



Meeting Agenda

Plan and Zoning Commission

Tuesday, September 19, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, 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 19, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the September 6, 2023 minutes of the Plan and Zoning Commission meeting.

Consider MOTION to approve the recommendation for Consent Agenda Item(s) #1.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

2. Trestle Ridge Estates Phase 2 Preliminary Plat

Consider MOTION to recommend City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court.

I. OLD BUSINESS:

J. REPORTS:

1. September 18, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for October 3, 2023

Prairie Trail Update

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

October 2, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

September 19, 2023

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 6, 2023 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Wednesday, September 6, 2023
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the September 6, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Chair T.Rapp asked that Item #3 be removed from the Consent Agenda. Motion by T.Rapp to approve the agenda with the removal of Item #3, Pine Lake Estates Plat 1 Final Plat from the Consent Agenda. Second by T.Flack. All voted aye. Motion carried 6 – 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 22, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Canyon Landing Plat 4 Final Plat

Motion to recommend City Council approval of the Canyon Landing Plat 4 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 and #2. Second by G.Hunter. All voted aye. Motion carried 6– 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Pine Lake Estates Plat 1 Final Plat

Motion to recommend City Council approval of Pine Lake Estates Plat 1 Final Plat; and recommend City Council authorization of cost-participation in the amount of \$20,445 for 15-inch sanitary sewer and \$3,729.50 for the 8' sidewalk along NE Spectrum Drive, and subject to City Council approval of a development agreement regarding possible public improvements identified in the traffic study.

Motion by T.Flack to approve the recommendations for Consent Agenda Item #3. Second by R.Weisheit. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #4. 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District
Staff Report: D.Silverthorn reported 98 Investments, LLC, request to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. He stated the area subject to the proposed rezoning consists of one parcel totaling 0.29 acres, located south of W 1st Street, north of SW 3rd Street, and adjacent to the Ankeny Market & Pavilion. He noted that the subject property is currently zoned C-2, General Retail, Highway-Oriented, and Central Business Commercial District. The neighboring property to the north and east is zoned C-2, while properties to the south are zoned C-2A, Central Business Commercial District, and properties to the west are zoned R-2, One-Family and Two-Family Residence District. He said the proposed rezoning aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates this property as Uptown (UP). He stated that the developer submitted the required rezoning petition signatures and met all legal notification requirements. D.Silverthorn said that there were no public comments at the public hearing, nor any comments from the Commission. The proposed rezoning from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District, is consistent with The Ankeny Plan 2040 Comprehensive Plan; therefore, City staff is recommending that the Plan and Zoning Commission recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District.

Motion by L.West to recommend City Council approval of the request by 98 Investments, LLC, to rezone property from C-2, General Retail, Highway-Oriented, and Central Business Commercial District, to C-2A, Central Business Commercial District. Second by G.Hunter. All voted aye. Motion carried 6 – 0.

REPORTS**City Council Meeting**

E.Jensen reported on the September 5, 2023 City Council meeting and work session.

Director's Report

E.Jensen presented the tentative agenda items for the September 19, 2023 Plan and Zoning Commission meeting and the August 2023 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

September 18, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:41 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

September 19, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Trestle Ridge Estates Phase 2 Preliminary Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

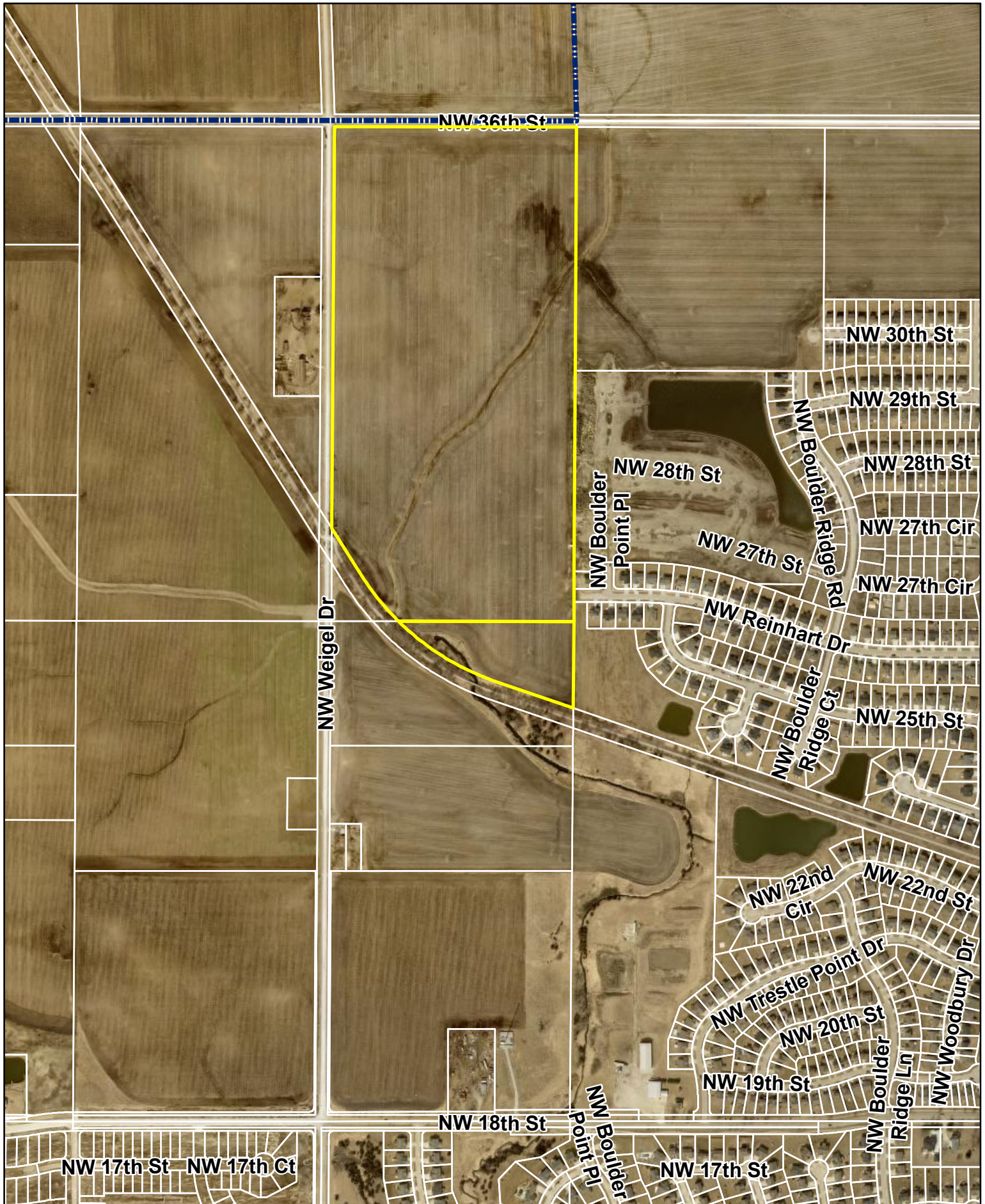
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Preliminary Plat



1 inch = 650 feet

Date: 8/25/2023

**Trestle Ridge Estates Phase II
Preliminary Plat**



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 19, 2023

Agenda Item: Trestle Ridge Estates Phase 2 – Preliminary Plat
Report Date: September 13, 2023
Prepared By: Laura Hutzell
Associate Planner

ETC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Trestle Ridge Estates Phase 2 Preliminary Plat; and accept the public street names NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive and NW Fairfield Court.

Project Summary:

Trestle Ridge Estates is a proposed 83.62-acre (+/-) plat located in the northwest quadrant of Ankeny at the southeast intersection of NW Weigel Drive and NW 36th Street. The project includes the construction of 132-single family residential lots, an outlot for multi-family residential restricted to 10 units per acre, an outlot to be dedicated to the City as parkland, and two outlots for open space/storm water management. Public streets are proposed, along with public sanitary sewer, water main and storm sewer.

Project Report:

Streets:

The preliminary plat includes the addition of new public streets NW Newhaven Drive, NW Woodmoor Drive, NW Fairfield Drive, NW Fairfield Court, NW 28th Street, NW 30th Street, NW 30th Court, NW 32nd Court, NW 33rd Street, and NW 33rd Court.

The proposed development will be primarily accessed off of NW Weigel Drive from the west and an extension of NW Reinhart Drive from the east. NW Reinhart Drive will connect the development east to west with access to NW Fairfield Drive, which turns into NW Fairfield CT. Further west, NW Reinhart Drive connects via a right turn to NW Newhaven Drive, passing NW 32nd Court and connecting to NW 33rd Street and NW 33rd Ct, before ultimately looping back south via NW Woodmore Drive and NW 30th Street. Five-foot sidewalks will be required throughout the development with the exception of an 8-foot sidewalk being required on the south side of NW Reinhart Drive for which there will be sidewalk cost share.

Water:

A 16-inch water main exists along NW Weigel Drive. A 10-inch water main will be installed along NW Reinhart Drive, and an eight-inch water main will be extended throughout the remainder of the proposed development.

Sewer: 24-inch sanitary sewer exists along the east plat boundary, this will be extended further north to serve the northern portion of the development near lot 101. Eight-inch sanitary sewer will then be extended throughout the development.

Drainage: A full drainage study is being required with the final plat as the Rock Creek watershed is currently in a FEMA flood zone. A floodplain development permit will also be required prior to any ground work. Stormwater in this area generally flows from the northeast to southwest. Required detention for this plat will occur in Outlot Y and Z, which will be owned and maintained by the Homeowner's Association. Development of this property requires crossing a drainage way of the Rock Creek watershed directly before the formation of Rock Creek. There are four existing tiles present on the property, these will be routed to the detention facility or piped through the development. Three, 5'x7' culverts will be required to handle the drainage.

Park site: The City's Parks Department has agreed to accept Outlot W totaling 3.33 acres as parkland dedication. This ground, along with a 6.3 acre (+/-) dedication from Trestle Ridge Estates Phase I, will combine to create an approximate 9.6 acre park adjacent to the High Trestle Trail.

August 25, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Laura Hutzell
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Trestle Ridge Estates Phase 2 Preliminary Plat

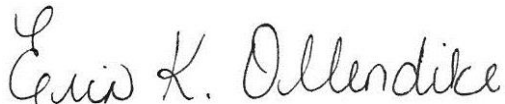
Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Absolute Farms, LLC, we respectfully submit herewith the Trestle Ridge Estates Phase 2 Preliminary Plat in request for approval. This property consists of 83.62 acres and is located southeast of the intersection of NW Weigel Drive and NW 36th Street. These documents were prepared in accordance with Ankeny's standards and meet the requirements of R-3 Multiple Family Residence District with restrictions that exist on the property. This project features the construction of 132 single family residential lots, an outlot for multi-family residential restricted to 10 units/acre, an outlot to be dedicated to the city as parkland and two outlots for open space/stormwater management.

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.

ABSOLUTE FARMS, LLC
CONTACT: SONNY HALL
POB 430
GRANGER, IOWA 50109
PH. (515) 489-0878

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400

MAY 11, 2022

R-3: MULTIPLE-FAMILY RESIDENCE DISTRICT
RESTRICTED TO SINGLE-FAMILY RESIDENTIAL

REQUIRED:	SINGLE-FAMILY = 1.73 ACRES
	<u>OUTLOT 'X' = 1.34 ACRES</u>
	TOTAL = 3.07 ACRES

PROVIDED: 3.33 ACRES

PRELIMINARY PLAT

R-3 DISTRICT (LOTS 1-132, OUTLOT 'X', OUTLOT 'Y', & OUTLOT 'Z')

FRONT: 30'
REAR: 35'
SIDE: 15' (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
20' (> 1-STORY - 8' MIN)(ONE AND TWO FAMILY DWELLINGS)
17' (1-STORY MULTI-FAMILY - 8' MIN)
22' (> 1-STORY & < 3-STORIES MULTI-FAMILY - 9' MIN)
24' (3-STORY UP TO 45 FT MULTI-FAMILY - 10' MIN)

LOT AREA: 8,000 SF (ONE-FAMILY DETACHED)
5,000 SF (ONE-FAMILY ATTACHED)
12,500 SF (THREE DWELLING UNITS)
- ADDTL 1,500 SF FOR EACH DWELLING UNIT OVER THREE

LOT WIDTH: 65 FT (ONE-FAMILY DETACHED)
40 FT (ONE-FAMILY ATTACHED)
100 FT (MULTI-FAMILY)
85 FT (ROW DWELLING WITH 3 UNITS)
- ADD'L 25 FT FOR EACH UNIT OVER THREE

*LOTS 1-132, OUTLOT 'Y', AND OUTLOT 'Z' ARE RESTRICTED TO SINGLE-FAMILY

****OUTLOT 'X' IS RESTRICTED TO 10 UNITS/AC**

1. SIDEWALK ON THE SOUTH SIDE OF NW REINHART DR SHALL BE 8' WIDE, ALL OTHER SIDEWALKS SHALL BE 5' WIDE.
2. 29' AND 27' WIDE STREETS SHALL BE 7' P.C.C. PAVEMENT.
3. STREET LIGHTING WITHIN THE DEVELOPMENT, ALONG NW WEIGEL DRIVE, AND ALONG NW 36TH STREET WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
4. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING SIDEWALKS THROUGH ALL OUTLOT R.O.W. FRONTAGE.
5. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
6. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHENEVER POSSIBLE.
7. THE OPENMENT WITHIN OUTLOT "X" WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
8. OUTLOT "Y" AND OUTLOT "Z" WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
9. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.
10. OUTLOT "W" IS TO BE DEDICATED TO THE CITY OF ANKENY FOR PARKLAND.
11. FENCES ON LOTS ADJACENT TO NW WEIGEL DRIVE SHALL BE SET BACK 20' FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY.
12. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW WEIGEL DRIVE RIGHT-OF-WAY WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NW WEIGEL DRIVE RIGHT-OF-WAY.
13. NO LOT SHALL HAVE DIRECT ACCESS ONTO NW WEIGEL DRIVE.
14. DRIVEWAYS FOR LOTS 1 AND 132 SHALL BE SET BACK AWAY FROM NW WEIGEL DR. MEASURED EDGE-TO-EDGE.
15. FEM A FLOODPLAIN: PANEL #: 19153C0045# & 19153C0185# EFFECTIVE DATE: 02/01/2019
16. LETTER OF MAP REVISION DATE: 05/06/2022
17. PROPOSED UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION WITH THE SUBMITTAL OF PUBLIC IMPROVEMENT CONSTRUCTION DRAWINGS
18. DEVELOPER SHALL BE RESPONSIBLE FOR THE PUBLIC IMPROVEMENT RECOMMENDATIONS FROM THE CITY APPROVED TRAFFIC IMPACT STUDY.

THE EAST HALF OF THE NORTHWEST QUARTER, LYING
NORTHEAST OF THE FORMER RAILROAD RIGHT OF WAY
AND
THE NORTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER LYING NORTH OF THE FORMER
RAILROAD RIGHT OF WAY
ALL IN SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF
THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY,
POLK COUNTY, IOWA AND CONTAINING 83.62 ACRES
(3,642,454 SQUARE FEET).
Said property is subject to any and all easements of
record.

FEATURES
PROPOSED

GROUND SURFACE CONTOUR

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MAN

STORM / SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

WATER MAIN WITH SIZE

SURVEY

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
CURVE ARC LENGTH
MINIMUM 100' YARD FLOOD
PROTECTION ELEVATION
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY
PHASING LIMITS

FOUND

[illegible]

EXISTING

GROUND SURFACE CONTOUR
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
SET TELEPHONE MANHOLE/VAULT
△ TELEPHONE POLE
□ GAS VALVE BOX
○ CABLE TV JUNCTION BOX
IT CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
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

4121 NW URBANDALE DRIVE	
URBANDALE, IA 50322	
PHONE: (515) 369-4400	
DRAWN BY: EKO	ENGINEER: JWM TECH: MST
REVISIONS	
	DATE
FIFTH SUBMITTAL	09/14/2023
FOURTH SUBMITTAL	08/25/2023
THIRD SUBMITTAL	07/31/2023
SECOND SUBMITTAL	05/26/2023
FIRST SUBMITTAL	04/14/2023



TRESTLE RIDGE ESTATES PHASE 2
PRELIMINARY PLAT

$$\frac{1}{4} \times 2107.612 = 526.903$$

FILE: H:\2021\2107612\DWG\2107612-PRE PLAT.DWG
 DATE PLOTTED: 9/12/2023 2:57 PM
 PLOTTED BY: JONATHON McDONALD
 COMMENT:
 TECH: ENC:



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

ENGINEER: EKO	ENGINEER: JWM TECH: MST
---------------	-------------------------

ASE 2

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:01 11 November 2014

