



PLAN AND ZONING COMMISSION

**Meeting Agenda
Tuesday, June 2, 2026
6:30 PM**

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

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

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the June 2, 2026 Agenda

Consider MOTION to approve and accept the June 2, 2026 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the May 19, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the May 19, 2026, minutes of the Plan and Zoning Commission meeting.

2. Pine Lake Estates Plat 3 Final Plat

Consider MOTION to recommend City Council approval of the Pine Lake Estates Plat 3 Final Plat and recommend City Council authorization of cost participation in the amount of \$13,683.50 for the upsizing of 1,227 linear feet of 8' sidewalk and detectable warnings, and \$194,100 for 7,200 square yards of subbase and 3,470 linear feet of subdrain along local streets and subject to staff approval of the Plans for Public Improvements.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

- 3. The applicant Tim Hogan with Hogan Law Firm, on behalf of the property owner, Legacy Housby, LLC is requesting to rezone 32.84 acres from R-1 One Family Residential District to M-1, Light Industrial District.**

Consider MOTION to recommend City Council approval of the request by the applicant, Tim Hogan (Hogan Law Firm), on behalf of the property owner, Legacy Housby, LLC to rezone 32.84 acres from R-1 One Family Residential District to M-1, Light Industrial District.

H. REPORTS:

Director and Commissioner Reports

1. June 1, 2026, City Council Report
2. Tentative Agenda items for Tuesday, June 16, 2026
Set Public Hearing for Tuesday, June 16, 2026 at 6:30pm to consider:
Property owned by Bill Kimberley, LC., to be rezoned from R-1, One-Family Residence District to R-3, Multiple Family Residence District restricted to single family residential.
3. May 2026 Building Permit Report
4. Commissioner's Reports

I. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 2, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Approval of the June 2, 2026 Agenda

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the June 2, 2026 agenda with/without amendments.

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 2, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Minutes of the May 19, 2026 Plan and Zoning Commission meeting

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to approve and accept the May 19, 2026, minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2026-05-19

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 19, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Vice Chair Randy Weisheit called the May 19, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Randy Weisheit, Lisa West, Joseph Herst, Trina Flack, Phil Tuning, and Todd Ripper. Absent: Ted Rapp. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Laura Hutzell, Ryan Kirschman, Alexa Middleton, and Bryan Morrissey.

AMENDMENTS TO THE AGENDA

Motion by T. Flack to approve and accept the May 19, 2026 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

Staff received no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the May 5, 2026 minutes of the Plan and Zoning Commission meeting.

Item #2. 1102 NW Weigel Drive – St. Luke the Evangelist Catholic School Building Addition (2026) Site Plan

Consider MOTION to approve the site plan for 1102 NW Weigel Drive, St. Luke the Evangelist Catholic School Building Addition (2026), subject to recordation of the associated Stormwater Management Maintenance Area Easement document and approval of the associated Traffic Impact Study.

Item #3. The Sloane Ankeny Final Plat and The Sloane Ankeny Site Plan

Consider MOTION to recommend City Council approval of The Sloane Ankeny Final Plat; and recommend City Council authorization of cost-participation for the extension of sanitary sewer services to surrounding property owners in the amount estimated to be \$39,853.00 and cost-participation for sidewalk oversizing along NE Delaware Avenue estimated to be \$8,127.00

Consider MOTION to approve the site plan for The Sloane Ankeny, subject to recordation of The Sloane Ankeny Final Plat.

Item #4. North Grove Plat 1 Final Plat

Consider MOTION to recommend City Council approval of North Grove Plat 1 Final Plat

Item #5. North Grove Plat 2 Final Plat

Consider MOTION to recommend City Council approval of North Grove Plat 2 Final Plat.

Item #6. First Street Commons Plat 5 Final Plat

Consider MOTION to recommend City Council approval of the First Street Commons Plat 5 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #6. Second by P.Tuning. Motion carried 6 - 0.

PUBLIC HEARINGS

Legacy Housby, LLC request to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

L.Hutzell presented the staff report. She explained that the applicant and property owner, Legacy Housby LLC, has proposed a rezoning of approximately 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District. The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection. Hutzell said that the subject property was annexed into the City of Ankeny on February 15, 2024, following approval by the City Development Board. She further explained that newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification. Hutzell said that the proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. She highlighted that the applicant was able to obtain 62% consenting signatures from adjacent property owners, meeting the requirement for a rezoning. She explained that City of Ankeny staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report at the next Plan & Zoning Commission meeting on June 2, 2026.

Brent Culp, Snyder and Associates, 2727 SW Snyder Blvd, spoke on behalf of Legacy Housby, LLC. He explained that, due to the recent development of a data center near the area proposed to be rezoned, utilities have been run close and will be fairly easy to hook up to. He also mentioned that this proposed rezoning does match what has been laid out in the City of Ankeny's Comprehensive Plan.

Richard Groves, 5569 NE 29th Street, explained that his property is surrounded on three sides by the proposed rezoning. He questioned whether his R-1 property, surrounded by property zoned M-1, would lose value.

R.Weisheit explained that comments from tonight's hearing would be collected, and that City of Ankeny staff will prepare responses to questions and comments. This information will be provided to the public at the June 2nd, 2026 meeting of the Plan and Zoning Commission.

R.Groves explained that he feels he'll be in a bad spot when he goes to sell his property. He explained he has lived on the property for 40 years and is considering selling in the near future. He asked what his address would be.

L.Hutzell confirmed his property would have an Ankeny address, once readdressing has been completed.

E. Jensen explained that the City of Ankeny staff works with the post office on readdressing, but that the post office makes the decisions where address changes are concerned.

R.Groves asked what public works he would be in going forward.

E.Jensen replied that he would have Ankeny services.

R.Weisheit reiterated that questions and comments would be collected tonight, and that the City of Ankeny staff would prepare responses to share with the public at the June 2nd, 2026 meeting of the Plan and Zoning Commission.

T.Flack motioned to close the public hearing, and receive and file documents. Seconded by T.Ripper. All voted aye. Motion carried 6-0.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the May 18, 2026 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, June 2nd, 2026 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

ADJOURNMENT

There being no further business, Vice Chair R.Weisheit adjourned the meeting. Meeting adjourned at 6:45 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 2, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Pine Lake Estates Plat 3 Final Plat

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

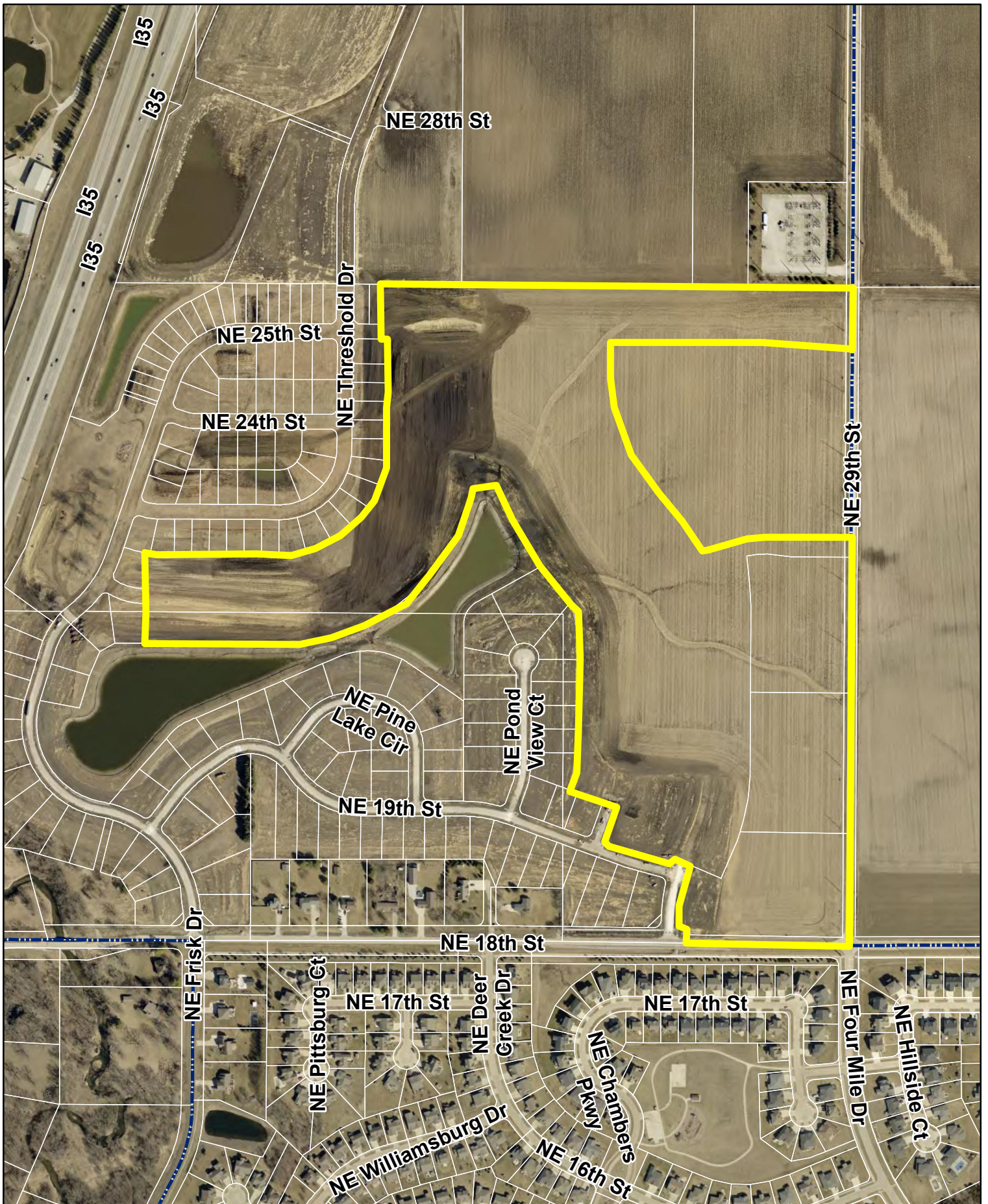
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the Pine Lake Estates Plat 3 Final Plat and recommend City Council authorization of cost participation in the amount of \$13,683.50 for the upsizing of 1,227 linear feet of 8' sidewalk and detectable warnings, and \$194,100 for 7,200 square yards of subbase and 3,470 linear feet of subdrain along local streets and subject to staff approval of the Plans for Public Improvements.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat



N
 1 inch = 500 feet
 Date: 5/29/2026

Pine Lake Estates Plat 3



Agenda Item: Pine Lake Estates Plat 3 Final Plat
Report Date: May 28, 2026
Prepared By: Deb Gervais, *EJC*
Senior Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Pine Lake Estates Plat 3 Final Plat and recommend City Council authorization of cost participation in the amount of \$13,683.50 for the upsizing of 1,227 linear feet of 8' sidewalk and detectable warnings, and \$194,100 for 7,200 square yards of subbase and 3,470 linear feet of subdrain along local streets and subject to staff approval of the Plans for Public Improvements.

Project Summary:

Pine Lake Estates Plat 3 Final Plat is a proposed 74.33-acre (+/-) plat generally located east of Interstate 35, north of NE 18th Street, and west of NE Four Mile Drive. The plat includes 59 single-family detached residential lots, along with Outlots T, U, V and Y for future development. The property is zoned Pine Lake Estates PUD, Planned Unit Development, with a minor amendment approved by City Council April 20, 2026.

The plat proposes a mix of Garden, Village, and Estate lots in accordance with the approved Pine Lake Estates PUD regulations. Outlots T, U, V and Y are required to be replatted prior to development and may accommodate a maximum combined density of 149 future residential units.

Public improvements associated with the plat include construction of NE Shiloh Drive, NE Spectrum Drive, portions of NE 21st Street, internal public streets, storm sewer, sanitary sewer, water main, grading, sidewalk installation, and widening improvements along NE Four Mile Drive, including a new right-turn lane. Public infrastructure improvements are anticipated to begin in Summer 2026 with paving and final grading extending into Spring 2027.

Street Lot A is proposed to be dedicated to the City of Ankeny for public right-of-way purposes. Existing regional stormwater detention facilities located within Pine Lake Estates Plat 1 will continue to serve the development area.

A 5.96-acre public park was dedicated with Plat 2, which covers the dedication requirements for this plat, as well as much of the remaining Pine Lake Estates development. The remaining 1.03 acres required will be dedicated with a future plat or via payment in lieu of dedication, per the discretion of the Parks and Recreation Director.

Project Report:

- Streets:** The subject development will have access to NE 18th Street via NE Spectrum Drive to the south and NE Four Mile Drive to the northeast. Public street improvements include construction of NE Shiloh Drive, NE Spectrum Drive, portions of NE 21st Street, and associated sidewalks. The project also includes widening improvements along NE Four Mile Drive and construction of a right-turn lane.
- Water:** Water service for the development will be provided by existing water infrastructure located within the surrounding Pine Lake Estates development. Public water mains will be extended throughout the plat to serve the proposed residential lots.
- Sewer:** Sanitary sewer service will be provided through existing sanitary sewer infrastructure located within the surrounding Pine Lake Estates development. Public sanitary sewer mains are proposed throughout the plat to serve the development.
- Drainage:** Stormwater in this area generally flows westward toward the regional stormwater management facilities located within Pine Lake Estates Plat 1. The development lies within the Four Mile Creek drainage basin. Public storm sewer improvements and grading are proposed throughout the development area as part of the associated public improvement plans.
- Parkland:** A 5.96-acre public park was dedicated with Plat 2, which covers the dedication requirements for this plat, as well as much of the remaining Pine Lake Estates development. The remaining 1.03 acres required will be dedicated with a future plat or via payment in lieu of dedication, per the discretion of the Parks and Recreation Director.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Pine Lake Estates Plat 3

NAME OF OWNER/ DEVELOPER: DRA Properties, LC

GENERAL INFORMATION:

PLAT LOCATION: East of Interstate 35, north of NE 18th Street, west of NE Four Mile Drive
SIZE OF PLAT: 18.75 acres developed of 74.33 total acres
ZONING: Pine Lake Estates PUD, Planned Unit Development

LOTS:

NUMBER: 59 single-family detached lots
SIZE/DENSITY: 3.15 units per acre
USE: Single Family Residential
BUILDING LINES: Garden Lots:

- 25' Front Yard setback; 25' rear yard setback; 5' side yard setback

Village Lots:

- 30' Front Yard setback; 25' rear yard setback; 7' side yard setback

Estate Lots:

- 30' front yard setback; 25' rear yard setback; 7' side yard setback

PARK SITE DEDICATION:

A 5.96-acre public park was dedicated with Plat 2, which covers the dedication requirements for this plat, as well as much of the remaining Pine Lake Estates development. The remaining 1.03 acres required will be dedicated with a future plat or via payment in lieu of dedication per the discretion of the Parks and Recreation Director.

ADJACENT LANDS:

NORTH: Undeveloped, Pine Lake Estates PUD
SOUTH: Pine Lake Estates Plat 1, R-1
EAST: Undeveloped, R-1
WEST: Pine Lake Estates Plat 1, R-1

STREET DEVELOPMENT:

NAME: NE Shiloh Drive
LENGTH: 927.54'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE Spectrum Drive
LENGTH: 1,282.17'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NE 21st Street
LENGTH: 980.91'
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

WASTE WATER:

PROJECTED FLOWS: 59 units X 3 person per house X 100 gal. per day/pers.= 17,700 GPD
WRA CAPACITY: 47 MGD; current daily avg. 18 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: 36" Trunk Sewer in SW Corner of development.

STORM WATER:

BASIN FLOWS: This plat lies in the Four Mile Creek Drainage Basin

WATER SYSTEM:

USAGE: 59 units X 3 persons/house X 100 gal. per day/person = 17,700 GPD
SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

May 13, 2026

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

RE: Pine Lake Estates Plat 3 Final Plat

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

On behalf of DRA Properties, LC, we are pleased to submit the enclosed Final Plat for Pine Lake Estates Plat 3 for your review and approval. This project is located on the east side of Interstate 35, west of NE Four Mile Drive, and north of NE 18th Street. The property encompasses 74.33 acres and is part of the Pine Lake Estates Planned Unit Development.

The proposed Final Plat includes 59 single-family lots, ranging in size from 0.17 to 0.37 acres. The development incorporates public streets along with public sanitary sewer, water main, and storm sewer infrastructure. Stormwater detention for the project is accommodated in the existing pond located within Pine Lake Estates Plat 1.

The owner requests City cost participation in the amount of \$13,683.50 for the upsizing of 1,227 linear feet of 8' sidewalk and detectable warnings; and \$194,100 for 7,200 square yards of subbase and 3,470 linear feet of subdrain along local streets. The total cost participation requested for these improvements is \$207,783.50. We respectfully request the City's approval of this Final Plat to facilitate the continuation of this project. Should you have any questions or need additional information, please do not hesitate to contact us.

Thank you for your time and consideration.

Sincerely,



Adam Schoepner, PLS
NILLES ASSOCIATES, INC.

