



PLAN AND ZONING COMMISSION

Meeting Agenda
Tuesday, April 7, 2026
6:30 PM

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

Plan and Zoning Commission regular meetings are held at 6:30 p.m. on the first and third Tuesdays of each month, following the Monday City Council meetings. All Plan and Zoning Commission meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing.

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the April 7, 2026 Agenda

Consider MOTION to approve and accept the April 7, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the March 17, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the March 17, 2026 minutes of the Plan and Zoning Commission meeting.

2. 2605 SW Oralabor Road - Ankeny Charter School Site Plan

Consider MOTION to approve the site plan for 2605 SW Oralabor Road, Ankeny Charter School, subject to approval of the Traffic Study and developer responsibility for any improvements determined necessary by the Traffic Study.

3. 1950 NE 36th Street - Izumi Restaurant and Retail Center Site Plan

Consider MOTION to approve the site plan for 1950 NE 36th Street, Izumi Restaurant and

Retail Center Site Plan, subject to City Council approval of the development agreements for a westbound right-turn lane at the intersection of NE 36th St and NE Threshold Drive.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

- 4. The applicant, Hubbell Realty Company on behalf of the property owners, Richard H. Meridith and Martha J. Meridith Revocable Trust, request to rezone property from R-1, One Family Residence District to R-3, Multiple Family Residence District, restricted to 12 units per acre, no apartments.**

Consider a MOTION to close the public hearing, and receive and file documents.

H. BUSINESS ITEMS:

- 5. Request for a 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan for property owned by DRA Properties, LC.**

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC for the 2026 Minor Amendment to the Pine Lake Estates Planned Unit Development (PUD) and Master Plan. The proposed revision applies to approximately 18 acres of the total 124.4-acre development area specifically, located east of NE Spectrum Drive, south of NE 21st Street, north of NE 18th Street and west of NE Four Mile Drive.

I. REPORTS:

Director and Commissioner Reports

1. April 6, 2026 City Council Report
2. Tentative Agenda items for Tuesday, April 21, 2026
3. March 2026 Building Permit Report
4. Commissioner's Reports

J. MISCELLANEOUS ITEMS:

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting.