharging water to an unnamed tributary of Fourmile. Detention for the single-family residential areas will be provided in wet-bottom ponds provided throughout the site. All detention facilities shall be privately owned and maintained.

PARKS

An onsite public park approximately 0.91 acres in size and an offsite future park, approximately 9.48 acres in size, will be provided to satisfy a portion of the parkland dedication requirements for the residential uses within the development. The remaining parkland dedication requirement is proposed to be satisfied with a fee in lieu payment. Parkland dedication calculations are included.

PARKLAND DEDICATION CALCULATION

HOPE CREST

Ankeny, Iowa

AREA	ZONING	ACRES	Parkland % Required	Park Dedication Acres
A - DUPLEX	R-2	21.62	10%	2.16
B - SF	PUD	38.09	10%	3.81
	CITY PARK	0.91	0%	0.00
	DETENTION PONDS	9.69	0%	0.00
	PUBLIC R.O.W.	21.66	0%	0.00
	FUTURE SINGLE FAMILY	162.57	10%	16.26
	FUTURE MULTI-FAMILY	39.01	10%	3.90
	FUTURE DETENTION POND	19.45	0%	0.00
	FUTURE CITY PARK	9.48	0%	0.00
	FUTURE R.O.W.	53.66	0%	0.00
TOTAL		376.15		26.13

City Park Land Provided = 10.39 Acres

City Park Dedication Required = 26.13 Acres

ARCHITECTURAL CHARACTER

Hope Crest – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

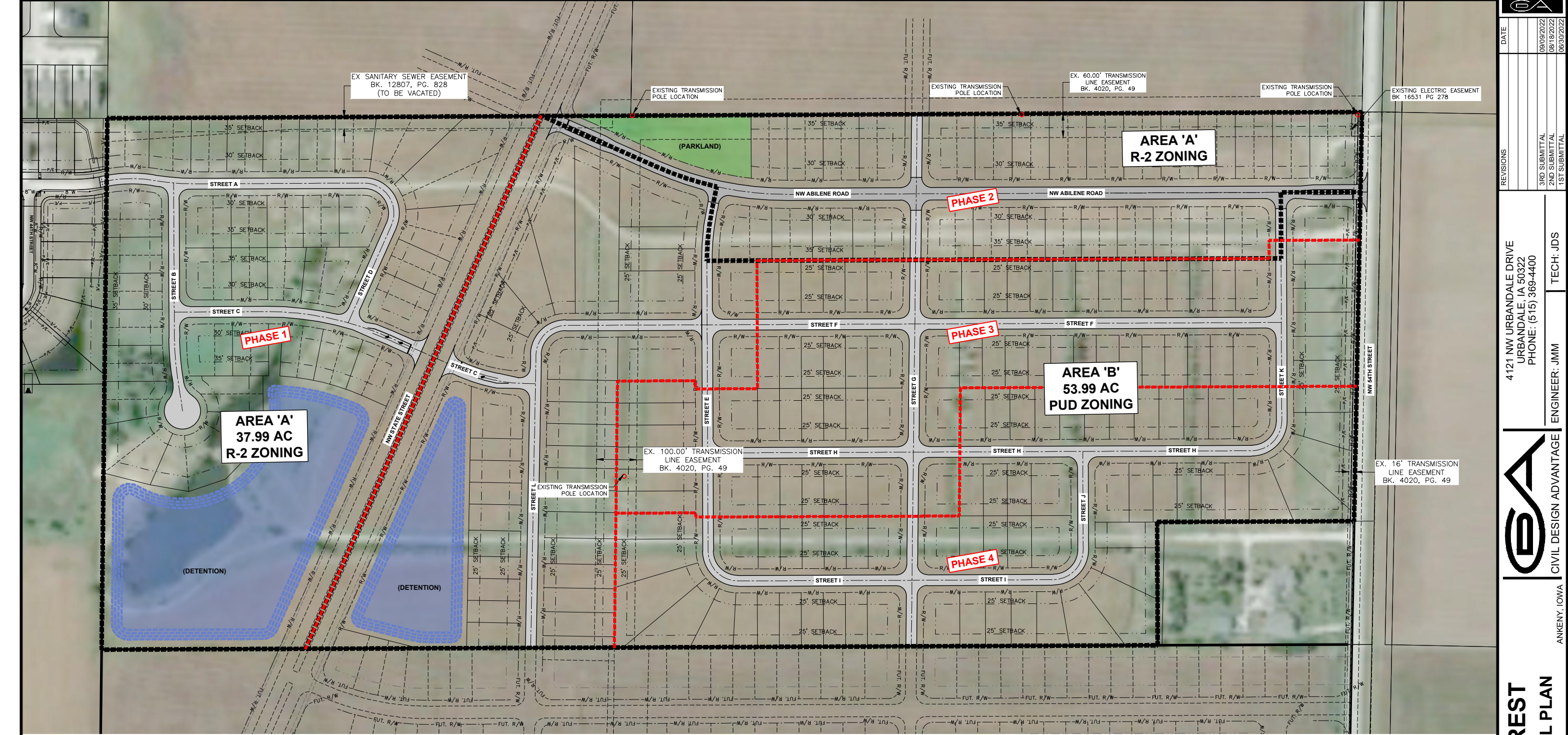
The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials such as but not limited to brick, stone, vinyl, cement board and stucco will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.











DEVELOPMENT SUMMARY - AREA 'A'

ZONING: R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

SETBACKS:
FRONT YARD SETBACK = 30 FT
SIDE YARD SETBACK = 7 FT (15 FT TOTAL)
1-STORY
> 1-STORY = 8 FT (17 FT TOTAL)
REAR YARD SETBACK = 35 FT

MIN. LOT WIDTH:
ONE-FAMILY DETACHED = 70 FT
ONE-FAMILY ATTACHED = 40 FT
TWO FAMILY ATTACHED = 85 FT

* LOTS (127) / ACRE (37.99) = 3.34 LOTS/ACRE

DEVELOPMENT SUMMARY - AREA 'B'

ZONING: PUD W/ UNDERLYING R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)

SETBACKS:
FRONT YARD SETBACK = 25 FT
SIDE YARD SETBACK = 10 FT (5 FT MINIMUM EACH SIDE)
REAR YARD SETBACK = 25 FT

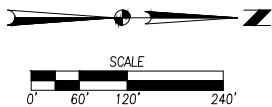
MIN. LOT WIDTH: = 55 FT

MIN. LOT AREA: = 6,600 SF

* LOTS (163) / ACRE (53.99) = 3.02 LOTS/ACRE

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS, INCLUDING ALONG THE SOUTH SIDE OF NW 54TH STREET.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE, WITH THE EXCEPTION OF THE 8' WIDE TRAIL ALONG THE SOUTH SIDE OF NW 54TH STREET.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS OFF OF NW STATE STREET OR NW 54TH STREET.
6. OUTLOTS 'X' AND 'Y' WILL UTILIZED FOR FUTURE DEVELOPMENT TO THE EAST.
7. OUTLOT 'Z' WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
8. FENCES ON LOTS ADJACENT TO NW 54TH STREET AND NW STATE STREET SHALL BE SETBACK 20' FROM NW 54TH STREET AND NW STATE STREET R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW 54TH STREET AND NW STATE STREET R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE R.O.W.
9. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.



DATE

09/09/2022

08/18/2022

06/30/2022

REVISIONS

3RD SUBMITTAL

2ND SUBMITTAL

1ST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH: JDS

ENGINEER: JMM

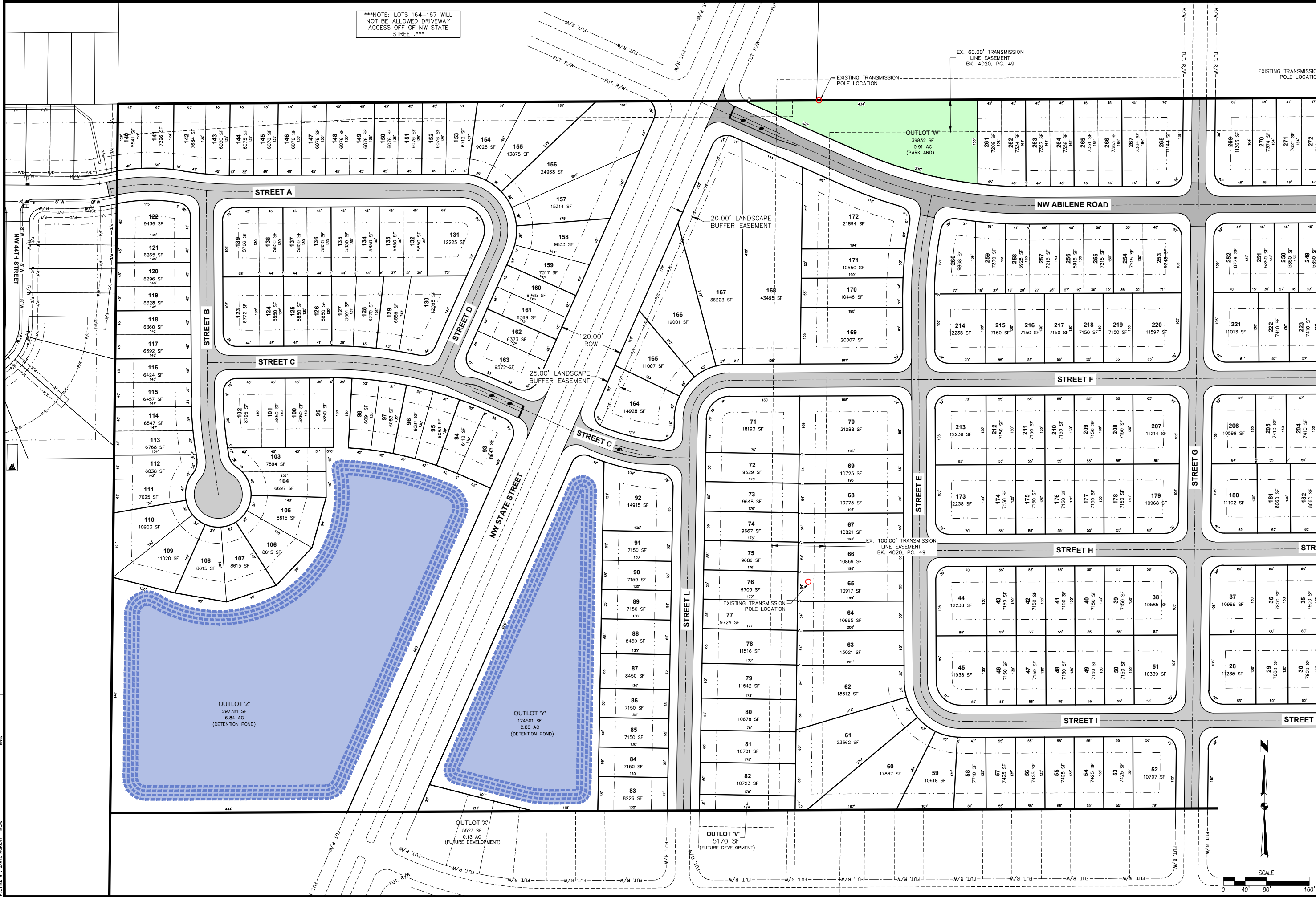
HOPE CREST

CONCEPTUAL PLAN

1

3

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DATE

09/09/2022

REVISIONS

3RD SUBMITTAL

2ND SUBMITTAL

1ST SUBMITTAL

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

TECH: JDS

ENGINEER: JMM

HOPE CREST
CONCEPTUAL PLAN

2
3

2202.133

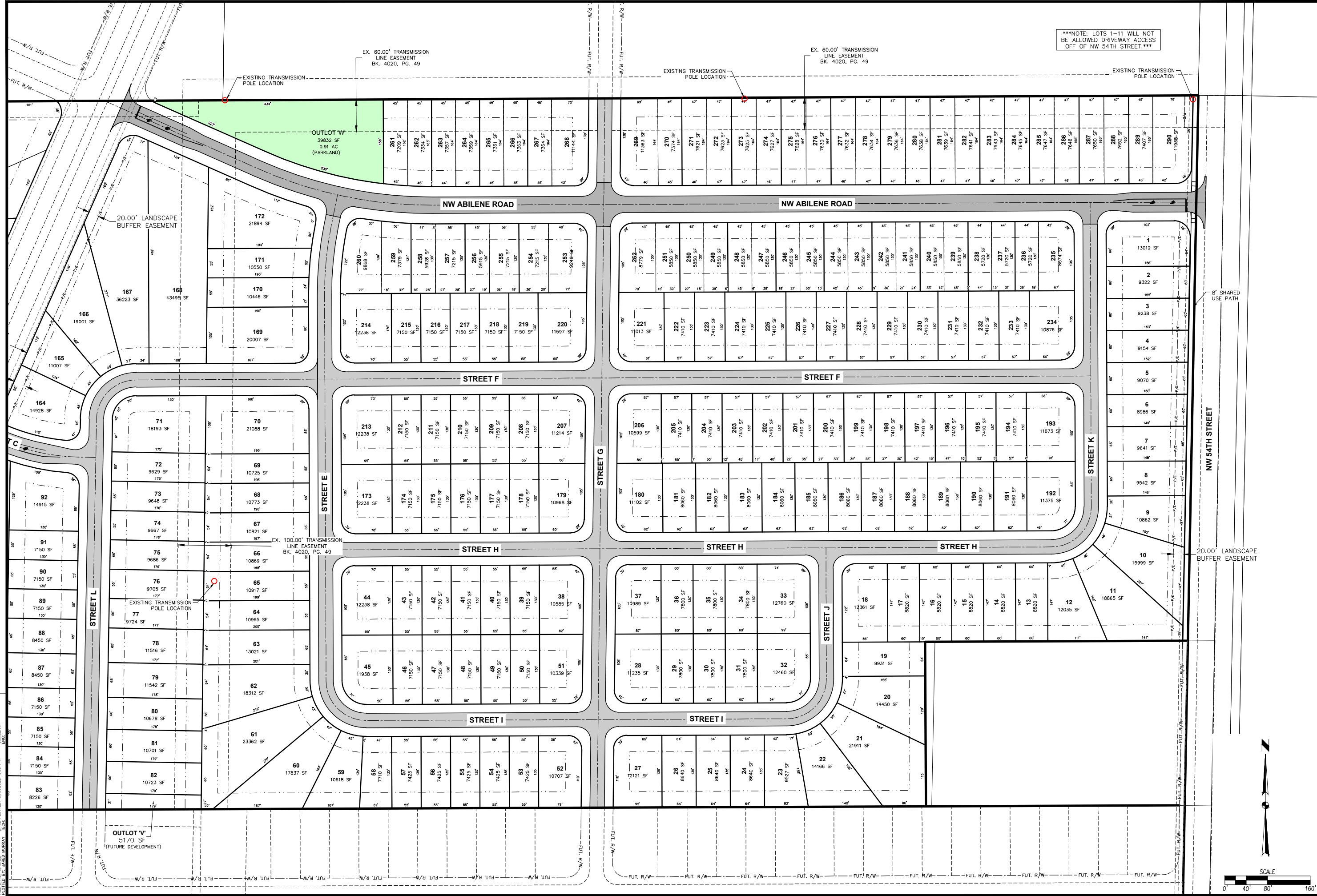
AKENY, IOWA

CIVIL DESIGN ADVANTAGE

EA

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DATE

07/XX/2022

REVISIONS

2ND SUBMITTAL

1ST SUBMITTAL

TECH: JDS

ENGINEER: JMM

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

HOPE CREST

CONCEPTUAL PLAN

3

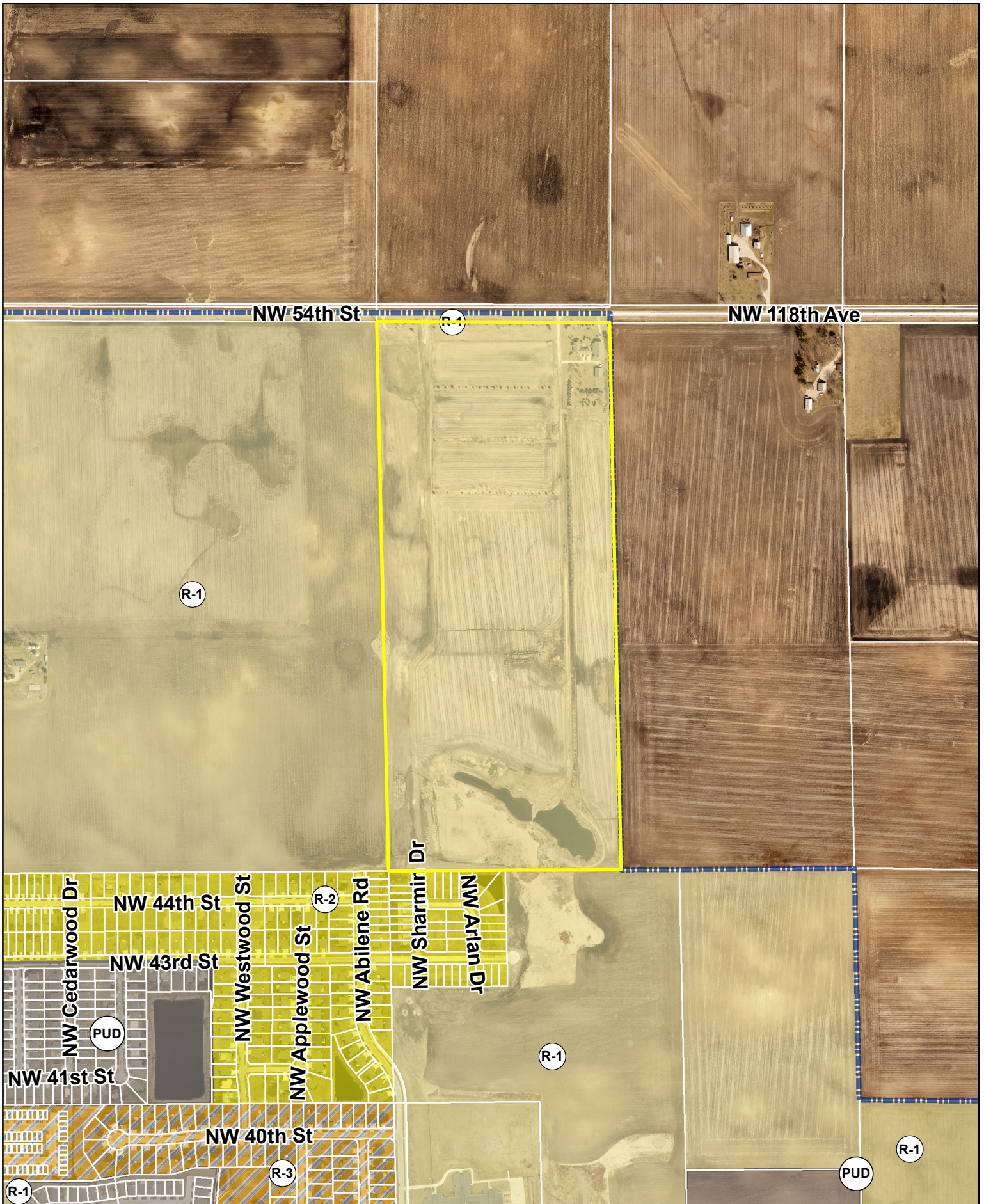
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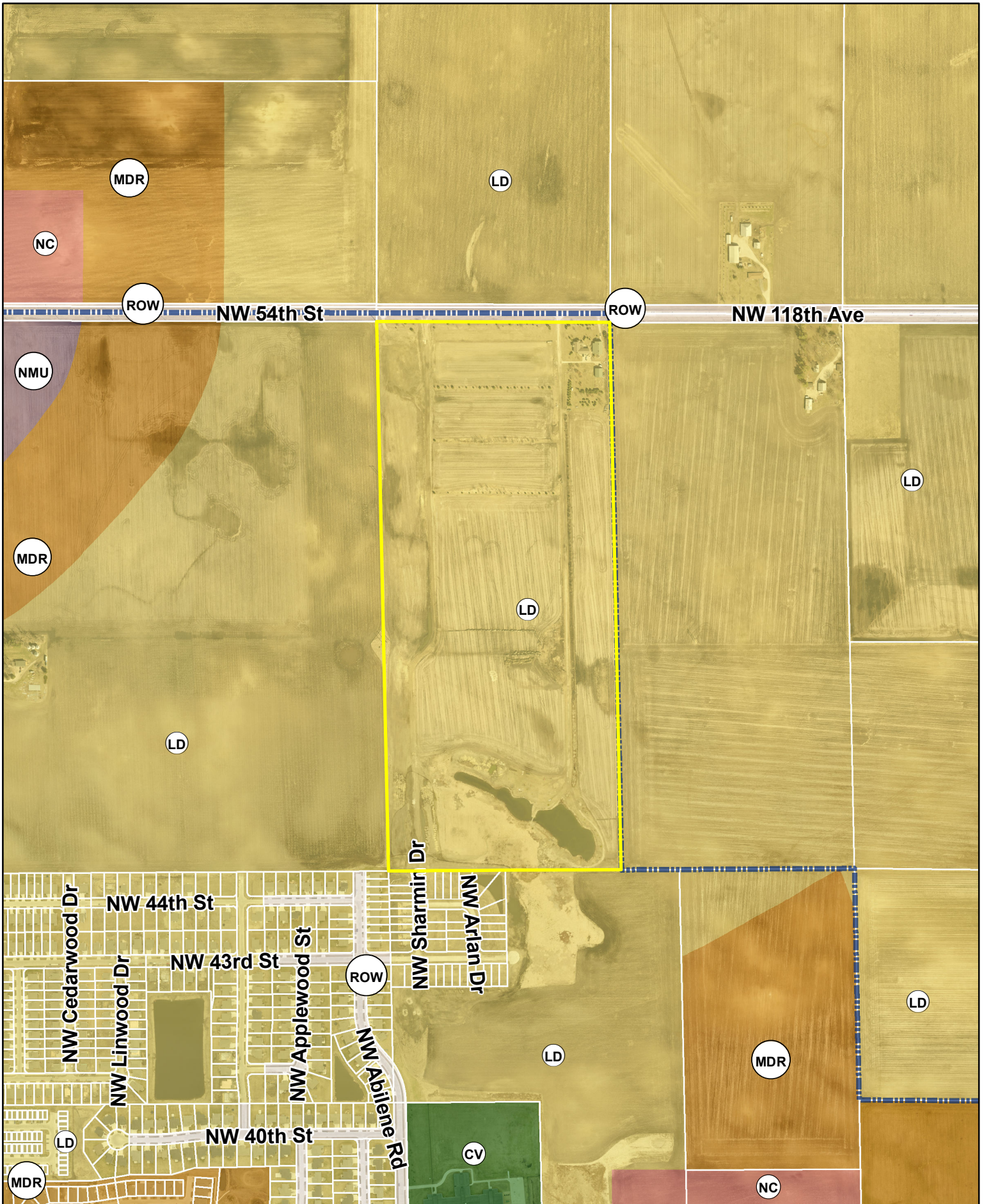
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ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

EA







N



1 inch = 1,000 feet

Date: 9/29/2022

Future NW State Street



PLAN AND ZONING COMMISSION

October 4, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Hardship Land, LLC request to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on September 20, 2022.

PUBLIC OUTREACH EFFORTS:

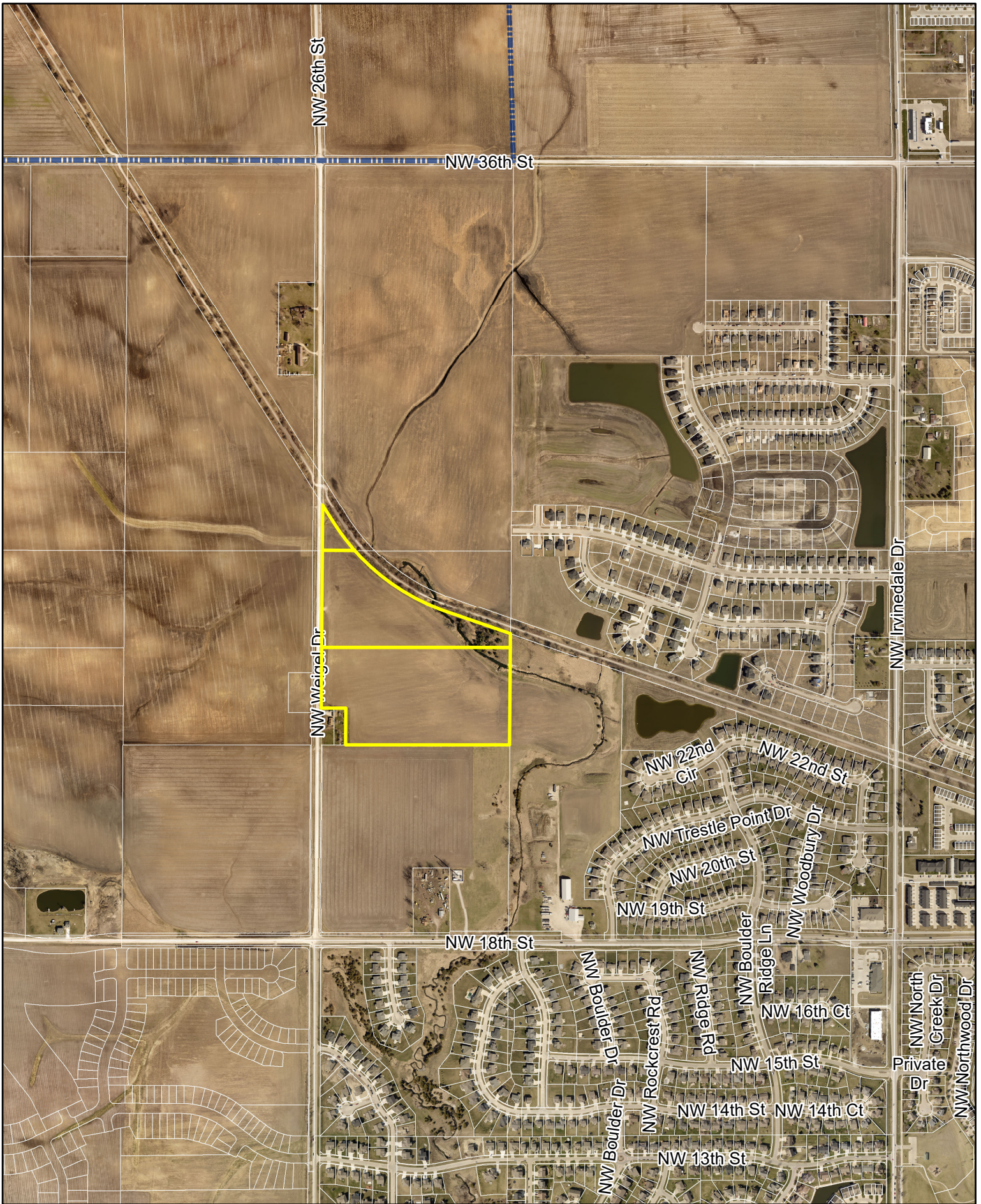
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hardship Land LLC, to rezone property from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to 10 units per acre.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Exhibit
 Zoning Map
 Future Land Use Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: October 4, 2022

Agenda Item: Harmon Property Rezoning – Action
Report Date: September 28, 2022
Prepared By: Ryan Kirschman
Planner I

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC, to rezone property from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Project Report

Hardship Land LLC is requesting to rezone 30.25 acres from R-1, One-Family Residential District, to R-3, Multiple Family Residential District, restricted to 10 unit per acre. The subject area and the rezoning is comprised of three parcels to the east of NW Weigel Drive, north of NW 18th Street, south of NW 36th Street. The High Trestle Trail runs along the northern portion of the property. The properties to the north are zoned R-3 Multiple Family Residence District with restrictions, the properties to the east and west are zoned R-1 One-Family Residence District. The property to the south is zoned PUD. The parcel directly north was rezoned to R-3 Multiple Family Residence District in June of this year accompanied with an amendment to the future land use map from low density residential to medium density residential.

The subject property is identified as medium density residential in the Ankeny 2040 Comprehensive Plan. The properties to the north, west, and south are also identified as medium density residential. The property east of the subject parcel is identified as medium and low density residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject for rezoning, as well as the signatures of the owners of at least 60% of the land within 250 feet of the rezoning area, specifically 74.25%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the property on September 8, 2022; and a legal notice of the proposed rezoning was published on September 9, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Monday, September 12, 2022, providing the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the rezoning on September 20, 2022. During the public hearing there was discussion regarding the projects from City Staff, the applicant's representative, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the commission raised the following questions and concerns:

How will the property be accessed?

A member of the commission asked how the site will be accessed. The subject property will be accessed from NW Weigel Drive, the property will not have access that crosses the High Trestle Trail. Prior to development the applicant will be required to conduct and submit a traffic impact study for the development which will be reviewed by city staff after the submittal of a site plan or final plat. The site only borders NW Weigel Drive (a collector street) which is not currently paved, the design and paving of that road are part of the Ankeny Capital Improvement Plan.

When will NW Weigel Drive be paved?

One member of the commission asked when NW Weigel Drive would be paved, since NW Weigel Drive is currently gravel north of NW 18th Street. In the current CIP, NW Weigel Drive is scheduled for an asphalt overlay. This project is currently set for design in 2024 and construction in 2025. However, the CIP is reviewed by City Council each fall and this projects timing could change.

What will be built on the site?

Another question the commission asked was, what will be built on the site. The applicant's representative stated that the specific development plan was unknown at this time. However, due to the irregular shape of the property caused by High Trestle Trail, as well as the proposed density restriction, it would likely be developed with townhomes.

Summary:

The proposed rezoning is consistent with the Land Use designation as shown in the 2040 Comprehensive Plan. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to R-3 Multiple Family Residence District restricted to 10 units per acre.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

August 19, 2022

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

RE: Harmon Property Rezoning

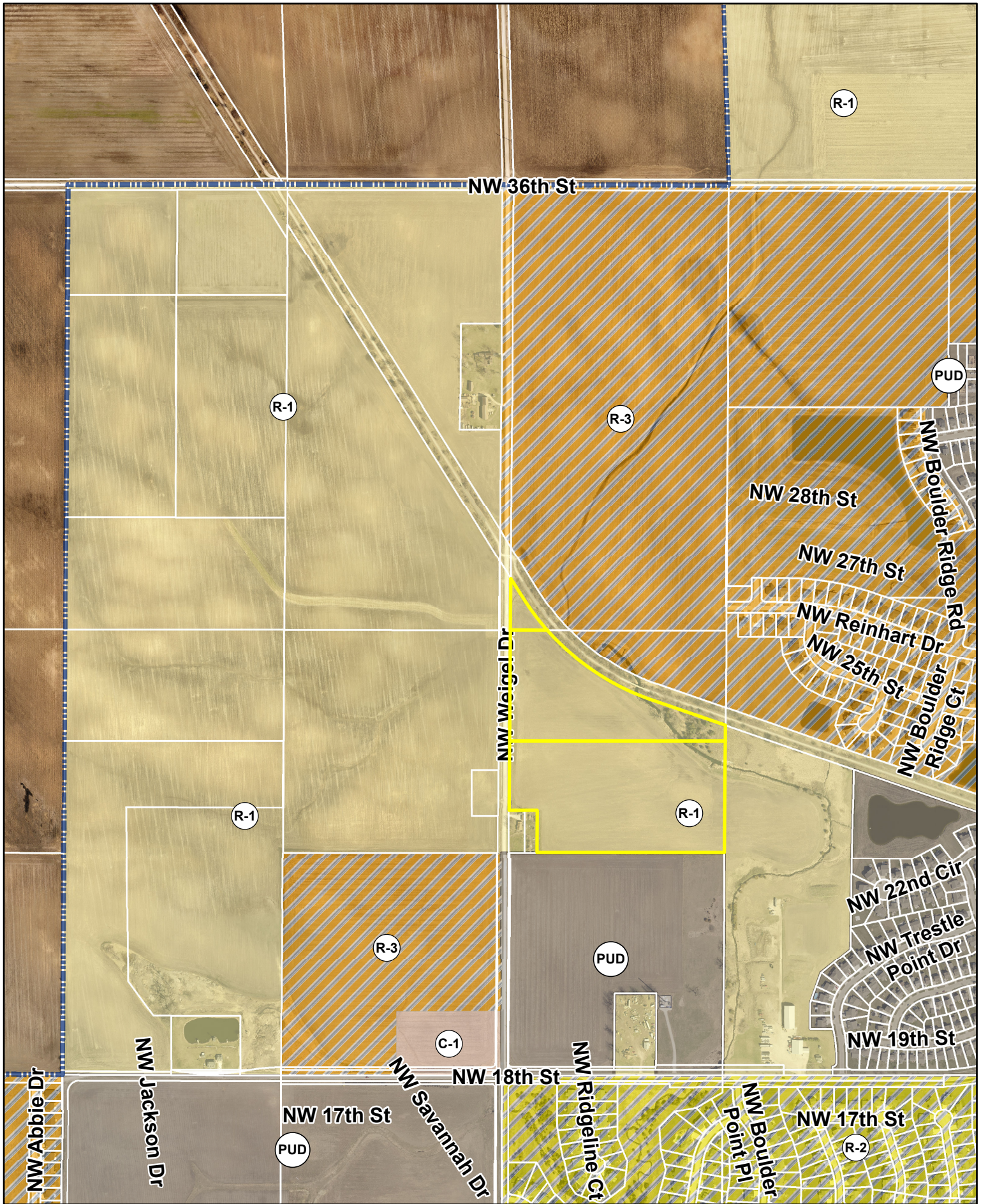
Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hardship Land LLC, we submit herewith the following rezoning request to rezone approximately 30.25 acres located approximately 1,000 feet northeast of the intersection of NW 18th Street and east of NW Weigel Drive. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone the property to R-3 Multiple-Family Residence District restricted to a density of 10 units per acre. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

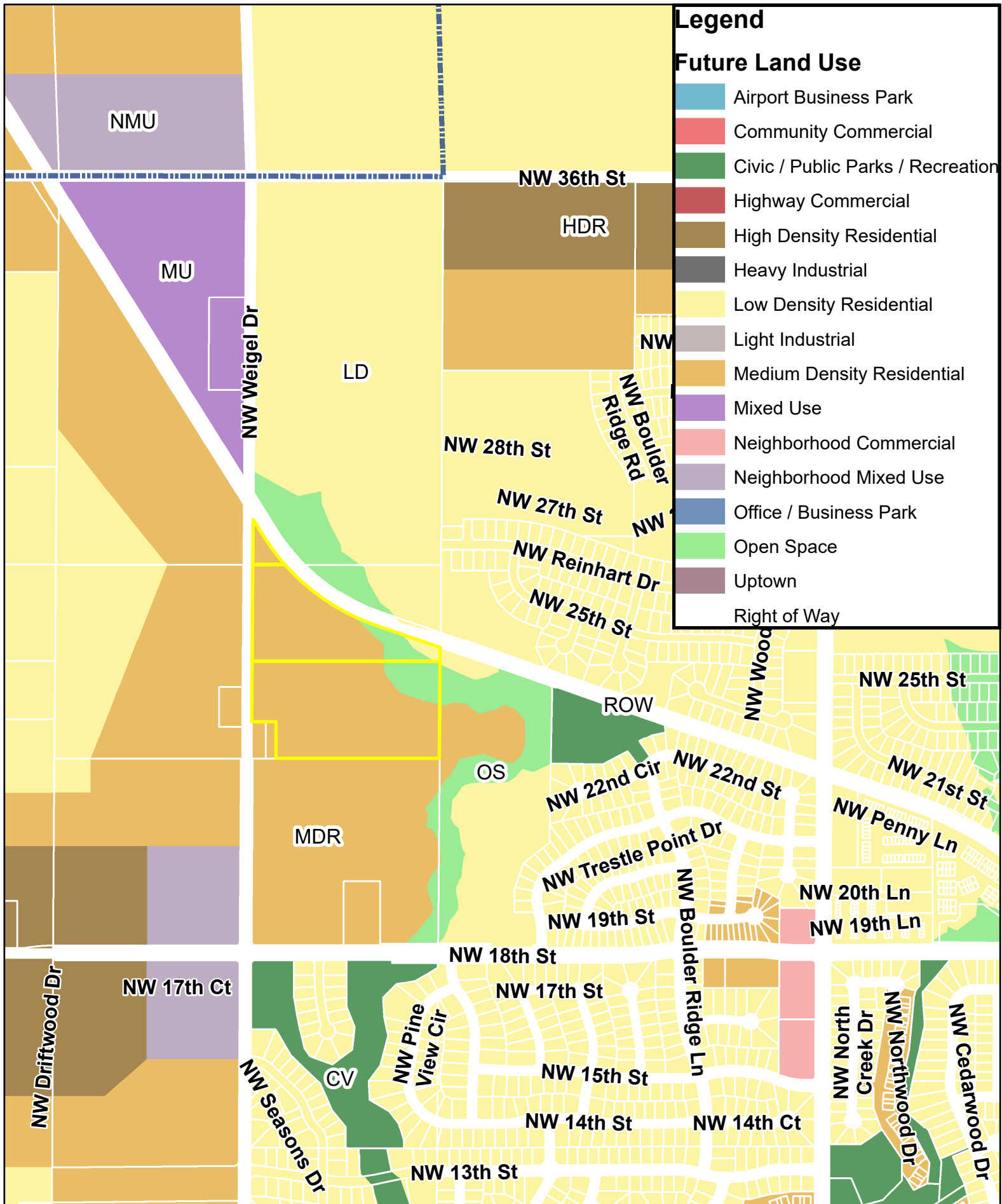
Erin K. Ollendike, P.E.



1 inch = 729 feet

Date: 9/30/2022

Harmon Property Rezoning



N



1 inch = 833 feet

Date: 9/8/2022

Harmon Property Rezoning Future Land Use Map



PLAN AND ZONING COMMISSION

October 4, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. October 3, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for October 18, 2022

September 2022 Building Permit Report

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 September 2022 Building Permit Report

City of Ankeny
Building Permit Report
Month of September 2022

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	September-22		September-21		1/1/2022-9/30/2022		1/1/2021-9/30/2021		7/1/2022-9/30/2022	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	40	\$12,779,241	26	\$8,858,205	389	\$121,616,669	494	\$143,025,620	117	\$40,201,186
New Single Family Attached/Duplex	22	\$5,838,498	27	\$6,816,062	205	\$49,645,379	207	\$47,263,614	80	\$20,251,054
New Multi - Family	0	\$0	0	\$0	19	\$39,105,871	1	\$0	14	\$2,676,029
Total New Residential Permits	62	\$18,617,739	53	\$15,674,267	613	\$210,367,919	702	\$190,289,234	211	\$63,128,269
Additions/Alterations/Other (1)	85	\$1,235,162	67	\$634,555	740	\$9,514,523	736	\$6,334,562	281	\$3,679,094
Total New Dwelling Units	62		53		802		875		211	
NON-RESIDENTIAL										
New Commercial	2	\$41,217,904	2	\$2,000,000	28	\$141,838,675	21	\$94,181,779	7	\$47,419,642
COM Additions/Alterations/Other	5	\$769,620	12	\$6,901,286	80	\$15,807,855	96	\$73,972,447	26	\$5,340,032
New Church	0	\$0	0	\$0	1	\$13,679,075	0	\$0	0	\$0
CHR Additions/Alterations/Other	1	\$4,800	1	\$10,000	3	\$359,880	6	\$4,794,000	2	\$354,800
New School	0	\$0	0	\$0	1	\$27,196,293	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	3	\$40,550	1	\$5,176,000	0	\$0
Total Non Residential Permits	8	\$41,992,324	15	\$8,911,286	116	\$198,922,328	124	\$178,124,226	35	\$53,114,474
MISC PERMITS (2)	97	\$154,732	90	\$46,825	802	\$1,089,492	912	\$870,179	267	\$289,313
TOTALS	252	\$61,999,957	225	\$25,266,933	2271	\$419,894,262	2474	\$375,618,201	794	\$120,211,150

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

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

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

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from September 2022

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	9/6/2022	\$299,719	22-5570-NEW	2505 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/6/2022	\$288,694	22-5606-NEW	2509 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/6/2022	\$331,155	22-5608-NEW	2513 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/6/2022	\$287,826	22-5614-NEW	2512 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/6/2022	\$336,804	22-5615-NEW	2516 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/11/2022	\$355,652	22-5860-NEW	4220 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/12/2022	\$328,486	22-5545-NEW	2303 SW Vintage Pkwy	MJ Properties	MJ Properties
Single Family Detached	New Building	9/12/2022	\$419,566	22-5551-NEW	4701 NW 10th St	Claman Custom Homes	Claman Custom Homes
Single Family Detached	New Building	9/12/2022	\$509,679	22-5552-NEW	1003 NW Jackson Dr	Claman Custom Homes	Claman Custom Homes
Single Family Detached	New Building	9/12/2022	\$423,051	22-5610-NEW	2309 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	9/12/2022	\$285,526	22-5769-NEW	2521 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/12/2022	\$298,704	22-5771-NEW	2525 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/12/2022	\$315,066	22-5772-NEW	2517 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/12/2022	\$293,527	22-5773-NEW	2529 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/12/2022	\$308,904	22-5774-NEW	2503 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/12/2022	\$338,190	22-5826-NEW	1718 SW Franklin Dr	Haven Homes Iowa	Haven Homes Iowa
Single Family Detached	New Building	9/12/2022	\$335,800	22-5839-NEW	1714 SW Franklin Dr	Haven Homes Iowa	Haven Homes Iowa
Single Family Detached	New Building	9/12/2022	\$354,452	22-5857-NEW	4307 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/13/2022	\$298,704	22-5814-NEW	2501 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/15/2022	\$252,884	22-5975-NEW	2703 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/19/2022	\$437,289	22-5749-NEW	6104 NE Oak Dr	J3 Homes LLC	J3 Homes LLC
Single Family Detached	New Building	9/20/2022	\$213,944	22-6034-NEW	2611 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/20/2022	\$213,944	22-6036-NEW	3030 NW Greenwood St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/20/2022	\$330,220	22-6066-NEW	3509 NW Westwood St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/21/2022	\$351,912	22-5513-NEW	1410 SW Walnut St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	9/21/2022	\$329,285	22-5517-NEW	1406 SW Walnut St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	9/21/2022	\$309,048	22-5898-NEW	2508 SW Vineyard Ln	Bella Homes LLC	Bella Homes LLC
Single Family Detached	New Building	9/21/2022	\$328,677	22-6069-NEW	3303 NW Greenwood St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/22/2022	\$366,404	22-5725-NEW	1113 SW Des Moines St	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	9/26/2022	\$297,897	22-5983-NEW	3407 NW Reinhart Dr	Happe Homes, LLP	Happe Homes Llp
Single Family Detached	New Building	9/26/2022	\$207,695	22-5986-NEW	4107 NW 13th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	9/26/2022	\$219,911	22-5987-NEW	4111 NW 13th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	9/26/2022	\$254,424	22-6031-NEW	2619 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/26/2022	\$213,944	22-6033-NEW	2615 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/26/2022	\$253,274	22-6076-NEW	4217 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	9/29/2022	\$320,806	22-6168-NEW	520 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/29/2022	\$294,958	22-6175-NEW	516 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/29/2022	\$287,846	22-6176-NEW	408 NE 55th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/29/2022	\$327,781	22-6178-NEW	404 NE 55th St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	9/30/2022	\$557,596	22-6177-NEW	5804 NE Sherman Ct	Embarq Signature Homes	Embarq Signature Homes
Single Family Attached	New Building	9/1/2022	\$270,421	22-5000-NEW	2837 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/1/2022	\$271,176	22-5148-NEW	2825 SW 24th Ln	JCorp Inc	JCorp Inc

Single Family Attached	New Building	9/1/2022	\$262,093	22-5149-NEW	2829 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/1/2022	\$262,093	22-5150-NEW	2833 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$269,084	22-5125-NEW	2703 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5124-NEW	2707 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$263,863	22-5123-NEW	2711 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5122-NEW	2715 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5121-NEW	2719 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$269,084	22-5004-NEW	2723 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$269,084	22-5191-NEW	2727 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5192-NEW	2731 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$263,863	22-5193-NEW	2735 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5194-NEW	2739 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5195-NEW	2743 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$269,084	22-5005-NEW	2747 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$269,084	22-5317-NEW	2801 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5318-NEW	2805 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$263,863	22-5319-NEW	2809 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5320-NEW	2813 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$262,958	22-5321-NEW	2817 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Attached	New Building	9/8/2022	\$269,084	22-5006-NEW	2821 SW 24th Ln	JCorp Inc	JCorp Inc
Single Family Detached	Building Alteration	9/1/2022	\$20,138	22-4907-ALT	3206 NE 5th Ln	Vishal Patel	Vishal Patel
Single Family Detached	Building Alteration	9/1/2022	\$16,078	22-5651-ALT	4221 NE 16th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Addition	9/6/2022	\$12,070	22-5673-ADD	910 SE 9th St	KBS	KBS
Single Family Detached	Building Alteration	9/7/2022	\$9,523	22-5842-ALT	2602 SW Vineyard Ln	Power Guard LLC	Power Guard LLC
Single Family Detached	Building Addition	9/8/2022	\$33,795	22-5350-ADD	805 NW Applewood St	Robert Kufner	Robert Kufner
Single Family Detached	Building Alteration	9/12/2022	\$16,240	22-5894-ALT	423 NE 55th St	Graystone Companies LLC	Graystone Companies LLC
Single Family Detached	Building Alteration	9/12/2022	\$4,000	22-5920-ALT	1823 NW Prairie Lakes Dr	MB Electrical	MB Electrical
Single Family Detached	Building Alteration	9/13/2022	\$23,803	22-5824-ALT	1713 NW 31st St	Weston Companies LLC	Weston Companies LLC
Single Family Detached	Building Alteration	9/13/2022	\$30,000	22-5832-ALT	1650 SE Delaware Ave	Homeworx	Homeworx
Single Family Detached	Building Addition	9/13/2022	\$32,588	22-5854-ADD	1013 NE Fountain View Ct	Daniel Presler	Daniel Presler
Single Family Detached	Building Alteration	9/14/2022	\$18,212	22-5957-ALT	1217 NE 49th St	Mason Group, LLC	Mason Group, LLC
Single Family Detached	Building Addition	9/14/2022	\$74,982	22-5964-ADD	3117 NW 27th Cir	Candor Homes, LLC	Candor Homes, LLC
Single Family Detached	Building Addition	9/17/2022	\$31,202	22-5780-ADD	2105 NW 24th St	Dave Adickes	Dave Adickes
Single Family Detached	Building Alteration	9/19/2022	\$27,051	22-5966-ALT	2318 NW Beechwood St	Amy M Simpson	Amy M Simpson
Single Family Detached	Building Alteration	9/19/2022	\$4,000	22-5991-ALT	736 SE Richland Ct	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	9/20/2022	\$42,000	22-6094-ALT	1715 SW Precedence Rd	Compelling Homes	Compelling Homes
Single Family Detached	Building Alteration	9/22/2022	\$32,016	22-6132-ALT	1527 NW Cedar Dr	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	9/22/2022	\$33,617	22-6133-ALT	3125 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Addition	9/26/2022	\$21,725	22-5994-ADD	519 NE Georgetown Blvd	Zenith Design Build	Zenith Design Build
Single Family Detached	Building Addition	9/30/2022	\$44,932	22-6123-ADD	817 SE Lowell Ct	Dewit Construction & Remodel	Dewit Construction & Rem
Single Family Detached	Porch	9/9/2022	\$6,600	22-5895-PRCH	3308 NW 27th St	Jesse M Miller	Jesse M Miller
Single Family Detached	Porch	9/12/2022	\$3,600	22-5833-PRCH	3207 NW 30th St	3 Sons Construction	3 Sons Construction
Single Family Detached	Porch	9/14/2022	\$5,040	22-5968-PRCH	522 NW Ridgeline Dr	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Porch	9/15/2022	\$2,880	22-4319-PRCH	2212 NW Abilene Rd	Better Builders	Better Builders
Single Family Detached	Porch	9/15/2022	\$6,000	22-5386-PRCH	2411 SW 23rd St	Jacob's Ladder Cost LLC	Jacob's Ladder Cost LLC
Single Family Detached	Porch	9/19/2022	\$4,320	22-6072-PRCH	2201 SW 17th St	Sender's Construction	Sender's Construction

Single Family Detached	Solar	9/6/2022	\$20,000	22-5755-SOL	317 SW 16th St	Purelight Power	Purelight Power
Single Family Detached	Solar	9/6/2022	\$37,531	22-5760-SOL	1105 NE 31st St	Purelight Power	Purelight Power
Single Family Detached	Solar	9/6/2022	\$42,465	22-5801-SOL	2327 SW Woodland Ct	Purelight Power	Purelight Power
Single Family Detached	Solar	9/8/2022	\$35,521	22-5796-SOL	206 NW Springbrooke Ct	Purelight Power	Purelight Power
Single Family Detached	Solar	9/8/2022	\$30,000	22-5850-SOL	1617 NW Pine View Cir	Purelight Power	Purelight Power
Single Family Detached	Solar	9/12/2022	\$36,697	22-5879-SOL	1618 NW 2nd St	SunPro Solar	ADT Solar LLC
Single Family Detached	Solar	9/19/2022	\$14,985	22-6030-SOL	404 NE Mission Ct	One Source Solar	1 Source Solar
Single Family Detached	Solar	9/20/2022	\$9,794	22-6104-SOL	2714 NW 5th St	One Source Solar	1 Source Solar
Single Family Detached	Solar	9/21/2022	\$16,560	22-6107-SOL	2810 NW Sharmin Dr	One Source Solar	1 Source Solar
Single Family Detached	Solar	9/22/2022	\$57,981	22-5926-SOL	505 SE Trilein Dr	Dexton Lybbert	Skyline Solar
Single Family Detached	Solar	9/22/2022	\$30,000	22-6059-SOL	4912 NW 13th St	Purelight Power	Purelight Power
Single Family Detached	Solar	9/22/2022	\$16,000	22-6061-SOL	3117 NW 28th St	Purelight Power	Purelight Power
Single Family Detached	Solar	9/22/2022	\$30,000	22-6128-SOL	4812 NW 2nd Ct	Purelight Power	Purelight Power
Single Family Detached	Solar	9/28/2022	\$32,000	22-6151-SOL	709 NW Boulder Brook Dr	Purelight Power	Purelight Power
Single Family Attached	Solar	9/28/2022	\$28,000	22-6365-SOL	4213 NW Linwood Dr	Central Iowa Mechanical	Central Iowa Mechanical
Single Family Detached	Gazebo	9/1/2022	\$3,840	22-5589-GAZ	3108 NE 17th St	Aaron Tjarks	Aaron Tjarks
Single Family Detached	Garage	9/6/2022	\$72,516	22-5811-GAR	506 SW Nottingham Rd	Thomas Knapp	Thomas Knapp
Single Family Detached	Garage	9/14/2022	\$26,589	22-5974-GAR	3214 NW 20th St	Blue Ribbon Contracting	Blue Ribbon Contracting
Single Family Detached	Garage	9/30/2022	\$6,043	22-6330-GAR	1614 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	Shed	9/1/2022	\$30,000	22-5231-SHD	1214 NE 53rd Ct	Chris Nourse	Chris Nourse
Single Family Detached	Shed	9/1/2022	\$2,400	22-5711-SHD	523 NW 31st St	Gregory Stotts	Tuff Shed
Single Family Detached	Shed	9/2/2022	\$2,880	22-5662-SHD	911 NE Meadow Landing Dr	Larisa Keserovic	Larisa Keserovic
Single Family Detached	Shed	9/6/2022	\$2,400	22-5778-SHD	3308 NW 27th St	Deaton William	Tuff Shed (Home Depot)
Single Family Detached	Shed	9/8/2022	\$2,100	22-5782-SHD	3010 NW Abilene Rd	Monarca Construction	Monarca Construction
Single Family Detached	Shed	9/8/2022	\$4,800	22-5868-SHD	808 NW 37th Ct	Dale Grieder	Dale Grieder
Single Family Detached	Shed	9/8/2022	\$1,600	22-5883-SHD	1419 SE Waywin Dr	Brian Strable	Brian Strable
Single Family Detached	Shed	9/12/2022	\$2,800	22-5710-SHD	1511 NW Rockcrest Rd	Andrew Chipman	Andrew Chipman
Single Family Detached	Shed	9/12/2022	\$980	22-5899-SHD	601 NW Chapel Dr	Daniel Neubauer	Daniel Neubauer
Single Family Detached	Shed	9/14/2022	\$2,400	22-5982-SHD	513 SW Maple St	Tuff Shed	Tuff Shed
Single Family Attached	Shed	9/22/2022	\$1,600	22-6146-SHD	4303 NW Arian Dr	Michael Thompson	Tuff Shed
Single Family Detached	Shed	9/23/2022	\$1,600	22-6157-SHD	2809 NW 28th St	Kyanite Design & Build	Kyanite Design & Build
Single Family Detached	Shed	9/28/2022	\$4,000	22-6353-SHD	806 SE Laurie Ct	Daniel E Schellhase	Daniel E Schellhase
Single Family Detached	Spa/Hot Tub	9/19/2022		22-6075-SPA	814 NE Forest Ridge Dr	Kolbe David	Kolbe David
Single Family Detached	Swimming Pool	9/2/2022		22-5674-POOL	2001 NW Woodland Ct	Pool Escapes	Pool Escapes
Single Family Detached	Swimming Pool	9/2/2022		22-5747-POOL	2220 SW Woodland Dr	Jim Haws	Jim Haws
Single Family Detached	Swimming Pool	9/12/2022		22-5565-POOL	1525 SW Des Moines St	Juarez Excavating LLC	Juarez Excavating LLC
Single Family Detached	Swimming Pool	9/14/2022		22-5758-POOL	1604 NW Arbor Dr	Toy Box Construction	Toy Box Construction
Single Family Detached	Swimming Pool	9/19/2022		22-6050-POOL	3212 NW Reinhart Dr	Toy Box Construction	Backyard Paradise LLC
Single Family Detached	Deck	9/1/2022	\$5,808	22-4526-DECK	2615 NE Bellagio Dr	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Attached	Deck	9/2/2022	\$192	22-5185-DECK	4314 NW Sharmin Dr	Kristi Hebel	Jerry Danielson
Single Family Detached	Deck	9/6/2022	\$3,600	22-5550-DECK	344 SE Willow Run Ln	Taft's Construction Services	Taft's Construction Services

Single Family Detached	Deck	9/6/2022	\$3,072	22-5754-DECK	1034 NE Otter Ridge Cir	Ross Budden	Ross Budden
Single Family Detached	Deck	9/6/2022	\$1,296	22-5797-DECK	1302 SW 2nd St	Code Blue Construction	Code Blue Construction
Single Family Detached	Deck	9/7/2022	\$3,480	22-5792-DECK	2904 SW Butternut Dr	3P Carpentry & Construct	3P Carpentry & Construct
Single Family Detached	Deck	9/8/2022	\$2,760	22-5862-DECK	913 NE 15th St	Neil Kaufman	Neil Kaufman
Single Family Detached	Deck	9/8/2022	\$2,000	22-5867-DECK	4302 NW Sharmin Dr	Isabell Innovations LLC	Isabell Innovations LLC
Single Family Detached	Deck	9/8/2022	\$2,256	22-5875-DECK	1209 NE Stone Valley Cir	Jason Jensen	Jason Jensen
Single Family Detached	Deck	9/9/2022	\$2,016	22-4830-DECK	211 NE 62nd St	Caliber Homes	Caliber Homes
Single Family Detached	Deck	9/9/2022	\$5,568	22-5492-DECK	5107 NE Bellagio Ct	Vishal Patel	Vishal Patel
Single Family Detached	Deck	9/13/2022	\$2,592	22-5931-DECK	1501 NE Michael Dr	Peter M Kenne	Peter M Kenne
Single Family Detached	Deck	9/15/2022	\$15,000	22-5260-DECK	4503 NE Bellagio Dr	Better Builders	Better Builders
Single Family Detached	Deck	9/16/2022	\$4,452	22-6029-DECK	814 NE Forest Ridge Dr	Kolbe David	Kolbe David
Single Family Attached	Deck	9/19/2022	\$3,528	22-5934-DECK	1019 NE 43rd St	Paradigm Construction	Paradigm Construction
Single Family Detached	Deck	9/21/2022	\$4,608	22-6126-DECK	1332 NE 31st St	Buresh Homes Solutions	Buresh Homes Solutions
Single Family Detached	Deck	9/21/2022	\$504	22-6136-DECK	4309 NE Briarwood Dr	Executive Interiors	Executive Interiors
Single Family Detached	Deck	9/22/2022	\$2,448	22-5496-DECK	3807 NE Rio Ct	Vishal Patel	Vishal Patel
Single Family Detached	Deck	9/26/2022	\$1,920	22-6090-DECK	1807 SW 19th St	Ultimate Construction Svcs	Ultimate Construction Svcs
Single Family Detached	Deck	9/28/2022	\$2,688	22-6137-DECK	2605 NW 44th St	Emma Aalbers	Emma Aalbers
Single Family Detached	Deck	9/29/2022	\$2,880	22-6394-DECK	1209 NW Wagner Blvd	Done Right Construction	Done Right Construction
Hotel/Motel	New Building	9/21/2022	\$15,217,904	22-5206-NEW	1230 SW District Dr	PT 2021 Hotel Associates	Aspire Construction
Industrial	New Building	9/30/2022	\$26,000,000	22-3773-NEW	8700 SE Convenience Blvd	Kevin Barber	Hansen Company
Other (hangar alt)	Building Alteration	9/1/2022	\$20,000	22-4151-ALT	3750 SE Convenience Blvd	Matthew Sawhill	Matthew Sawhill
Storage	Building Alteration	9/7/2022	\$125,000	22-4653-ALT	807 SW Des Moines St Unit 101	Eick & Day Construction	Eick & Day Construction
Storage	Building Alteration	9/7/2022	\$275,000	22-5136-ALT	807 SW Des Moines St Unit 103	Eick & Day Construction	Eick & Day Construction
Office	Building Alteration	9/19/2022	\$199,620	22-5965-ALT	1520 NW Irvindale Dr Ste 105	Hunziker Construction Svcs	Hunziker Construction Svcs
Storage	Building Alteration	9/29/2022	\$150,000	22-6193-ALT	3742 SE Convenience Blvd	Jensen Builders Ltd	Jensen Builders LTD
Church	Gazebo	9/29/2022	\$4,800	22-6197-GAZ	1102 NW Weigel Dr	St Luke the Evangelist	All Star Concrete
Single Family Detached	Fence/Wall	9/1/2022		22-4558-FNCE	807 SW Cohasset Dr	Emmett Tyler	Emmett Tyler
Single Family Attached	Fence/Wall	9/2/2022		22-5184-FNCE	4314 NW Sharmin Dr	Kristi Hebel	Kristi Hebel
Single Family Detached	Fence/Wall	9/2/2022		22-5750-FNCE	1401 NW Arbor Dr	Jim Haws	Jim Haws
Single Family Detached	Fence/Wall	9/2/2022		22-5753-FNCE	4911 NW 7th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	9/6/2022		22-5783-FNCE	309 NW Benjamin Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	9/6/2022		22-5786-FNCE	3128 NW 27th Cir	Door & Fence Store	Door & Fence Store
Single Family Attached	Fence/Wall	9/6/2022		22-5794-FNCE	1327 NW 32nd St	Capitol City Fence	Capitol City Fence
Single Family Detached	Fence/Wall	9/7/2022		22-5813-FNCE	1208 NW Arbor Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/7/2022		22-5815-FNCE	5909 NE Grant Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/8/2022		22-2979-FNCE	5250 NE Seneca Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	9/8/2022		22-5825-FNCE	1709 SW Des Moines St	Absolute Fence LLC	Absolute Fence LLC
Single Family Attached	Fence/Wall	9/8/2022		22-5843-FNCE	4807 NE Briarwood Dr	DK3J Handyman Services	DK3J Handyman Services
Single Family Detached	Fence/Wall	9/9/2022		22-5549-FNCE	509 NW Somerset Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/9/2022		22-5701-FNCE	408 NE Hanover Ct	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	9/9/2022		22-5886-FNCE	1112 NW 26th St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	9/12/2022		22-5333-FNCE	1225 NW Reinhart Dr	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	9/12/2022		22-5334-FNCE	1221 NW Reinhart Dr	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	9/12/2022		22-5596-FNCE	2304 SE Clover Ridge Ct	Bos Fencing	Bos Fencing

Single Family Detached	Fence/Wall	9/13/2022		22-5703-FNCE	5205 NW 12th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	9/13/2022		22-5912-FNCE	2608 NW Reinhart Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/13/2022		22-5914-FNCE	1313 NE Williamsburg Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/13/2022		22-5915-FNCE	2401 NW Reinhart Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	9/13/2022		22-5924-FNCE	301 SW Westlawn Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	9/13/2022		22-5944-FNCE	202 NE 7th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	9/14/2022		22-5812-FNCE	1604 NW Arbor Dr	Toy Box Construction	Toy Box Construction
Single Family Detached	Fence/Wall	9/14/2022		22-5976-FNCE	625 NE Hunter Dr	Capitol City Fence	Capitol City Fence
Single Family Detached	Fence/Wall	9/14/2022		22-5977-FNCE	1401 SE Michael Dr	Mitch Wagoner	Mitch Wagoner
Single Family Detached	Fence/Wall	9/16/2022		22-6040-FNCE	1502 NW Spruce Dr	Stallworth Tina	Stallworth Tina
Single Family Detached	Fence/Wall	9/19/2022		22-6001-FNCE	4511 NE Hayes Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	9/19/2022		22-6002-FNCE	1614 SW Des Moines St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	9/19/2022		22-6064-FNCE	1614 SW Westwood St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	9/19/2022		22-6065-FNCE	422 NW Arlan Dr	Curt Fincham	Curt Fincham
Single Family Detached	Fence/Wall	9/19/2022		22-6067-FNCE	1113 NE Meadow Crossing Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	9/19/2022		22-6068-FNCE	414 NW Arlan Dr	Curt Fincham	Curt Fincham
Single Family Detached	Fence/Wall	9/20/2022		22-5985-FNCE	210 NW Cedarwood Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Mixed Use	Fence/Wall	9/21/2022	\$10,000	22-5288-FNCE	3611 NE Otterview Cir	JCorp Inc	JCorp Inc
Single Family Detached	Fence/Wall	9/26/2022		22-4752-FNCE	209 NE 7th St	Wendy Rains	Wendy Rains
Single Family Detached	Fence/Wall	9/26/2022		22-6206-FNCE	2809 NW 28th St	Michael Casel	Mid Iowa Construction/Fence
Single Family Attached	Fence/Wall	9/26/2022		22-6207-FNCE	1401 NW 32nd St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	9/26/2022		22-6208-FNCE	4116 NE 6th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	9/26/2022		22-6215-FNCE	505 SW Franklin Dr	Central Iowa Fencing	Central Iowa Fencing
Office	Fence/Wall	9/27/2022		22-6195-FNCE	2450 SE Oak Tree Ct	Central Iowa Fencing	Central Iowa Fencing
Single Family Attached	Fence/Wall	9/27/2022		22-6328-FNCE	364 NW Autumn Crest Dr	Paul S Stueckradt	Paul S Stueckradt
Single Family Detached	Fence/Wall	9/29/2022		22-6359-FNCE	3644 NE Winding Trail Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	9/29/2022		22-6398-FNCE	1328 SW 37th St	Arthur Rice	Arthur Rice
Single Family Detached	Fence/Wall	9/30/2022		22-6420-FNCE	2312 SW Abilene Rd	Thrive Fencing	Thrive Fencing
Hotel/Motel	Sign	9/1/2022	\$9,000	22-5490-SIGNP	133 SE Delaware Ave	Signs & Designs	Signs & Designs
Restaurant	Sign	9/2/2022	\$5,500	22-5435-SIGNP	1020 E 1st St	Sign Studio	Sign Studio
Restaurant	Sign	9/2/2022	\$6,500	22-5436-SIGNP	1020 E 1st St	Sign Studio	Sign Studio
Restaurant	Sign	9/2/2022	\$6,500	22-5437-SIGNP	1020 E 1st St	Sign Studio	Sign Studio
Restaurant	Sign	9/2/2022	\$500	22-5459-SIGNP	1020 E 1st St	Sign Studio	Sign Studio
Restaurant	Sign	9/2/2022	\$500	22-5461-SIGNP	1020 E 1st St	Sign Studio	Sign Studio
Retail	Sign	9/2/2022	\$6,850	22-5467-SIGNP	1915 SW Plaza Pkwy Ste 111	Signarama Urbandale	Signarama Urbandale
Retail	Sign	9/2/2022	\$1,650	22-5468-SIGNP	1915 SW Plaza Pkwy Ste 111	Signarama Urbandale	Signarama Urbandale
Retail	Sign	9/2/2022	\$2,245	22-5470-SIGNP	1915 SW Plaza Pkwy Ste 111	Signarama Urbandale	Signarama Urbandale
Mixed Use	Sign	9/7/2022	\$1,000	22-2553-SIGNP	717 N Ankeny Blvd	Signs 'N More	Signs 'N More
Retail	Sign	9/12/2022	\$3,500	22-3862-SIGNP	1615 SW Main St Ste 107	Tri-City Sign Company	Tri-City Sign Company
Retail	Sign	9/12/2022	\$4,400	22-4510-SIGNP	240 NW 36th St Ste 102	Tri-City Sign Company	Tri-City Sign Company
Retail	Sign	9/12/2022	\$1,117	22-5632-SIGNP	721 N Ankeny Blvd	Signarama - Ankeny	Signarama - Ankeny
Restaurant	Sign	9/12/2022	\$869	22-5663-SIGNP	2405 SW White Birch Dr Ste 100	Chesnut Signs	Chesnut Signs
Restaurant	Sign	9/12/2022	\$869	22-5664-SIGNP	2405 SW White Birch Dr Ste 100	Chesnut Signs	Chesnut Signs
Restaurant	Sign	9/12/2022	\$869	22-5665-SIGNP	2405 SW White Birch Dr Ste 100	Chesnut Signs	Chesnut Signs
Restaurant	Sign	9/12/2022	\$3,585	22-5667-SIGNP	2405 SW White Birch Dr Ste 100	Chesnut Signs	Chesnut Signs
Restaurant	Sign	9/12/2022	\$100	22-5669-SIGNP	2405 SW White Birch Dr Ste 100	Chesnut Signs	Chesnut Signs
Restaurant	Sign	9/12/2022	\$100	22-5671-SIGNP	2405 SW White Birch Dr Ste 100	Chesnut Signs	Chesnut Signs

Restaurant	Sign	9/12/2022	\$100	22-5672-SIGNP	2405 SW White Birch Dr Ste 100	Chesnut Signs	Chesnut Signs
Office	Sign	9/15/2022	\$100	22-5884-SIGNP	114 NW 9th St	Signarama - Ankeny	Signarama - Ankeny
Restaurant	Sign	9/19/2022	\$6,385	22-5935-SIGNP	3607 NE Otterview Cir Ste 103	Lisa Hanrahan	Iowa Sign Company
Restaurant	Sign	9/19/2022	\$8,104	22-5937-SIGNP	3607 NE Otterview Cir Ste 104	Lisa Hanrahan	Iowa Sign Company
Hotel/Motel	Sign	9/21/2022	\$8,380	22-5866-SIGNP	1230 SW District Dr	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	9/21/2022	\$7,942	22-5869-SIGNP	1230 SW District Dr	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	9/21/2022	\$8,380	22-5870-SIGNP	1230 SW District Dr	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	9/21/2022	\$5,660	22-5871-SIGNP	1230 SW District Dr	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	9/21/2022	\$7,230	22-5872-SIGNP	1230 SW District Dr	Chesnut Signs	Chesnut Signs
Multi-Family	Sign	9/22/2022	\$21,879	22-5571-SIGNP	1108 SW 11th Ln	Lisa Hanrahan	Lisa Hanrahan
Office	Sign	9/23/2022	\$11,568	22-5234-SIGNP	1605 N Ankeny Blvd	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	9/26/2022	\$1,500	22-6047-SIGNP	1250 SW State St Ste F	Signarama - Ankeny	Signarama - Ankeny
Office	Sign	9/26/2022	\$1,200	22-6048-SIGNP	1250 SW State St Ste F	Signarama - Ankeny	Signarama - Ankeny
Retail	Sign	9/26/2022	\$650	22-6152-SIGNP	2405 SW White Birch Dr Ste 110	Iowa Sign Company	Iowa Sign Company
Single Family Detached	Drive Approach	9/2/2022		22-5743-RSTRM	1337 NE Tuscany Blvd	Juarez Excavating LLC	Juarez Excavating LLC
Single Family Detached	Drive Approach	9/7/2022		22-5823-RSTRM	705 NE 10th St	Christian Owen	Gm concrete LLC
Single Family Detached	Drive Approach	9/8/2022		22-5861-RSTRM	4517 SW Bluegrass Dr	Andy Webb	Portland Construction Co
Single Family Detached	Drive Approach	9/13/2022		22-5925-RSTRM	834 SE Laurie Ln	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	9/16/2022		22-5905-RSTRM	309 NE Sherman Dr	I-80 Concrete	I-80 Concrete
Single Family Detached	Drive Approach	9/19/2022		22-6032-RSTRM	710 NE 7th St	Solis Concrete	Solis Concrete
Single Family Detached	Drive Approach	9/21/2022		22-6130-RSTRM	1102 NW Wagner Blvd	CMC Solutions LLC	CMC Solutions LLC
Single Family Detached	Drive Approach	9/27/2022		22-6088-RSTRM	717 NW Boulder Brook Dr	Adam Nihart	Andrew Contracting
Single Family Detached	Drive Approach	9/27/2022		22-6340-RSTRM	105 NE Bel-Aire Rd	Our Lady's Immac Church	VH Excavating LLC
Single Family Detached	Sidewalk	9/1/2022		22-5709-RSWRP	1609 NW 9th St	Vega Contractors	Vega Contractors
Multi-Family	Sidewalk	9/13/2022		22-5938-RSWRP	401 SE Delaware Ave	Maplewood Condos	Maplewood Condos
Single Family Detached	Sidewalk	9/13/2022		22-5941-RSWRP	902 NW Greenwood St	Vega Contractors	Vega Contractors
Single Family Detached	Sidewalk	9/16/2022		22-5906-RSWRP	705 NE Cambridge Ct	I-80 Concrete	I-80 Concrete
Single Family Detached	Sidewalk	9/19/2022		22-5998-RSWRP	3106 SW Court Ave	Grimm Concrete Services	Grimm Concrete Services
Single Family Detached	Sidewalk	9/19/2022		22-6052-RSWRP	817 NE Michael Dr	Asap construction	Asap construction
Single Family Detached	Sidewalk	9/20/2022		22-6089-RSWRP	706 NE 7th St	Solis Concrete	Solis Concrete
Single Family Detached	Sidewalk	9/21/2022		22-6120-RSWRP	1021 NE Fountain View Dr	Colin Concrete Enterprise	Colin Concrete Enterprise
Single Family Detached	Demolition	9/28/2022		22-6383-DEMO	3215 SE Corporate Woods Dr	J. Pettiecord, Inc.	J. Pettiecord, Inc.