PINE LAKE ESTATES PLAT 3

FINAL PLAT

INDEX LEGEND

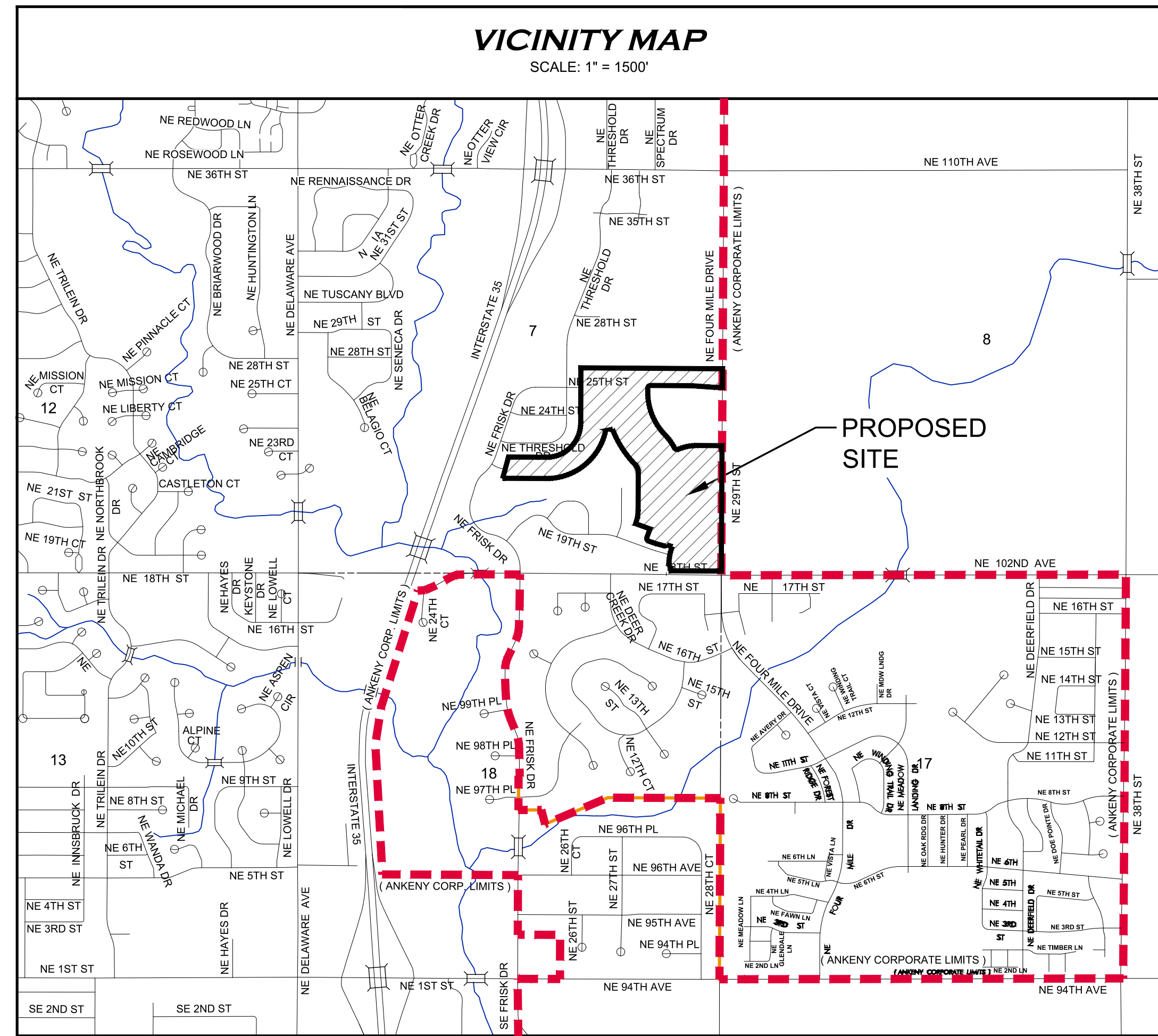
COUNTY: POLK COUNTY, IOWA CITY: ANKENY
 LOCATION: OUTLOTS U, V, W, AND Z, PINE LAKE ESTATES PLAT 2
 REQUESTED BY & PROPRIETOR: DRA PROPERTIES, LC ASHLEY JOHNSON
 1525 NE 36TH STREET ANKENY, IOWA 50021 PHONE: (515) 965-5251
 SURVEYOR: ADAM D. SCHOEPPNER, PLS #26306
 SURVEY COMPANY: NILLES ASSOCIATES, INC.
 RETURN TO: ADAM D. SCHOEPPNER, PLS NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	116.91'	150.00'	44°39'23"	113.97'	N21°59'35"W
C2	548.59'	1350.00'	23°16'58"	544.82'	N32°40'48"W
C3	1078.31'	790.00'	78°12'20"	996.53'	S51°13'57"W
C4	55.01'	350.00'	9°00'19"	54.95'	S85°09'43"E
C5	675.44'	430.00'	90°00'00"	608.11'	N45°20'07"E
C6	140.76'	1965.00'	4°06'16"	140.73'	N87°36'45"W
C7	39.27'	25.00'	90°00'00"	35.36'	S45°20'07"W
C8	623.52'	800.00'	44°39'23"	607.86'	S21°59'35"E
C9	220.02'	700.00'	18°00'31"	219.11'	N35°19'01"W
C10	37.20'	25.00'	85°15'10"	33.86'	S68°56'21"E
C11	243.18'	635.00'	21°56'30"	241.69'	N79°24'19"E
C12	48.09'	30.00'	91°50'17"	43.10'	S43°44'16"E
C13	229.15'	765.00'	17°09'46"	228.30'	S10°45'46"W
C14	37.67'	25.00'	86°20'00"	34.21'	N62°30'39"E
C15	45.61'	600.00'	4°21'21"	45.60'	N72°08'41"W
C16	38.27'	25.00'	90°00'00"	35.36'	N24°58'01"W
C17	191.84'	558.00'	19°41'52"	190.89'	N10°11'03"E
C18	211.46'	320.00'	37°51'41"	207.63'	N18°35'44"W
C19	89.14'	320.00'	15°57'38"	88.85'	S29°32'45"E
C20	41.26'	350.00'	6°45'13"	41.23'	N34°08'57"W
C21	35.25'	25.00'	80°47'35"	32.40'	S71°10'09"E
C22	66.06'	665.00'	5°41'30"	66.03'	N24°24'41"W
C23	254.19'	665.00'	21°54'03"	252.65'	S10°36'55"E
C24	254.19'	665.00'	21°54'03"	252.65'	S10°36'55"E
C25	286.16'	630.00'	26°01'31"	283.71'	S13°20'52"W
C26	97.97'	800.00'	7°00'59"	97.90'	S22°51'08"W
C27	41.13'	25.00'	94°15'45"	36.65'	S27°11'29"E
C28	23.38'	315.50'	4°14'45"	23.37'	N20°53'13"E
C29	12.79'	284.50'	2°34'30"	12.79'	N21°43'20"E
C30	22.18'	284.50'	4°28'01"	22.17'	N18°12'04"E
C31	22.12'	284.50'	4°27'20"	22.12'	N13°44'24"E
C32	47.00'	284.50'	9°27'57"	46.95'	N6°46'46"E
C33	8.50'	284.50'	1°42'40"	8.50'	N1°11'27"E
C34	7.60'	284.50'	1°31'47"	7.60'	N0°25'47"W
C35	48.79'	284.50'	9°49'33"	48.73'	N6°06'27"W
C36	199.18'	565.00'	20°11'56"	198.15'	S78°32'02"W
C37	110.70'	565.00'	11°13'32"	110.52'	S83°01'14"W
C38	88.49'	565.00'	8°58'24"	88.40'	S72°55'16"W
C39	37.20'	25.00'	85°15'10"	33.86'	S25°48'29"W
C40	209.57'	700.00'	17°09'13"	208.79'	N8°14'30"W
C41	38.59'	700.00'	3°09'31"	38.58'	N15°14'21"W
C42	50.01'	700.00'	4°05'36"	50.00'	N11°36'48"W
C43	50.01'	700.00'	4°05'36"	50.00'	N7°31'11"W
C44	50.01'	700.00'	4°05'36"	50.00'	N3°25'35"W
C45	20.95'	700.00'	1°42'54"	20.95'	N0°31'20"W
C46	302.06'	665.00'	26°01'31"	299.47'	N13°20'52"E
C47	93.68'	765.00'	7°00'59"	93.62'	S22°51'08"W
C48	43.37'	665.00'	3°44'11"	43.38'	N2°12'12"E
C49	50.01'	665.00'	4°18'32"	50.00'	N6°13'34"E
C50	50.01'	665.00'	4°18'32"	50.00'	N10°32'06"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C50	50.01'	665.00'	4°18'32"	50.00'	N14°50'39"E
C51	50.01'	665.00'	4°18'32"	50.00'	N19°09'11"E
C52	50.01'	665.00'	4°18'32"	50.00'	S21°27'43"E
C53	8.63'	665.00'	0°44'38"	8.63'	N25°59'18"E
C54	41.37'	765.00'	3°05'55"	41.37'	S24°48'40"W
C55	44.35'	765.00'	3°19'19"	44.35'	S21°36'03"W
C56	6.04'	600.00'	0°34'35"	6.04'	S70°15'19"E
C57	39.58'	600.00'	3°46'45"	39.57'	S72°25'59"E
C58	102.25'	835.00'	7°00'59"	102.19'	S22°51'08"W
C59	270.26'	595.00'	26°01'31"	267.95'	N13°20'52"E
C60	23.93'	595.00'	2°18'16"	23.93'	N25°12'29"E
C61	84.06'	595.00'	8°05'42"	83.99'	N20°00'31"E
C62	89.63'	595.00'	8°37'51"	89.54'	N11°38'44"E
C63	72.64'	595.00'	6°59'42"	72.60'	N3°49'58"E
C64	178.23'	630.00'	16°12'33"	177.64'	N7°46'10"W
C65	83.43'	630.00'	7°35'16"	83.37'	N3°27'31"W
C66	94.80'	630.00'	8°37'18"	94.71'	N11°33'48"W
C67	41.75'	25.00'	95°41'30"	37.07'	N63°43'11"W
C68	12.78'	490.00'	1°29'40"	12.78'	N0°24'43"W
C69	52.11'	490.00'	6°05'36"	52.09'	N4°12'21"W
C70	87.38'	490.00'	10°13'02"	87.26'	N12°21'40"W
C71	35.25'	25.00'	80°47'35"	32.40'	S28°02'16"W
C72	77.54'	350.00'	12°41'38"	77.38'	N6°00'42"W
C73	68.41'	350.00'	11°11'58"	68.31'	N6°45'32"W
C74	9.13'	350.00'	1°29'40"	9.13'	N0°24'43"W
C75	202.15'	588.00'	19°41'52"	201.16'	N10°11'03"E
C76	2.63'	588.00'	0°15'24"	2.63'	N0°27'49"E
C77	76.04'	588.00'	7°24'35"	75.99'	N4°17'48"E
C78	83.58'	588.00'	8°08'39"	83.51'	N12°04'25"E
C79	39.89'	588.00'	3°53'15"	39.89'	N18°05'22"E
C80	181.52'	528.00'	19°41'52"	180.63'	N10°11'03"E
C81	85.30'	528.00'	9°15'23"	85.21'	N15°24'17"E
C82	96.22'	528.00'	10°26'29"	96.09'	N5°33'21"E
C83	191.63'	290.00'	37°51'41"	188.17'	N18°35'44"W
C84	56.57'	290.00'	11°10'36"	56.48'	N5°15'11"W
C85	135.06'	290.00'	26°41'05"	133.85'	N24°11'01"W
C86	29.28'	150.00'	11°10'36"	29.21'	N5°15'11"W
C87	69.86'	150.00'	26°41'05"	69.23'	N24°11'01"W
C88	17.79'	150.00'	6°47'43"	17.78'	N40°55'25"W
C89	245.90'	1350.00'	10°26'11"	245.56'	S39°06'11"E
C90	35.01'	1350.00'	1°29'09"	35.01'	N33°08'31"W
C91	33.50'	280.00'	6°51'19"	33.48'	N40°57'13"W
C92	42.38'	360.00'	6°44'44"	42.36'	N40°53'56"W
C93	55.50'	284.50'	11°10'37"	55.41'	N5°52'25"E
C94	56.39'	284.50'	11°21'20"	56.29'	N5°20'33"W
C95	11.54'	700.00'	0°56'40"	11.54'	N26°47'06"W
C96	41.75'	25.00'	95°41'30"	37.07'	N20°35'19"E
C97	7.95'	765.00'	0°35'44"	7.95'	S19°38'31"W
C98	229.77'	600.00'	21°56'30"	228.37'	S79°24'19"W



SUBJECT PROPERTY LEGAL DESCRIPTION

Outlots U, V, W, and Z, PINE LAKE ESTATES PLAT 2, an official plat, located in the City of Ankeny, