



Meeting Agenda

Plan and Zoning Commission

Tuesday, September 20, 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 September 20, 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 7, 2022 minutes of the Plan and Zoning Commission meeting.

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

Consider 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.

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

Consider 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.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

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 close the public hearing, and receive and file documents.

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 close the public hearing, and receive and file documents.

H. BUSINESS ITEMS:

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

Consider MOTION 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.

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

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC for voluntary annexation of property into the City of Ankeny.

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

Consider MOTION to recommend City Council approval of the request by NGR, Inc. for voluntary annexation of property into the City of Ankeny.

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.

Consider MOTION 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.

I. **OLD BUSINESS:**

J. **REPORTS:**

1. September 19, 2022 City Council Report - Staff
2. Director's Report
Tentative agenda items for October 4, 2022
3. Commissioner's Reports

K. **MISCELLANEOUS ITEMS:**

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

L. **ADJOURNMENT:**

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION
September 20, 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 7, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, September 7, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the September 7, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the September 7, 2022 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 – 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 August 16, 2022 minutes of the Plan and Zoning Commission meeting.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #1. Second by L.West. All voted aye. Motion carried 5 – 0.

PUBLIC HEARINGS

Item #2. 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. B.Morrissey presented to the Commission the current zoning map that 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 explained to the Commission that the two parcels are/were a part of the Ankeny RMJ Annexation that received City Development Board approval on August 10, 2022. The annexation will be finalized after the 30-day appeal period expires and at that time the property will be zoned R-1, One-Family Residence District. He stated that the applicant is currently requesting to rezone the future R-1 zoning to M-1, Light Industrial District. He noted that the Ankeny Plan 2040 Future Land Use Map 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 applicant has submitted the required zoning petitions, notifications were mailed to all properties within 250' of the subject property area, a legal notice was posted in the Des Moines Register, and public notification signage was posted on the property. A complete staff report will be presented at the next Plan and Zoning Commission meeting on September 20th.

Roger Silver, Nilles Associates, Inc., 1250 SW State Street, Suite A, commented that he would answer any questions that the Commission may have on the rezoning request.

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

L.West asked if there were any flood plain considerations with the creek that runs through this property. E.Jensen responded that there is an area covered by flood plain, which will be addressed during the platting process.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the August 16, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the September 20, 2022 Plan and Zoning Commission meeting and said that there will be two public hearings on the September 20th agenda.

E.Jensen presented the August 2022 Building Permit Report.

Commissioner's Reports

There were no reports

MISCELLANEOUS ITEMS

September 19, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Flack to adjourn the meeting. Meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

September 20, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

909 E 1st Street - Dunkin' Go Site Plan

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 150 feet

Date: 9/15/2022

**909 E 1st Street
Dunkin' Go Site Plan**

Ankeny
bringing it all together.



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2022

Agenda Item: 909 E 1st Street – Dunkin’ Go
Report Date: September 15, 2022 *ESC*
Prepared by: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission 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.

Project Summary:

The subject property at 909 E 1st Street totals 0.73 acres (+/-), and is situated on Lot 7 Triplett commercial Park Plat 1; south of E 1st Street and west of SE Delaware Avenue. The site is zoned C-2, General Retail & Highway Oriented Commercial Business District. The proposed site plan includes renovating the existing Ankeny Auto Spa into a 1,626 sf (+/-) Dunkin’ Go with drive-thru with a bypass lane, parking, landscaping and other necessary improvements to the site.

The proposed Dunkin’ Go originally required 1 space per 100 sf of floor area. However, due to the nature of the proposed business being primarily comprised of only drive-thru traffic with no seating for customers, the Community Development Director allowed the parking to be calculated at 1 space per 400 sf. Six parking stalls are provided for employees, with one handicap space in front of the building. The proposed site plan is accessed via a frontage road that runs parallel to E 1st Street. The nearest in/out to E 1st Street is on the northwest corner of the site. Access to the trail along E 1st Street to the front of the building is provided for pedestrian access. The proposed building’s overall foot print will not change. The western car wash portion of the building will be turned into the coffee shop, and the eastern car wash will be a covered drive-thru lane.

The landscaping shown on the proposed site plan generally complies with all applicable regulations. A majority of the landscaping is situated towards the middle and south portion of the site. All stormwater for the site will be handled by an underground detention and infiltration system that is located under the entrance drive and parking.

**Site Plan Worksheet
909 E 1st Street
Dunkin' Go Site Plan**

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 primary building facade will maintain its orientation facing north towards E 1st Street. The site will be accessed via a frontage road that runs adjacent to E 1st Street. The nearest in/out to E 1st Street is on the northwest corner of the site. The building, drive thru lane, parking and trash enclosure meet all setbacks required by code.

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

The site complies with all required setbacks and screening requirements. The site is consistent with the other developed properties along the E 1st Street corridor.

- 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. The proposed site plan provides six parking spaces, including one ADA spaces. A trail exists along E 1st Street, access from the trail to the site will be included with the development of this site.

- 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.**

A traffic memo was reviewed and approved for the proposed development. The site will be accessed via a frontage road that runs adjacent to E 1st Street, utilizing one entrance and two exit lanes; drive-thru and bypass lane. The nearest in/out to E 1st Street is on the northwest corner of the site. The proposed use will not cause an increase in congestion or traffic on the site or surrounding public streets.

- 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.**

Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A). The Community Development Director allowed for the parking to be calculated at 1 space per 400 sf on this site, due to the building being solely used as a drive-thru and/or pick up, with no seating for customers.

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.**

The proposed dumpster is located on the south part of the lot and is screened from view with an enclosure that matches the building and shrubs.

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 will be 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.**

Site lighting will be directed away from adjoining property and downward.

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.**

Stormwater for the proposed site will be handled by an underground detention and infiltration system that is located under the entrance drive and parking.

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.**

The applicant will maintain the same water and sewer connections the previous building had.

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.**

Open space is provided primarily towards the middle and southern portions of 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 parking lot shading and open space landscaping generally conform to the landscape requirements of the code. Existing trees on site were kept whenever it was possible.

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.**

The applicant proposes to modify and keep the previous building on the site.

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

The proposed building material consists of brick, stone and fiber cement lap siding, which is similar and complementary to surrounding buildings.

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.**

There are no mechanical equipment or storage areas proposed with this development.

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

There are no additional buildings with this site plan.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

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 site layout is compatible with setbacks.

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

The layout and circulation system for traffic in and around the site 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 building material consists of brick, stone and fiber cement lap siding, which is similar and complementary to surrounding buildings.

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.



August 26, 2022

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

RE: SITE PLAN-TECH REVIEW SUBMITTAL
DUNKIN' GO
909 E 1ST ST
S&A Project No. 122.0734.01

Dear City Council Members, & Planning and Zoning Commission:

On behalf Dunkin' GO and Peter Paraskis, as Applicant, we are proposing to construct a drive thru coffee shop at 909 E 1st Street. The building will utilize the old car wash building. The west side of the building will contain 726 SF of freezer/storage space with the northern 900 SF used for the kitchen and service area. The east half of the building will be modified to accommodate a covered drive thru lane for window service. This specific location will not provide any internal service, and will be drive thru only. Parking will be provided for employees only, and an ADA parking space is provided immediately adjacent to the building entrance. The existing brick building will be painted gray, with decorative stone added at the base. The building will use existing utilities, but will be required to put a grease interceptor in line on the sanitary sewer service.

We respectfully request the City's approval of the above mentioned project. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

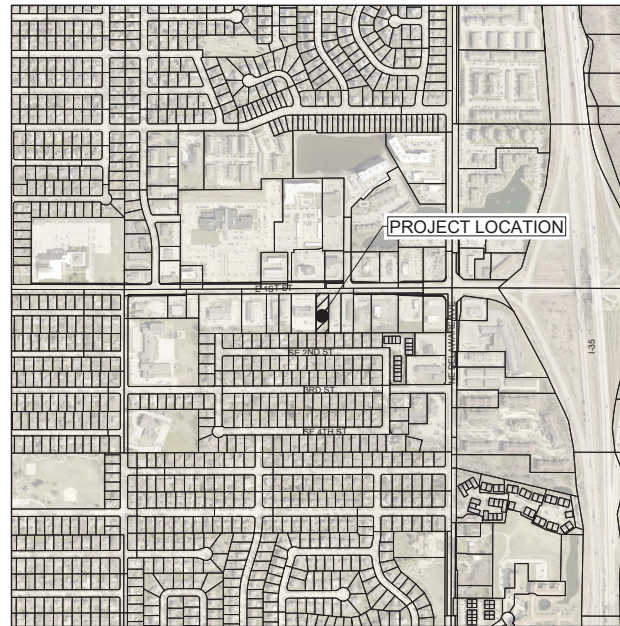
A handwritten signature in blue ink, appearing to read 'Eric D. Cannon', is written over a light blue horizontal line.

Eric D. Cannon

Enclosure

cc: Peter Paraskis (w/enclosures emailed)
file (electronic)

SITE PLAN
FOR
DUNKIN' GO
909 E 1ST STREET
CITY OF ANKENY, POLK COUNTY, IOWA



VICINITY MAP



OWNER
RICHARD G EYERLY JR
909 E 1ST STREET
ANKENY, IA 50021

DEVELOPER
DUNKIN' GO
14607 OAD PARK AVENUE
OAK FOREST, IL 60452
CONTACT: PETER PARASKIS
PHONE: 708-687-5992
EMAIL: ppp.arc1@comcast.net

ENGINEER
SNYDER & ASSOCIATES, INC
2727 SW SNYDER BLVD.
ANKENY, IA 50023
CONTACT: ERIC CANNON
PHONE: 515-964-2020
EMAIL: ecannon@snyder-associates.com

INDEX OF SHEETS

- C100 TITLE SHEET
- C101 PROJECT INFORMATION
- C200 DEMOLITION PLAN
- C300 DIMENSION & UTILITY PLAN
- C400 GRADING AND EROSION CONTROL PLAN
- C500 PLANTING PLAN
- C600 STORM TECH DETAIL SHEET
- C601 STORM TECH DETAIL SHEET

MARK	REVISION	DATE	BY
1	PER CITY COMMENTS	09-26-22	KS
Engineer: JRC	Checked By: JFS	Scale: 1" = 500'	
Terminator: TLS	Date: 07-19-2022	1-in-8: TTN-RRW-08	
Project No: 122.0734.01			Sheet C100

DUNKIN' GO

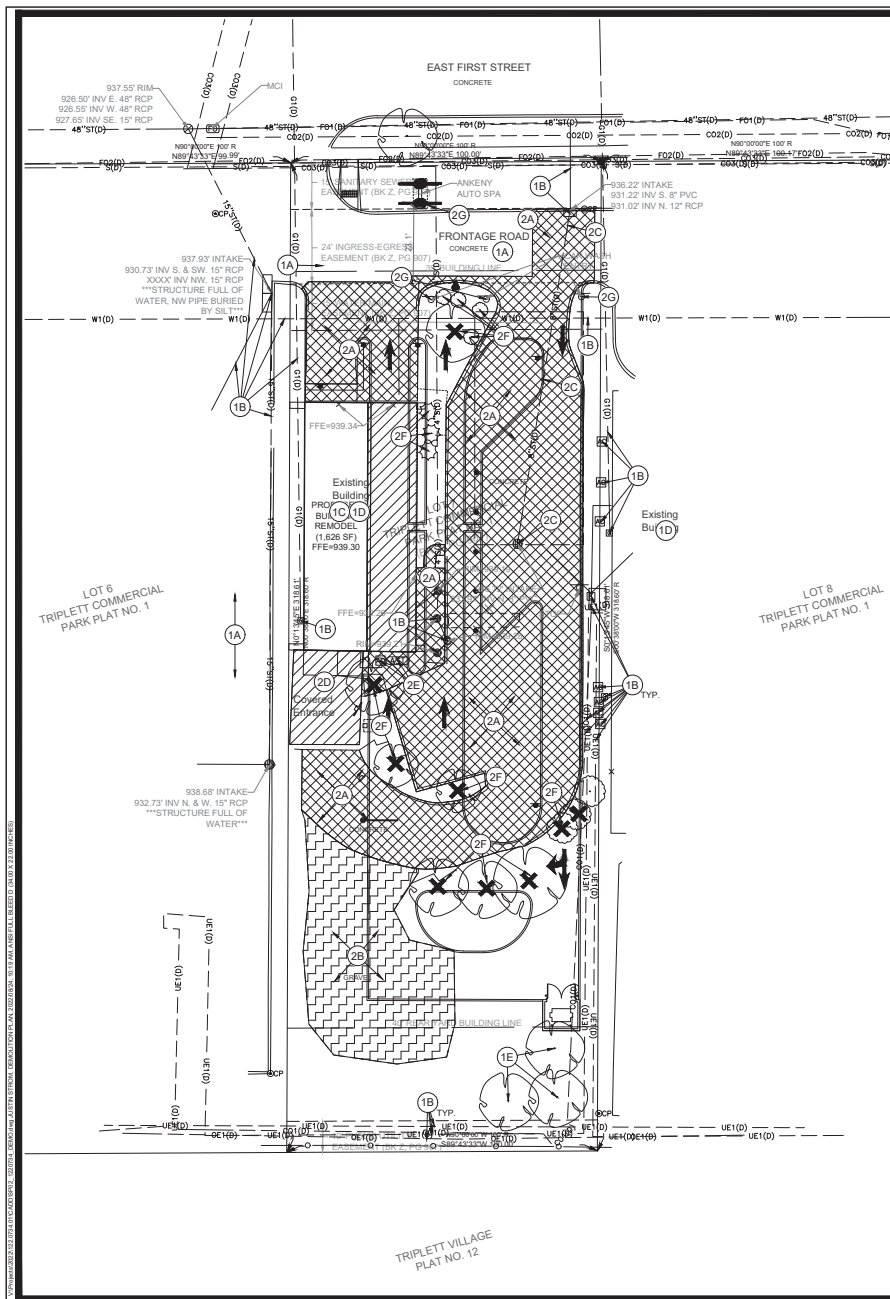
TITLE SHEET

ANKENY, IA

SNYDER & ASSOCIATES, INC.
7777 E.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



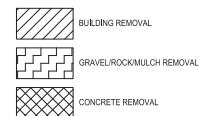
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Sheet C100



DEMOLITION PLAN CONSTRUCTION NOTES

1. EXISTING FEATURES. PROTECT THE FOLLOWING:
 - A. PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT PERMANENT LIMIT TO AVOID DAMAGE TO EXISTING PAVEMENTS. ANY DAMAGE TO PAVEMENT SHOULD BE REPAIRED AT OWNER'S EXPENSE.
 - B. PROTECT EXISTING UTILITIES. VERIFY LOCATION PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - C. EXISTING WATER AND SEWER LATERALS AND CONNECTIONS ARE UNKNOWN. CONTRACTOR WILL NEED TO TRACE THESE SERVICES OUT FROM THE BUILDING PRIOR TO BUILDING DEMOLITION. VERIFY & PROTECT ALL EXISTING SAND/CL. FILTER ELEVATION PRIOR TO CONSTRUCTION.
 - D. EXISTING BUILDING, REFLECTOR ARCHITECTURAL PLANS.
 - E. EXISTING TREES.
2. DEMOLITION. REMOVE THE FOLLOWING:
 - A. EXISTING PAVEMENT TO LIMITS SHOWN.
 - B. EXISTING GRAVEL PAD.
 - C. EXISTING UTILITIES. COORDINATE DISCONNECT AND REMOVAL LIMIT WITH UTILITY PROVIDER PRIOR TO REMOVAL.
 - D. EXISTING BUILDING.
 - E. AC UNIT PAD, ABOVE GROUND STORAGE TANK, SALVAGE TO OWNER.
 - F. EXISTING LANDSCAPING/SHRUBS/TREES.
 - G. EXISTING SERVICE. SALVAGE TO OWNER.

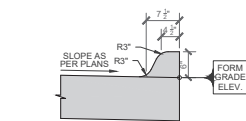
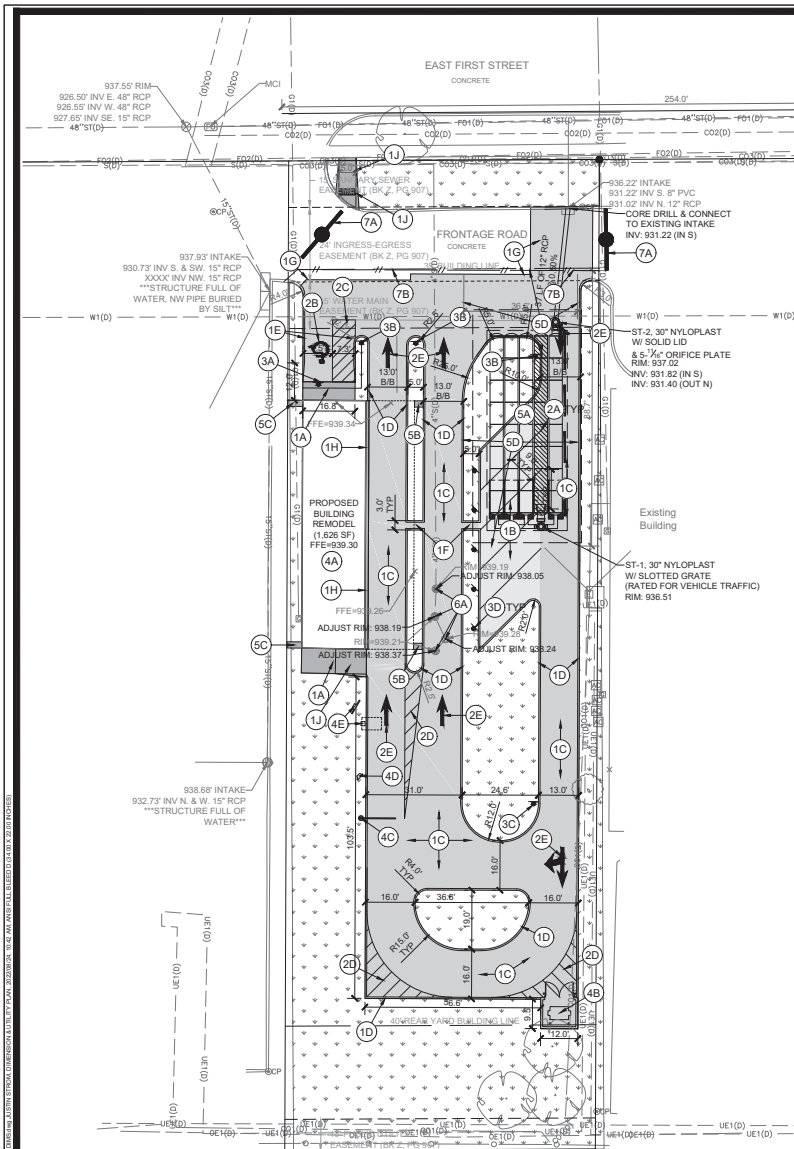
DEMOLITION LEGEND

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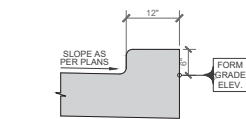
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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



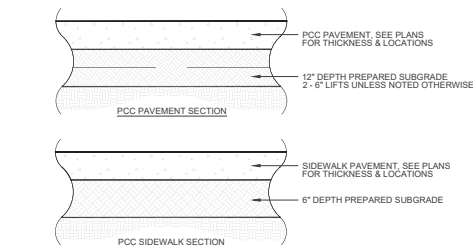
Project No:	122.0734.01
Sheet	C200



1 6-INCH STANDARD CURB
C300 NO SCALE



2 6-INCH NONSTANDARD CURB
C300 NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
C300 NO SCALE

DIMENSION PLAN CONSTRUCTION NOTES

- PAVEMENTS. PROVIDE THE FOLLOWING WHERE INDICATED ON PLAN:
 - 5" DEPTH PCC SIDEWALK.
 - 6" DEPTH PCC PARKING.
 - 7" DEPTH PCC DRIVE.
 - 6" STANDARD CURB.
 - TAPER TO NO CURB IN 8'.
 - 3" B&B CURB CUT.
 - CONNECT TO EXISTING PAVEMENT WITH RT JOINT.
 - 12" WIDE CURB. SEE DETAIL.
 - SIDEWALK RAMP WITH MAXIMUM SLOPE OF 8.33%.
 - TRUNCATED DOMES.
- PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES.
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - DIRECTIONAL ARROW (WHITE).
- SIGNS. PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
 - R1-1 (MIN 24") DIRECTIONAL/DO NOT ENTER SIGN.
 - ESCAPE LINE SIGN.
 - EMPLOYEE ONLY SIGN.
- SITE AMENITIES. PROVIDE THE FOLLOWING:
 - BUILDING RENOVATIONS. SEE ARCHITECTURAL PLANS.
 - DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS.
 - CLEARANCE BAR.
 - PREVIEW BOARD.
 - MENU BOARD & SPEAKER POST CANOPY.
- STORM SEWER. PROVIDE THE FOLLOWING:
 - UNDERGROUND DETENTION. SEE SHEET C300-C501 FOR MORE INFORMATION. POST CONSTRUCTION, A LETTER SHALL BE PROVIDED BY THE MANUFACTURER OR DESIGN ENGINEER (P.E.) STATING THAT THE SUBSURFACE DETENTION HAS BEEN INSTALLED CORRECTLY AND MEETS THE REQUIRED STORAGE VOLUME AS SPECIFIED IN THE DRAINAGE STUDY.
 - DIRECT DOWNSPOUTS TO BYPASS PAVING LINE. PAVE OR PROVIDE SPLASH BLOCKS AS NEEDED. COORDINATE WITH ARCHITECTURAL PLAN.
 - PROVIDE SPLASH BLOCKS AS NEEDED IF GUTTER SYSTEM INSTALLS ON WEST SIDE OF BUILDING.
 - STORMWATER MANAGEMENT AREA. 32' x 75'.
- SANITARY SEWER. PROVIDE THE FOLLOWING:
 - EXISTING SAND/OL SEPARATORS. VERIFY EXISTING STRUCTURES. AND REMOVE IF NO LONGER NEEDED. IF STRUCTURES CANNOT BE REMOVED, ADJUST TOPS TO GRADE. INSTALL GREASE INTERCEPTOR ON SANITARY SERVICE. FIELD VERIFY SERVICE SIZE, LOCATION, AND ELEVATION. GREASE INTERCEPTOR SHALL BE LOAD RATED FOR PAVEMENT. ALL INTERNAL DRAINAGE FEATURES IN THE FOOD SERVICE AREA SHALL BE CONNECTED TO THE GREASE INTERCEPTOR. CONTACT JASON MERK (JCMERK@DMGOV.ORG) TO COORDINATE GREASE INTERCEPTOR SIZE REQUIRED.
- TRAFFIC CONTROL. PROVIDE THE FOLLOWING:
 - TEMPORARY "ROAD CLOSED TO THRU TRAFFIC" SIGNS FOR STORM SEWER CONNECTION. NEXT ENTRANCE TP FRONTAGE ROAD 254 LF AWAY.
 - TEMPORARY CONES AND CONSTRUCTION FENCING. REMAINING WIDTH TO BE 20.5 LF TO BACK OF CURB.

PAVEMENT LEGEND

- 5" PCC SIDEWALK
- 6" PCC PAVEMENT
- 7" PCC PAVEMENT

MARK	REVISION	DATE	BY
1	1	08-26-22	KS
PER CITY COMMENTS	REVISION	DATE	BY
Engineer: JRC	Checked By: JFS	Scale: 1" = 20'	
Terminator: TLS	Date: 07-19-2022	1-inches: 1/4"=1'-0"	
Project No: 122.0734.01			

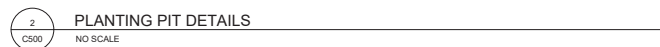
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7707 E.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-3020 | www.snyder-associates.com

DUNKIN' GO
DIMENSION & UTILITY PLAN
SNYDER & ASSOCIATES, INC.



Project No: 122.0734.01
Sheet C300

NOTE: IF THERE'S A DISCREPANCY BETWEEN THE SCHEDULE QUANTITY AND QUANTITY OF PLANT SYMBOLS DRAWN ON PLAN, THE QUANTITY OF SYMBOLS DRAWN SHALL GOVERN. CONTRACTOR IS RESPONSIBLE FOR TALLYING FINAL PLANT QUANTITIES PRIOR TO BIDDING.



A. REFER TO SPECIFICATIONS AND LANDSCAPE DETAILS FOR FURTHER GUIDANCE ON INSTALLATION, MAINTENANCE AND OTHER PROJECT REQUIREMENTS. IF SPECIFICATIONS ARE NOT PROVIDED, SUDAS OR LANDSCAPE ARCHITECT'S RECOMMENDATIONS SHALL GOVERN.

1. MULCH BED, PROVIDE THE FOLLOWING:
- A. 1 1/2 - 3-INCH DIAMETER TRAP ROCK. 4-INCH DEPTH. UNDERLAY MULCH WITH WEED-BARRIER FABRIC. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE, EXPOSING 1-INCH HEIGHT OF EDGE.

2. LANDSCAPE EDGING, PROVIDE THE FOLLOWING:
- A. METAL, 3/16-INCH THICK X 5 1/2-INCH HEIGHT. COLOR BLACK. REFER TO SPECIFICATIONS ON ACCEPTABLE PRODUCTS.

3. TURF ESTABLISHMENT, PROVIDE THE FOLLOWING
- A. SOD ALL DISTURBED AREAS.

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS

- OPEN SPACE REQUIREMENTS:
- A. 31,856 SF OVERALL PROPERTY x 20% MINIMUM OPEN SPACE = 6,372 SF OPEN SPACE REQUIRED
- B. TOTAL IMPERVIOUS SURFACE (DRIVES, PARKING AND BUILDING) = 17,306 SF
- C. 14,550 SF OF REMAINING OPEN SPACE = 46.0% OF TOTAL OPEN SPACE PROVIDED

OPEN SPACE LANDSCAPE CALCULATIONS:

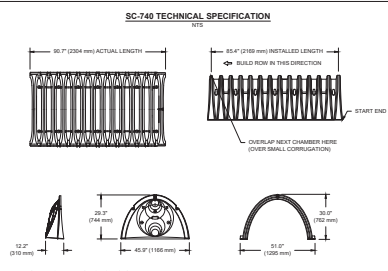
- OPEN SPACE LANDSCAPE CALCULATIONS:
- A. $6,372 \text{ SF} / 3000 \text{ SF} = 2.1 \text{ PLANT UNITS (PU) REQUIRED}$
 - B. $2.1 \text{ PU} \times 2 \text{ TREES} = 4.2 \text{ TREES REQUIRED (5 PROVIDED)}$
 - C. $2.1 \times 6 \text{ SHRUBS} = 12.6 \text{ SHRUBS REQUIRED (16 PROVIDED)}$
- 10 ADDITIONAL PROVIDED FOR SCREENING HEADLIGHTS

PARKING AREA SHADING REQUIREMENTS

- "PARKING AREA" SHADING REQUIREMENTS:**
- A. 20% OF TOTAL "PARKING AREA" SURFACE SHALL REQUIRE OVERHEAD CANOPY TREE COVERAGE. ASSUMES TOTAL AREA OF VEHICULAR ACCESS OR DRIVE SURFACE.
 - B. ALL CANOPY TREES HAVE A 30' MIN. MATURE CANOPY DIAMETER.
 - C. TREES WITH MORE THAN HALF OF THEIR MATURE 15' RADII THAT OVERLAP PAVEMENT ARE COUNTED AS "WHOLE".
 - D. TREES WITH LESS THAN HALF OF THEIR MATURE 15' RADII THAT OVERLAP PAVEMENT ARE COUNTED AS "HALF".

*"PARKING AREA" SHADING CALCULATIONS:

- "PARKING AREA SHADING CALCULATIONS":
- A. 15,307 SF OF DRIVE SURFACE $\times 20\%$ = 3,061 SF OR 4.3 CANOPY TREES.
 - B. 3,061 SF / 706 SF (AVERAGE CANOPY AREA) = 4.3.
 - C. 4.3 REQUIRED TREES. 3 WHOLE AND 4 HALF PROVIDED.
 - D. $3 + 2 = 5$ PROVIDED.



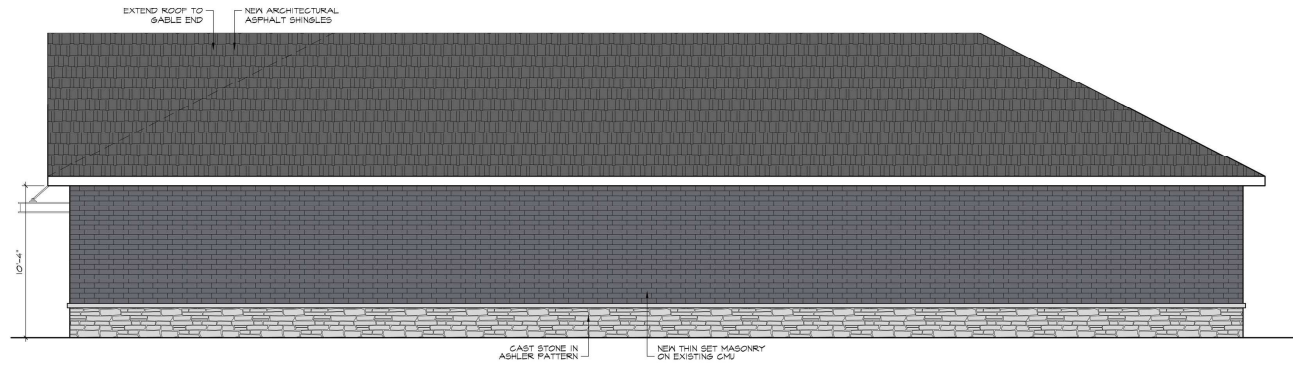
* FOR THE SC740CE2Z THE 34" (860 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.



A	PART #	GRATE/SOLID COVER OPTIONS		
15" (202 mm)	2B18AG	PEDESTRIAN LIGHT DUTY	STANDARD ASHITO H-20	SOLID LIGHT DUTY
15" (202 mm)	2B18AG	PEDESTRIAN LIGHT DUTY	STANDARD ASHITO H-20	SOLID LIGHT DUTY
300 mm	2B12AG	PEDESTRIAN ASHITO H-10	STANDARD ASHITO H-20	SOLID ASHITO H-20
15" (375 mm)	2B18AG	PEDESTRIAN ASHITO H-10	STANDARD ASHITO H-20	SOLID ASHITO H-20
15" (400 mm)	2B18AG	PEDESTRIAN ASHITO H-10	STANDARD ASHITO H-20	SOLID ASHITO H-20
24" (606 mm)	2B34AG	PEDESTRIAN ASHITO H-10	STANDARD ASHITO H-20	SOLID ASHITO H-20
300 mm	2B30AG	PEDESTRIAN ASHITO H-10	STANDARD ASHITO H-20	ASHITO H-20

[illegible][illegible]

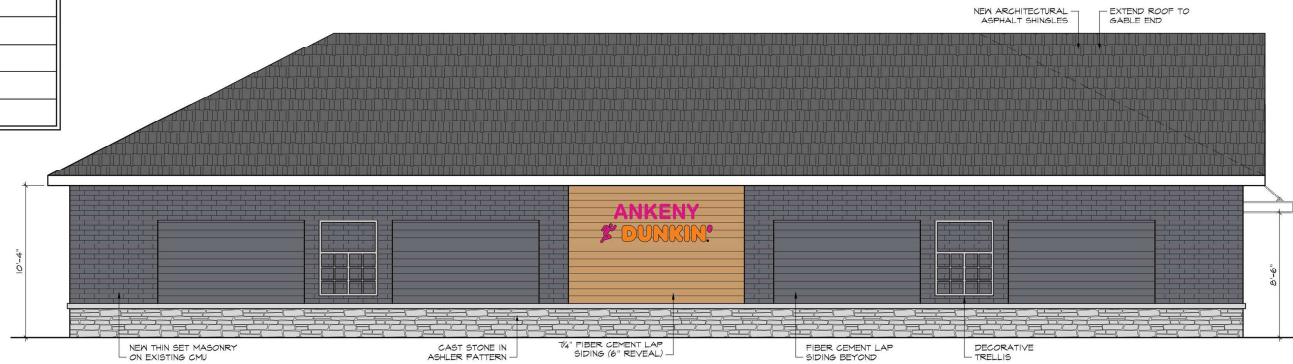
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



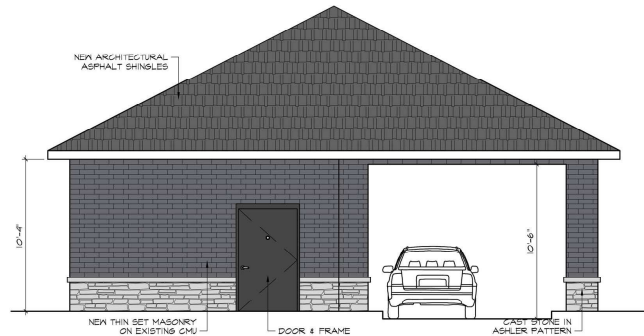
4 WEST ELEVATION
1/4" = 1'-0"

WALLS		MATERIALS		
		THIN SET MASONRY	CAST STONE	FIBER CEMENT LAP SIDING
NORTH WALL	TOTAL = 422 S.F.	148 S.F. = 35%	44 S.F. = 10%	185 S.F. = 44%
EAST WALL	TOTAL = 548 S.F.	317 S.F. = 58%	126 S.F. = 23%	96 S.F. = 16%
SOUTH WALL	TOTAL = 237 S.F.	163 S.F. = 69%	42 S.F. = 18%	0%
WEST WALL	TOTAL = 826 S.F.	640 S.F. = 77%	126 S.F. = 23%	0%
D/T WEST WALL	TOTAL = 826 S.F.	0%	126 S.F. = 23%	554 S.F. = 71%

*VOID AREAS IN WALLS ARE NOT INCLUDED IN OVERALL S.F.



3 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

NOTE:
ALL PUBLIC FACING ELEVATIONS MEET
MINIMUM 10% PRIMARY MATERIALS

REVISIONS

1-20-22
8-22-22

JOB#GPK2
DATE:3-30-2022

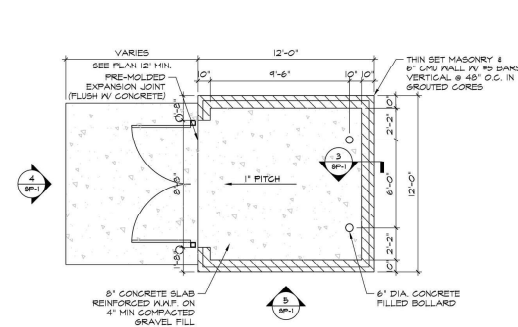
408 E. 8th ST.
ANKENY, IA 50021

DUNKIN'
dunkin'

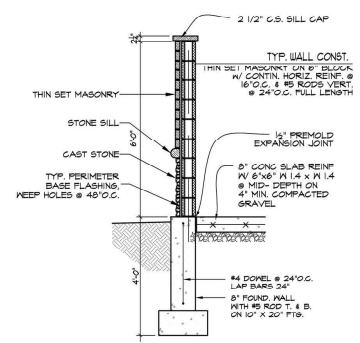
PETER G. PARAKSIS
ARCHITECT LTD.
1000 10th Ave. SE
PO BOX 1000
ANN ARBOR MI 48106

EXTERIOR
ELEVATIONS

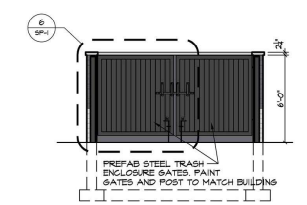
A.1



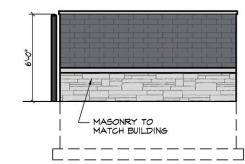
2 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"



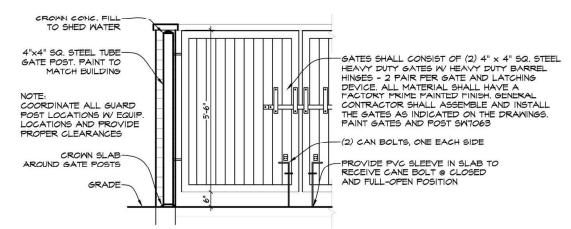
3 REFUSE ENCLOSURE SECTION
1/4" = 1'-0"



4 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



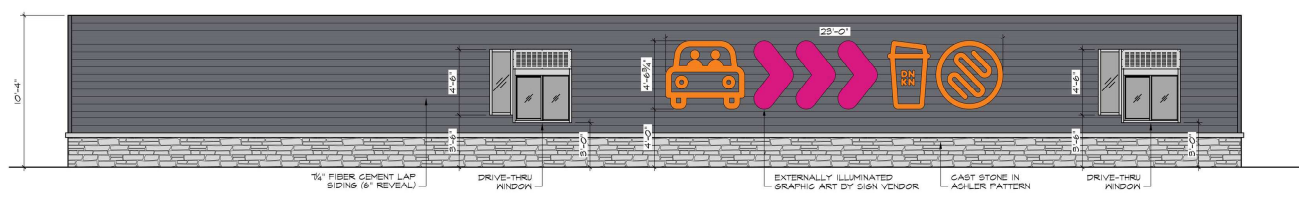
5 REFUSE ENCLOSURE ELEVATION
1/4" = 1'-0"



6 REFUSE DOOR DETAIL
1/2" = 1'-0"

MATERIALS BREAKDOWN	
WALLS	MATERIALS
	THIN SET MASONRY CAST STONE FIBER CEMENT LAP SIDING
NORTH WALL TOTAL = 422 S.F.	148 S.F. = 35% 44 S.F. = 10% 185 S.F. = 44%
EAST WALL TOTAL = 544 S.F.	317 S.F. = 58% 186 S.F. = 34% 166 S.F. = 30%
SOUTH WALL TOTAL = 287 S.F.	163 S.F. = 57% 42 S.F. = 15% 0% = 0%
WEST WALL TOTAL = 526 S.F.	640 S.F. = 71% 186 S.F. = 23% 0% = 0%
D/T WEST WALL TOTAL = 626 S.F.	0% 186 S.F. = 23% 540 S.F. = 71%

*VOID AREAS IN WALLS ARE NOT INCLUDED IN OVERALL S.F.



1 INTERIOR D/T WEST ELEVATION
1/4" = 1'-0"

NOTE:
ALL PUBLIC FACING ELEVATIONS MEET
MINIMUM 10% PRIMARY MATERIALS



PLAN AND ZONING COMMISSION
September 20, 2022
6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
350 NE 36th Street - DMOS Temporary MRI Trailer

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Site Plan
	Current Photos
	MRI Trailer Schematics



1 inch = 150 feet

Date: 9/15/2022

**350 NE 36th Street
Temporary MRI Trailer Site Plan**



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2022

Agenda Item: 350 NE 36th Street – DMOS MRI Trailer
Report Date: September 15, 2022
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 350 NE 36th Street, DMOS MRI Trailer; allowing the temporary MRI trailer to remain on site until November 18, 2022.

Project Summary:

The subject property at 350 NW 36th Street totals 2.59 acres (+/-), and is situated on Lot 1 Ankeny DMOS Office Park; north of NE 36th Street and west of NE Trilein Drive. The site is zoned PUD. The proposed site plan is for a temporary MRI Trailer to be located in the north part of the parking lot, near the front entrance. The temporary MRI Trailer looks similar to a semi-trailer and is 48' long, pictures of the trailer are at the end of this staff report. DMOS wants to determine the need of future expansion possibilities with this temporary trailer and requests for it to be on site until November 18, 2022

The site's current parking lot has 104 spaces with 18 being handicap. The MRI Trailer will take up five handicap stalls, reducing the overall number of parking spaces to 99, which still meets the sites required 85 parking stalls and handicap stalls. All landscaping on site is to remain and stormwater detention for the site will not be negatively impacted.

**Site Plan Worksheet
350 NE 36th Street
DMOS MRI Trailer Site Plan**

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 original building, site accesses and overall layout will not change. The trailer is only temporary, but is located towards the back of the site and is partially screened with the existing landscaping.

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

The site complies with all required setbacks and screening requirements.

- 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. The temporary MRI trailer takes up five handicap parking stalls. Parking onsite still meets the required parking requirements of the code. Removing these 5 spots has no negative effects to the site.

- 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 maintain all three of its current accesses. The temporary MRI Trailer will not cause any congestion or decrease safety on site or surrounding public streets.

- 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.**

Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 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.**

There are no proposed service areas with this site plan.

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 will be 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.**

Site lighting will be directed away from adjoining property and downward.

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.**

The current storm water detention for the site will not be impacted by this site plan.

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.**

The applicant will maintain the same water and sewer connections to the building.

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.**

Open space is provided primarily towards the middle and southern portions of 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 parking lot shading and open space landscaping generally conform to the landscape requirements of the code.

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.**

The proposed trailer is located to where it has minimal impact and is further screened by landscaping already on the property.

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

The proposed building material consists of brick, stone and fiber cement lap siding, which is similar and complementary to surrounding buildings.

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.**

There are no mechanical equipment or storage areas proposed with this development.

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

There is only one building proposed on this site.

C. Signs

There are no signs with the submitted plans; however final design and allowances will be determined with future sign permits if necessary.

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 site layout is compatible with setbacks.

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

The layout and circulation system for traffic in and around the site 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 MRI trailer is only temporary.

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.



ANKENY • DES MOINES • WEST DES MOINES

City of Ankeny
Plan and Zoning Commission and City Council
410 West 1st Street
Ankeny, Iowa 50023

RE Site Plan for Temporary MRI Trailer Within Existing Property Line

Dear Planning and Zoning Commissioners and City Council Members,

On behalf of Des Moines Orthopedic Surgeons, we respectfully request consideration and approval of the enclosed Site Plan for a temporary MRI trailer. This unit will be parked on the northwest section of our current parking lot, adjacent to our building located at 350 NE 36th Street, Ankeny, Iowa, 50316.

Our objective for the temporary structure is to measure the volume of Orthopedic MRIs within the greater Ankeny community as a means of determining future expansion opportunities. We would move the trailer off of our existing property by November 18th, 2022.

Please accept this submittal for the meeting dated September 20, 2022. We appreciate your time and consideration for this request. Please do not hesitate to contact us with any further questions or concerns.

Respectfully submitted,

A black ink signature of Rich Green, consisting of a stylized first name and a last name that appears to be "Green".

Rich Green
Chief Operating Officer
DMOS

A red ink signature of Brent Smith, featuring a stylized first name and a last name that appears to be "Smith".

Brent Smith
Facilities Director
DMOS

Enc. (1)

GREEN/slw

DMOS ANKENY

350 NE 36th Street
Ankeny, IA 50021

*Orthopaedic Care & Surgery
Physical & Hand Therapy
MRI (Extremity) • Urgent Injury
Clinic • X-ray*

DMOS DES MOINES

1301 Penn Avenue, Suite 213
Des Moines, IA 50316

*Orthopaedic Care & Surgery
Physical & Hand Therapy • X-ray*

DMOS WEST DES MOINES

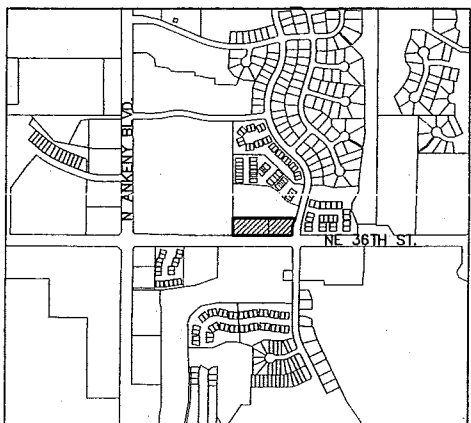
6001 Westown Parkway
West Des Moines, IA 50266

*Orthopaedic Care & Surgery
Regenerative Medicine • Physical & Hand
Therapy • MRI • Spine Center • Urgent Injury
Clinic • Interventional Psychiatry • X-ray*

MRI Trailer Site Plan

ANKENY, IOWA

NOT TO SCALE



LOT 1, ANKENY DMOS OFFICE PARK, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 2.60 ACRES.

350 NE 36TH STREET

THE WOODLAND RESERVE PUD

FRONT YARD = 45 FEET FROM NE 36TH STREET
= 30 FEET FROM NE TRILEIN DRIVE
SIDE YARD = FEET
REAR YARD = 30 FEET FROM WEST LOT LINE

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN AND GENERAL NOTES
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN

PROPOSED	_____	EXISTING	_____
PROJECT BOUNDARY	_____	SANITARY MANHOLE	○
LOT LINE	_____	WATER VALVE BOX	⊕
SECTION LINE	_____	FIRE HYDRANT	⊕
CENTER LINE	_____	WATER CURB STOP	⊕
RIGHT OF WAY	_____ R/W _____	WELL	○ WELL
PERMANENT EASEMENT	_____ P/E _____	STORM SEWER MANHOLE	⊕
TEMPORARY EASEMENT	_____ T/E _____	STORM SEWER SINGLE INTAKE	⊕
TYPE SW-501 STORM INTAKE	⊕	STORM SEWER DOUBLE INTAKE	⊕
TYPE SW-503 STORM INTAKE	⊕	FLARED END SECTION	⊕
TYPE SW-505 STORM INTAKE	⊕	ROOF DRAIN/ DOWNSPOUT	⊕
TYPE SW-506 STORM INTAKE	⊕	DECIDUOUS TREE	⊕
TYPE SW-513 STORM INTAKE	⊕	CONIFEROUS TREE	⊕
TYPE SW-401 STORM MANHOLE	⊕	DECIDUOUS SHRUB	⊕
TYPE SW-402 STORM MANHOLE	⊕	CONIFEROUS SHRUB	⊕
TYPE SW-301 SANITARY MANHOLE	⊕	ELECTRIC POWER POLE	⊕
STORM/SANITARY CLEANOUT	⊕	GUY ANCHOR	⊕
WATER VALVE	⊕	STREET LIGHT	⊕
FIRE HYDRANT ASSEMBLY	⊕	POWER POLE W/ TRANSFORMER	⊕
SIGN	⊕	UTILITY POLE W/ LIGHT	⊕
DETECTABLE WARNING PANEL	⊕	ELECTRIC BOX	⊕
STORM SEWER STRUCTURE NO.	⊕	ELECTRIC TRANSFORMER	⊕
STORM SEWER PIPE NO.	⊕	ELECTRIC MANHOLE OR VAULT	⊕
SANITARY SEWER STRUCTURE NO.	⊕	TRAFFIC SIGN	⊕
SANITARY SEWER PIPE NO.	⊕	TELEPHONE JUNCTION BOX	⊕
SANITARY SEWER WITH SIZE	⊕	TELEPHONE MANHOLE/VAULT	⊕
SANITARY SERVICE	⊕	TELEPHONE POLE	⊕
STORM SEWER	⊕	GAS VALVE BOX	⊕
STORM SERVICE	⊕	CABLE TV JUNCTION BOX	⊕
WATERMAIN WITH SIZE	⊕	CABLE TV MANHOLE/VAULT	⊕
WATER SERVICE	⊕	MAIL BOX	⊕
SAWCUT (FULL DEPTH)	⊕	BENCHMARK	⊕
SILT FENCE	⊕	SOIL BORING	⊕
		UNDERGROUND TV CABLE	⊕
		GAS MAIN	⊕
		FIBER OPTIC	⊕
		UNDERGROUND TELEPHONE	⊕
		OVERHEAD ELECTRIC	⊕
		UNDERGROUND ELECTRIC	⊕
		FIELD TILE	⊕
		SANITARY SEWER W/ SIZE	⊕
		STORM SEWER W/ SIZE	⊕
		WATER MAIN W/ SIZE	⊕

SHERMAN HILLS REAL ESTATE PARTNERSHIP
CONTACT: KEVIN DERONDE, DMOS WEST DES MOINES
1601 BRYAN STREET, 15TH FLOOR
DALLAS, TEXAS 75201
PH. (515) 224-5131

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BRAD KUEHL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ENVIRONMENTAL DESIGN GROUP, LTD.
CONTACT: RICH AYERS
6601 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
PH. (515) 224-4022
FX. (515) 224-9254

AREA: 2.60 ACRES (113,082 SF)

ZONING: THE WOODLAND RESERVE PUD

TOTAL SITE:	= 113,082 SF (2.60 ACRES)
OPEN SPACE REQUIRED (20%)	= 22,616 SF
OPEN SPACE PROVIDED	= 35,877 SF (31.7%)
BUILDING	= 16,880 SF
PARKING/DRIVES	= 53,925 SF
SIDEWALK	= 3,500 SF
SHARED USE PATH	= 2,900 SF
	= 77,205 SF

1 SPACE PER 200 SF GROSS FLOOR AREA (16,880 SF)

TOTAL REQUIRED	= 85 SPACES
TOTAL PROVIDED	= 104 SPACES

IMPERVIOUS SURFACES:	
BUILDING	= 16,880 SF
PAVEMENT (PARKING/DRIVES)	= 52,640 SF
SIDEWALK	= 3,500 SF
SHARED USE PATH	= 2,900 SF
TOTAL IMPERVIOUS AREA	= 75,920 SF
ERU-SITE (IMPERVIOUS AREA/4000)	= 19

JUNE 10, 2015

1. IDOT DISC @ NW RAILING BRIDGE OVER FOUR MILE CREEK & NE 36TH STREET
ELEVATION=922.03
2. NW BOLT ON HYDRANT @ NW CORNER 36TH STREET & NE TRILEIN DRIVE.
ELEVATION=930.78



ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
PROJECT NO. 1506288

-SITE PLAN SUBMITTAL TO CITY #1:	3/21/16
-SITE PLAN SUBMITTAL TO CITY #2:	4/25/16
-SITE PLAN SUBMITTAL TO CITY #3:	5/09/16
-SITE PLAN SUBMITTAL TO CITY #4	5/26/16
-SITE PLAN SUBMITTAL TO CITY #5:	6/09/16

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.

ROLL CALL					
Plan & Zoning Commission					
Ankney, IA					
Date	4/21/16				
Anderson	Aye	Nay	Pass	Absent	
Clark	Aye	Nay	Pass	Absent	
Hunter	Aye	Nay	Pass	Absent	
Mollenhauer	Aye	Nay	Pass	Absent	
Osborn	Aye	Nay	Pass	Absent	
Ruppel	Aye	Nay	Pass	Absent	
Sherman	Aye	Nay	Pass	Absent	
West	Aye	Nay	Pass	Absent	
Whiting	Aye	Nay	Pass	Absent	
Ayes	7	Nays	0	Pass	Absent
APPROVED					
Chairman					
Secretary					

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 FILE DATE: 6/22/16
 DATE PLOTTED: 6/23/2016 8:42 AM
 PLOTTED BY: RBAO, KJF/4
 TECH:
 COMMENT:
 ENG:

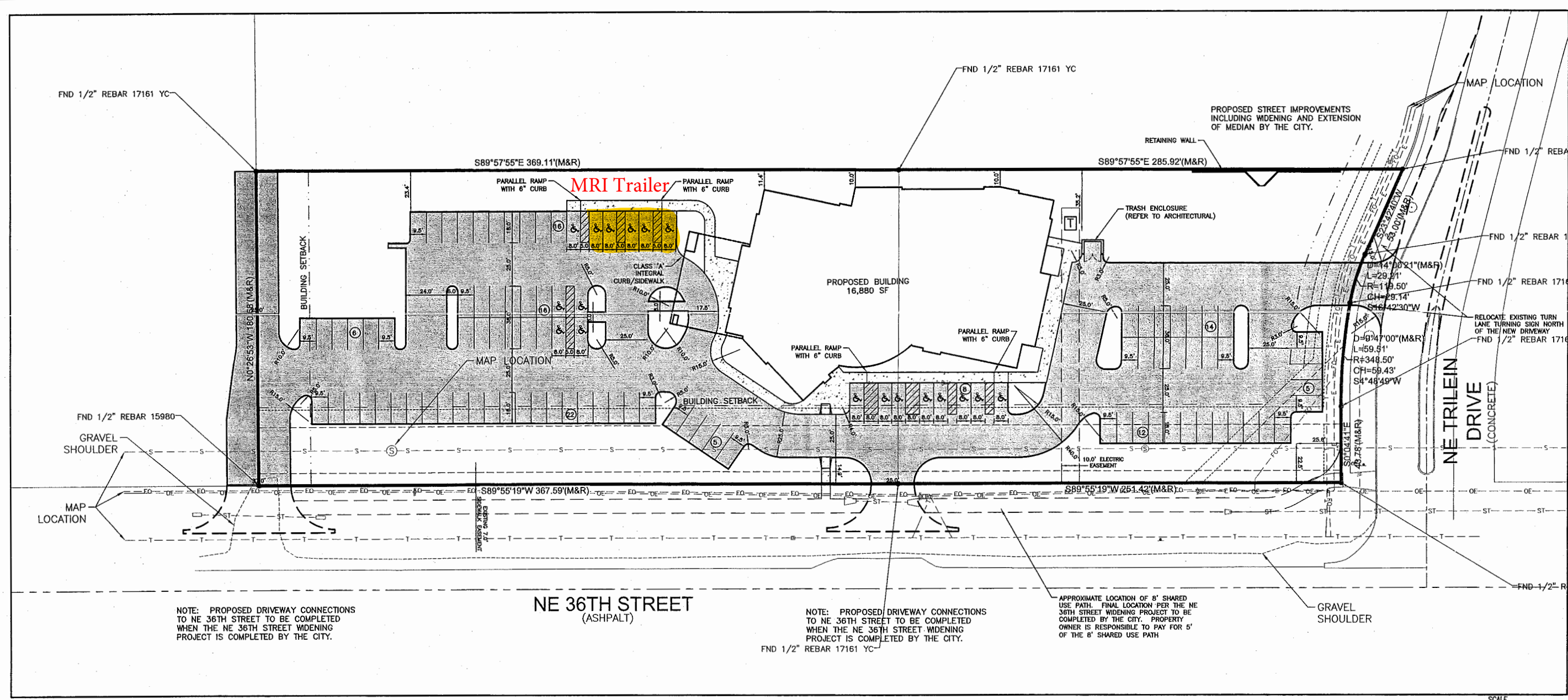
DATE	REVISIONS
6/14/16	SUBMITTAL #1 TO CITY
6/09/16	SUBMITTAL #2 TO CITY
5/26/16	SUBMITTAL #3 TO CITY
5/09/16	SUBMITTAL #4 TO CITY
4/23/16	SUBMITTAL #5 TO CITY

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



ANKENY, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER

ANKENY DMOS
NE 36TH STREET
DIMENSION PLAN / NOTES



GENERAL NOTES

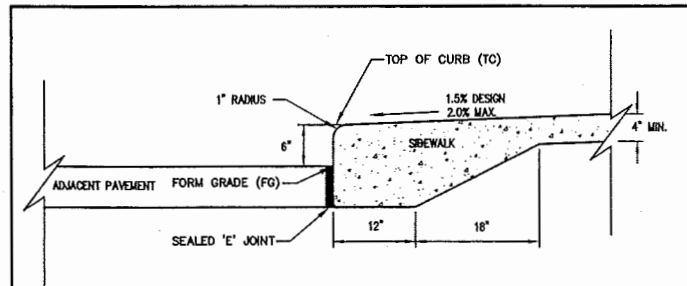
- THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH PROWAG AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS. INSTALL SOD UNDER ALL SCOUR STOP AND TURF REINFORCEMENT MAT (TRM).
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT THICKNESS

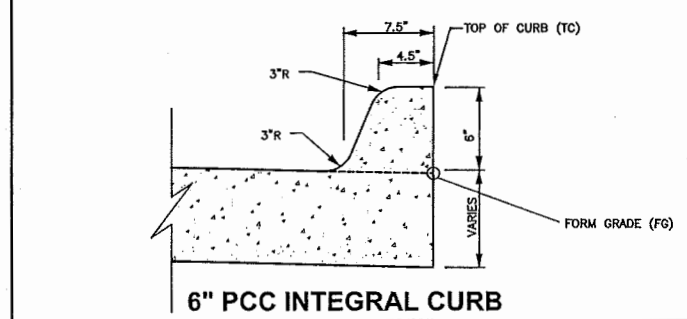
- | | |
|-----------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK RAMPS | 6" P.C.C. |
| 3. DRIVES AND PARKING | 6" P.C.C. |
| 4. DUMPSTER ENCLOSURE & FRONT 20' | 8" P.C.C. |

TRAFFIC CONTROL NOTES

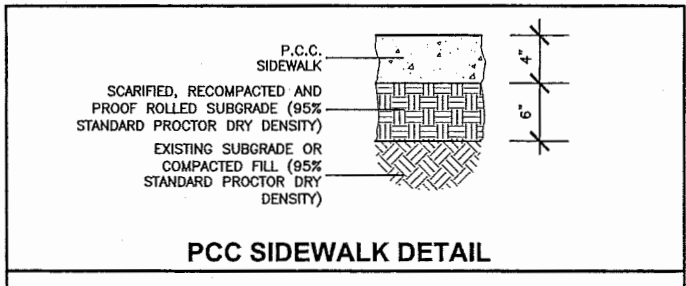
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK/SHARED USE PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK/SHARED USE PATH CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.



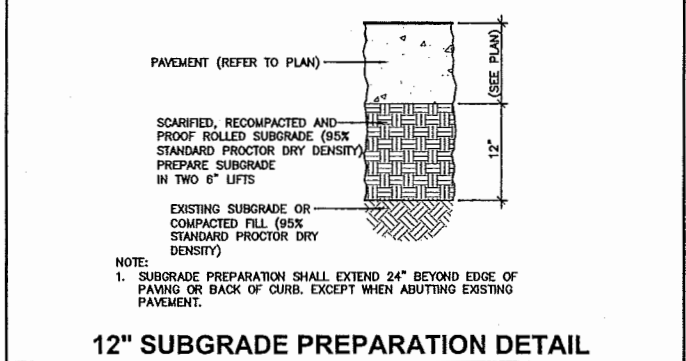
CLASS 'A' INTEGRAL CURB AND SIDEWALK DETAIL



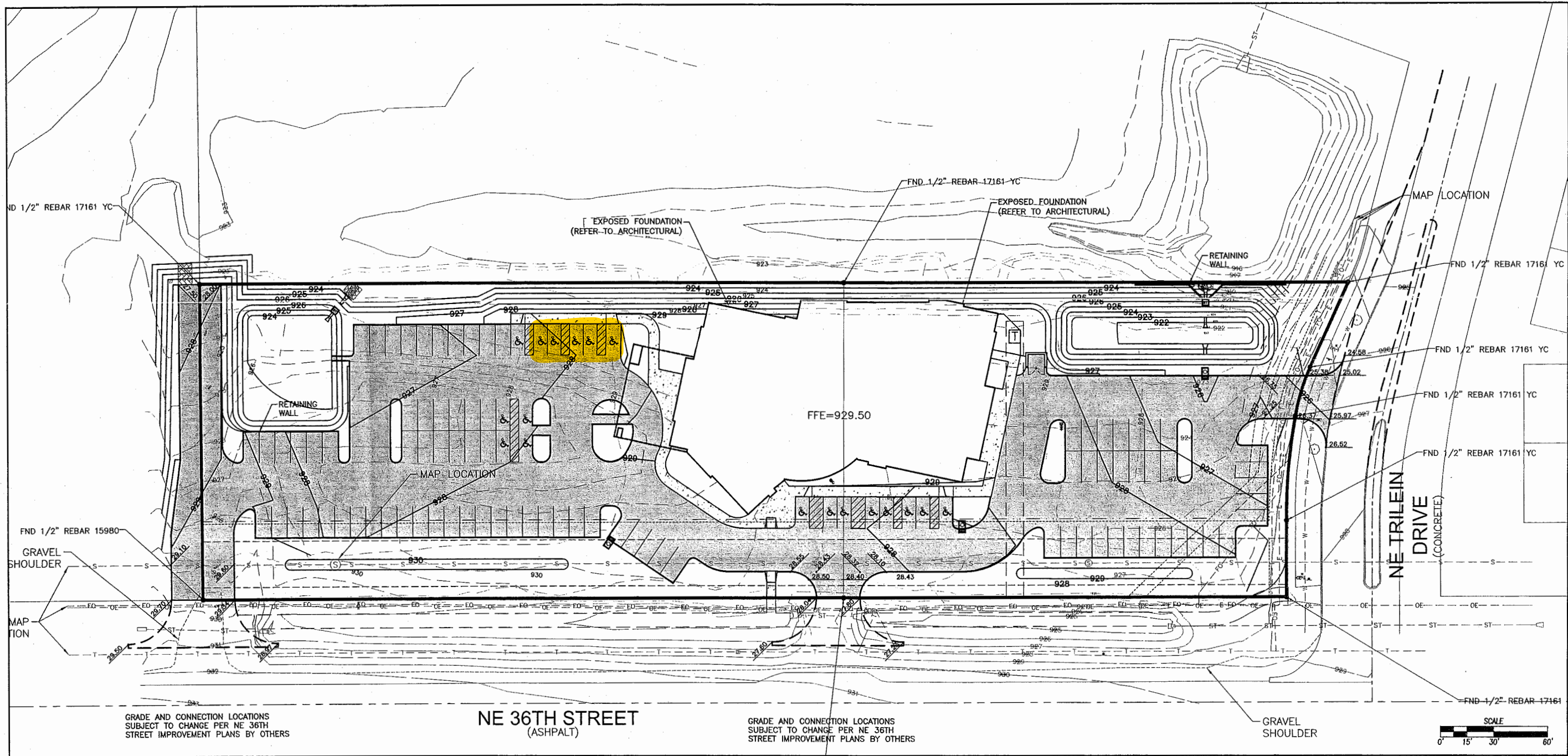
6" PCC INTEGRAL CURB



PCC SIDEWALK DETAIL



12" SUBGRADE PREPARATION DETAIL



GENERAL NOTES

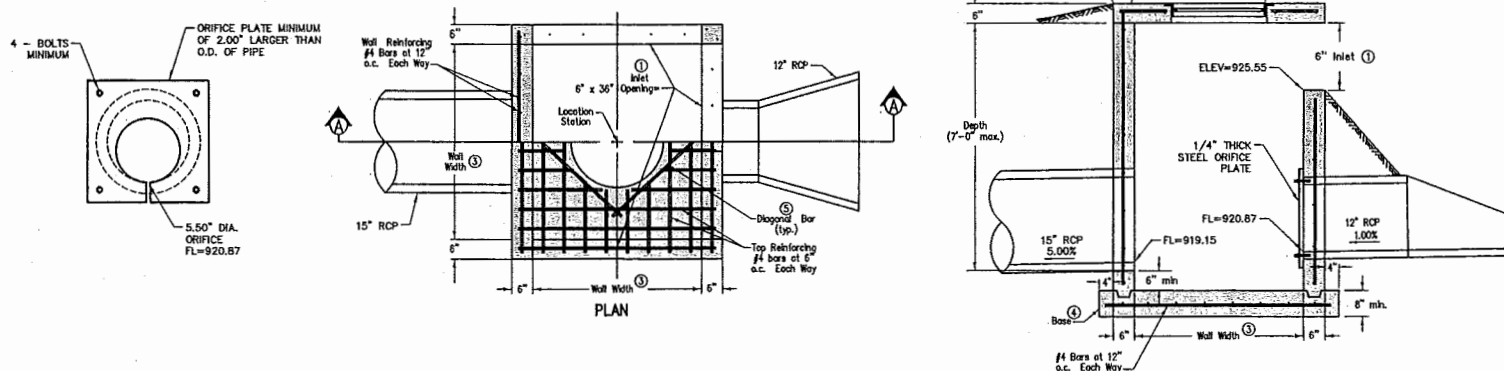
REFER TO SHEET 2

GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

DETENTION OUTLET DETAIL #1

NOT TO SCALE



- Construct 3 inlet openings with 12-inch #4 epoxy-coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top of all openings. Construct 3 inlet openings 6\"
- Grade to inlet elevation on open side. Grade to top elevation on closed sides.
- Wall widths are 36\"
- Cast-in-place base shown. If base is present integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- Install four #4 diagonal bars at all pipe openings.

ANKENY DMOS
NE 36TH STREET
GRADING PLAN

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PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

ENGINEER:

TECH:

REVISIONS	DATE
SUBMITTAL #5 TO CITY	6/14/16
SUBMITTAL #5 TO CITY	6/09/16
SUBMITTAL #4 TO CITY	5/26/16
SUBMITTAL #4 TO CITY	5/09/16
SUBMITTAL #2 TO CITY	4/25/16
SUBMITTAL #1 TO CITY	3/21/16





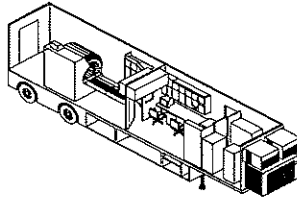




SITE PLANNING GUIDE

48' MOBILE MRI SYSTEM SIEMENS HARMONY 1.0T/SYMPHONY-SONATA-AVANTO-ESPREE 1.5T (Transportable at Field)

Manufactured by
MEDICAL COACHES, INCORPORATED



Proper site preparation for special-purpose mobile units is critical to their successful operation. This guide has been assembled to provide you with detailed site planning and preparation data specifically for the SIEMENS MRI System installed in a Medical Coaches Mobile Unit.

The information compiled and provided should be sufficient to cover most site planning requirements. If additional questions do arise, please contact Medical Coaches directly. See page 4.

Medical Coaches continues to learn from our valued customers. We invite your comments and suggestions on any improvements to this document, and sincerely appreciate your past contributions.

The confidential information contained herein is the property of Medical Coaches, Inc. and may only be used by our customers.

Part No. 118697
Rev. H
DECEMBER 7/01

MC Part Number: 118697

SITE PLANNING GUIDE REVISION SHEET

48' Mobile MRI System
Siemens Harmony 1.0T/Symphony-Sonata-Avanto-Espree 1.5T

COVER PAGE	PAGE	REV	DESCRIPTOIN OF CHANGE:	UNIT & DATE
A	10	A	D12613; verify dimensions and color code print	6300+ Dec-16-97
B	13	C	D12350-1; Add MR01 Body Assembly, MR02 Final Assembly; and MR03 Paint Assembly balloons for structures.	6300+ Dec-19-97
C	4	D	D11865; move axles rearward 48" and move jack stand forward.	6311+ APR-16-98
	6	-	A10487 replaced with B10581; redrawn to include engineering block.	
	8	A	D12612; move axles rearward 48".	
	10	B	D12613; move axles rearward 48", magnet 6", and changed rear skirt door.	
	13	D	D12350-1; move axles rearward 48" and magnet 6".	
	14	A	D12614; move axles rearward 48".	
	13	E	D12350-1; move axles rearward 11".	
D	13	F	D12350-1; revised cabinets.	6311+ JUL-02-98
E	4	E	D11865; spread axles to 100" and move axles forward 20".	6321+ APR-08-99
	8	B	D12612; spread axles to 100" and move axles forward 20".	
	10	D	D12613; spread axles 100", move axles forward 20", and relocate jack stands.	
	13	G	D12350-1; spread axles to 100" and move axles forward 20".	
	14	B	D12614; spread axles to 100" and move axles forward 20".	
F	1		Changed D12350-2 to D12955-2 for new configuration.	6321+ JUN-15-00
	2		Added transfer line on table of contents.	
	3		1.1 recommended pad support dimension changed from 43' to 49' long.	
	4	F	D11865; rear door swing dimension now 42-3/16".	
	6	A	B10581; change 35' shoreline to 50', replace 5-Ton air conditioner with 2 3-Ton A/C's, and update to current chiller view.	
	8	-	D12612 changed to D13024 for latest configuration.	
	10	-	D12613 changed to D13025 for latest configuration.	
	13	-	D12350-1 changed to D12955-1 for latest configuration.	
	14	-	D12614 changed to D13026 for latest configuration.	
G	1		Changed manual to now include information for the Sonata	6340+ AUG-01-01
	3		Reworded page 3, section 1.2 on Ferrous Rebar.	
	6		Included amp specs for the Sonata under Electrical Information and customer power requirements	
	7	B	B10581; Added ampere specs to make drawing applicable for the Sonata	

G	8		Changed O.P.S.I.S to Remote Diagnostic to reflect changes of what is used now. of the CAT 5 connection to RJ45 so that it is more understandable. of the one standard connection to two – one for data transfer and one for whatever the customer wants. paragraph under subheading 4.2 to include information about the data transfer line.	6340+ Aug-01-01
	14	A	-1; Moved RCA to opposite side of the room in Front Room. UPS to where the RCA was.	
H	5	G	Revised Drawing D11865 to Specify lbs. required at each side of each pad.	12/07/01

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1.0. SUPPORT PAD REQUIREMENTS:

The following is a list of recommendations and requirements for a concrete support pad.

1.1. RECOMMENDED SUPPORT PAD:

A full pad measuring 43' long by 10' wide should be located as shown on the drawing on page 5. Minimum support pads (cross-hatched area on drawing) are also shown. The minimum pads are not recommended because they may not accommodate future mobile systems servicing the site.

1.2. SUPPORT PAD DEPTH:

Recommendations for the length and width of pad are given above. However, the depth should be determined by a local contractor based upon the weight distribution information given on the drawing on page 5 and existing site conditions. If ferrous rebar is to be used in concrete pad, contact Siemens or Medical Coaches, Inc. about field setup specifications.

1.3. SUPPORT PAD LEVELNESS:

The SIEMENS' Mobile MRI System requires that the support pads be LEVEL FOR PROPER OPERATION. The pad must not exceed 0.25 inch deviation in 10 feet 0 inches.

CAUTION: STRICT ATTENTION MUST BE PAID TO PAD LEVELNESS! FAILURE TO SUPPLY LEVEL PAD CAN CAUSE DIFFICULTIES IN MRI SYSTEM OPERATION.

1.4. RECOMMENDED SERVICE PAD:

A full pad measuring 20 feet by 54 feet should be located as shown on the drawing on page 5 for ease of service access (dotted line on drawing).

1.5. ATTACHING TO BUILDING:

If using a dock seal or similar inflatable seal to attach the Mobile Unit to a building, pages 5 and 11 can be used as guides.

If you require assistance, please contact us directly.

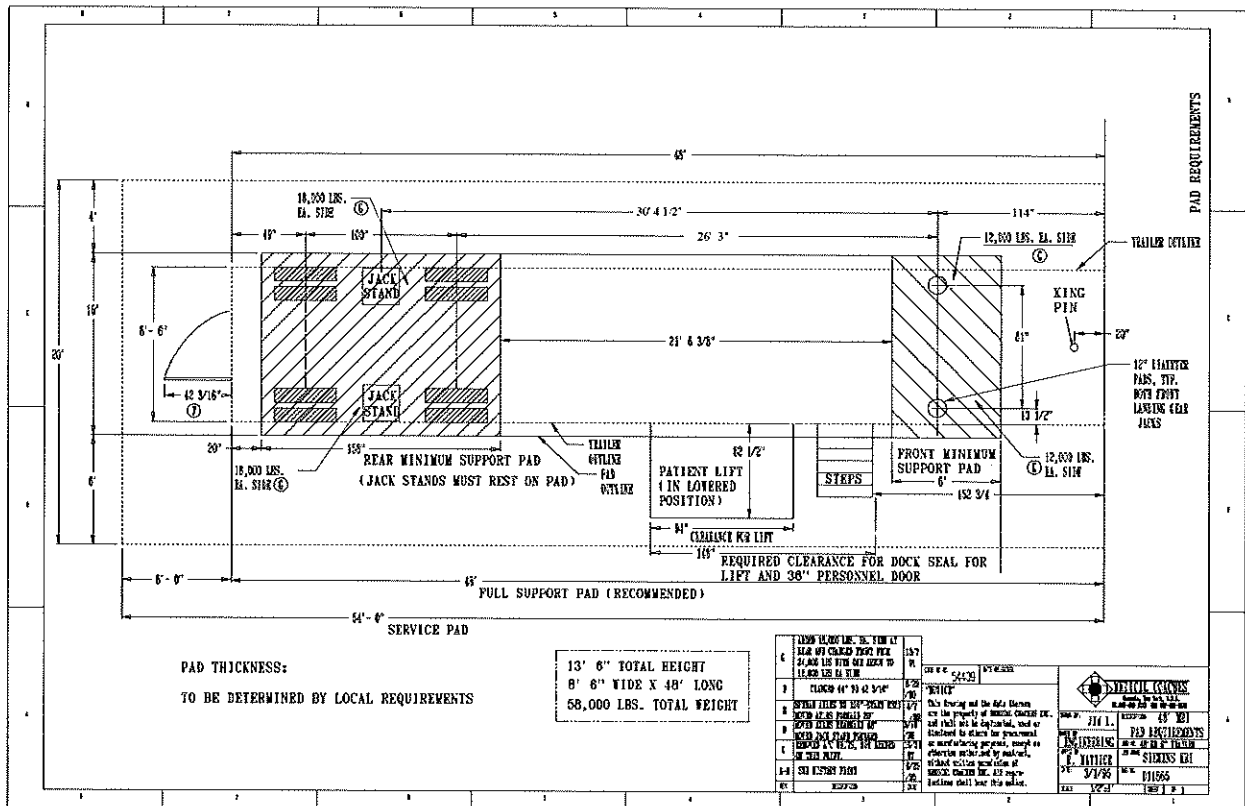
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Executive Vice President,
Chief Operating Officer, and
MRI Sales Manager

Paul Kankiewicz, Extension 101
Division Manager,
Technical Support Division

R. E. Mattice, Extension 123
Vice President of Engineering, and
Chief Engineer



2.0. CUSTOMER POWER REQUIREMENTS:

A single electrical power source is required for operation of the Mobile Siemens MRI System.

2.1. ELECTRICAL SERVICE:

480 VOLT, AC, 3-phase, fused at 150 amps (200 amps for the Avanto). Maximum allowable line voltage variation is +/- 6 percent (451 – 509 VAC). See page 13 for regulations.

2.2. CONFIGURATION:

Three-phase Delta or WYE connection with ground.

2.3. FREQUENCY:

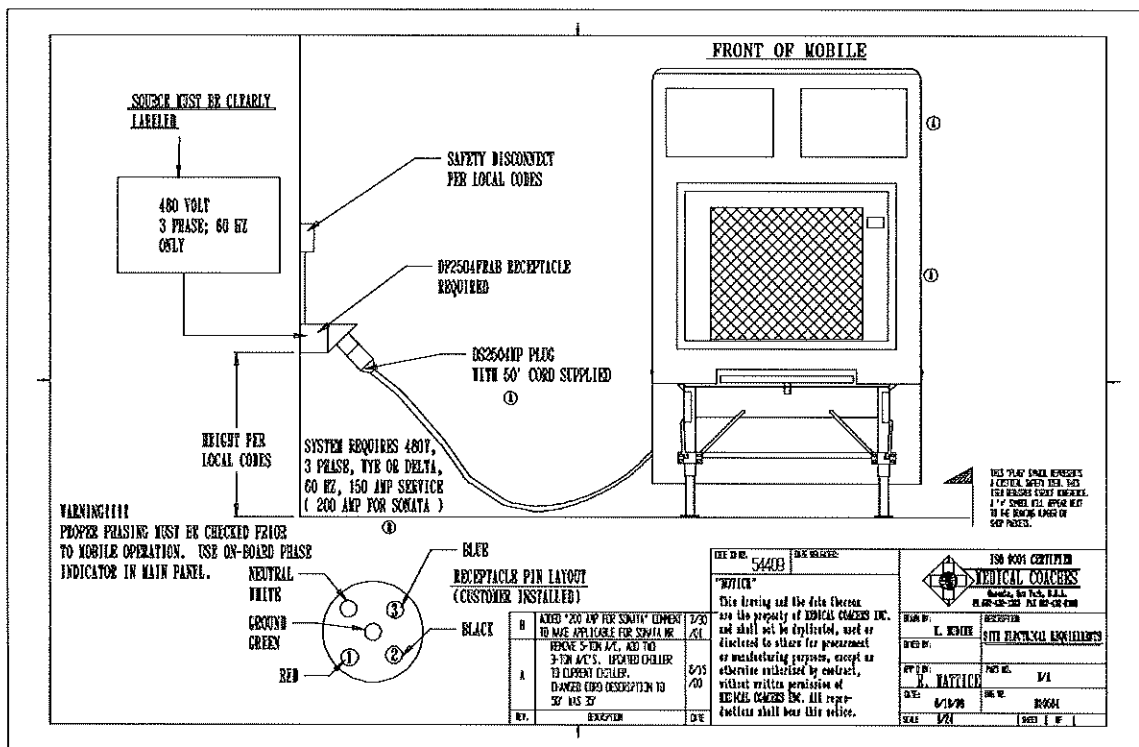
60 hertz +/- 0.5 hertz.

2.4. SHORELINE CABLE:

A 50 foot shoreline wired directly to trailer is provided for connecting the mobile unit to hospital power. The shoreline is located in the rear skirt compartment and may be drawn from either side of the trailer. The end has a Russell-Stoll DS2504MP to mate with the site receptacle.

2.5. CUSTOMER RECEPTACLE:

The facility must have the matching receptacle as specified by the drawing on page 7. This receptacle is a Russell-Stoll DF2504FRAB.



3.0. WATER SUPPLY REQUIREMENTS:

Only a 3/4" cold water garden hose is required. This unit can be operated either with water line connected and pressurized or disconnected, providing tank is refilled as needed. Connection is located in rear curbside compartment next to tank.

3.1. TRAILER:

The water fill connection is in the curbside rear compartment. A special opening is provided in the bottom of the compartment.

3.2. COLD WATER PROTECTION:

All on-board tanks and lines are weather protected. The site must provide for weather-protected supply line to prevent freeze up.

4.0. TELEPHONE SERVICE:

This mobile system is supplied with one telephone on one circuit. A second line, labeled Remote Diagnostic, is dedicated for the exclusive use of SIEMENS MEDICAL SYSTEMS, INC.

4.1. PHONE CONNECTORS:

The inlet receptacles for on the site hook up are located in the front curbside skirt compartment. The receptacles are marine grade with spring-loaded covers, Hubbell PH6595. A 50 foot pre-wired connecting cable, Hubbell PH6599, is shipped with system.

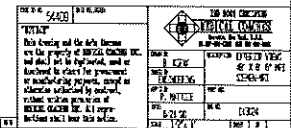
4.2. DATA TRANSFER LINE:

Two (2) standard RJ45 connections are also supplied. One is tied directly into the system hub and is provided for data transfer. Another is tied in above the counter for use by the customer as desired.

The customer should supply:

A weather-proof outlet, Hubbell PH6597, mounted in a weather-proof box, Hubbell PH6619, within 50 feet of the mobile system. A second connecting cord, weather-proof outlet and box is required if the Remote Diagnostic line is used.

A third inlet receptacle is supplied in the skirt and is connected to an auxiliary circuit.



5.0. SITE CLEARANCE REQUIREMENTS:

5.1. MOBILE UNIT CLEARANCE REQUIREMENTS:

Refer to illustration on page 11 depicting clearance required around the mobile unit.

5.2. SWING DIMENSIONS OF DOORS:

Swing dimensions are shown for all compartment doors, entrance door and canopy door. Service access should be an additional 36 inches to all dimensions shown (indicated on D13025 on page 11). These dimensions must be considered when contemplating parking near a building or other obstruction. Patient and staff access and egress should also be convenient to the mobile unit site.

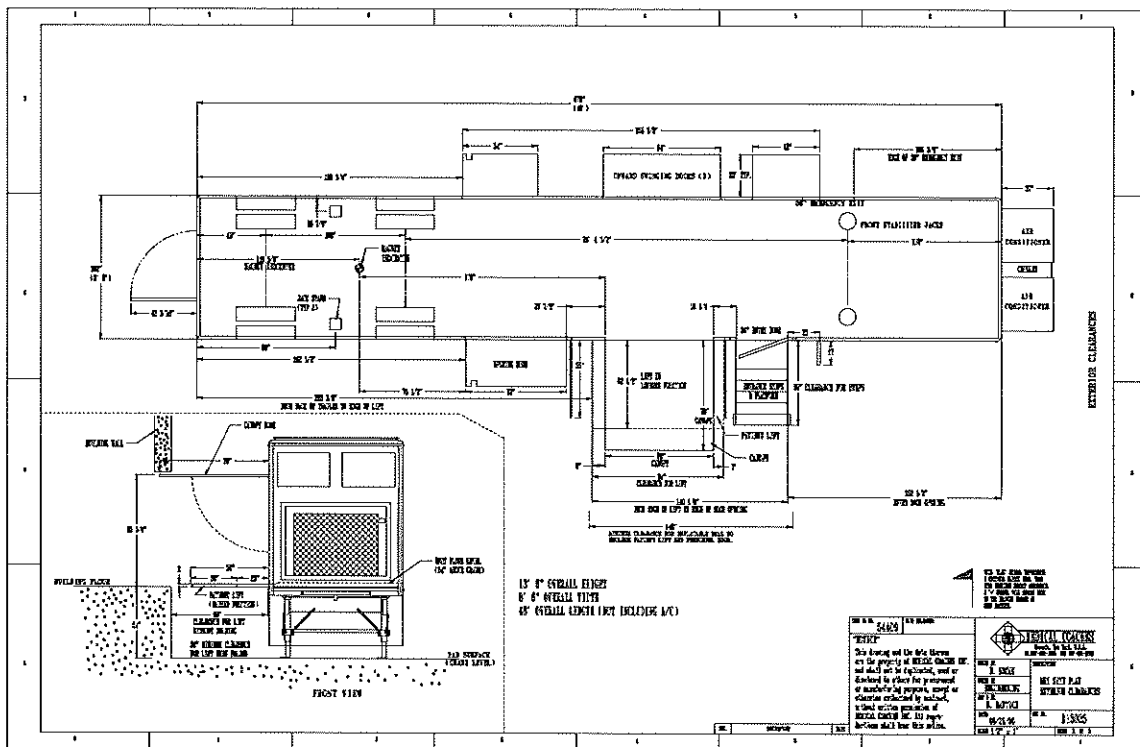
5.3. OFF-TRACKING OF UNIT:

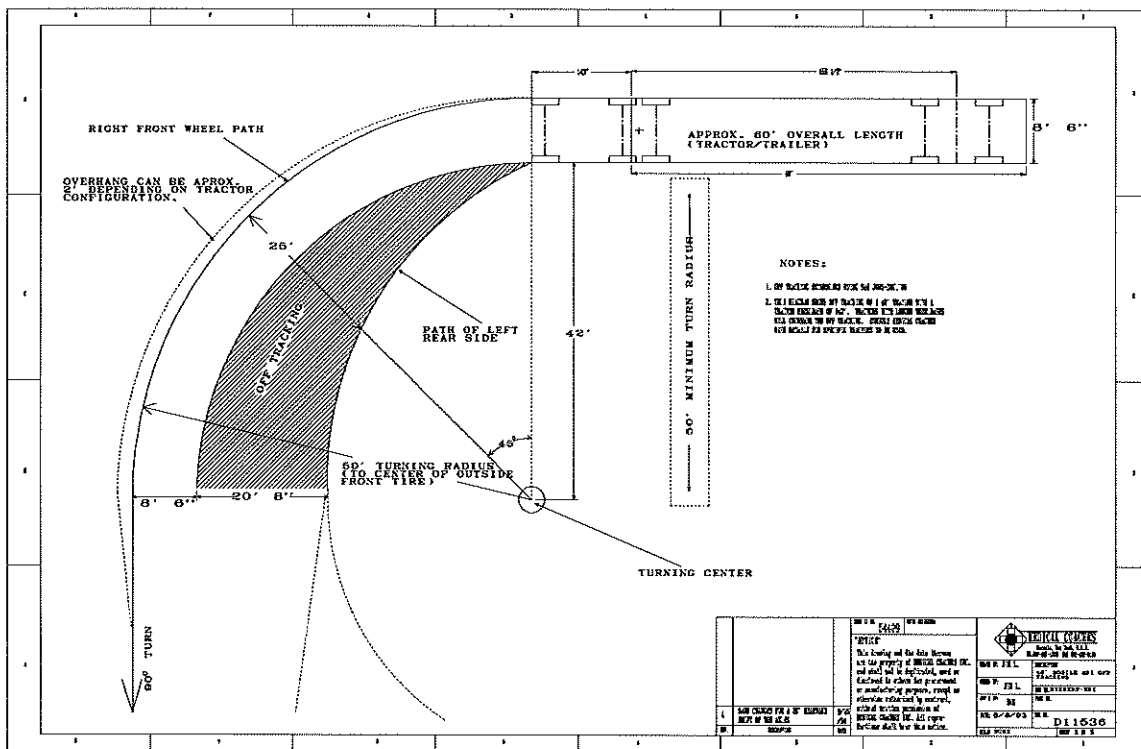
Adequate and convenient access also must be provided for movement in and out of site by the mobile unit with proper attention paid to swing and turn radii. Sharp dips, curbs, bumps, and other road surface conditions can affect the mobile unit ground clearance and must be considered. See D11536 on page 12.

NOTES:

Lift compartment doors (center compartment on curbside, see page 9) are easily removable.

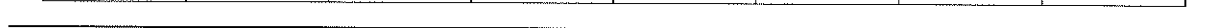
Special hinging arrangements are possible for the canopy. Please contact Medical Coaches if the standard arrangement is inconvenient.

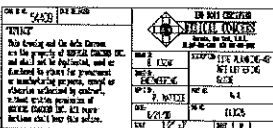




6.0. REGULATIONS:

This mobile unit has been designed to comply with Federal regulations in existence at time of manufacture. Local and State regulations may differ from site to site. It is the responsibility of each site to ensure that these regulations are met and encumber any costs associated with unique alterations or additional equipment required.







PLAN AND ZONING COMMISSION

September 20, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

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):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



1 inch = 700 feet

Date: 9/6/2022

Hope Crest - Rezoning



*Plan and Zoning Commission
Staff Report*

*Meeting Date: September 20,
2022*

Agenda Item: Hope Crest Rezoning – Public Hearing
Report Date: September 15, 2022
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Discussion

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.

Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on October 4, 2022.



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;

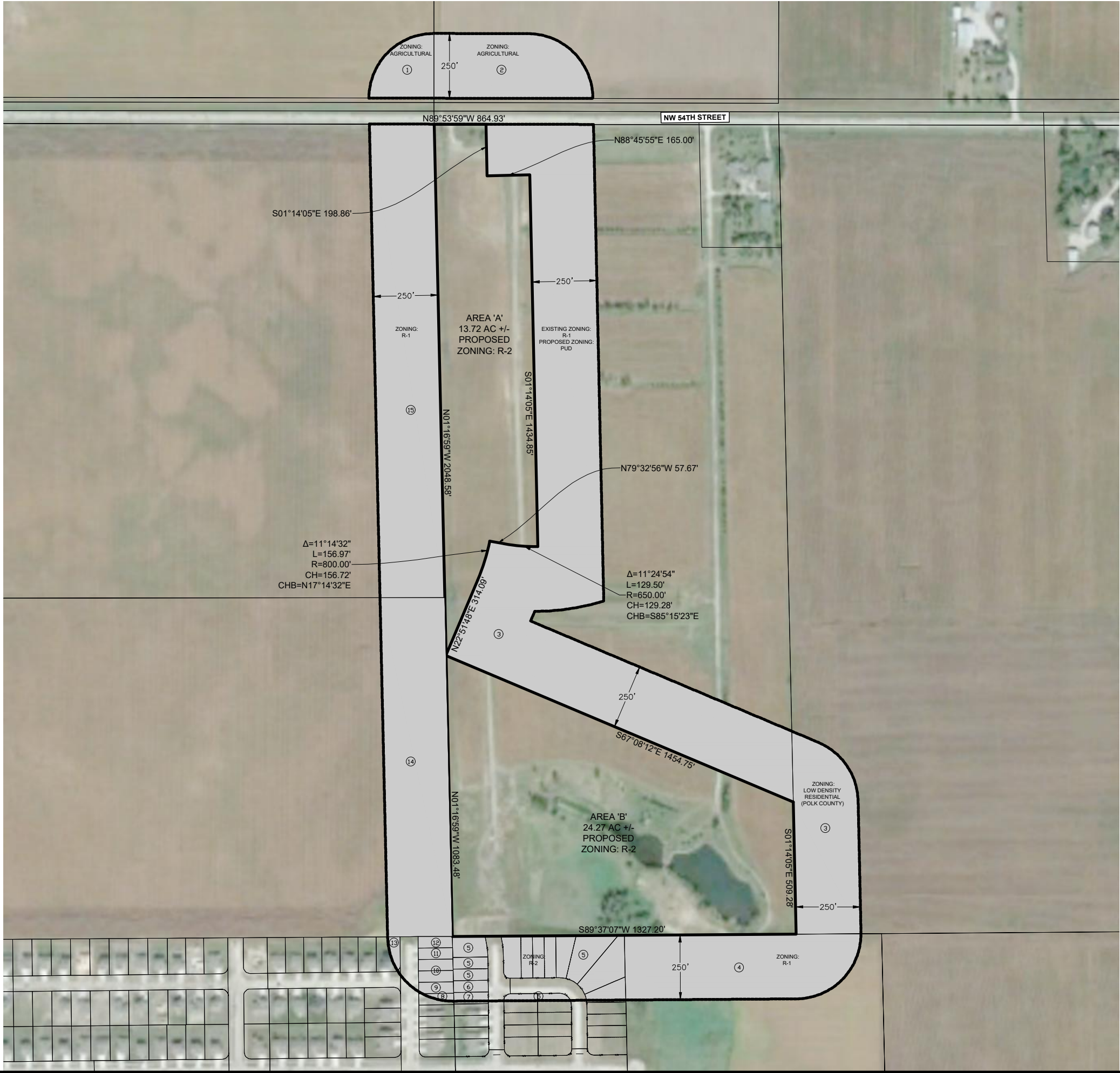
On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 92 acres located south and west of 1901 NW 54th Street. The existing zoning of the property is R-1 One Family Residential and we are requesting to rezone 53.99 acres to a Planned Unit Development 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,

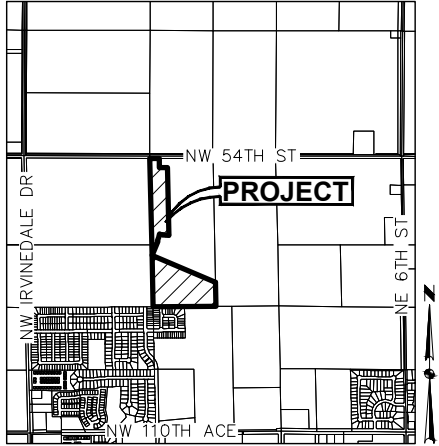
CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.

FILE: H:\2022\2021\3\UNO\REZONING\2021\3-REZONING EXHIBIT R-2.DWG
DATE: 9/7/2022 11:40 AM
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY



VICINITY MAP



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

ADJACENT OWNERSHIP

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. SHERRELL 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 VOEGTLIN	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.

AREA 'A' 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:

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.

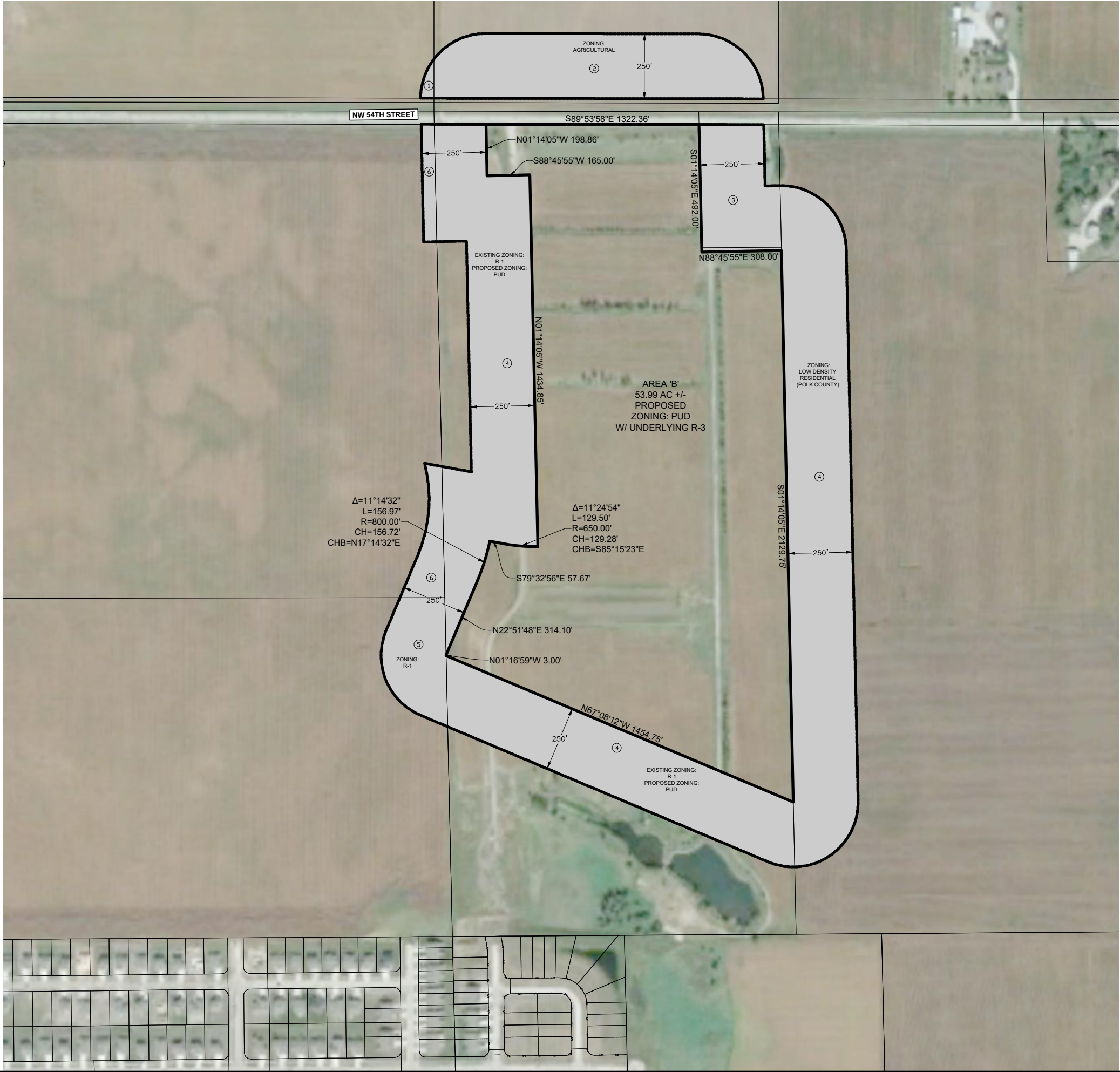
AREA 'B' REZONING DESCRIPTION

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:

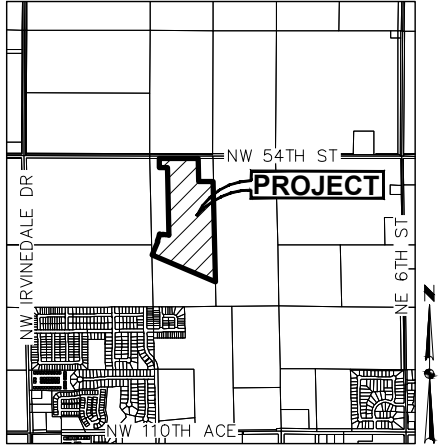
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2021-85; THENCE SOUTH 89°37'07" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2021-85, A DISTANCE OF 1327.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2021-85; THENCE NORTH 01°16'59" WEST ALONG THE WEST LINE OF SAID PARCEL 2021-85, A DISTANCE OF 1083.48 FEET; THENCE SOUTH 67°08'12" EAST, 1454.75 FEET TO THE EAST LINE OF SAID PARCEL 2021-85; THENCE SOUTH 01°14'05" EAST ALONG SAID EAST LINE, 509.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.27 ACRES (1,057,061 SQUARE FEET).

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

FILE: H:\2022\2202133\2202133\2202133-REZONING EXHIBIT PUD.DWG
DATE: 9/9/2022 11:40 AM
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY



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

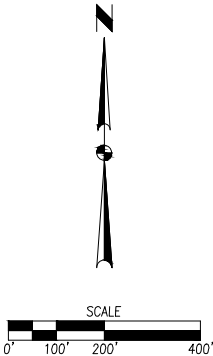
OWNER	ACRES	PERCENT	CONSENTING
1. HARMON FARMS LTD	0.12 AC.	0.25%	
2. MOECKLY FAMILY FARM LLC	6.85 AC.	14.21%	X
3. DEBORAH & ROBERT TERRELL	3.14 AC.	6.52%	X
4. HOPE K FARMS LLC	34.23 AC.	71.03%	X
5. JOHN FERRIER & APRIL ELLIS	2.30 AC.	4.77%	
6. EDWARD FERRIER & ANNETTE VOEGTLIN	1.55 AC.	3.22%	
	48.19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

REZONING DESCRIPTION

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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.



CITY OF ANKENY



HOPE CREST
Planned Unit Development

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1 THE PLAN

Overview Narrative
PUD Master Plan
Bulk Regulations

2 REZONING REQUEST

Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE

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.

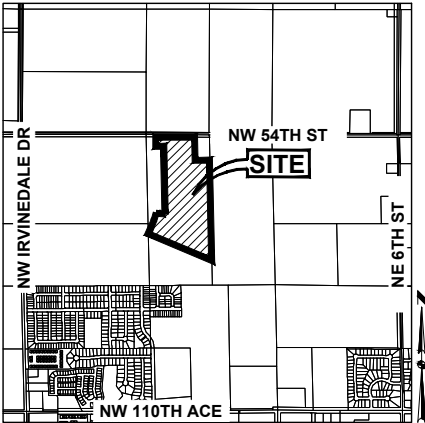
A portion of the property (53.99 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 55 feet. This product allows further diversity within the development and will allow a more affordable product 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.



DATE

09/09/2022

09/18/2022

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
PUD CONCEPTUAL PLAN

1/1

2202.133

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 6 overstory streets, 3 evergreen trees and 10 shrubs per 200 lineal feet

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):

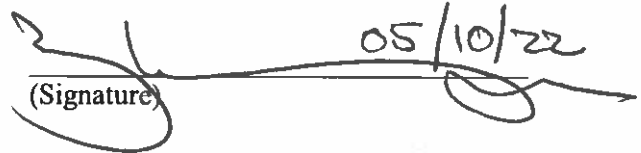
Detached single family residential development.

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: _____

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TO: Honorable Mayor and City Council
Plan and Zoning Commission

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(Signature)

(owner name)

(Signature)

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Property Owner: Hope K Farms, LLC - Reza Kargarzadeh

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

Signature:

Date:

Printed Name: Reza Kargarzadeh

Title:

Property Owner:

Address:

Signature:

Date:

Printed Name:

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: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

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(owner name)



(Signature)

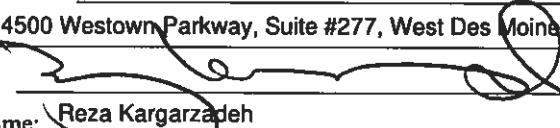
(owner name)

(Signature)

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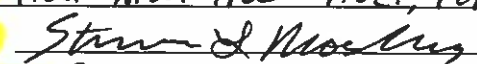
Date: 05/18/2022

Printed Name: Reza Kargarzadeh

Title: _____

Property Owner: MOECKLY Family Farm LLC.

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

Signature: 

Date: 5-18-22

Printed Name: STEVEN L. MOECKLY

Title: PRESIDENT

HOPE CREST REZONING DESCRIPTIONS

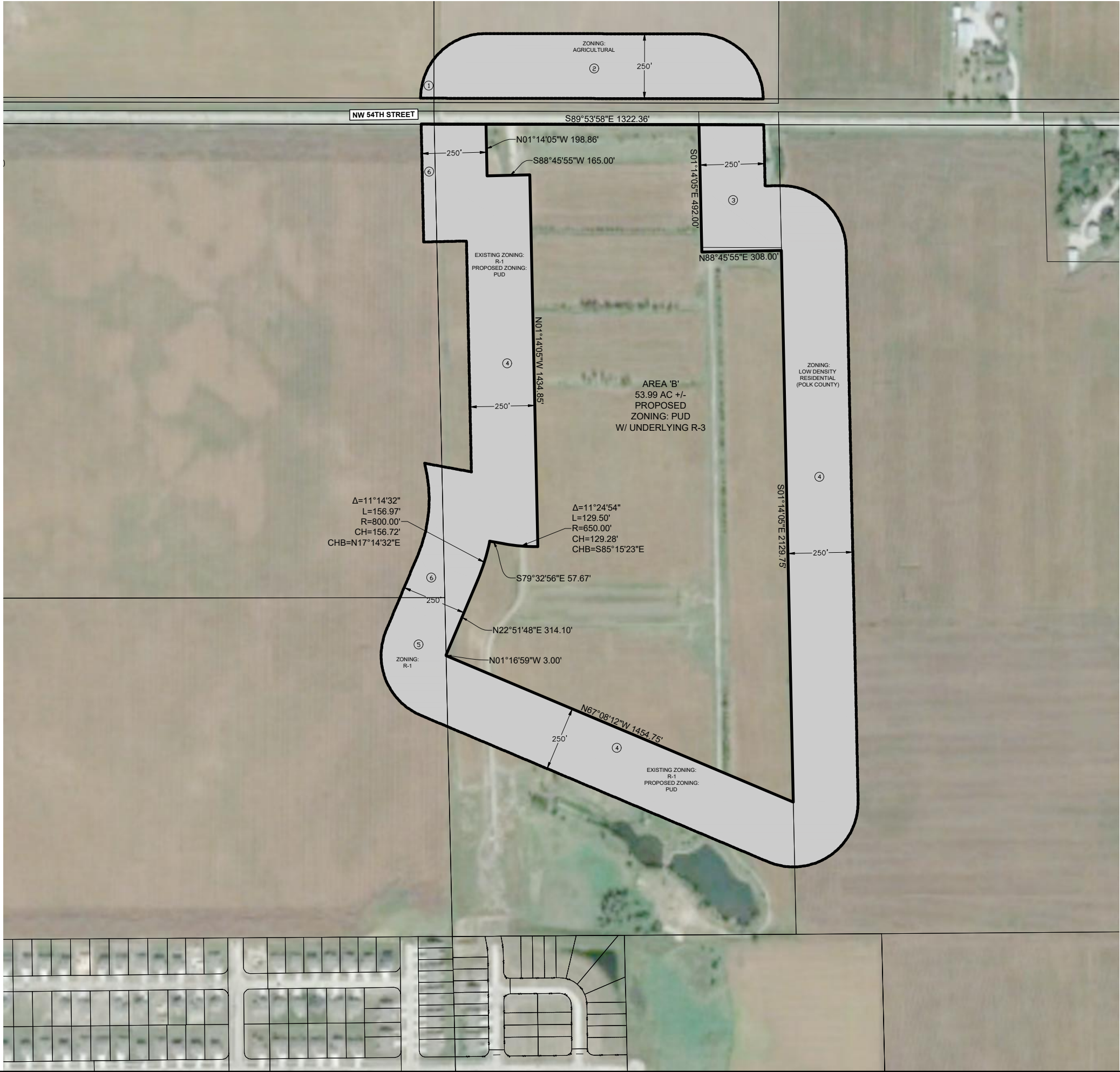
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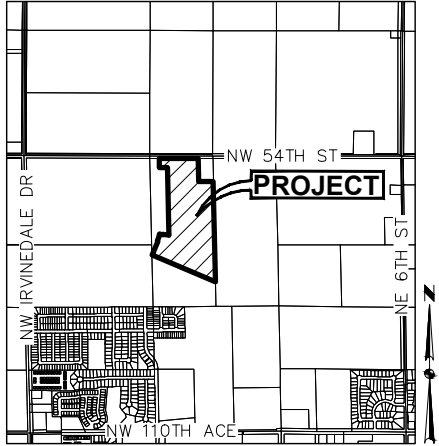
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DATE: 9/9/2022 11:40 AM
DRAWN BY: JACOB MURRAY
CHECKED BY: JACOB MURRAY



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

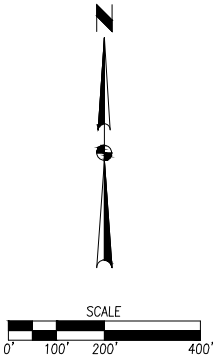
OWNER	ACRES	PERCENT	CONSENTING
1. HARMON FARMS LTD	0.12 AC.	0.25%	
2. MOECKLY FAMILY FARM LLC	6.85 AC.	14.21%	X
3. DEBORAH & ROBERT TERRELL	3.14 AC.	6.52%	X
4. HOPE K FARMS LLC	34.23 AC.	71.03%	X
5. JOHN FERRIER & APRIL ELLIS	2.30 AC.	4.77%	
6. EDWARD FERRIER & ANNETTE VOEGTLIN	1.55 AC.	3.22%	
	48.19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

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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

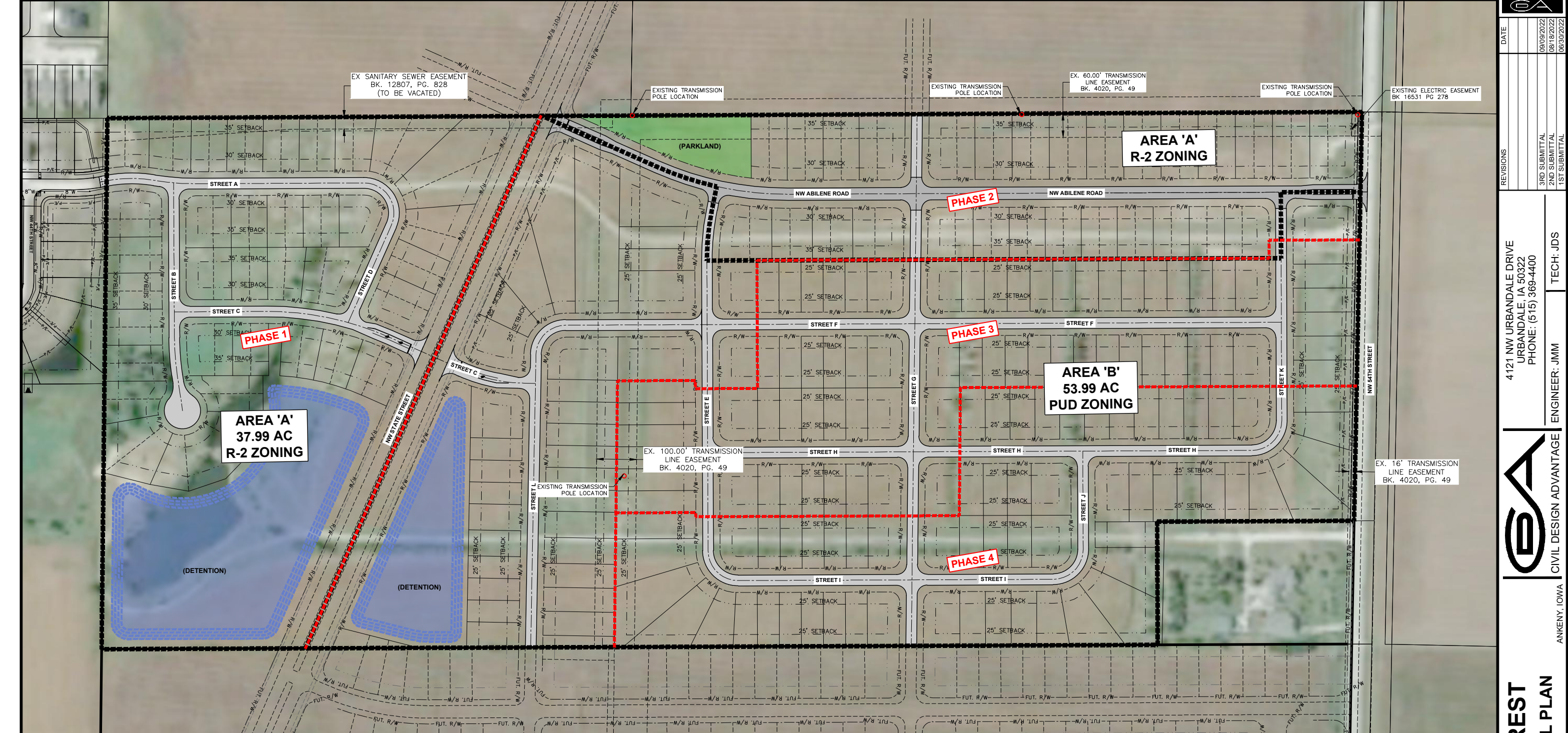
The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials such as but not limited to brick, stone, vinyl, cement 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

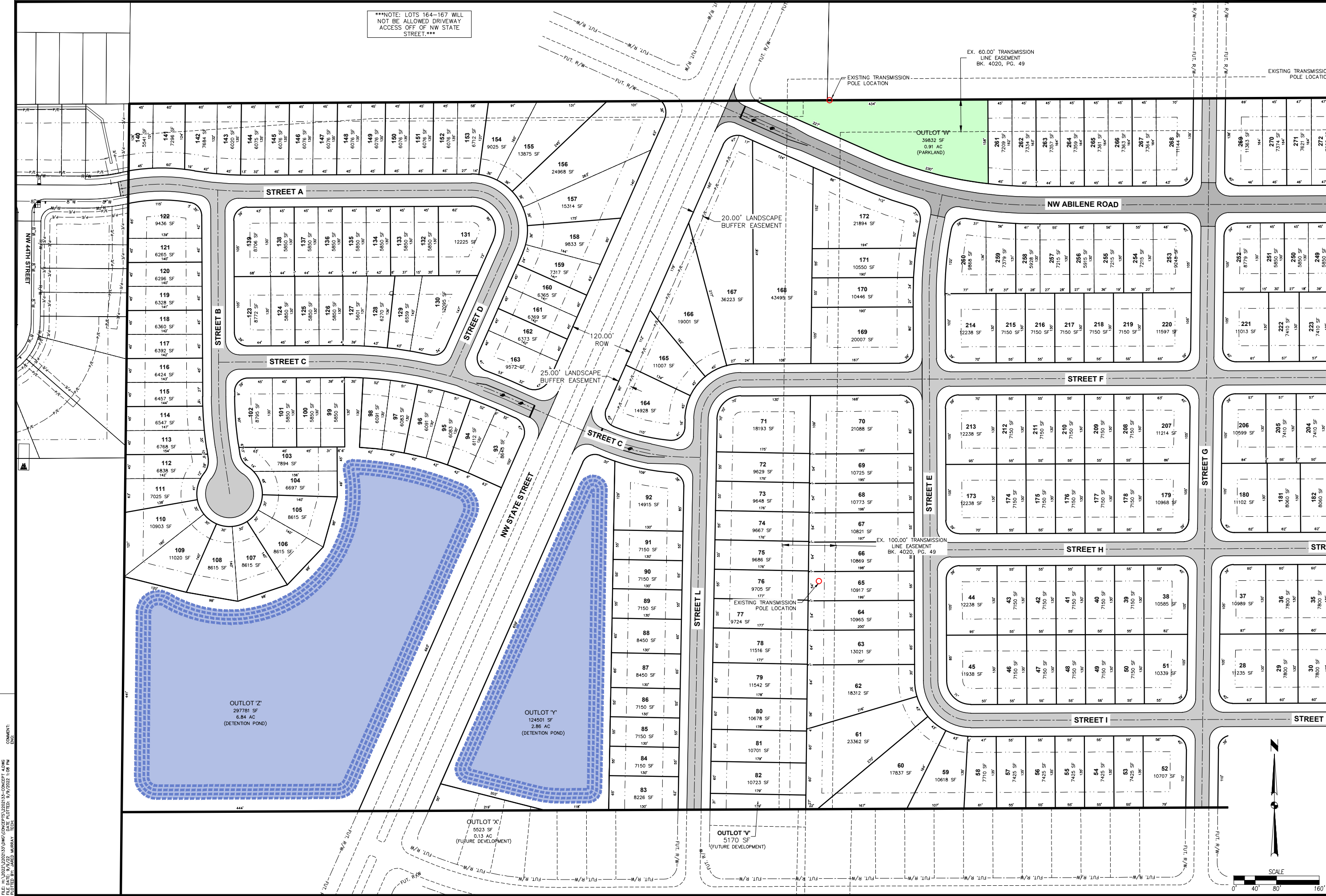
MIN. LOT AREA: = 6,600 SF

* 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.

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PLOTTER: HP PLOTTER
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CHECKED BY: JMM



NOTE: LOTS 164-167 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NW STATE STREET.

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

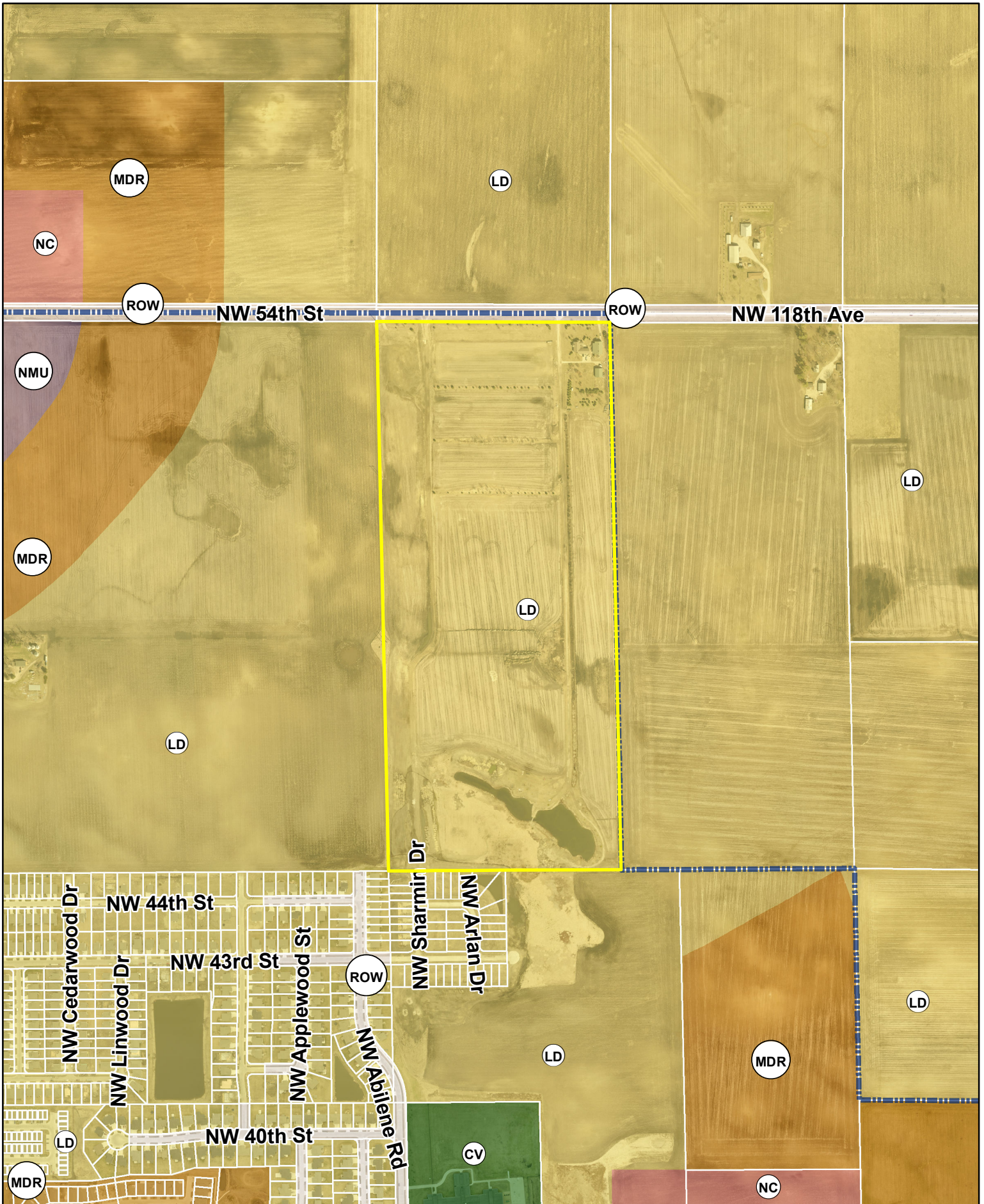
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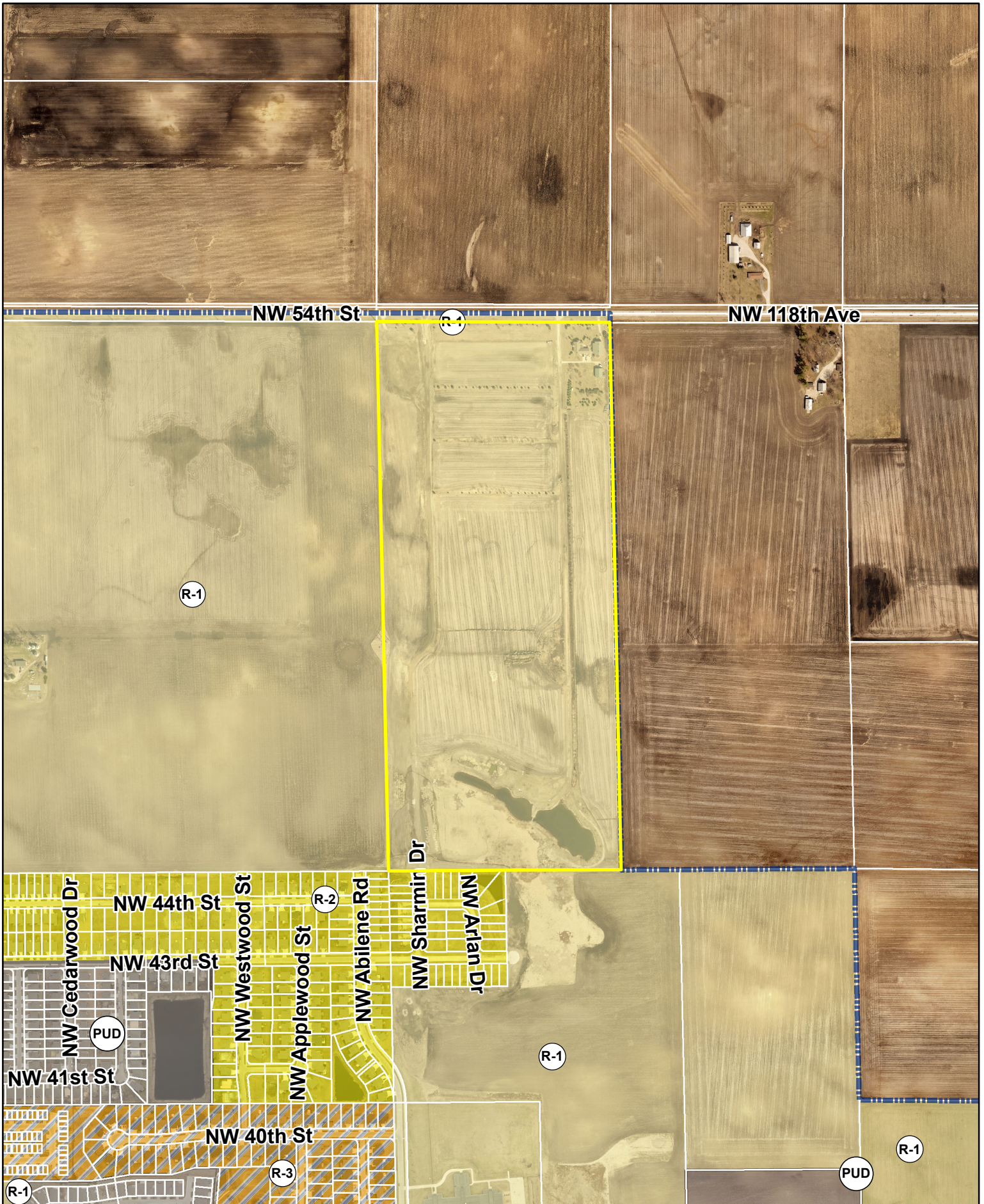
HOPE CREST
CONCEPTUAL PLAN

2
3

2202.133









PLAN AND ZONING COMMISSION
September 20, 2022
6 : 30 PM

 **Print**

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:
Public Hearing

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):

PUBLIC OUTREACH EFFORTS:

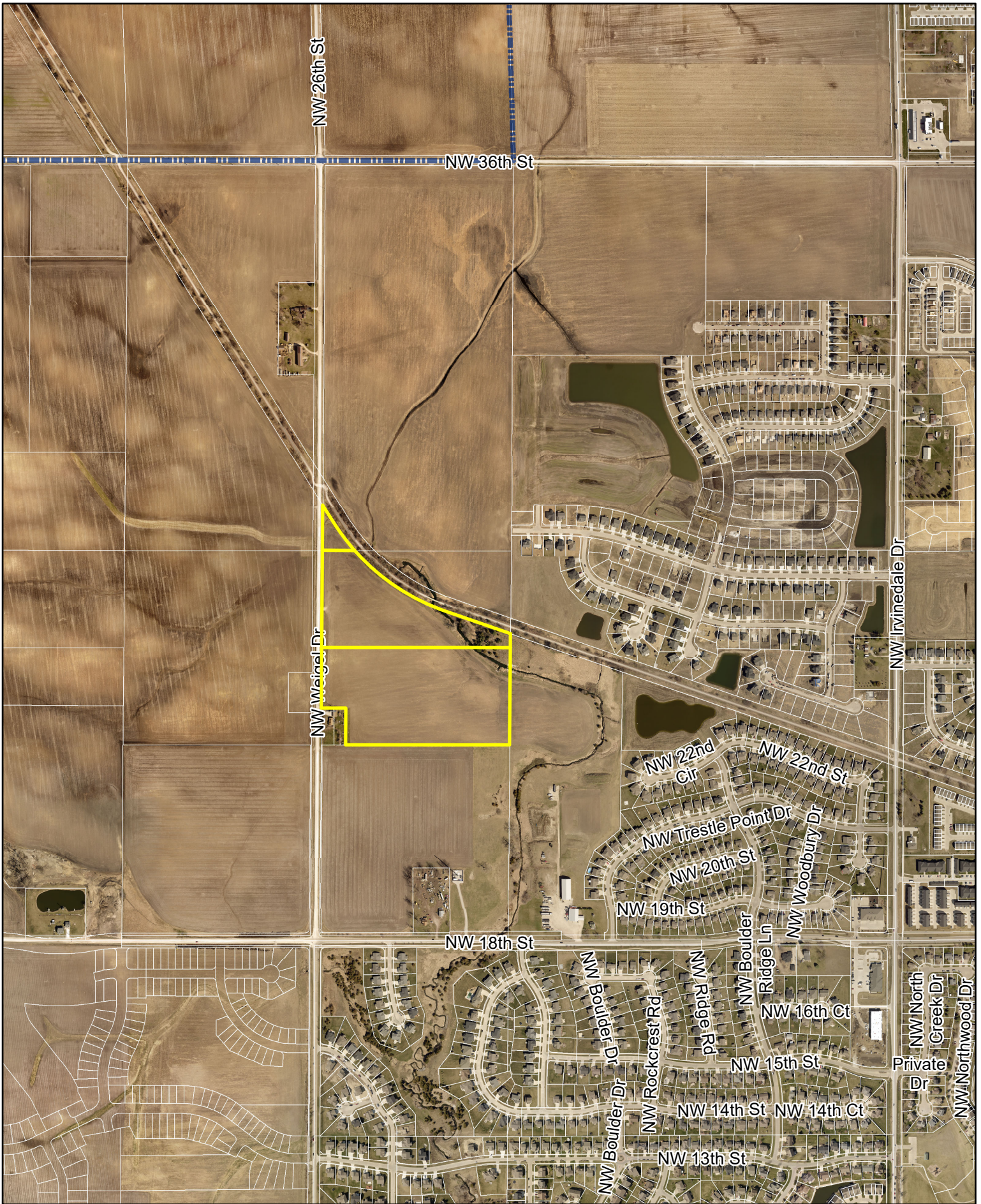
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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





*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2022

Agenda Item: Harmon Property Rezoning – Public Hearing
Report Date: September 8, 2022 *EJC*
Prepared By: Ryan Kirschman
Planner I

Discussion

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 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, south, and west are zoned R-1 Single Family Residence District. 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.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on October 4, 2022.



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

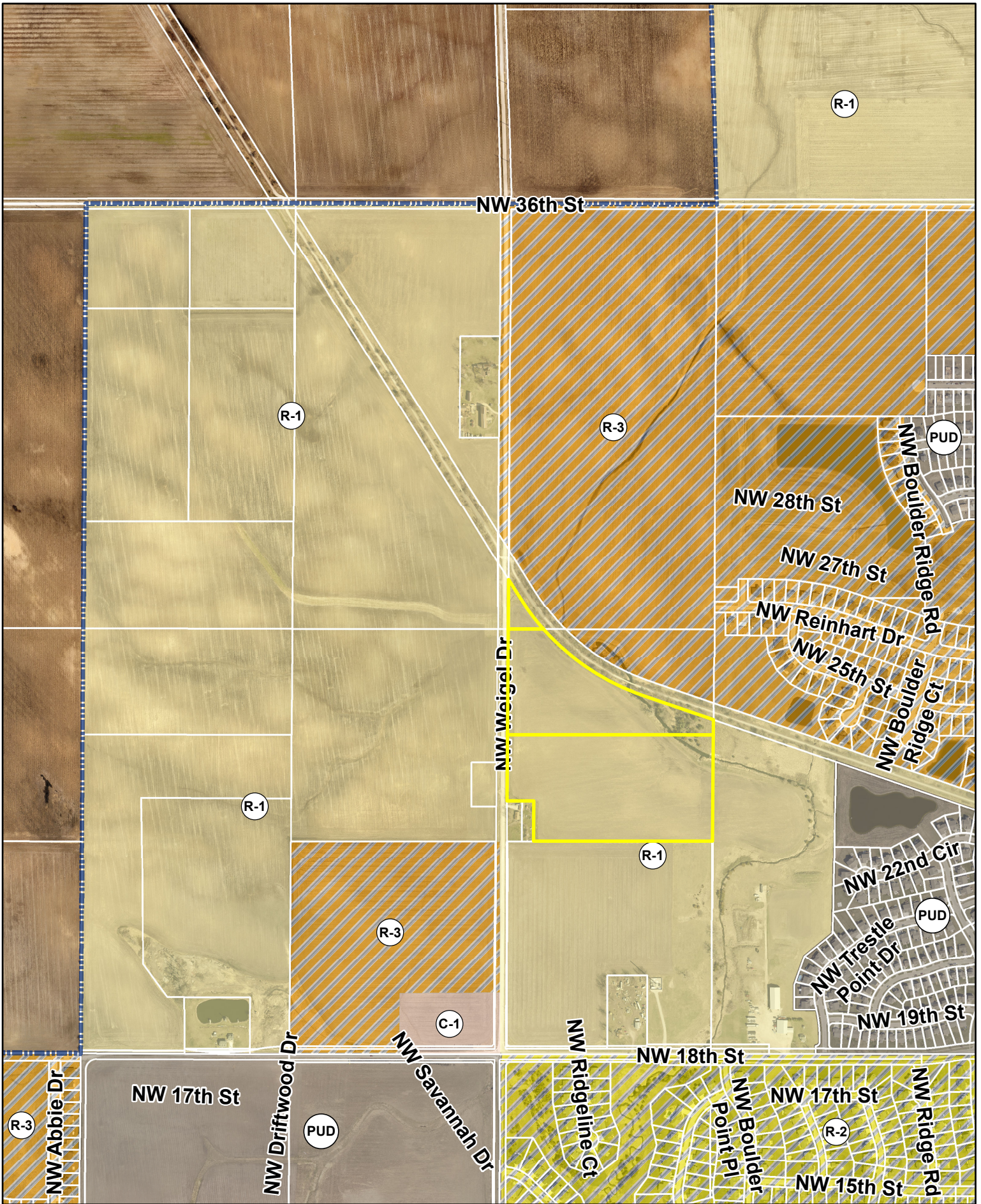
Honorable Mayor, City Council and Planning & Zoning Commission;

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.



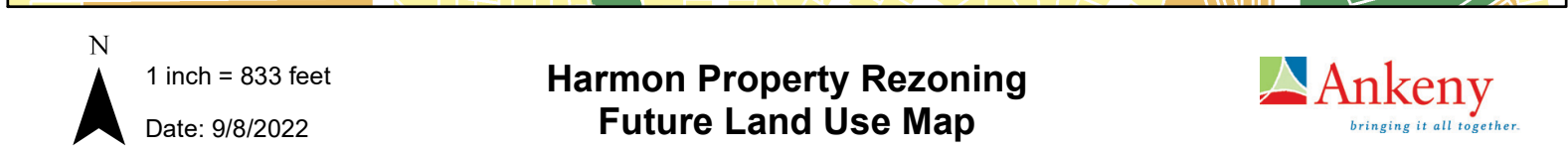
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1 inch = 764 feet

Date: 9/16/2022

Harmon Property Rezoning





PLAN AND ZONING COMMISSION

September 20, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

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 7, 2022.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION 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.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



1 inch = 625 feet
Date: 8/18/2022

Albaugh Four Mile Industrial Park - Rezoning





*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2022

Agenda Item: Albaugh Four Mile Industrial Park Rezoning – Action
Report Date: September 15, 2022
Prepared By: Bryan Morrissey *ETC*
Associate Planner

Staff Recommendation

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.

Project Report

The applicant, DRA Properties, LC, is requesting to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District.

The area subject to the proposed rezoning consist of two parcels, and totals approximately 67.10 acres (+/-) in size. The subject area is generally located south of SE Oralabor Road and east of SE Four Mile Drive, within the southeastern quadrant of Ankeny. The two parcels subject to the rezoning are being annexed into the City of Ankeny as part of the recently approved Ankeny RMJ Annexation. Once annexed, the property will be zoned R-1, One-Family Residence District, while many of the surrounding properties in the area are zoned either R-1, M-1, Light Industrial District, or U-1, Conservation and Public Utility District (Ankeny Regional Airport). The properties to the immediate south of the proposed rezoning are not within Ankeny's Corporate Limits.

The parcels subject to the proposed rezoning are in the process of being annexed into Ankeny following City Development Board approval of the annexation on August 10, 2022. The annexation will become finalized sometime in mid-September following a 30-day appeal period. As is standard procedure, the two parcels will be assigned the R-1 zoning classification upon completion of the annexation process. The applicant is starting the process to rezone the property from its R-1 zoning classification to M-1, Light Industrial District. The proposed rezoning aligns with the Ankeny Plan 2040 Future Land Use Map which identifies the subject area as being appropriate for Airport Business Park uses and Open Space. The M-1, Light Industrial District is listed as being a compatible zoning district within the Airport Business Park future land use classification. Examples of common uses allowed within the M-1 District include warehousing, storage, distribution centers, wholesale, and the processing of materials.

The applicant has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. Notifications of the public hearing were sent to the surrounding property owners on August 23, 2022; and a legal notice of the proposed rezoning was published in the Des Moines Register on August 19, 2022. The zoning ordinance also requires that the applicant of the proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and location of the public hearing. The require signage was posted by the applicant on Tuesday, August 30, providing the required seven days of notification prior to the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on September 6, 2022. There were no questions or comments from the public; however, there was a question raised by a Commission member concerning a potential flood plain in the area and how that may impact the project moving forward. Staff informed the Commissioner during the public hearing that any concerns regarding the flood plain would be addressed during the platting process of the project. A complete recap of the public hearing can be found in the minutes from the meeting.

July 15, 2022

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Re-zoning Request to the City of Ankeny

Planning and Building Director, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, LC, we are submitting the enclosed petition for rezoning for 67.10 acres located in the SW and NW quarters of Section 32-80-23. The property was recently annexed into the City of Ankeny and is located along the east side SE Four Mile Drive and one-half mile south of SE Oralabor Road.

The owner is requesting to re-zone from the existing R-1 Single Family Residence District to M-1 Light Industrial District. The City of Ankeny 2040 Comprehensive Plan designates this area as Airport Commercial and uses allowed within the M-1 District would be consistent with the comprehensive plan.

We respectfully request your review and approval of this re-zoning request. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

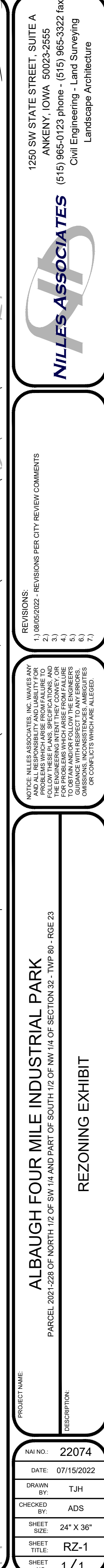
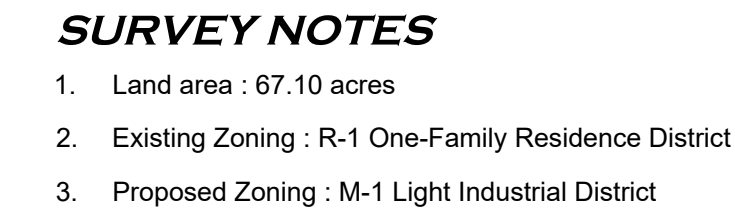
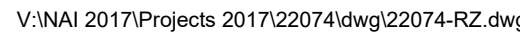


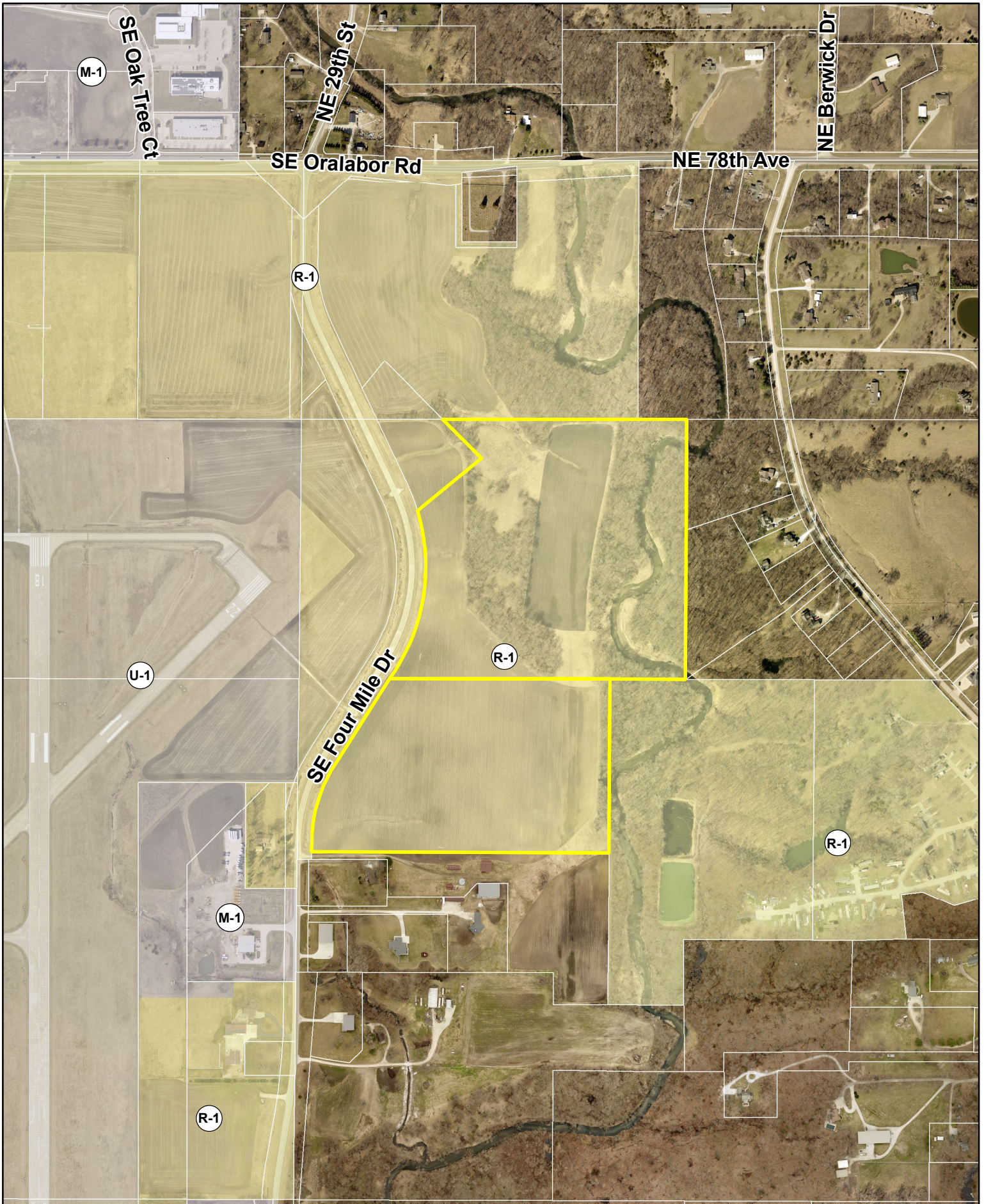
Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.

Parcel 2021-228 of the North Half of the Southwest Quarter of Section 32, Township 80 North, Range 23 West, of the 5th Principal Meridian, as shown on the plat of survey recorded with the Polk County Recorder's Office in Book 18970, Page 881; And that part of the Southwest Quarter of the Northwest Quarter of said Section 32 and the West Half of the Southeast Quarter of the Northwest Quarter of said Section 32; all of which is located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Said parcel is subject to any and all restrictions, covenants and easements of record

BREAKDOWN OF CONSENTING PROPERTIES				
2	POLK COUNTY AVIATION AUTHORITY	13.703	27.01%	X
1	ROBERT M JOHNSON (TRUST) & KATHRYN M ZIMMER	6.247	12.31%	X
1	THOMAS L TYLER	4.101	8.08%	X
1	TYLER INVESTMENT COMPANY INC	8.063	15.89%	X
1	JEFFREY J WANGSNES & SHELLEY R WANGSNES	6.144	12.11%	X
1	TYLER J WANGSNES & SAMANTHA J WANGSNES	0.673	1.33%	X
1	PENTA PARTNERS LLC	1.463	2.88%	X
8		40.393	79.62%	





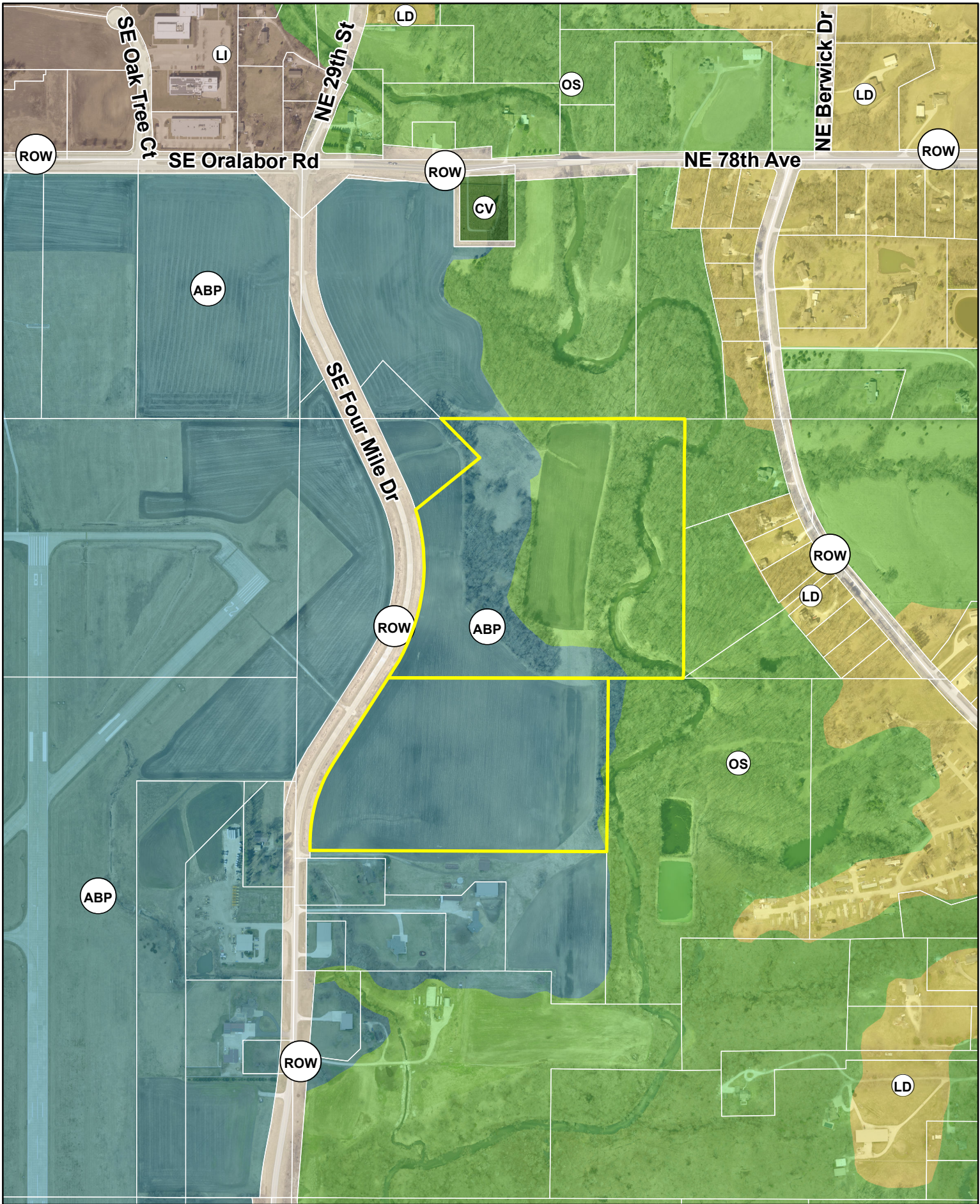
N



1 inch = 625 feet

Date: 8/18/2022

Albaugh Four Mile Industrial Park - Current Zoning



1 inch = 625 feet
Date: 8/18/2022

Albaugh Four Mile Industrial Park - Future Land Use



PLAN AND ZONING COMMISSION
September 20, 2022
6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
DRA Properties, LC request for voluntary annexation of property into the City of Ankeny

EXECUTIVE SUMMARY:
See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

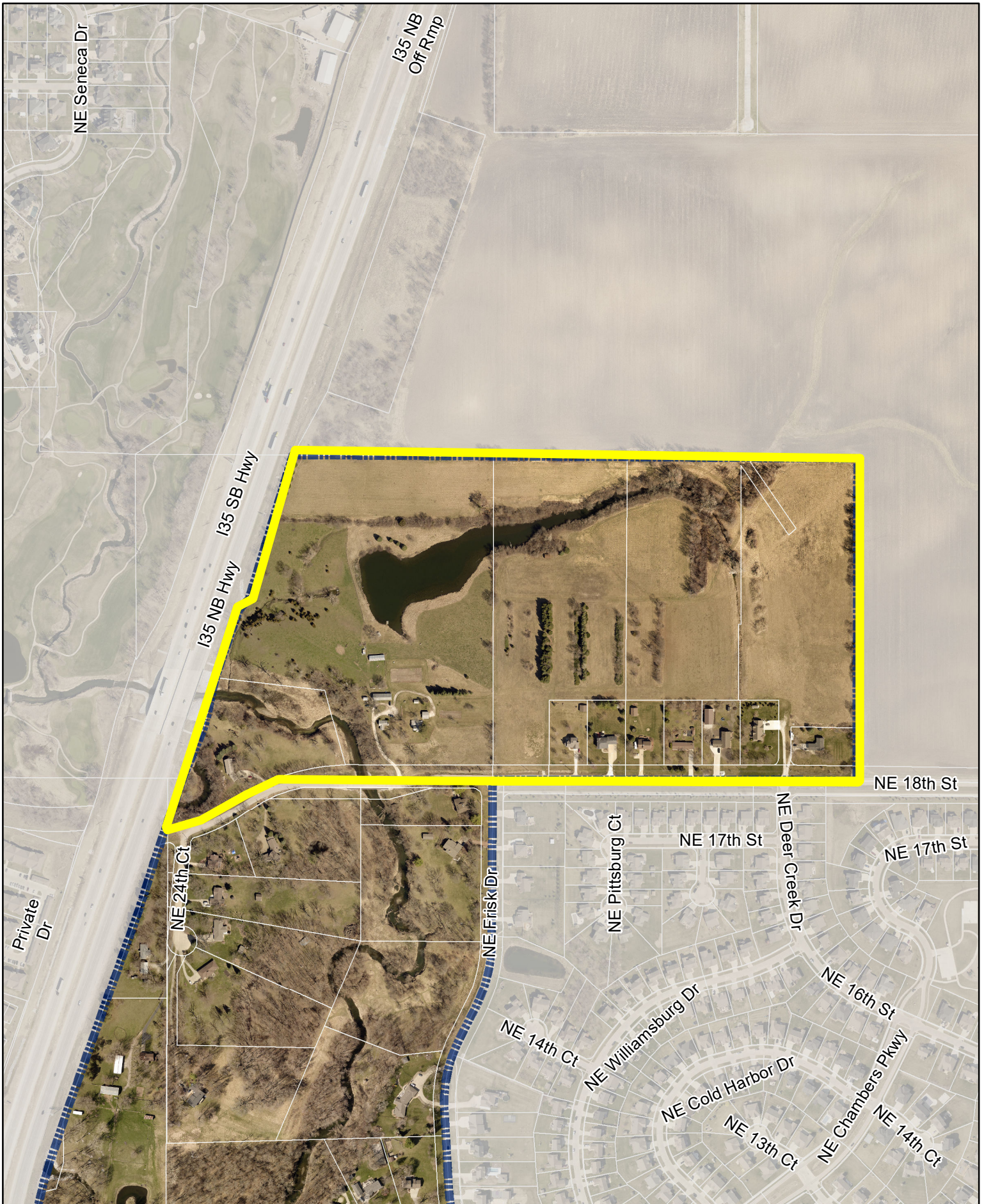
PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:
Action: Consider MOTION to recommend City Council approval of the request by DRA Properties, LC for voluntary annexation of property into the City of Ankeny.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Annexation Petitions
 Landowner's Map
 Annexation Map
 Future Land Use Map
 Zoning Map
 Utility Connection Map
 Distance Map



N



1 inch = 500 feet

Date: 9/14/2022

DRA PROPERTIES NE ANNEXATION AERIAL MAP



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2022

Topic: DRA Properties, LC NE Annexation
Date: September 14, 2022
Prepared By: Laura Hutzell
Associate Planner

EJC

Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC for the voluntary annexation of property into the City of Ankeny.

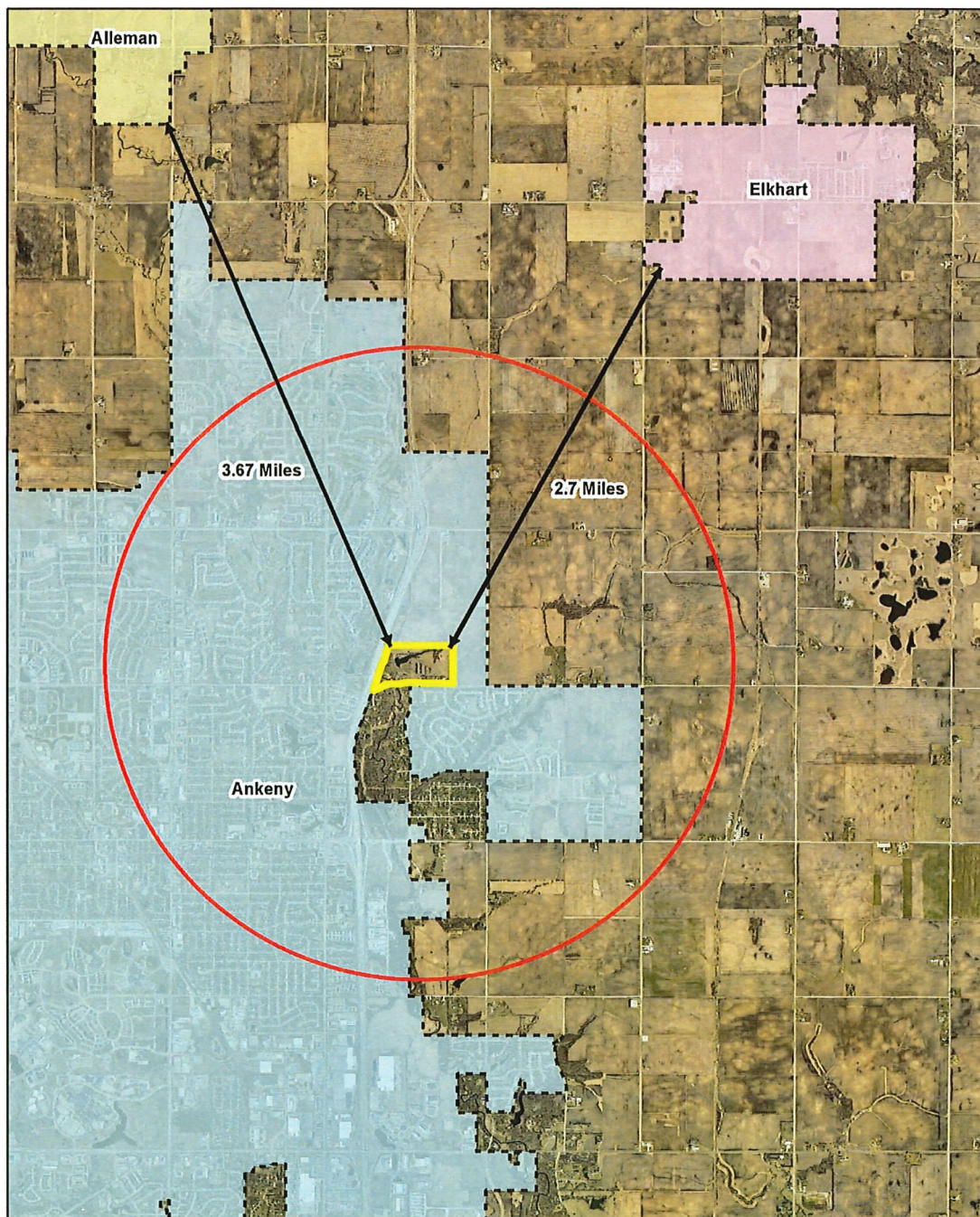
Discussion

The subject area is located in the northeast portion of the City and generally located East of I-35, north of NE 18th Street/NE 102nd Avenue, and west of NE Four Mile Drive/NE 29th Street. The owner of four parcels has requested to be voluntarily annexed to the City of Ankeny. The annexation area consists of eight parcels containing 12.38 (+/-) acres that are non-consenting. 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.

The proposed annexation area is contiguous with the corporate boundary of Ankeny and includes all adjacent road right-of-way to the centerline of the adjacent road right-of-way, with the exception of Interstate 35. The Iowa DOT's policy is that annexations should include either the entire adjacent interstate right-of-way, or none. The proposed annexation does not include the interstate right -of-way west of the subject area as it was previously annexed into the City in 2006.

A. Summary of the Annexation:

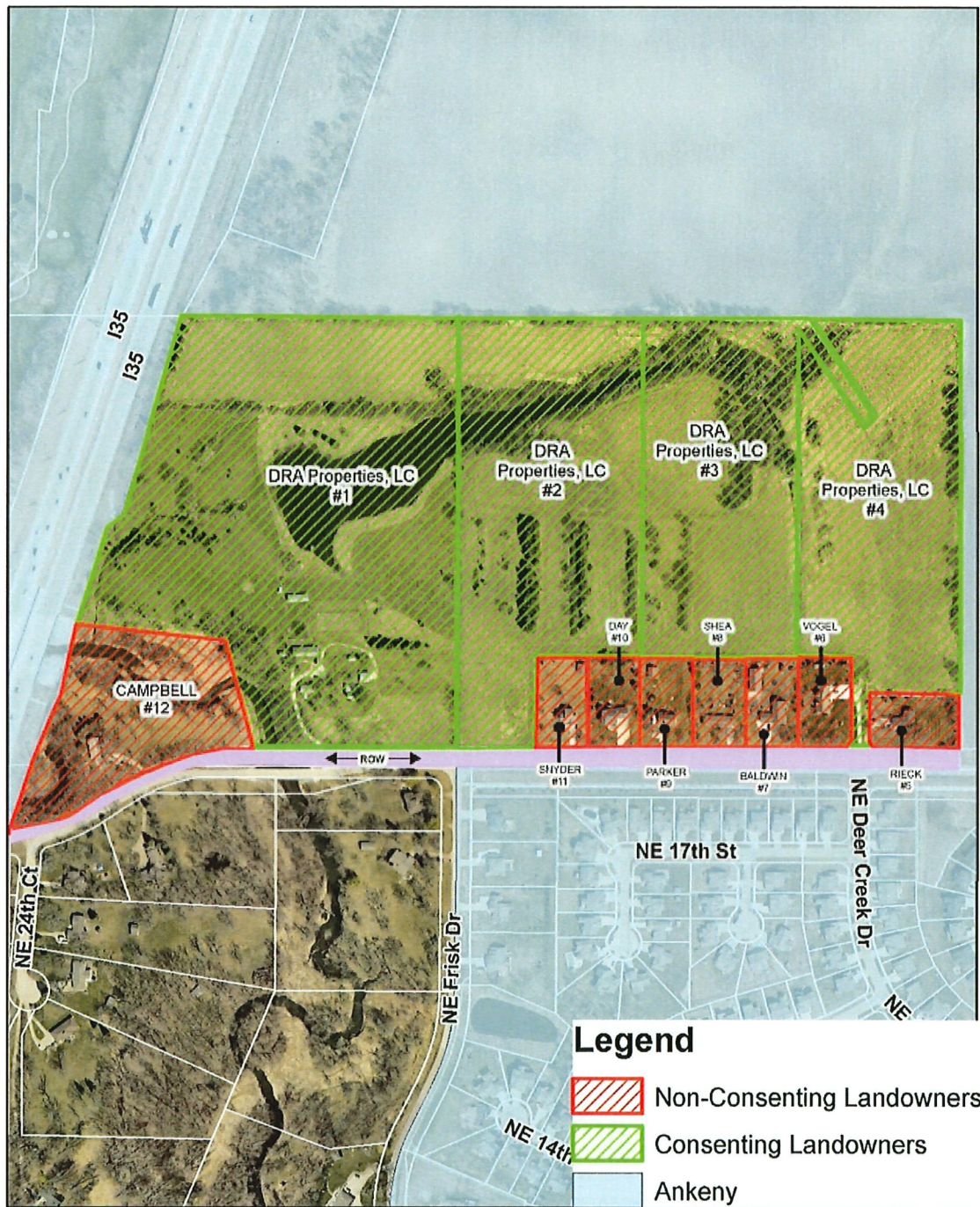
The City of Ankeny is seeking approval of the 80/20 voluntary non-urbanized annexation of certain territory located adjacent to the City's northeasterly boundary. The annexation territory consists of 77.75 total acres, including 62.43 acres (83.45%) which are owned by property owners who consent to the annexation, 12.38 acres (16.55%) are owned by non-consenting property owners whose land is included in the annexation to avoid the creation of islands and to provide for uniform boundaries, and 2.94 acres of public road right-of-way. The annexation area is zoned Low Density Residential (LDR) under Polk County's zoning regulations.



N
1 inch = 4,200 feet
Date: 9/13/2022

**DRA Properties NE Annexation
Distance to Neighboring Cities**

Ankeny
bringing it all together.



N
1 inch = 360 feet
Date: 9/13/2022

DRA Properties NE Annexation Landowners



B. Consenting Property Owner's Petitions:

The City of Ankeny received written voluntary annexation petitions from the following property owners:

Voluntary Petitioner	Acreage
DRA Properties, LC	62.43
Total Consenting Acreage	62.43

Copies of the voluntary annexation petitions can be seen in the P&Z packet.

C. General Statement of the Proposal/Integration of Smart Planning Principles:

This voluntary annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan which was developed taking into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but is meant to outline a possible future that could occur over time (2040) through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments
2. Provide infrastructure investments that correspond to the community's growth potential
3. Ensure that new development is marked by attractive design and contributes to the community's character
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmentally responsibility and adheres to the City's long-term growth goals
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community
6. Assure that the transportation system is adequate to meeting future demands
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community
12. Promote a sense of community and premier quality of life as growth occurs

13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

Not only does this voluntary annexation further the foregoing goals, it adds land to Ankeny's developable land inventory and assures compact, efficient development to urbanized standards.

D. Current and Projected Land Uses:

The annexation area is zoned Low Density Residential District on the Polk County Zoning Map; and is identified as Low Density Residential on the Polk County Future Land Use Map.

The annexation area is within the Planning Boundary of the City as identified by the current Comprehensive Plan and is currently identified for primarily Low-Density Residential land uses with an area of Office/Business Park located in the NW corner adjacent to I-35 and Open Space/Floodplain in the SW corner (Future Land Use Map included in the P&Z packet). The Ankeny Plan 2040 defines those uses as the following:

- **Low Density Residential:** This land use category is dominated by single-family detached dwellings with a typical density of one to five dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.
- **Office/Business Park:** This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are one or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.
- **Open Space:** This land use category includes land within the floodplain, contains wetlands, nature preserves, steep slopes, or significant tree cover. Typical uses include natural areas, land devoted to agricultural use or crop production, and very low-density residential development. Residential dwellings should be limited to no more than one dwelling unit per 20 acres. This land use also includes city managed greenspace such as greenbelts that have remained more natural and provide passive, low impact recreational activities.

If annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. If the property owner intends to develop the property as anything other than single family residential, a rezoning will be required. Development concepts for the land will be evaluated as part of the rezoning and platting process, to ensure any proposed development plans align with the City's Comprehensive Plan. Any changes to the Land Uses laid out in the Comprehensive Plan, would need to go through a Land Use Plan Amendment before a rezoning process could be started.

E. Current Municipal Services:

The City of Ankeny presently provides no municipal services (other than fire and EMS) to the annexation territory, but has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

F. Reasons for the Annexation:

1. Ankeny Has a Need for Developable Land:

The City of Ankeny has had significant residential and commercial growth occurring throughout the city, namely in the north and northwestern area of Ankeny, with development continuing around southwest area in Prairie Trail and around the southeast area in the Crosswinds development. The Ankeny 2040 Plan identified that Ankeny needs an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. The need for more land is further quantified by the recent growth Ankeny has experienced. Just recently in 2021, the City of Ankeny recorded 30 plats; platted 869 lots on 566 acres, permitted 1175 new dwelling units and 28 new commercial and industrial buildings, and added \$498,735,863 in valuation.

2. Ankeny City Council Annexation Policy:

The Ankeny City Council has adopted a policy document regarding the annexation of land into the City of Ankeny. The relevant policy statements are discussed below.

B. Unincorporated Islands and Peninsulas

1. Ankeny will not allow annexations, which create islands of unincorporated land and/or peninsulas and to the extent possible, will establish regular boundaries for annexation.

An island is created when an area of unincorporated county is completely encircled by a city. A Peninsula is created when one or more lots are left out of an annexation and create a long finger of unincorporated land surrounded on less than four sides by a city. Islands and peninsulas cause infrastructure and service delivery issues for cities and counties. The State Code prohibits the creation of any new islands. Council's annexation policy prohibits the creation of islands and discourages the creation of peninsulas. This is further emphasized by the following annexation policy statements:

C. Municipal Boundaries

1. To maintain efficient city service provisions, Ankeny will discourage annexations that would result in irregular city boundaries. Where possible, boundaries will follow street centerlines or intersections.
5. The City of Ankeny will accept and encourage voluntary petitions for the inclusion of territory into the city limits and will work to maximize voluntary annexation boundaries using the legal authority granted by the State of Iowa to add non-petitioned territory to the voluntary annexation. Non-petitioned parcel(s) will not

exceed 20% of the total area of the annexation as allowed by Chapter 368.7 of the Code of Iowa.

These policy statements reinforce the position that the City will discourage annexations with irregular boundaries and that the City will rely on the 80/20 provision of the Code of Iowa to ensure regular boundaries are provided. As stated previously, the proposed annexation contains 83.45% (+/-) consenting land and 16.55% non-consenting land, which is within the 80/20 provision of the Code of Iowa.

The Council's annexation policy requires all annexations to be consistent with the Comprehensive Plan of the City:

D. Comprehensive Planning and Zoning

1. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary as depicted on the Future Land Use Map of the Comprehensive Plan. As indicated previously, the annexation area is located in the City's Planning Boundary.

Finally, with regard to the extension of infrastructure, the relevant statements of the Council's Annexation Policy state:

E. Extension of Services

1. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.
5. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

These two policy statements indicate that the City will rely on adopted policy documents and studies, such as the City's Comprehensive Plan and the recently adopted Sanitary Sewer Master Plan, when making decisions regarding the annexation of land and the extension of infrastructure. Further, the City will rely on tools such as the infrastructure extension requirements of the City's Subdivision Ordinance as well as financing mechanisms such as connection fee districts when making annexation decisions to encourage orderly growth. The subject area is adjacent to existing public infrastructure which can be extended to service the area. A large portion of the subject area is located within the Fourmile Creek Trunk Sewer Connection District which will provide for the extension of public sanitary sewer to serve much of the area.

3. Ankeny Has Planned for this Annexation, it is in Accord with Smart Planning Principles that are Integrated into Ankeny's 2040 Comprehensive Plan:

This annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan which took into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. Ankeny Has the Fiscal and Physical Capability of Providing Substantial Municipal Services to the Annexation Territory:

Consistent with the foregoing, Ankeny has the capability of providing substantial municipal services to the annexation territory.

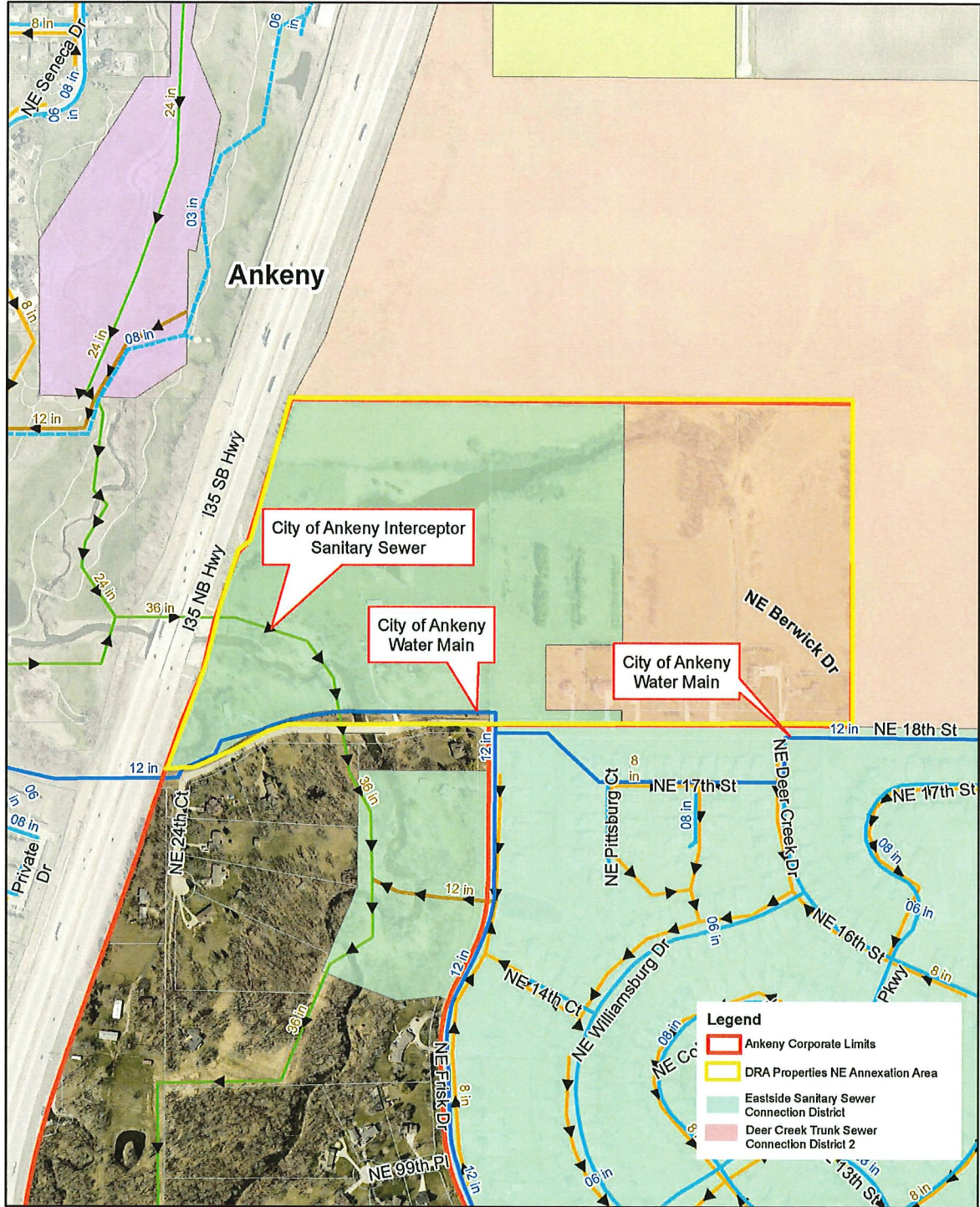
a) Sanitary Sewer:

The City's current sanitary sewer service and the future sewer districts are shown on the utility map in the P&Z packet. Currently, the City has a 36" sanitary trunk main that exists east of I-35 and North of 102nd Avenue in the Southwest corner of the annexation area. This line will serve the Eastside Sanitary Sewer Connection District 1, which will then extend into the annexation area. All sanitary sewer constructed within a development is the responsibility of the developer. Other sanitary sewer trunk mains that are extended to serve future development are often installed through connection fee districts. The established connection fees for the Eastside Sanitary Sewer Connection District 1 are outlined below:

Effective Date	Sewer Connection Fee (per acre – 1 acre minimum)
Prior to and through December 31, 2009	\$2,227
January 1, 2010	\$2,352
January 1, 2011	\$2,477
January 1, 2012	\$2,602
January 1, 2013	\$2,727
January 1, 2014	\$2,852
January 1, 2015	\$2,977
January 1, 2016	\$3,102
January 1, 2018 and thereafter	\$3,352

b) Water:

Currently the City of Ankeny has 12" water mains installed along NE 18th Street/102nd Avenue, just south of the proposed annexation area. These current water mains are shown on the provided utility map. These water mains will be extended north into the annexation area to serve the future development at such time as this area develops. The developer is responsible for the construction of all water mains within their developments. The City will participate in cost sharing, paying for the over-sizing of water mains, for those mains to be installed that are 12" or larger and serve areas beyond the development. Also, larger water mains that are not located within a development but are extended to serve development are often installed through a connection fee district.



N
1 inch = 500 feet
Date: 9/14/2022

DRA Properties NE Annexation Utilities Map



c) Law Enforcement:

The City of Ankeny has a professional law enforcement department headed by the police chief and supported by a Criminal Division comprised of a captain, a lieutenant, 8 detectives, a police technician, a records supervisor, and 5 records clerks and the Operations Division comprised of a captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop as residential dwellings. Members of the Police Department regularly attend Technical Review Committee meetings and work with the Planning and Engineering staff on design concerns. Initially, it is not anticipated that there will be any additional staff or equipment needed to serve the annexation territory. As the annexation area builds out, however, Ankeny recognizes that additional staff and equipment may be needed and has the fiscal capability of providing such.

d) Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week out of 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart and the surrounding area.

This annexation area is currently in the City of Ankeny Fire Protection District. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. Initially, it is not anticipated that there will be any additional staff or equipment needed to serve the annexation territory. As the annexation area builds out, however, Ankeny recognizes that additional staff and equipment may be needed and has the fiscal capability of providing such.

e) Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a director and 44 full-time employees. The Public Works Department covers Roadway Engineering, Operations, Storm Water and Environmental and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction

plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

Initially, it is not anticipated that there will be any additional staff or equipment needed to serve the annexation territory. As the annexation area builds out, however, Ankeny recognizes that additional staff and equipment may be needed and has the fiscal capability of providing such.

f) Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department covers building, planning, permitting, rental housing, code enforcement and other related services departments. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

Initially, it is not anticipated that there will be any additional staff or equipment needed to serve the annexation territory. As the annexation area builds out, however, Ankeny recognizes that additional staff and equipment may be needed and has the fiscal capability of providing such.

g) Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department covers Development Engineering, Wastewater Utility and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

Initially, it is not anticipated that there will be any additional staff or equipment needed to serve the annexation territory. As the annexation area builds out, however, Ankeny recognizes that additional staff and equipment may be needed and has the fiscal capability of providing such.

h) Library, Parks & Recreation:

The City of Ankeny has a public library, multiple parks, the Albaugh Family Senior Center and numerous recreation programs administered by the City's Parks and Recreation Department. The Parks and Recreation Department is staffed by a Director and 35 full-time employees and the Library is staffed by a Director and 22 employees. Such amenities enhance the quality of life in Ankeny and make the community appealing to those choosing to live in the residential developments in the proposed annexation territory.

Initially, it is not anticipated that there will be any additional staff or equipment needed to serve the annexation territory. As the annexation area builds out, however, Ankeny recognizes that additional staff and equipment may be needed and has the fiscal capability of providing such.

i) Fiscal:

The City of Ankeny's bond rating is Aa1, and received the Distinguished Budget Presentation Award for fiscal year July 1, 2020. It is currently bonded to 34% of its total bondable capacity. Ankeny's general fund levy of \$6.05 per \$1,000 of taxable property valuation remains the lowest of any sizable city in Polk county and significantly below the \$8.10 statutory cap. Additionally, Ankeny has a property tax levy of \$9.95 per \$1,000 of taxable property valuation, which is the lowest among the largest Iowa cities. Ankeny's FY '22 budget marks the eighth straight year of property tax levy reductions. The City of Ankeny is professionally managed, is fiscally sound and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

G. Urban Services Agreement and Boundary:

Currently the City of Ankeny has an urban service agreement with Polk City. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

The annexation territory is approximately 2.7 miles from the City of Elkhart corporate limits and 3.7 miles from the City of Alleman corporate limits.

H. Combined Legal Descriptions:

The composite legal descriptions of the annexation territory are shown in the Annexation Map included with the P&Z packet. The annexation includes all abutting road right-of-way to the centerline of the adjacent road it the annexation territory – namely NE 102nd Avenue.

I. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions as well as a composite legal description of the entire annexation territory to the Polk County Auditor. On September 13, 2022, the Polk County Auditor's Officer confirmed that Ankeny has properly identified the ownership and the legal descriptions of the affected annexation territory properties.

J. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is not within two miles of the urbanized area of the cities Elkhart and Alleman. A map showing the annexation territory, Ankeny's corporate limits in relation to the annexation territory, consenting and non-consenting territories and the annexation territory in relation to other cities, can be seen in the P&Z packet.

K. State Owned and County Owned Right of Way:

There is no state-owned right of way in the annexation territory and 2.94 acres of county owned right of way in the annexation area.

L. Certification of Compliance with Other Notice Requirements:

A consultation meeting is scheduled to be held Monday, September 26, 2022 at 10:00am. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors, Douglas Township Trustees, and notice was sent by regular mail to the Polk County Planning & Development and Ankeny Community School Districts.

M. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

N. Identification of Non-Consenting Property Owners and Legal Descriptions:

The property owners, total acreage and the legal descriptions for the non-consenting properties are set out below:

Non-Consenting	Acreage
William M. & Bobbi J. Rieck Revocable Trust	0.95
Judith A. Vogel Family Trust & Martin K. Vogel Family Trust	0.95
Jesse E. & Lacey J. Baldwin	0.95
Wallace D. Lana M. Shea	0.95
Ryan & Laura Parker	0.95
Richard J. & Julie R. Day	0.95
Brett & Jessica Snyder	0.95
Scott G. & Suzanne Campbell	5.73
Total Non-Consenting Acreage	12.38

WILLIAM M. & BOBBI J. RIECK REVOCABLE TRUST

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00540-501-000

LEGAL DESCRIPTION:

LOT 1 IN NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT IN POLK COUNTY, IOWA.

AREA OF PROPERTY 0.95 ACRES

JUDITH A. VOGEL FAMILY TRUST & MARTIN K. VOGEL FAMILY TRUST

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00540-502-000

LEGAL DESCRIPTION:

LOT 2 IN NURSERY DRIVE ESTATES PLAT NO. 1, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.

AREA OF PROPERTY 0.95 ACRES

JESSE E. & LACEY J. BALDWIN

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00540-503-000

LEGAL DESCRIPTION:

LOT 3 IN NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA

AREA OF PROPERTY 0.95 ACRES

WALLACE D. & LANA M. SHEA

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00540-505-000

LEGAL DESCRIPTION:

LOT 4 IN NURSERY DRIVE ESTATES PLAT NO. 1, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.

AREA OF PROPERTY 0.95 ACRES

RYAN & LAURA PARKER

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00540-504-000

LEGAL DESCRIPTION:

LOT 5 IN NURSERY DRIVE ESTATES PLAT NO. 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

AREA OF PROPERTY 0.95 ACRES

RICHARD J. & JULIE R. DAY

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00540-512-000

LEGAL DESCRIPTION:

LOT 2 IN NURSERY DRIVE ESTATES PLAT NO. 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

AREA OF PROPERTY: 0.95 ACRES

BRETT & JESSICA SNYDER

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00540-511-000

LEGAL DESCRIPTION:

LOT 1 IN NURSERY DRIVE ESTATES PLAT NO. 2, AN OFFICIAL PLAT IN POLK COUNTY, IOWA

AREA OF PROPERTY 0.95 ACRES

SCOTT G. & SUZANNE CAMPBELL

POLK COUNTY DISTRICT/PARCEL NUMBER:

200/00109-003-000

LEGAL DESCRIPTION:

OUTLOT D OF GREENWOOD ACRES PLAT 2, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA AND PART OF THE EAST 44 ACRES OF THE S1/2 OF THE SW1/4 OF SECTION 7, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND DESCRIBED AS COMMENCING AT THE S1/4 CORNER OF SAID SECTION 7; THENCE S89°57'00"W, 575.0 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 7 TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'00"W, 311.0 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NE 102ND AVENUE; THENCE CONTINUING S89°57'00"W, 374.3 FEET ALONG SAID SOUTH LINE OF THE SW1/4 TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 35, SAID POINT BEING 145 FEET NORMALLY DISTANT SOUTHEASTERLY FROM CENTERLINE OF INTERSTATE NO. 35; THENCE N22°31'00"E, 232.8 FEET (RECORDED AS 233.8 FEET) ALONG THE: SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 35 TO A POINT WHICH IS 160 FEET NORMALLY DISTANT SOUTHEASTERLY FROM CENTERLINE OF SAID INTERSTATE NO. 35; THENCE N12°12'15"E, 202.2 FEET (RECORDED 201.3 FEET) ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT WHICH IS 137 FEET NORMALLY DISTANT SOUTHEASTERLY FROM CENTERLINE OF SAID INTERSTATE NO. 35; THENCE S83°31' 15" E, 446.4 FEET; THENCE S16°54'00"E, 343.5 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 102ND AVENUE; THENCE CONTINUING S16°54'00"E, 34.5 FEET TO THE POINT OF BEGINNING, EXCEPT 0.19 ACRES OF EXISTING RIGHT-OF-WAY FOR NE 102ND AVENUE; THEREFORE, CONTAINING 4.74" ACRES.

AREA OF PROPERTY 5.73 ACRES

O. Parcel Acreage of Consenting, Non-Consenting and Public Right of Way and Percentage Relationships:

The following shows the acreage of each parcel of property in the annexation territory:

Consenting	Acreage
DRA Properties, LC	62.43
Total Consenting Acres	62.43
Non-Consenting	
William M. & Bobbi J. Rieck Revocable Trust	0.95
Judith A. Vogel Family Trust & Martin K. Vogel Family Trust	0.95
Jesse E. & Lacey J. Baldwin	0.95
Wallace D. Lana M. Shea	0.95
Ryan & Laura Parker	0.95
Richard J. & Julie R. Day	0.95
Brett & Jessica Snyder	0.95
Scott G. & Suzanne Campbell	5.73
Total Non-Consenting Acres	12.38
Total Annexation Acres - minus road right-of-way	74.81
Public Road Right-of-Way	2.94
Total Annexation Acres	77.75

Summary: The total annexation territory consists of 77.75 acres including; 62.43 acres (83.45%) are owned by consenting property owners, 12.38 acres (16.55%) are owned by non-consenting property owners and 2.94 acres of public road right-of-way.

P. Map Showing Annexation Territory in Relation to Ankeny:

The maps showing the annexation territory, consenting and non-consenting property owners, public right of way and the relationship of the annexation territory to Elkhart and Alleman is depicted as attachments in the P&Z packet.

Q. Property Taxes:

The following table sets forth an example of the property tax implications, between Polk County and the City of Ankeny, for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement, with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These numbers are an example and for reference only.		

R. Impact on Other Governmental and Quasi-Governmental Entities:

If this annexation is approved it will have no impact on any other governmental or quasi-governmental entities.



September 14, 2022

Eric Jensen
Director of Community Development
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: DRA Properties NE Annexation

Eric,

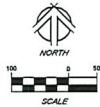
On behalf of DRA Properties, we are pleased to submit for your review 77.74 acres in northeast Ankeny for Annexation. The project is located on the north side of NE 18th Street and just east of Interstate 35. Petitions have been included consenting to the annexation for 62.43 acres of the subject area. Future uses for this area are planned to be consistent with the City's Comprehensive Plan and sanitary sewer and water main are readily available to serve future development. Please let us know if the City needs any additional information or has any comments.

Sincerely,

A handwritten signature in blue ink that reads "Adam Schoeppner".

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.

DRA PROPERTIES LC
1515 NE 36TH ST
ANKENY, IA 50021
PHONE: 515-984-4444



 SUBJECT ANNEXATION AREA
 CITY CORPORATE LIMITS
 SECTION LINE
 SUBJECT BOUNDARY LINE
 EXISTING BOUNDARY LINE
 EXISTING R.O.W. EASEMENT LINE

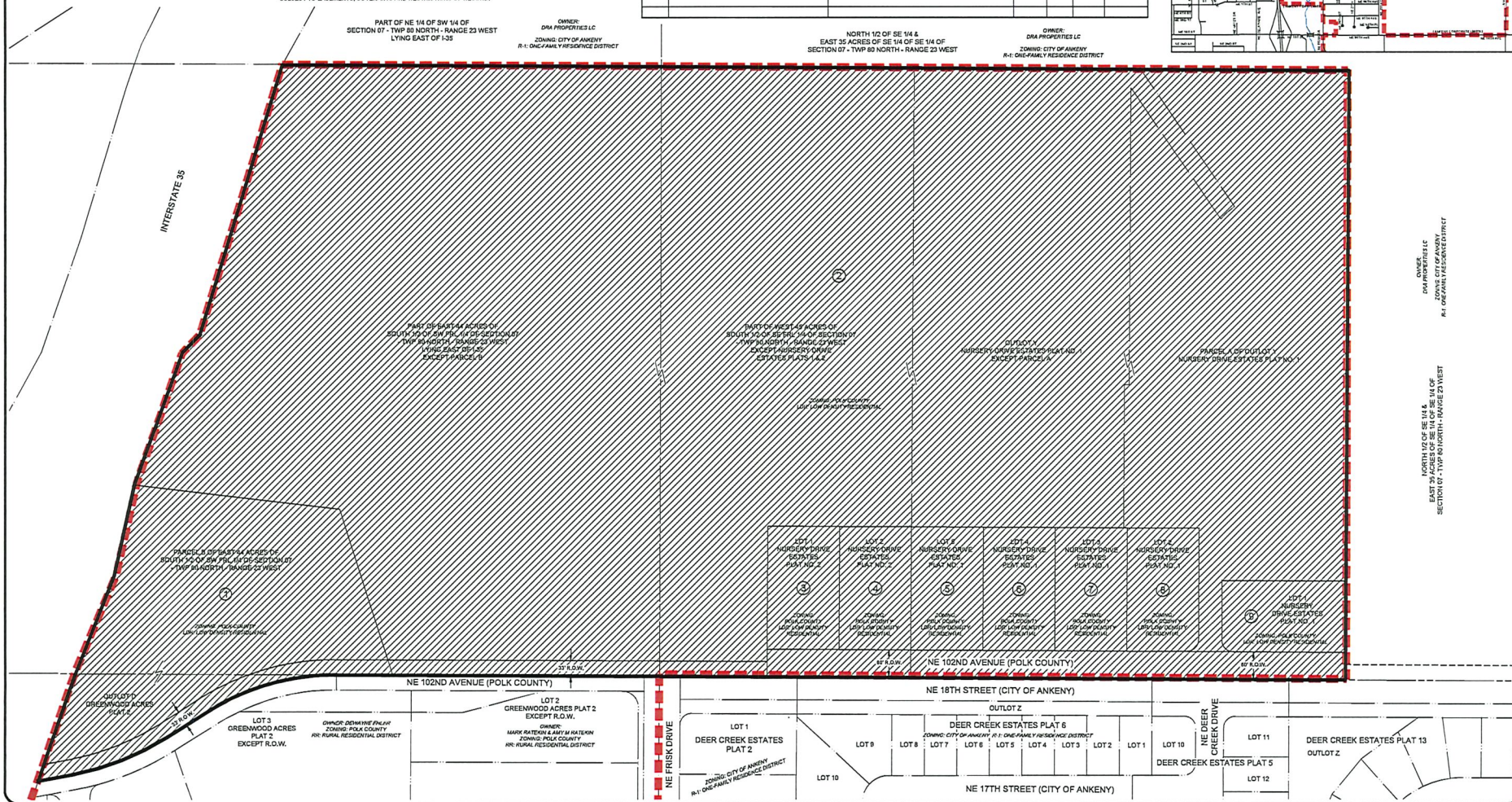
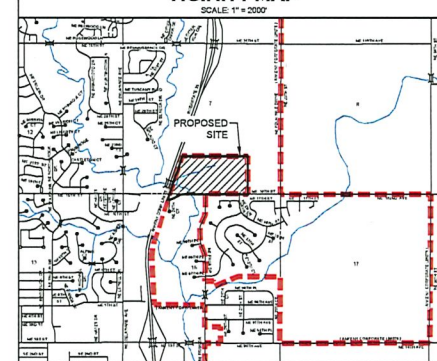
LOTS 1 AND 2 NURSERY DRIVE ESTATES PLAT 2, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA.
 LOTS 1-5, NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA.
 PARCELS A, B AND C SAID NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA, EXCEPT
 CULDET 2, SAID CULDET V, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1023S, PAGE 444.
 PARCELS A, B AND C SAID CULDET V, NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY,
 IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1023S, PAGE 444.
 PORTION OF THE EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 87,
 TOWNSHIP 46 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING EAST OF INTERSTATE 35
 AND EXCEPT PARCELS B, OF SAID EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL
 QUARTER OF SECTION 87, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7242, PAGE 378.
 PARCELS B, OF SAID EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 87,
 TOWNSHIP 46 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY
 RECORDED IN BOOK 7242, PAGE 378.
 CULDET D, GREENMEADOW ACRES PLAT 2, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA.
 PORTION OF THE WEST 64 ACRES OF THE SOUTH HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 87,
 TOWNSHIP 46 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT SAID NURSERY DRIVE
 ESTATES PLATS 1 & 2.
 AN AMENDMENT TO THE EASEMENT EXTENDS TO THE CENTERLINE OF ALL SECONDARY ROADS ADJACENT TO THE
 ABOVE DESCRIBED PROPERTIES.

CONTAINING APPROXIMATELY 77.74 ACRES, INCLUDING 2.94 ACRES OF ROAD RIGHT - OF - WAY.

SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

PARCEL #	PROPERTY OWNERS	LEGAL DESCRIPTION		PARCEL AREA	% OF ANKER ASER	CONSENT/ OWNER
1	SCOTT G. CAMPBELL & SUDANNE CAMPBELL	PARCEL D OF EAST 48 ACRES OF SOUTH 1/2 OF SW 1/4 1/4 OF SECTION 40-49-123 WEST 4 OUTLOT 3, GREENWOOD ACRES PLAT 2		5.73	ACRES	7.66%
2	DNA PROPERTIES, LC	PART OF WEST 48 ACRES OF SOUTH 1/2 OF SE 1/4 1/4 OF SECTION 40-49-123 4 PART OF EAST 48 ACRES OF SOUTH 1/2 OF SW 1/4 OF SECTION 40-49-123 4 PART OF WEST 48 ACRES OF SOUTH 1/2 OF SE 1/4 1/4 OF SECTION 40-49-123 4 PART OF OUTLOT 3, NURSERY DRIVE ESTATES PLAT NO. 1 & PARCELA OF OUTLOT V, NURSERY DRIVE ESTATES PLAT NO. 1.		62.43	ACRES	83.68% X
3	BRETT SHWEN & JESSICA SHWEN	LOT 1, NURSERY DRIVE ESTATES PLAT NO. 2.		0.95	ACRES	1.27%
4	RONALD J DAY & JUDIE A DAY	LOT 2, NURSERY DRIVE ESTATES PLAT NO. 2.		0.95	ACRES	1.27%
5	FRAN PARKER & LAURA PARKER	LOT 3, NURSERY DRIVE ESTATES PLAT NO. 1.		0.95	ACRES	1.27%
6	WALLACE D SHEA & LANA H SHEA	LOT 4, NURSERY DRIVE ESTATES PLAT NO. 1.		0.95	ACRES	1.27%
7	JESSE E BALDWIN & LACEY J BALDWIN	LOT 5, NURSERY DRIVE ESTATES PLAT NO. 1.		0.95	ACRES	1.27%
8	KLAIRIE E VOGLER FAMILY TRUST & VOGEL & VOGEL FAMILY TRUST	LOT 1, NURSERY DRIVE ESTATES PLAT NO. 1.		0.95	ACRES	1.27%
9	WILLIAM M NIECK & BOBBIE M NIECK REVOCABLE TRUST	LOT 2, NURSERY DRIVE ESTATES PLAT NO. 1.		0.95	ACRES	1.27%
	ROAD R.O.W.			2.34	ACRES	
		TOTAL AREA		77.24	ACRES	
		NET AREA LESS R.O.W.		76.89	ACRES	
		CONSENT AREA		62.43	ACRES	
		CONSENT %				81.68%

SCALE: 1" = 2000'



V:\NAI 2017\Projects 2017\22011\dwg\22011-ANK.dwg

NILLES ASSOCIATES
1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 966-0123 phone • (515) 966-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture

REVISIONS:

1	2/20/22	• RECALCULATED SMALL PROPERTIES
2	2/22/22	• UPDATED DUE TO DATA ENTRY ERROR FACILITY PROPERTIES
3	3/1	
4	3/2	
5	3/2	
6	3/2	
7	3/2	

ANNEXATION TO THE CITY OF ANKENY
ANANT, POLA COUNTY, IOWA

SPRINT	22011
DATE	5/27/2022
DRAWN BY	TJH
CHECKED BY	ADD
SHEET SIZE	24" X 36"
SHEET TITLE	ANX-1
SHEET NO.	1/1



bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 2538 NE 102nd Drive, Ankeny, Iowa 50021.

Geoparcels 8023-07-451-010, 8023-07-451-001, and 8023-07-300-009. 49.77 acres total

Legal Description (attach, if lengthy) See Attached

Property Owner(s): DRA Properties, LC

Address: 1525 NE 36th Street

Address: Ankeny, IA 50021

Phone #: 515-965-5249

Applicant / Contact DRA Properties / Dennis Albaugh

Address 1525 NE 36th Street, Ankeny, IA 50021

Phone #: 515-965-5249

Signed by:

Jana Meredith
(Property Owner) * *sec.*

Date:

6/2/2022

Date:

(Property Owners)

Date:

(Property Owners)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and:

Jana Meredith
(Applicant/Contact) *sec.*

Date:

6/2/2022

RECEIVED

Original Signatures are Required

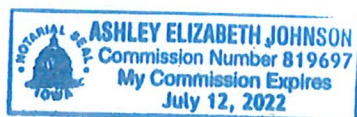
JUN 08 2022

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 2nd day of June, 2022, before me, a Notary Public in and for Polk County, personally appeared Tara Meredith, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Ashley Elizabeth Johnson
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20___, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___ day of _____, 20___, before me, a Notary Public in and for Polk County, Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is _____ of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for
Polk County, Iowa

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the East 44 acres, lying East of Interstate No. 35, of the S 1/2 of the SW Frl. 1/4 of Section 7, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, EXCEPT Parcel "B" (Recorded in Book 7242, Pages 378-379).

AND

The West 45 acres of the S 1/2 of the SE 1/4 of Section 7, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, EXCEPT that part platted in Nursery Drive Estates Plats No. 1 and No. 2; subject to and together with any and all easements and restrictions of record.

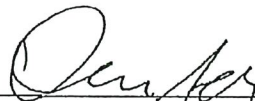
AND

Outlot Y, Nursery Drive Estates Plat No. 1 Except Parcel "A" filed by Plat of Survey November 14, 2003 in Book 10265 Page 844, an Official Plat, now included in and forming a part of Polk County, Iowa.

Statement of Authority
(Iowa Code § 489.302)

1. This Statement of Authority relates to the limited liability corporation formed under the laws of the State of Iowa and named D.R.A. Properties, L.C. ("DRA Properties").
2. The street and mailing address of D.R.A. Properties is 1525 NE 36th Street, Ankeny, Iowa 50021.
3. Tara Meredith, Secretary of D.R.A. Properties, is authorized to execute instruments transferring real property held in the name of D.R.A. Properties and enter into other transactions on behalf of, or otherwise act for or bind, the company.
4. The authority of the foregoing person(s) to bind the entity is limited by Section (3) (A) of the Operating Agreement for D.R.A. Properties.
5. This Statement of Authority is executed on behalf of D.R.A. Properties pursuant to the provisions of Iowa Code § 489.302.
6. This Statement of Authority amends and supersedes in all respect any prior Statement of Authority executed.

Executed this 5th day of May, 2011

By: 
Dennis Albaugh
Manager, D.R.A. Properties, L.C.

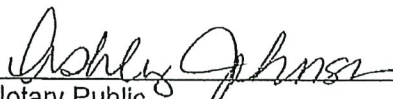
STATE OF IOWA)
) ss.
COUNTY OF POLK)

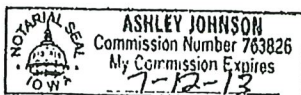
The foregoing instrument was acknowledged before me this 5th day of May, 2011 by Dennis Albaugh.

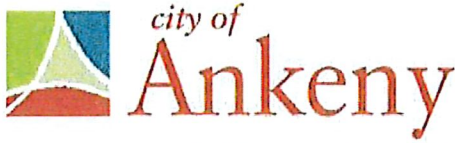
Witness my hand and official seal.

My commission expires:

7-12-13


Notary Public





bringing it all together

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned NE 102nd Ave, Ankeny, IA 50021.

Legal Description (attach, if lengthy) Parcel A of Outlot Y, Nursery Drive Estates Plat No 1

Property Owner(s): DRA Properties, LC

Address: 1525 NE 36th Street

Address: Ankeny, Iowa 50021

Phone #: 515-965-5249

Applicant / Contact DRA Properties / Tara Meredith

Address 1525 NE 36th Street, Ankeny IA 50021

Phone #: 515-965-5249

Signed by: Tara Meredith Date: 9/7/2022
(Property Owner) *

(Property Owners) Date: _____

(Property Owners) Date: _____

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: Tara Meredith Date: 9/7/2022
(Applicant/Contact)

Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this ____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

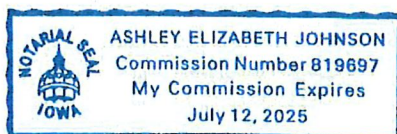
On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this 7th day of September, 2022, before me, a Notary Public in and for Polk County, Iowa, personally appeared Tara Mandith, to me personally known, who being by me duly sworn, did say that that person is Secretary of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Tara Mandith acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



Ashley Elizabeth Johnson
Notary Public in and for
Polk County, Iowa

Statement of Authority
(Iowa Code § 489.302)

1. This Statement of Authority relates to the limited liability corporation formed under the laws of the State of Iowa and named D.R.A. Properties, L.C. ("DRA Properties").
2. The street and mailing address of D.R.A. Properties is 1525 NE 36th Street, Ankeny, Iowa 50021.
3. Tara Meredith, Secretary of D.R.A. Properties, is authorized to execute instruments transferring real property held in the name of D.R.A. Properties and enter into other transactions on behalf of, or otherwise act for or bind, the company.
4. The authority of the foregoing person(s) to bind the entity is limited by Section (3) (A) of the Operating Agreement for D.R.A. Properties.
5. This Statement of Authority is executed on behalf of D.R.A. Properties pursuant to the provisions of Iowa Code § 489.302.
6. This Statement of Authority amends and supersedes in all respect any prior Statement of Authority executed.

Executed this 5th day of May, 2011

By: 
Dennis Albaugh
Manager, D.R.A. Properties, L.C.

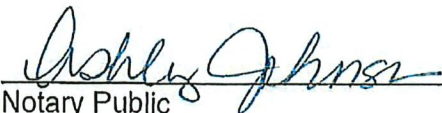
STATE OF IOWA)
) ss.
COUNTY OF POLK)

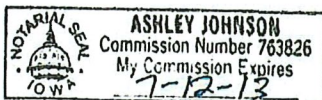
The foregoing instrument was acknowledged before me this 5th day of May, 2011 by Dennis Albaugh.

Witness my hand and official seal.

My commission expires:

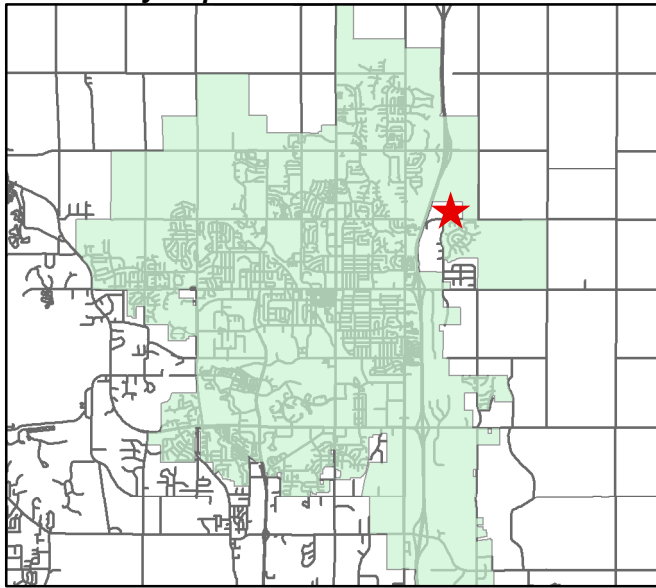
7-12-13


Notary Public

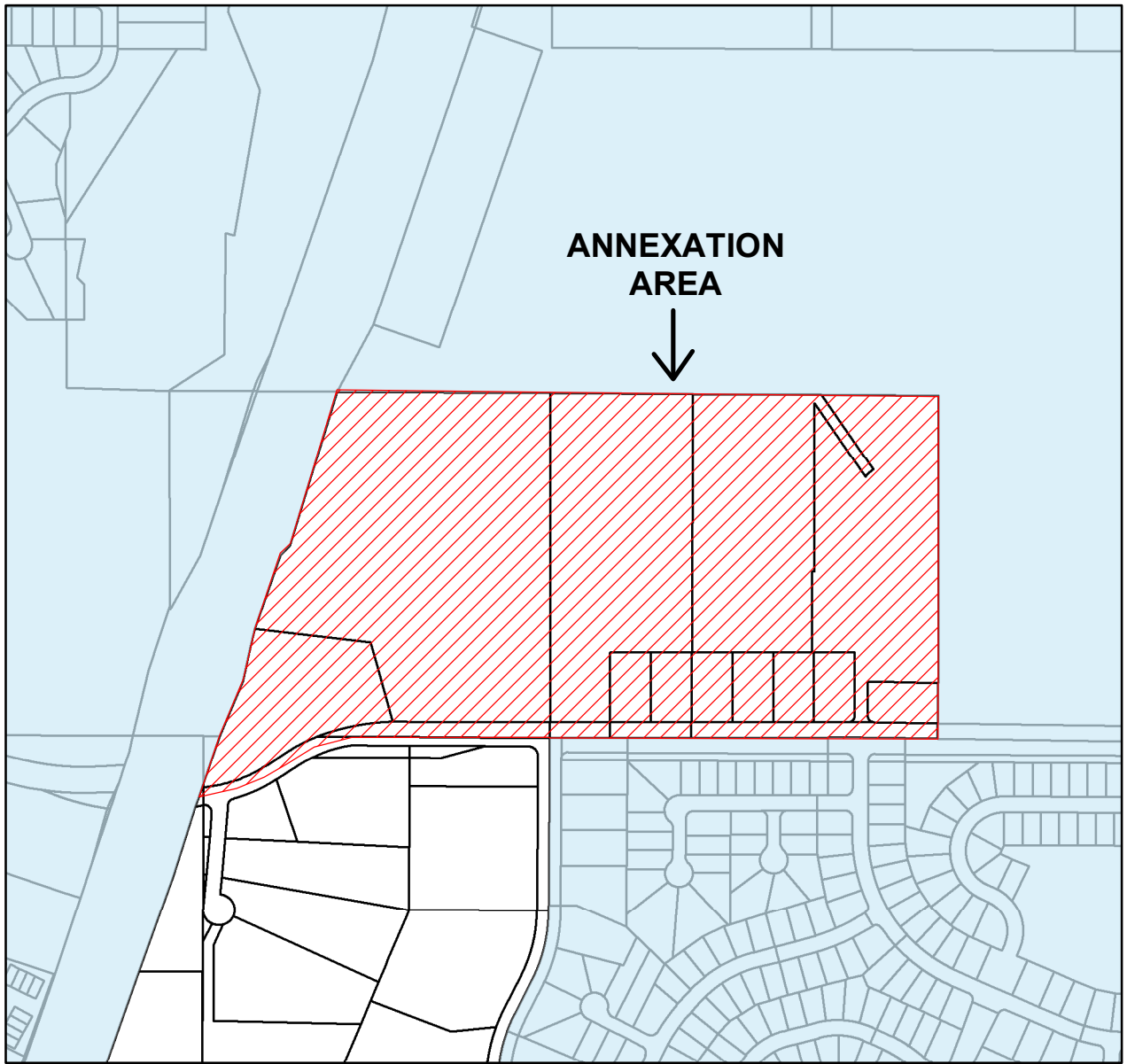




Vicinity Map



LOTS 1 AND 2 NURSERY DRIVE ESTATES PLAT 2, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA. LOTS 1 - 5, NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA. OUTLOT Y, NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA, EXCEPT PARCEL A OF SAID OUTLOT Y, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10265, PAGE 844. PARCEL A OF SAID OUTLOT Y, NURSERY DRIVE ESTATES PLAT 1, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10265, PAGE 844. PART OF THE EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING EAST OF INTERSTATE 35 AND EXCEPT PARCEL B OF SAID THE EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 07, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7242, PAGE 378. PARCEL B OF SAID THE EAST 44 ACRES OF THE SOUTH HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 07, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 7242, PAGE 378. OUTLOT D, GREENWOOD ACRES PLAT 2, AN OFFICIAL PLAT, LOCATED IN POLK COUNTY, IOWA. PART OF THE WEST 45 ACRES OF THE SOUTH HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 07, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT SAID NURSERY DRIVE ESTATES PLATS 1 & 2. THE ANNEXATION TERRITORY EXTENDS TO THE CENTERLINE OF ALL SECONDARY ROADS ADJACENT TO THE ABOVE DESCRIBED PROPERTIES. CONTAINING APPROXIMATELY 77.74 ACRES, INCLUDING 2.94 ACRES OF ROAD RIGHT - OF - WAY. SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.



1 inch = 650 feet

Annexation Map

Property Owners: DRA Properties LC, William M. & Bobbi J. Rieck Revocable Trust, Judith A. Vogel Family Trust & Martin K. Vogel Family Trust, Jesse E. & Lacey J. Baldwin, Wallace D. & Lana M. Shea, Ryan & Laura Parker, Richard J & Julie R Day, Brett & Jessica Snyder, Scott G. & Suzanne Campbell

City of Ankeny

**DRA PROPERTIES
NE ANNEXATION**

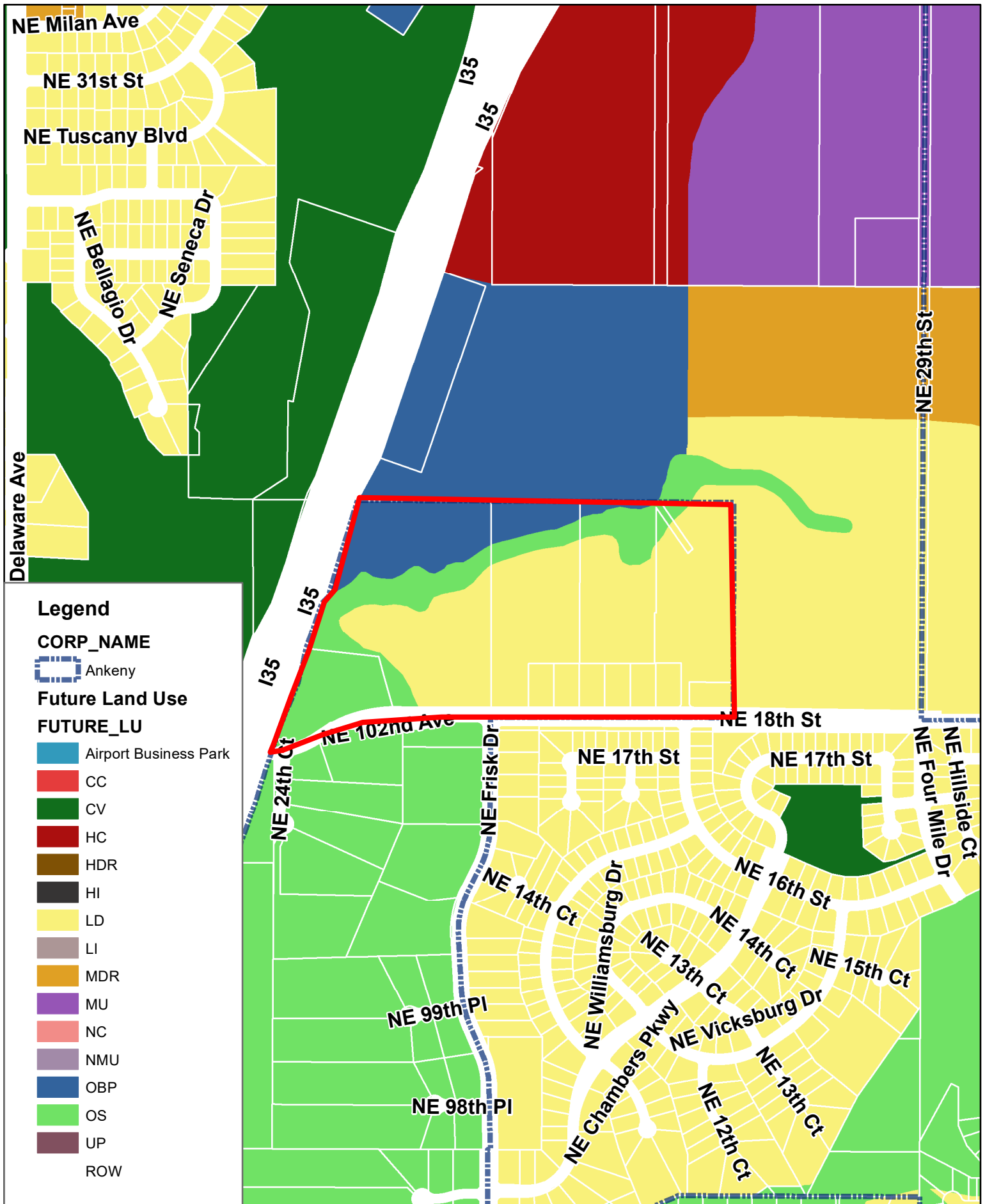
City of Ankeny, Iowa
Planning and Building Department

Drawn By: LH

Sheet No.
1 of 1

Checked by:

Date: August 30, 2022



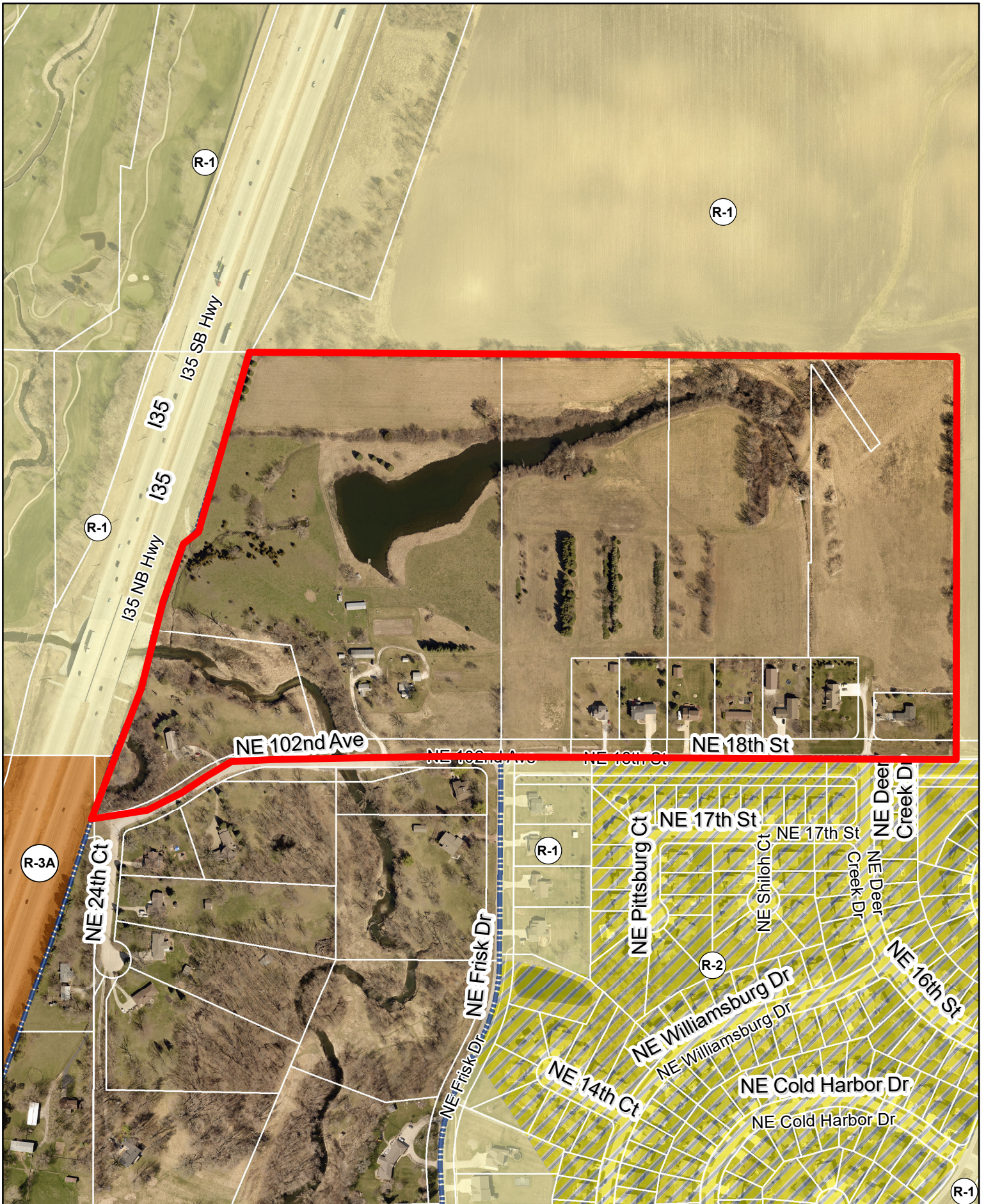
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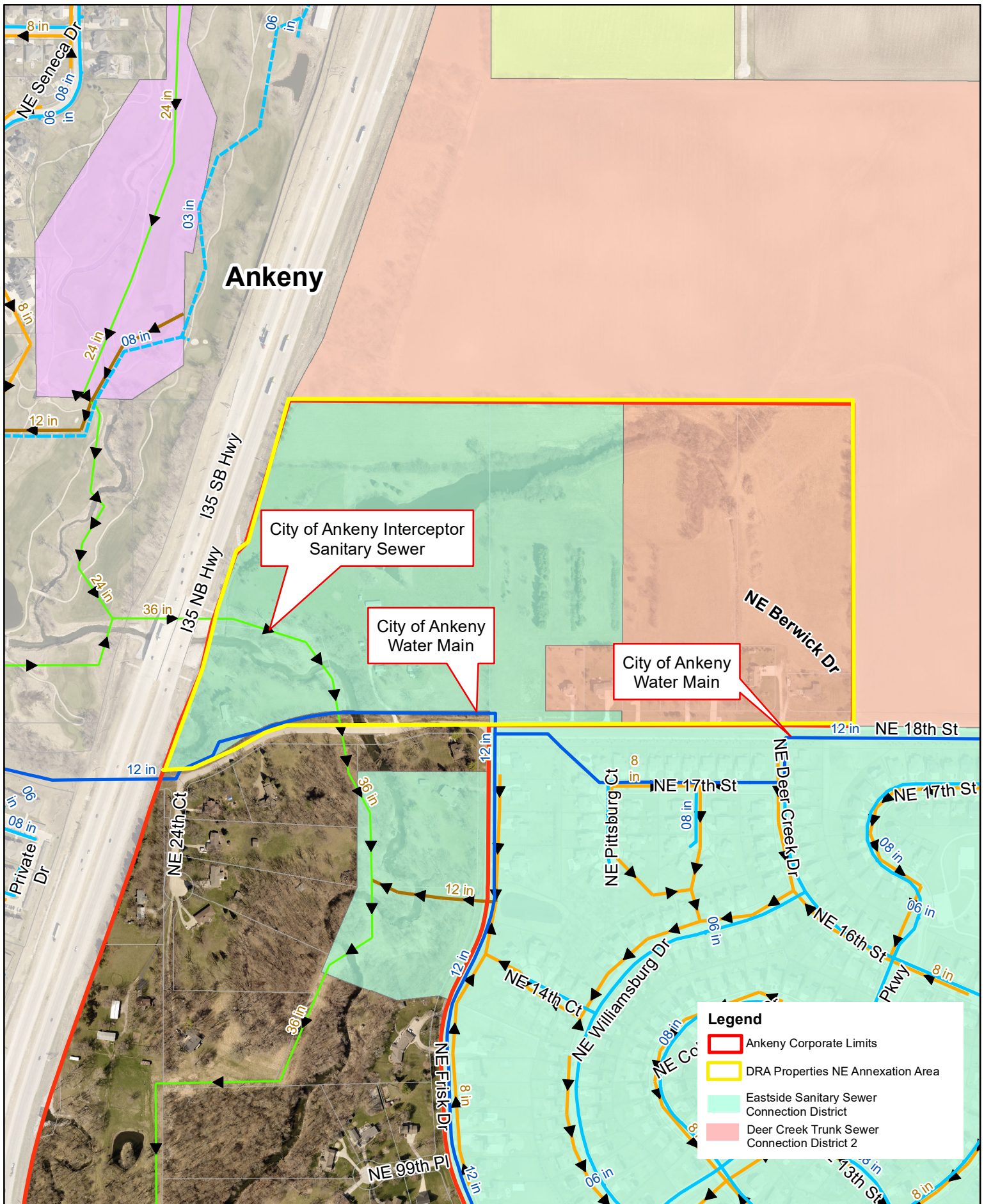


1 inch = 750 feet

Date: 9/14/2022

DRA Properties NE Annexation Future Land Use Map

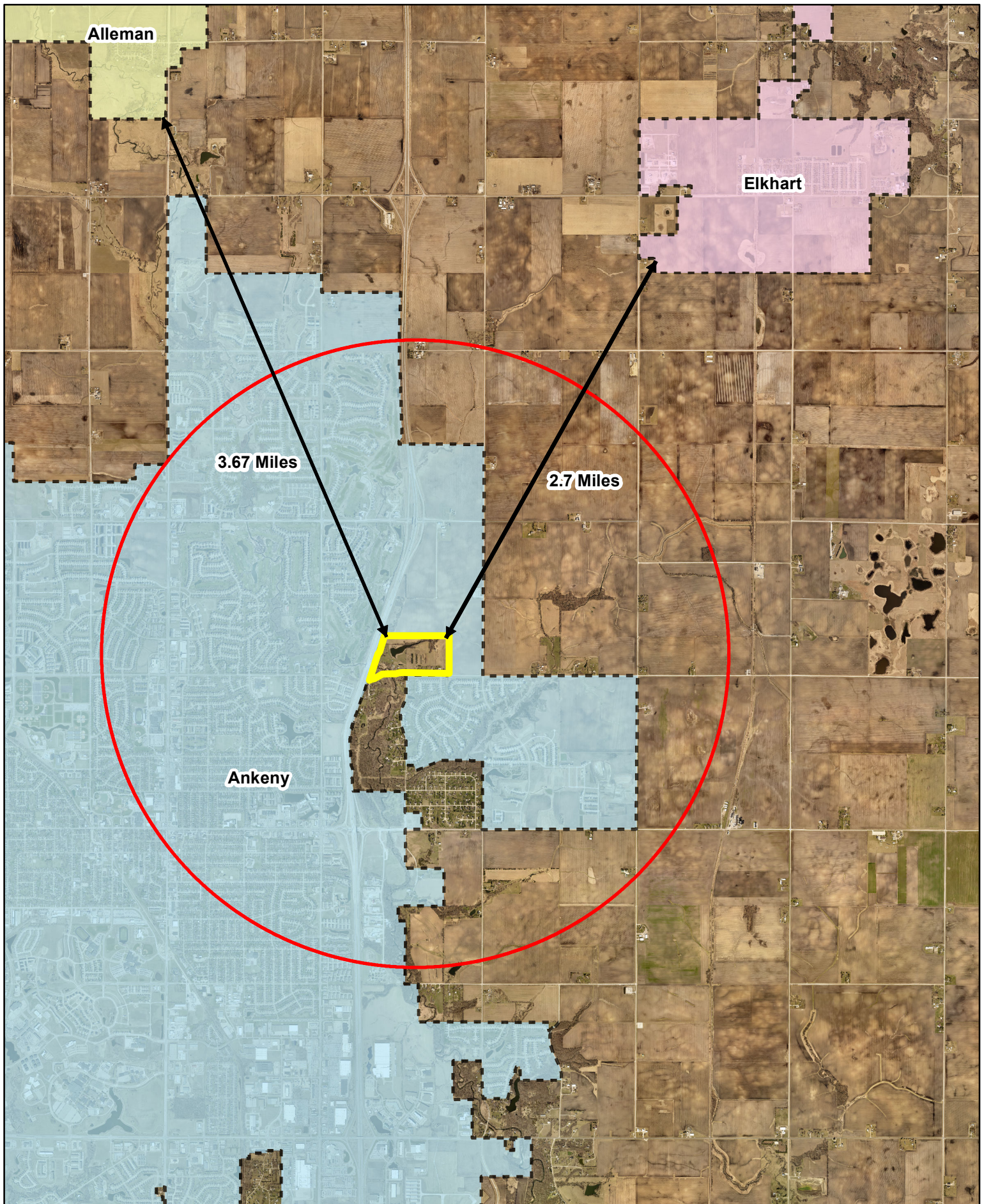




1 inch = 500 feet

Date: 9/14/2022

DRA Properties NE Annexation Utilities Map





PLAN AND ZONING COMMISSION
September 20, 2022
6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:
Planning and Building

COUNCIL GOAL:
Ensure Economic Vitality

ACTION REQUESTED:
Motion

LEGAL:

SUBJECT:
NGR, Inc. request for voluntary annexation of property into the City of Ankeny

EXECUTIVE SUMMARY:
See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

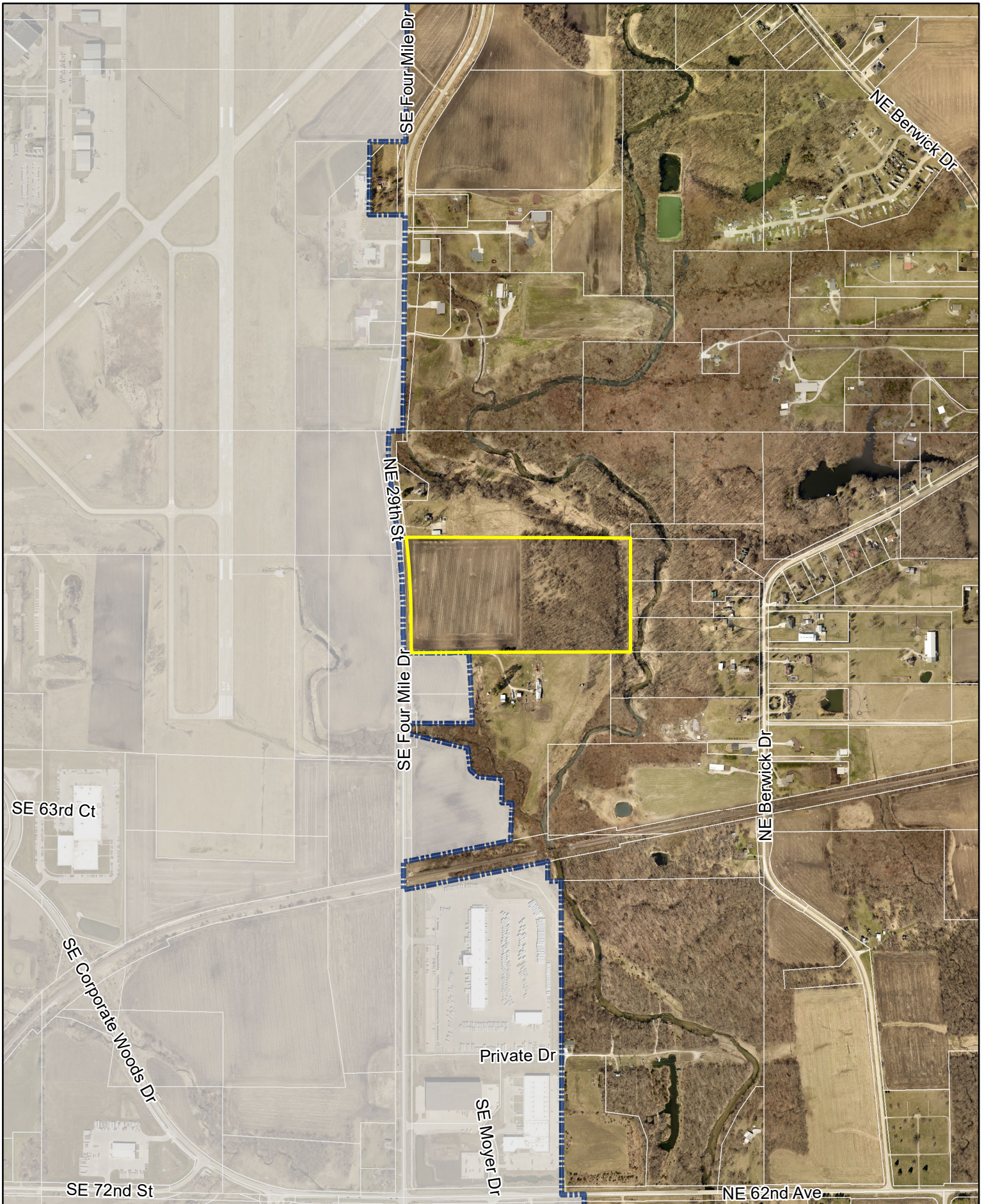
PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:
Action: Consider MOTION to recommend City Council approval of the request by NGR, Inc. for voluntary annexation of property into the City of Ankeny.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Annexation Petition
	Landowners Map
	Annexation Exhibit
	Annexation Map
	Future Land Use Map
	Zoning Map
	Utility Connection Map
	Distance Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2022

Topic: NGR Four Mile Drive Annexation
Date: September 14, 2022
Prepared By: Bryan Morrissey
Associate Planner

EJC

Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by NGR Inc., for the voluntary annexation of property into the City of Ankeny.

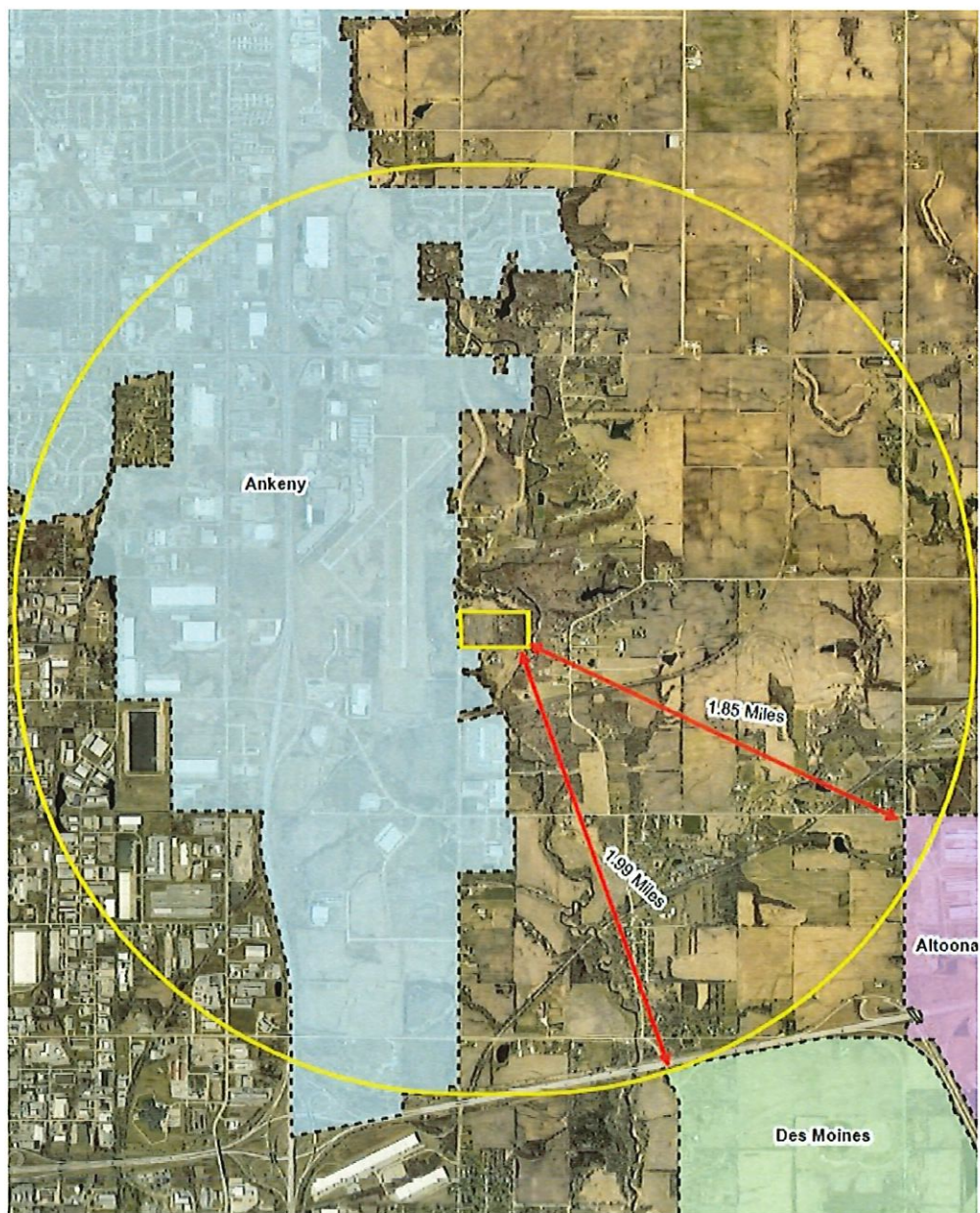
Discussion

The area subject to the annexation request is generally located east of SE Four Mile Drive and approximately three quarters of a mile north of SE Corporate Woods Drive within the southeastern quadrant of Ankeny. NGR Inc., the owners of the subject area, have requested to be voluntarily annexed into the City of Ankeny. The annexation area consists of one parcel approximately 31.23 acres (+/-) in size and approximately 1.17 acres (+/-) of County right-of-way. The proposed annexation is contiguous with the corporate boundary of Ankeny and includes all adjacent road right-of-way to the centerline of the adjacent road right-of-way.

The Ankeny Plan 2040 Future Land Use Map identifies the subject area as being suitable for Airport Business Park (APB) uses and Open Space (OS). Should the annexation be approved, the subject area will be assigned the R-1, One-Family Residence District zoning classification, as is the standard procedure for all newly annexed properties into Ankeny.

A. Summary of Annexation:

The City of Ankeny is seeking approval of the 100% voluntary annexation of a single parcel of land adjacent to the eastern boundary of the corporate limits. The annexation territory consists of approximately 32.40 acres (+/-) of land that includes the County road right-of-way to the centerline of the adjacent road. The annexation territory is zoned Low Density Residential (LDR) under Polk County's zoning regulations.



N
1 inch = 2,917 feet
Date: 9/14/2022

**NGR Four Mile Drive Annexation
Distance to Neighboring Cities**



B. Consenting Property Owner's Petitions:

The City of Ankeny received written voluntary annexation petitions from the following land owners:

Petitioner	Acreage
NGR INC.	31.230
Total	31.230

Copies of the voluntary annexation petitions are included in the meeting packet.



C. General Statement of Proposal / Integration of Smart Planning Principals:

This 100% voluntary annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principals described in Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. The Comprehensive plan is not intended to dictate how development occurs, but rather is meant to provide an outline and vision for potential development through the use of planning and investment principals. The Ankeny Plan 2040 outlines policy goals for a multitude of features in the community, including land use, transportation, housing, parks, open space, infrastructure, and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This particular annexation will advance the City towards accomplishing the previously mentioned goals, adds lands to the inventory of developable land, and assures efficient development to urbanized standards.

D. Current and Projected Land Uses:

The territory subject to the annexation is currently zoned Low-Density Residential District (LDR) on both the Polk County Zoning Map and the Polk County Future Land Use Map. The subject area is located within the City of Ankeny's Planning Boundary and is identified as being suitable for Airport Business Park (ABP) uses on the western portion of the parcel and Open Space (OS) on the eastern half of the parcel. These land uses are depicted on the Future Land Use Map included in the meeting packet. The Ankeny Plan 2040 Comprehensive Plan defines these land uses as the following:

Airport Business Park (ABP): This land use category is designed for the Ankeny Regional Airport and the immediately surrounding area, and is meant to protect the airport and airspace from incompatible land uses. Aircraft noise and other safety and environmental impacts make many land uses such as residential, schools, and churches incompatible. Uses that are more compatible to airport activity

include industrial, business parks, and some other commercial activity. Consideration should be made for any future expansion of the airport.

Open Space (OS): This land use category includes land within the floodplain, contains wetlands, nature preserves, steep slopes, or significant tree cover. Typical uses include natural areas, land devoted to agricultural use or crop production, and very low-density residential development. Residential dwellings should be limited to no more than 1 dwelling unit per 20 acres. This land use also includes city-managed greenspace, such as greenbelts that have remained more natural and provide passive, low-impact recreational activities.

According to the Polk County Assessor's records, the existing land use within the proposed annexation area consist of agricultural uses. If annexed into Ankeny, the property will be assigned the R-1, One-Family Residence District zoning classification. This is in line with the standard procedure for all newly annexed property into Ankeny. The current land use may continue in their current capacities; however, any proposed development or redevelopment must align with the rules and regulations of the R-1 zoning district. If the owners of the land wish to develop the property as anything not allowed within the R-1 zoning district, a rezoning aligning with the proposed use will be required. Potential concepts and exhibits will be evaluated during the rezoning and platting process to ensure that any development plans align with the future land use map and zoning code. Any potential change to the future land use map would require a land use plan amendment.

E. Current Municipal Services:

With the exception of Fire and EMS, the City of Ankeny does not currently provide municipal services to the proposed annexation area; however, the City does have the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

F. Reasons for Annexation:

1. City Council Annexation Policy

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing growth within the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

a. Comprehensive Planning and Zoning

- I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future Land Use Map of the Comprehensive Plan.

b. Extension of Services

- I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.
- V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny Has a Need for Developable Land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land needed to accommodate the future growth of Ankeny. In 2021, the City of Ankeny recorded 30 plats, platted 869 lots on 566 acres, permitted 1175 new dwelling units, 28 new commercial and industrial buildings, and added \$498,735,863 in valuation. While the southeast quadrant of Ankeny is mostly comprised of industrial/office/flex land uses, The Ankeny Plan 2040 Comprehensive Plan identifies that the City of Ankeny still has a need for those land uses within the next 10 years.

3. The Annexation Territory is in Accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.

This annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. The City of Ankeny has Fiscal and Physical Capabilities of Providing Municipal Services to the Annexation Territory.

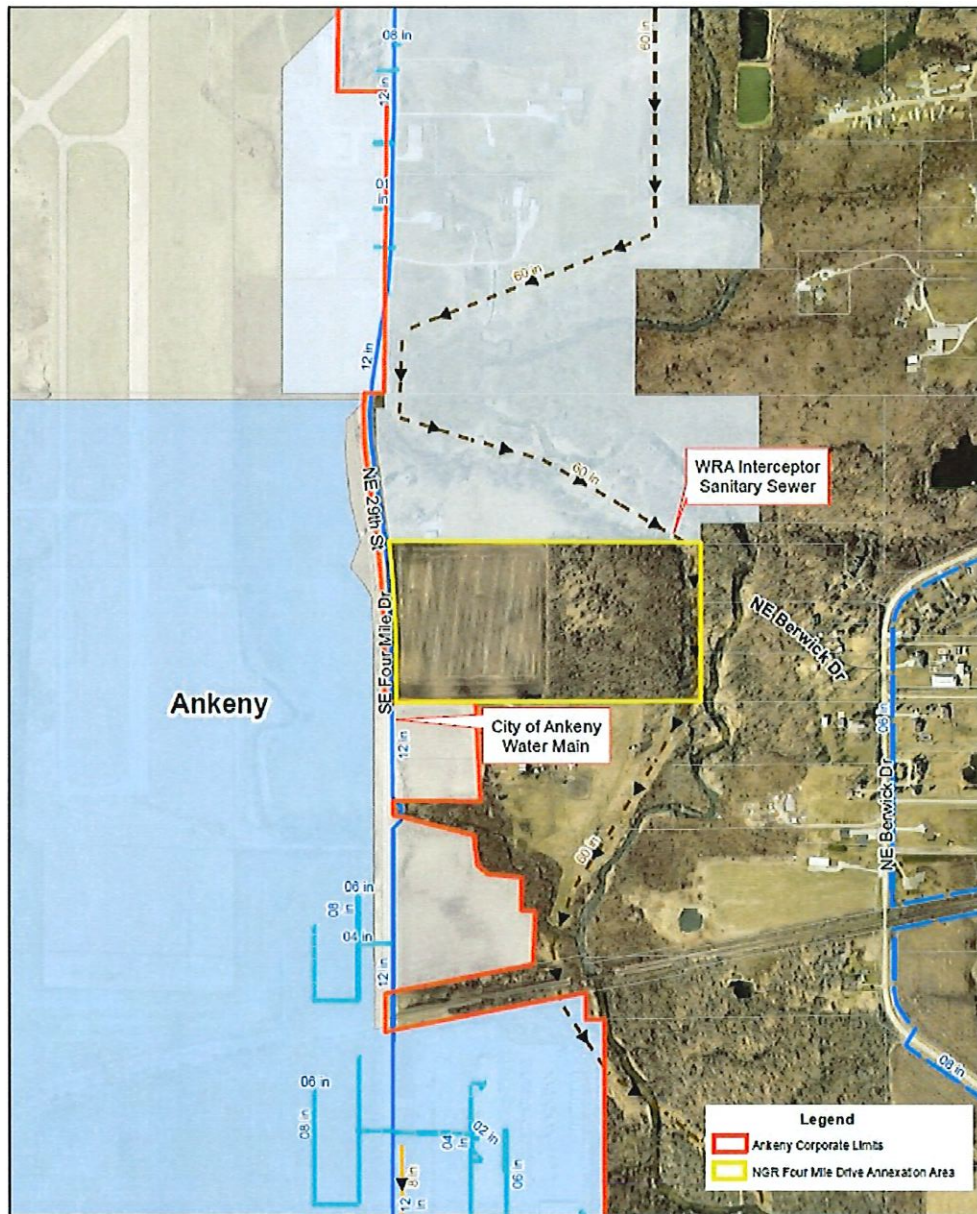
Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

The City's current sanitary sewer service and future sewer districts are shown on the utility map that's included below. Currently, a 60" WRA sanitary interceptor exists along the eastern portion of the annexation area. This sanitary interceptor generally runs along Four Mile Creek, and the expectation is that future development within the annexation area will require an extension from this line. Any future sanitary sewer constructed within the subject area will be the responsibility of the developer. The annexation area does not lie within any current or future sanitary sewer connection districts.

b. Water:

Existing water mains via the City of Ankeny, Polk County, and the Des Moines Water Works are shown on the utility map included below. A 12" City of Ankeny water main exists along the western boundary of the annexation area which runs along the east side of SE Four Mile Drive. Any development within the annexation area will need to extend water from this particular line. The developer will be responsible for the construction of water main within the subject area; however, the City will provide cost participation for the oversizing of water mains that are 12" or larger and serve areas beyond the development. The annexation area does not lie within any current or future water connection district.



NGR Four Mile Drive Annexation
Utilities Map



c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area is expected to developed for business park and open space land uses. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue, and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is currently located within the City of Ankeny Fire Protection District. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 34% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. These efforts recognized the City of Ankeny with the Distinguished Budget Presentation Award for fiscal year July 1, 2020. Ankeny's general fund levy of \$6.05 per \$1,000 of taxable property valuation remains the lowest of any sizable city in Polk County, and is significantly below the \$8.10 statutory cap. Ankeny has a property tax levy of \$9.95 per \$1,000 of taxable property valuation, which is the

lowest among the largest Iowa cities. Ankeny's FY22 budget marks the eighth straight year of property tax levy reductions. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

G. Urban Services Agreement and Boundary:

The City of Ankeny currently has an urban service agreement with Polk City. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

The annexation territory is approximately 1.85 miles from the City of Altoona's corporate limits and 1.99 miles from the City of Des Moines' corporate limits.

H. Combined Legal Descriptions:

The composite legal descriptions of the annexation territory are shown on the Annexation Map included in the meeting packet. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NE 29th Street.

I. Polk County Auditor Verification

City of Ankeny staff provided copies of the landowner's annexation petition and a composite legal description of the entire annexation territory to the Polk County Auditor. On September 13, 2022, the Polk County Auditor's Office confirmed that the ownership and legal description of the affected territory had been properly identified.

J. Maps of the Annexation Territory and Two-Mile Notification Requirement

The annexation territory is within two miles of the urbanized area of the City of Altoona, lying approximately 1.85 miles from their corporate limits. The annexation territory is also within two miles of the urbanized area of the City of Des Moines, sitting approximately 1.99 miles from their corporate limits. A map showing the annexation area in relation to the two urbanized areas within two mile is included in the meeting packet.

K. State-Owned and County-Owned Right-of-Way:

The annexation territory contains no State of Iowa right-of-way, but does contain 1.17 acres of Polk County right-of-way.

L. Certification of Compliance with Other Notice Requirements

A consultation meeting is scheduled to be held on Monday, September 26, 2022 at 11:00am. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Delaware Township Trustees. Additional notices were sent via regular mail to the Polk County Planning & Development Department, the Ankeny Community School District, and the Saydel Community School District.

M. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

N. Identification of Non-Consenting Property Owners and Legal Descriptions:

The annexation territory is 100% voluntary, consisting of all consenting property owners.

O. Parcel Acreage and Percentage of Consenting and Public Right-of-Way:

The 100% voluntary annexation territory consists of 32.40 total acres, all of which is either land owned by consenting land owners or public right-of-way.

Petitioner	Acreage
NGR INC.	31.23
Total Annexation Acres (minus right-of-way)	31.23
Public Right-of-Way	1.17
Total Annexation Acres	32.40

P. Map Showing Annexation Territory in Relation to Ankeny

A map showing the annexation territory, consenting property owners, public right-of-way, and the relationship of the annexation territory to Ankeny's corporate limits has been included in the meeting packet.

Q. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These number are an example and for referencing purposing only		

R. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned No property address available; parcel directly south of 6953 NE 29th Street

Ankeny, IA 50021; frontage of ~845' along NE 29th Street, lot extends ~1,595' eastward

Legal Description (if necessary, provide attachment) _____

EX RD EAS W OF LN BEG 60F E OF SW COR THN N 371F NWLY 486F TO N LN- & -EX N 780F- NW 1/4

NW FRL 1/4 & -EX N 780F & S 20.65A E 35.65A- NE FRL 1/4 NW FRL 1/4 SEC 5-79-23

Property Owner(s): NGR Inc.

Address: 206 Main Street, Box 132

Address: Wayne, NE 68787

Phone #: 402-375-3385

Signed by: _____

*Property Owner Signature **

Jim Ruppert
Name (Print/Type)

Date: 08/12/2022

Property Owners Signature

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

Colorado
Fremont
STATE OF ~~IOWA~~, COUNTY OF ~~POLK~~, ss

On this 12th day of August, 2022, before me,
a Notary Public in and for Polk County, personally appeared
James Ruppert, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Fremont Colorado
Notary Public in and ~~Polk County, Iowa~~

Michelle Bracco

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me,
a Notary Public in and for Polk County, personally appeared
_____, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

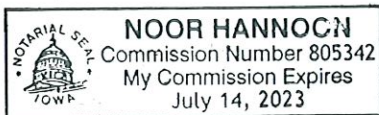
Notary Public in and for Polk County, Iowa

MICHELLE BRACCO
NOTARY PUBLIC
STATE OF COLORADO

NOTARY ID# 20204030175
MY COMMISSION EXPIRES AUGUST 28, 2024

STATE OF IOWA, COUNTY OF POLK, ss

On this 19 day of August, 2022, before me, a Notary Public in and for Polk County, personally appeared Matt Weller
Applicant (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Matt Weller, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.



Notary Public in and for Polk County, Iowa

A handwritten signature in black ink, appearing to be "Noor Hannocn", written over a horizontal line.

Applicant / Contact Hubbell Realty Company

Address: 6900 Westown Parkway, West Des Moines, IA 50266

Phone #: (515) 280-2041

Date: _____

Applicant/Contact

Matt Weller

Name (Print/Type)

A handwritten signature in blue ink, appearing to be "Matt Weller", written over a horizontal line.

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

**The Annexation Application will not be considered complete
unless it complies with all the submittal requirements.**



ANNEXATION EXHIBIT

NGR FOUR MILE ANNEXATION
ANKENY, POLK COUNTY, IOWA

PROPERTY OWNER

N.G.R. INC.
P.O. BOX 132
WAYNE, NE 68787

CORRECTED WARRANTY DEED:
BOOK 6315, PAGE 417

PROPERTY DESCRIPTION

Part of the Northwest Quarter of Section 5, Township 79 North, Range 23 West of the 5th P.M., now included in and forming a part of Polk County, Iowa, conveyed to N.G.R., Inc., as evidenced by that Corrected Warranty Deed filed in Book 6315, Page 417 in the Office of the Recorder for Polk County, Iowa, described as follows:

The Northwest Fractional Quarter of the Northwest Fractional Quarter (NW 1/4 NW 1/4 NW 1/4) of Section Five (5); also all of the Northeast Fractional Quarter of the Northwest Fractional Quarter (NE 1/4 NW 1/4 NW 1/4) of Section Five (5), except ten (10) acres in the Northeast Corner thereof (being a tract of 40 rods square) and also except the South 20 rods of the East 35 rods of the Northeast Fractional Quarter of the Northwest Fractional Quarter (NE 1/4 NW 1/4 NW 1/4) of said Section Five (5), all being in Township Twenty-nine (79), North of Range Twenty-three (23), West of 5th P.M., Polk County, Iowa

EXCEPTING

The North 780 feet of the following described property:

The Northwest Fractional Quarter of the Northwest Fractional Quarter (NW 1/4 of NW 1/4 of Section Five (5)); also all of the Northeast Fractional Quarter of the Northwest Fractional Quarter (NE 1/4 of NW 1/4 of Section Five (5), except ten (10) acres in the Northeast Corner thereof (being a tract 40 rods square) and also except the South 20 rods of said tract 40 rods square); also all of the Northwest Quarter of the Northwest Fractional Quarter (NE 1/4 of NW 1/4 of 1/4 of said Section Five (5), all being in Township Seventy-nine (79), North of Range Twenty-three (23), West of the 5th P.M., Polk County, Iowa.

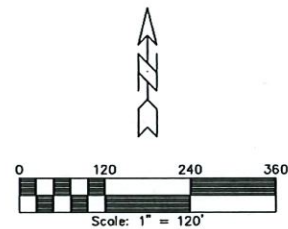
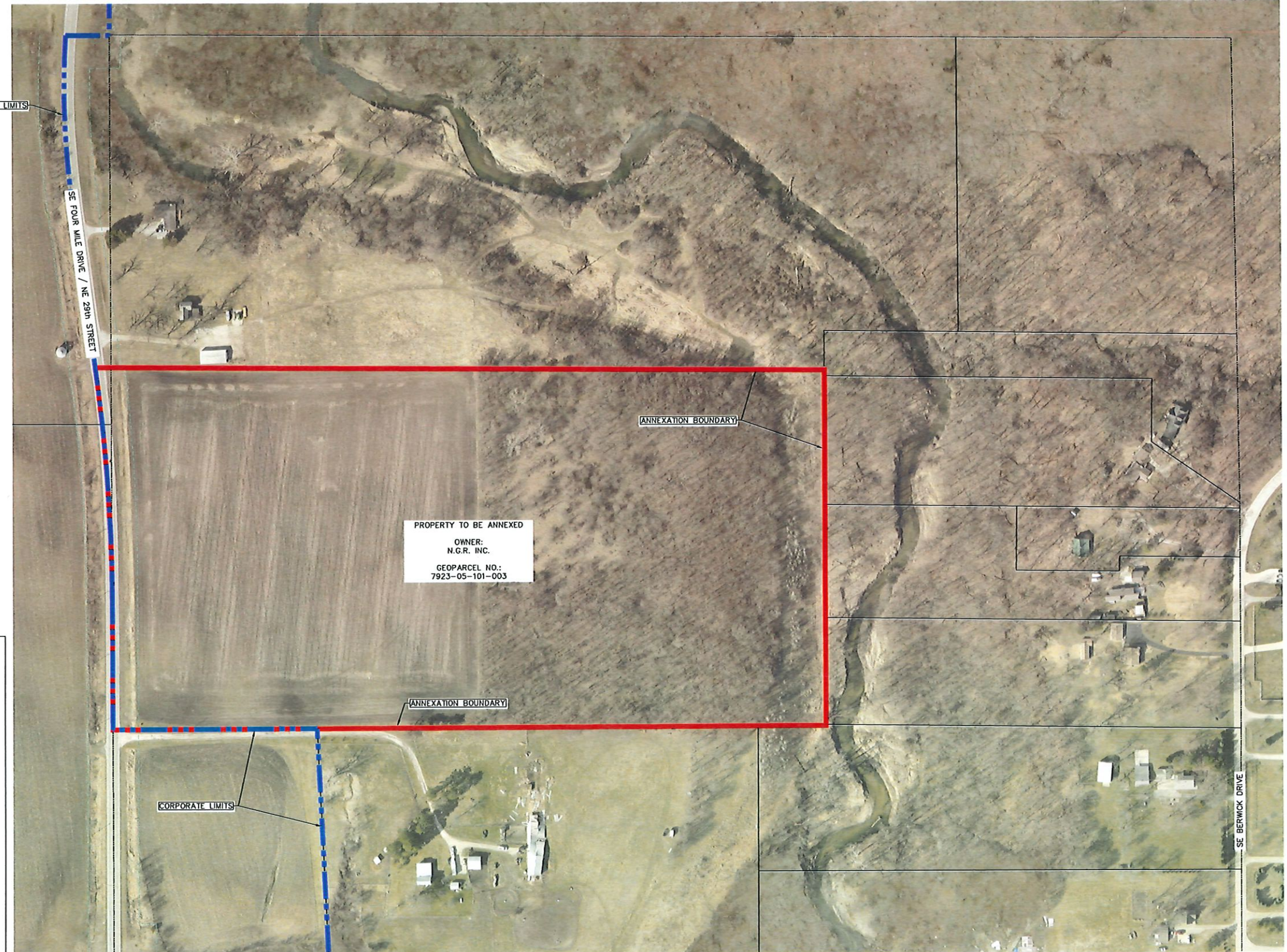
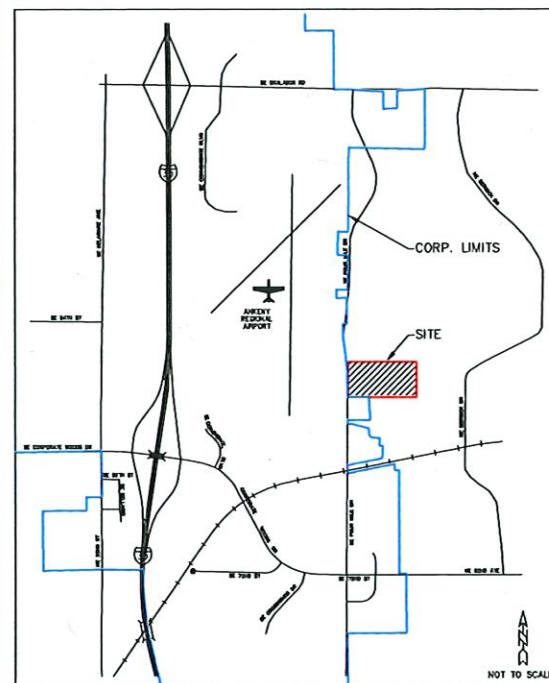
The annexation also includes any and all County road right-of-way to the centerline of the adjacent road.

LAND AREA BEING ANNEXED

32.40 ACRES (1,411,250 SQ FT)

FEMA FIRM NOTE

FEMA FLOOD INSURANCE RATE
MAP NO. 19153C0220F, DATED
FEBRUARY 1, 2019, DEPICTS
AREA OF REGULATORY FLOODWAY
WITHIN THE ANNEXATION AREA.

VICINITY MAP

RECEIVED

SEP 08 2022

CITY OF ANKENY

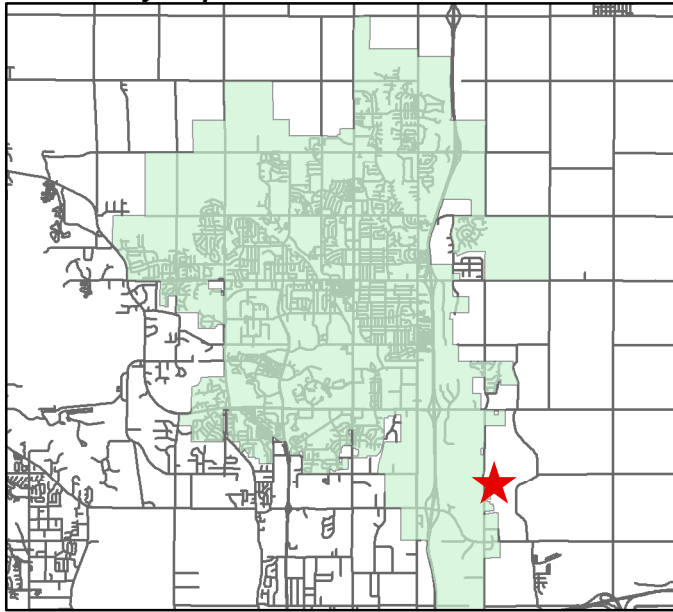
ANNEXATION EXHIBIT

NO.	REVISION	DATE	BY	FOR:	LOCATION:	SCALE: 1" = 120'	DESIGNED BY:	DRAWN BY:
						DWG: 22-052-ANNEX	CHECKED BY:	DATE: 9/08/2022
						FIELD BOOK:	SHEET 1 OF 1	FILE NO.: 22-052

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
2413 GRAND AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

22-052

Vicinity Map



LEGAL DESCRIPTION

"THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (NW F. 1/4 NW F. 1/4) OF SECTION FIVE (5); ALSO ALL OF THE NORTHEAST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (NE F. 1/4 NW F. 1/4) OF SECTION FIVE (5), EXCEPT TEN (10) ACRES IN THE NORTHEAST CORNER THEREOF (BEING A TRACT 40 RODS SQUARE) AND ALSO EXCEPT THE SOUTH 20.65 ACRES OF THE EAST 35.65 ACRES OF THE SAID NORTHEAST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (NE F. 1/4 NW F. 1/4) OF SAID SECTION FIVE (5), ALL BEING IN TOWNSHIP SEVENTY-NINE (79), NORTH OF RANGE TWENTY-THREE (23), WEST OF 5TH P.M., POLK COUNTY, IOWA

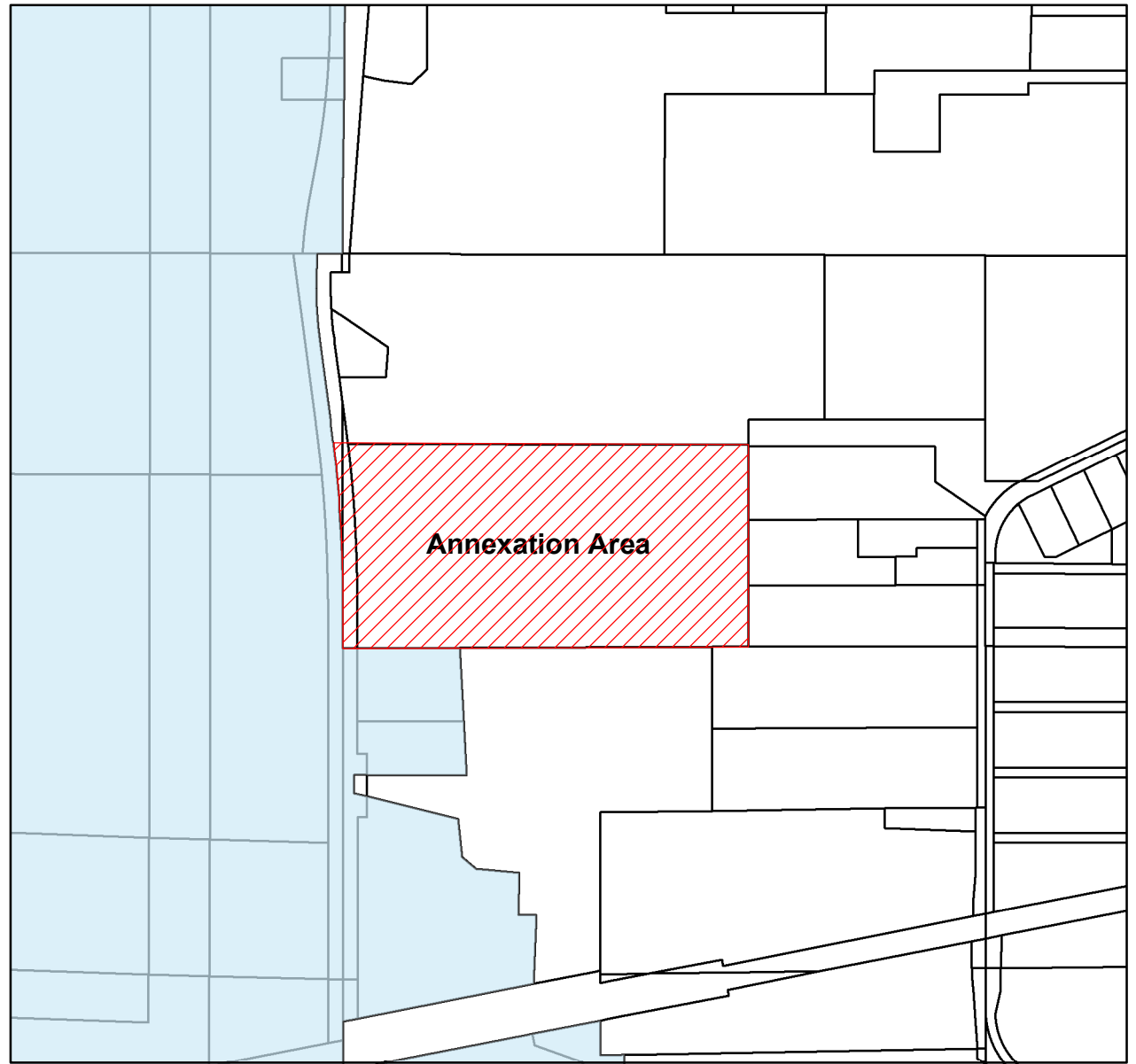
EXCEPTING

THE NORTH 780 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (NW F. 1/4 NW F. 1/4) OF SECTION FIVE (5); ALSO ALL OF THE NORTHEAST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (NE F. 1/4 NW F. 1/4) OF SECTION FIVE (5), EXCEPT TEN (10) ACRES IN THE NORTHEAST CORNER THEREOF (BEING A TRACT 40 RODS SQUARE) AND ALSO EXCEPT THE SOUTH 20.65 ACRES OF THE EAST 35.65 ACRES OF SAID NORTHEAST FRACTIONAL QUARTER OF THE NORTHWEST FRACTIONAL QUARTER (NE F. 1/4 NW F. 1/4) OF SAID SECTION FIVE (5), ALL BEING IN TOWNSHIP SEVENTY-NINE (79), NORTH OF RANGE TWENTY-THREE (23), WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD."

Property Owners:
NGR INC



1 inch = 700 feet

Annexation Map

City of Ankeny

NGR Four Mile Drive Annexation

City of Ankeny, Iowa
Community Development Department

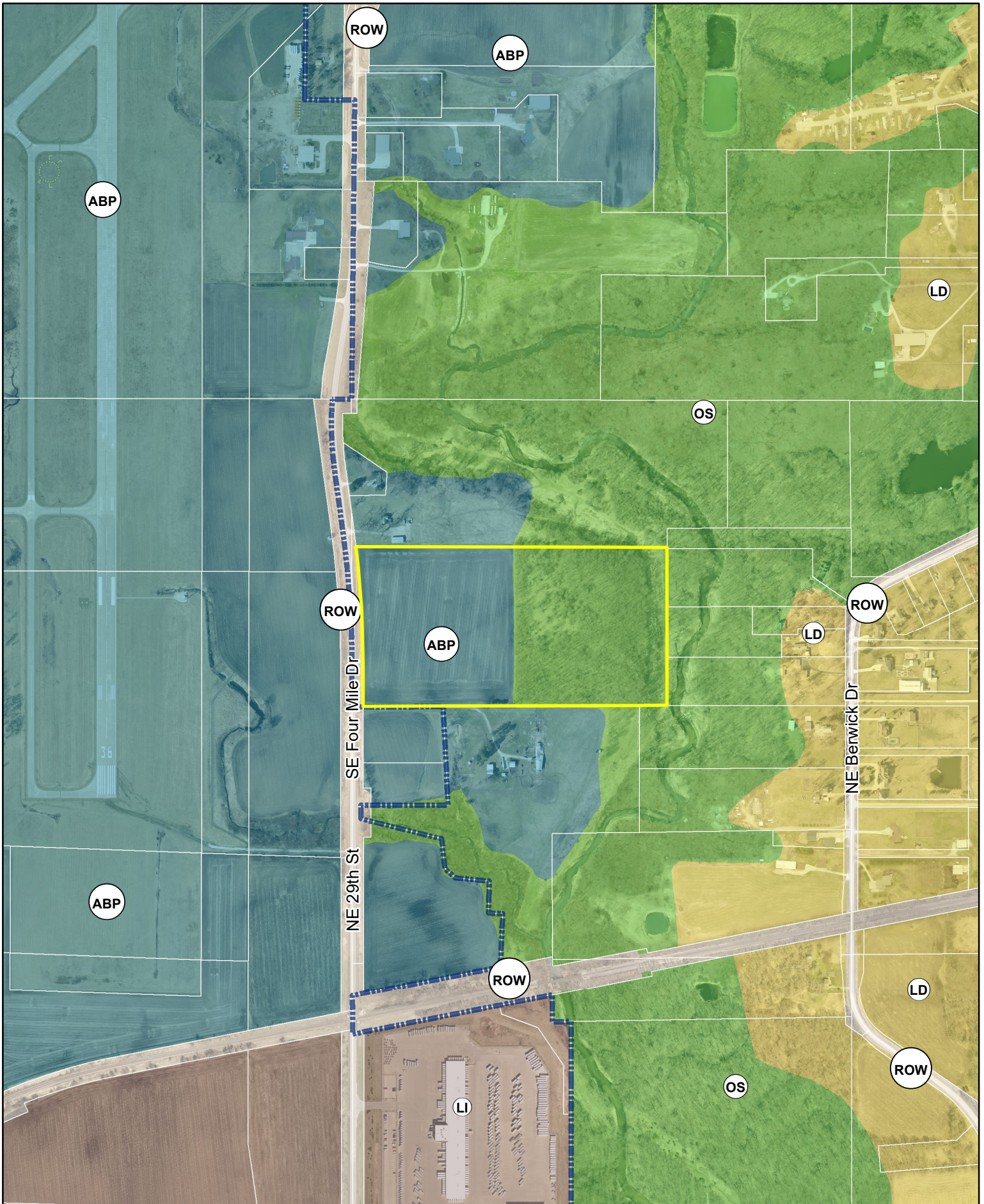
Drawn By: BMM

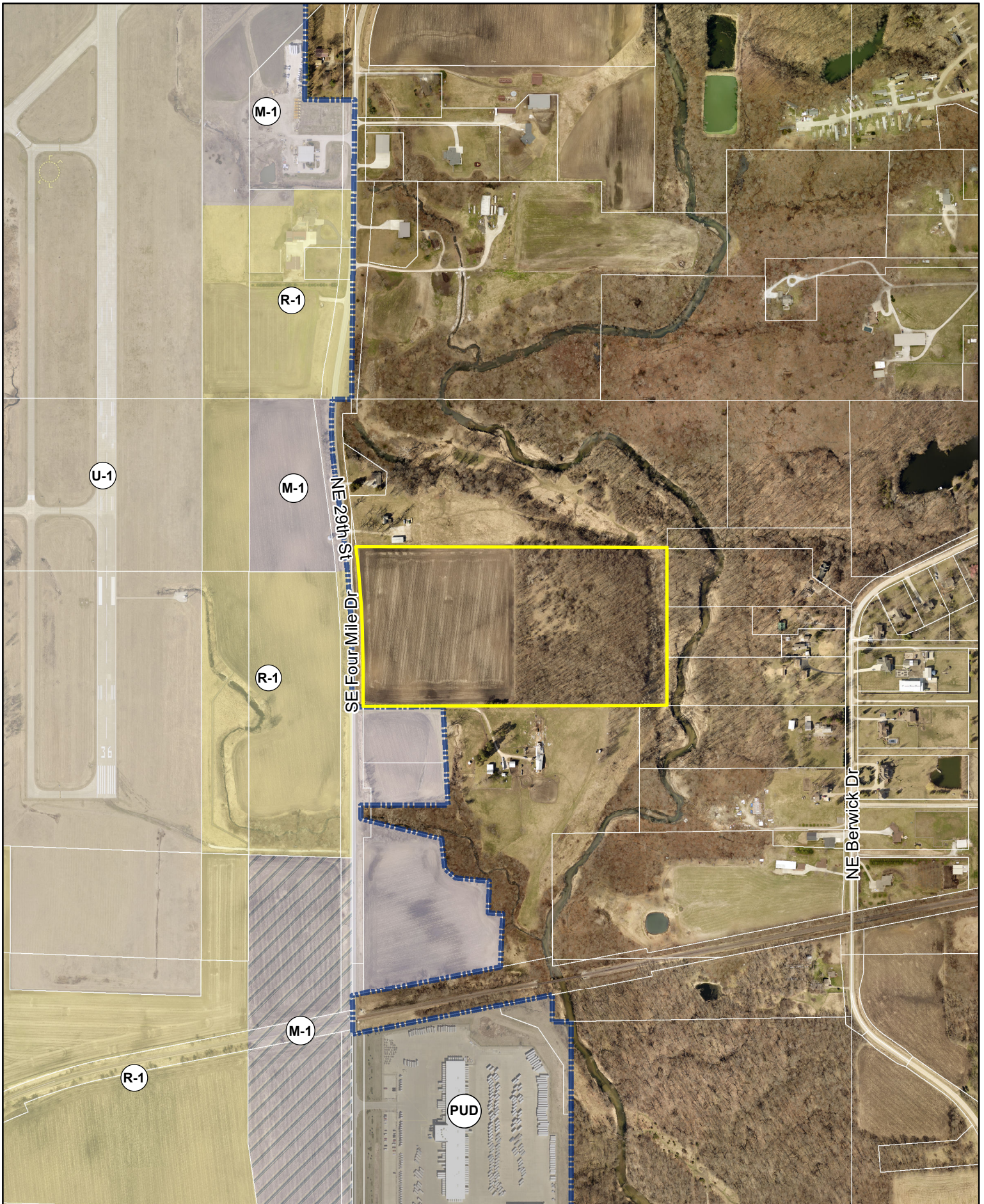
Sheet No.

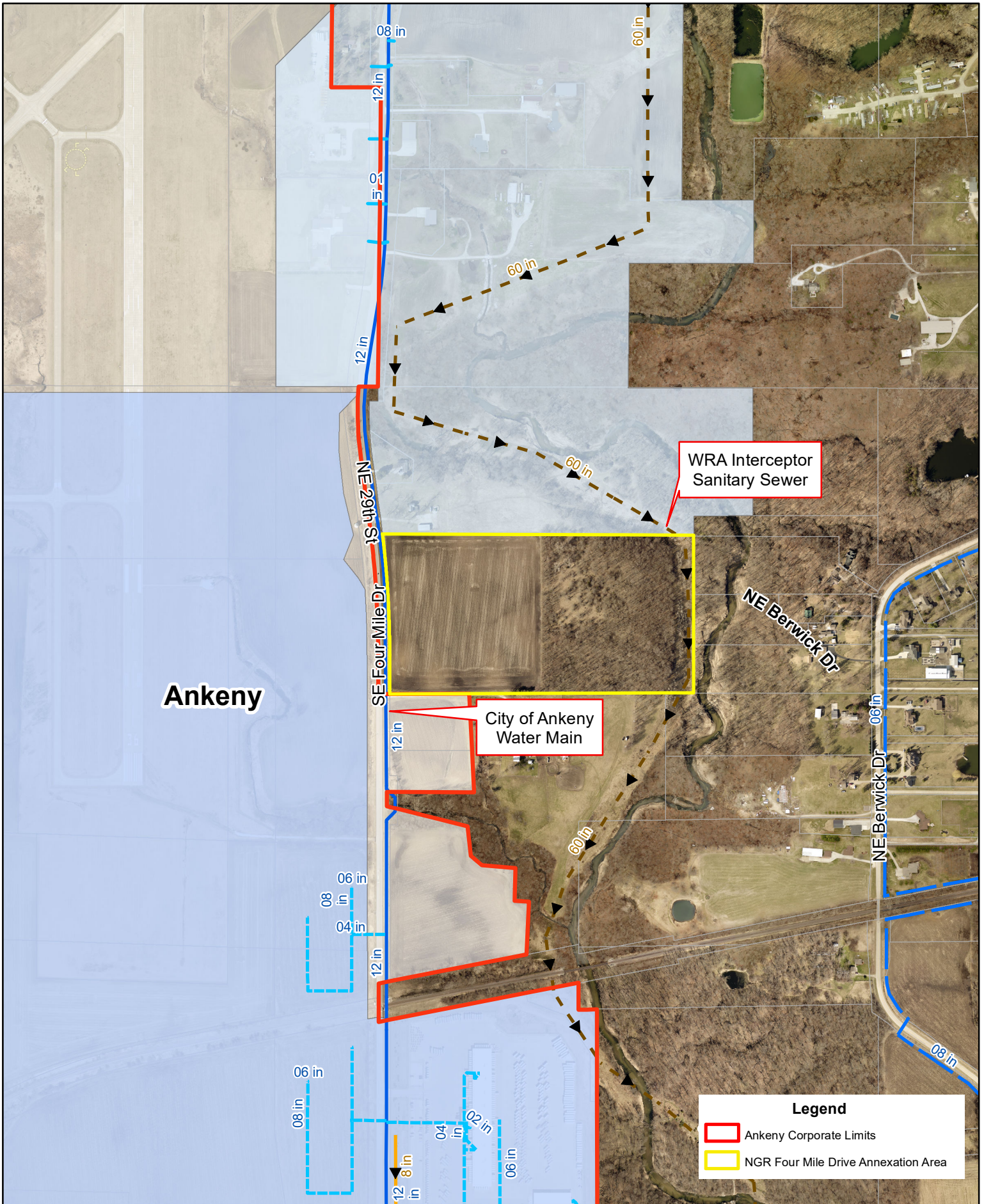
Checked by:

1 of 1

Date: September 12, 2022



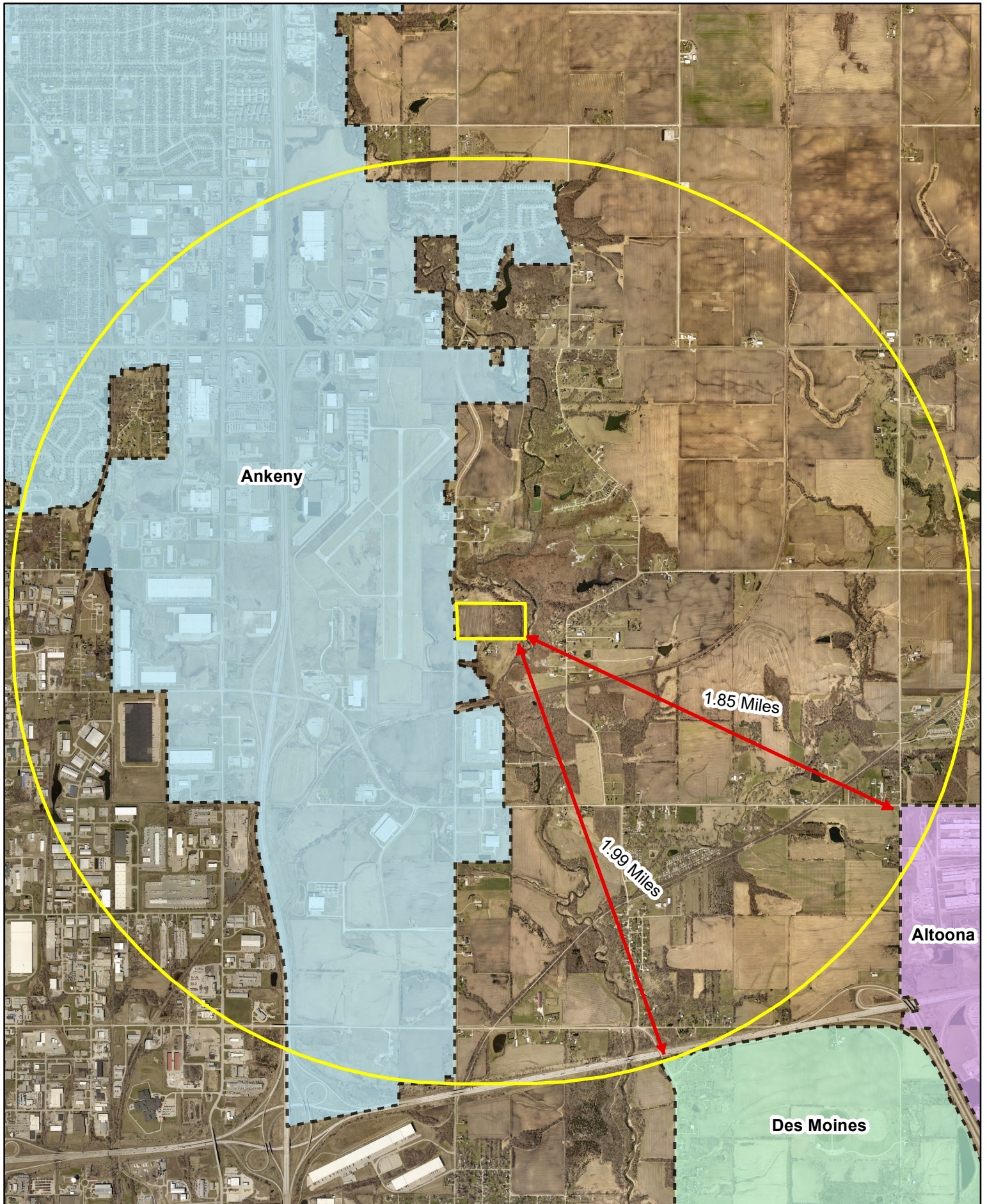




1 inch = 650 feet

Date: 9/14/2022

NGR Four Mile Drive Annexation Utilities Map





PLAN AND ZONING COMMISSION

September 20, 2022

6 : 30 PM

 Print

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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.

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

Convert nontaxable right-of-way into taxable property.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

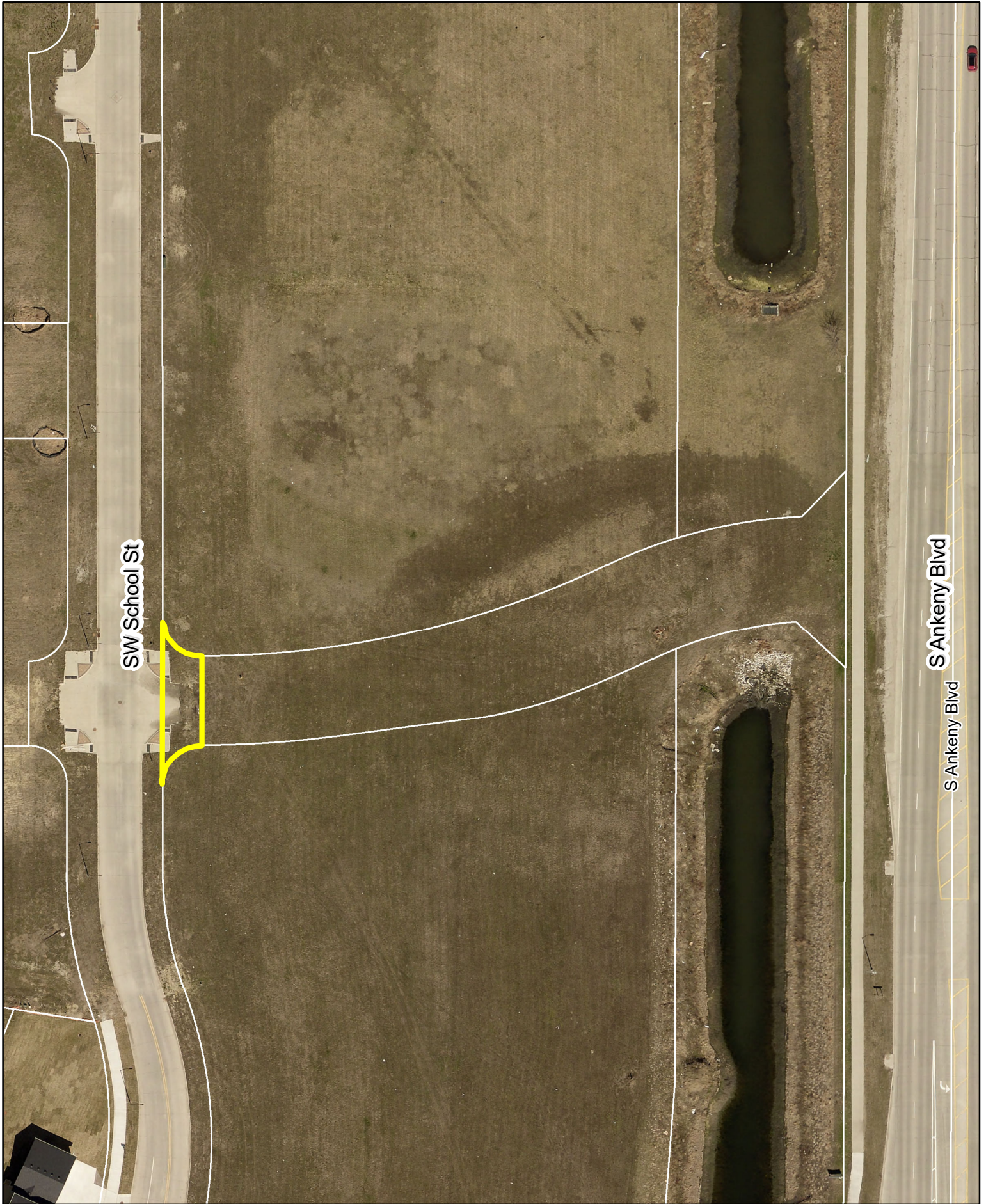
ACTION REQUESTED:

Action: Consider MOTION 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.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Letter of Request
 Vacation Plat



N



1 inch = 80 feet

Date: 9/13/2022

**Part of Lot B, Prairie Trail Park Plat 1
ROW Vacation**



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 20, 2022

Agenda Item: Part of Lot B, Prairie Trail Park Plat 1 – ROW Vacation
Report Date: September 12, 2022
Prepared By: Laura Hutzell, EJC
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission 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.

Discussion

The City has received a 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. The purpose of the proposed right-of-way vacation is to prepare for an amendment to the existing neighborhood plan, which changes the entrance from a public street to a private drive entrance. The portion of right-of-way to be vacated is a small portion around the east extension of this drive; therefore, the subject portion of right-of-way is unnecessary for municipal use.

Chapter 153 of Ankeny Municipal Code states, *"Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Plan and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission."*

City staff has reviewed the request, and has determined that the vacation is appropriate.



August 30, 2022

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

**RE: Part of Lot B, Prairie Trail Park Plat 1 R.O.W. Vacation
Approval Letter**

Planning and Building Director, Honorable Mayor and Members of the City Council:

On behalf of Accurate Development, we are applying for the City of Ankeny to vacate a portion of City owned Right-of-Way located in Prairie Trail Park Plat 1. The area lies east of SW School Street at the SW 18th Street Intersection. The recent neighborhood plan has changed the entrance from a public street to a private drive entrance. The portion of Right-of-Way to be vacated is a small portion around the east extension of this drive.

We respectfully request the City's review and approval of this right-of-way vacation and conveyance to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Thank you very much for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tharen J. Helgersen", is positioned below the "Sincerely," text.

Sincerely,
Tharen J. Helgersen, PLS
NILLES ASSOCIATES, INC.

EXHIBIT "A"

RECEIVED

SEP 01 2022

CITY OF ANKENY



NORTH



SCALE

REQUESTED BY

Prairie Trail Commercial LLC
c/o Jared Johnson
9500 University Avenue, Suite 2112
West Des Moines, Iowa 50266
Phone: (515) 556-0124

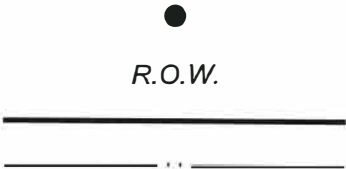
PROPRIETOR

City of Ankeny
City Hall
410 West First Street
Ankeny, Iowa 50023
Phone: (515) 965-6400

SUBJECT PROPERTY
LEGAL DESCRIPTION

Lot B, PRAIRIE TRAIL PARK PLAT 1, an
official plat, located in the City of Ankeny, Polk
County, Iowa.

LEGEND



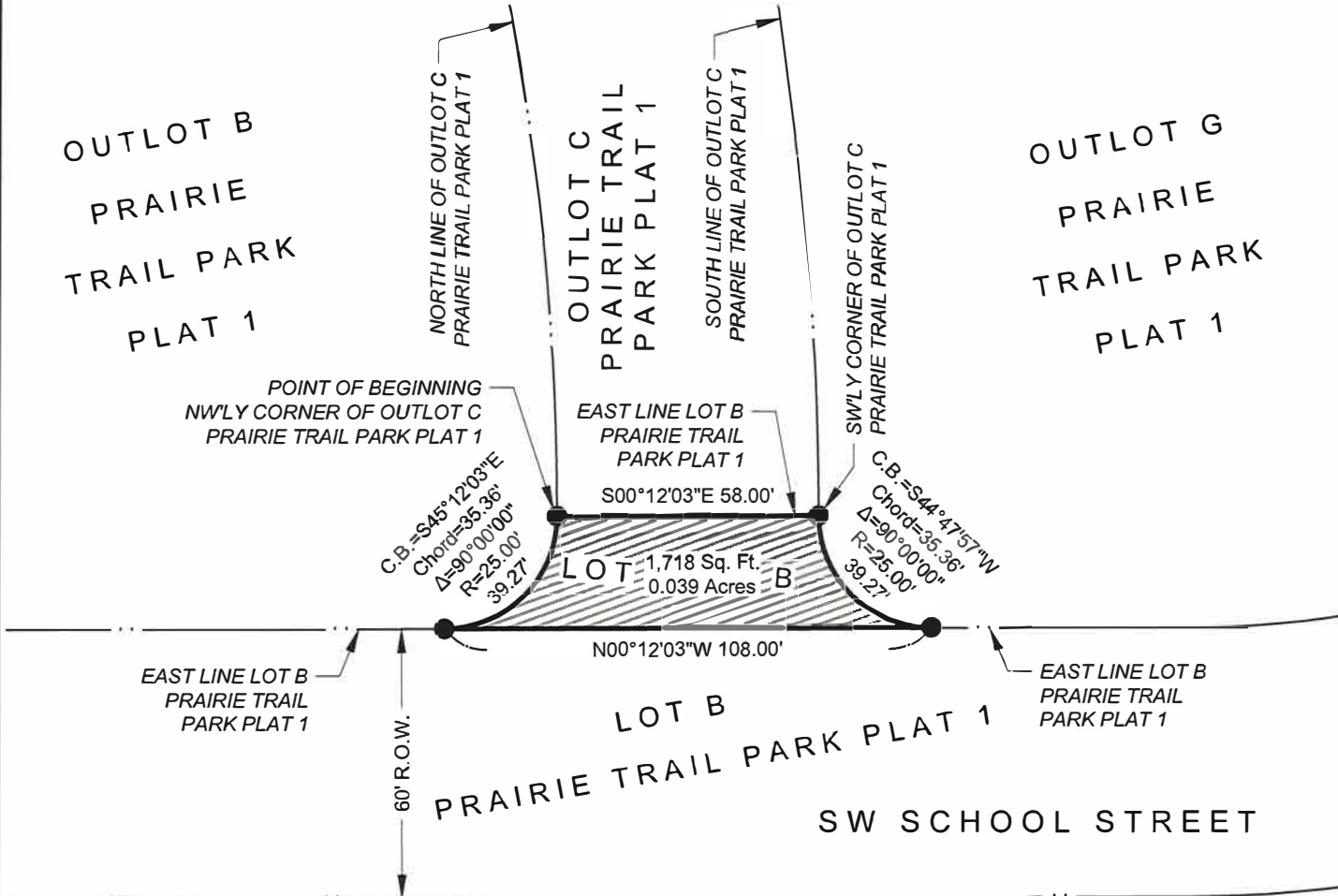
Found monument 5/8" round iron
rebar with red cap #18530
Right - of - way
Subject boundary line
Existing boundary line

DESCRIPTION OF VACATED RIGHT - OF - WAY

That part of Lot B, PRAIRIE TRAIL PARK PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, more particularly described as the following:

Beginning at the northwesterly corner of Outlot C, said PRAIRIE TRAIL PARK PLAT 1, thence South 00 degrees 12 minutes 03 seconds East, along the east line of said Lot B, a distance of 58.00 feet; thence southwesterly 39.27 feet, along a curve to the left, not tangent to the last described line, continuing along said east line of said Lot B, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 44 degrees 47 minutes 57 seconds West; thence North 00 degrees 12 minutes 03 seconds West, not tangent to the last described curve, a distance of 108.00 feet, to said east line of Lot B; thence southeasterly 39.27 feet along a curve to the left, not tangent to the last described line, along said east line of Lot B, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 45 degrees 12 minutes 03 seconds East, to the Point of Beginning. Containing 0.039 acres more or less.

Said tract subject to any and all easements, covenants and restrictions of record.



CERTIFICATION



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: Adam D. Schoepfner
Name: Adam D. Schoepfner, P.L.S. No. 26306

Date: 8/31/2022

My license renewal date is December 31, 2023

Date of survey: 08/29/22

Pages or sheets covered by this seal: This sheet only

1250 SW STATE STREET
SUITE A
ANKENY, IOWA
50023-2555
(515) 965-0123 phone
(515) 965-3322 fax
www.nillesinc.com

PROJECT: RIGHT OF WAY VACATION
LOCATION: SW SCHOOL STREET ANKENY, IOWA

NAI No.: 22111	DRAWN BY: TJH	DWG No.: 1/1
DATE: 08/30/22	CHECKED BY: RJS	SHEET TITLE: RW-1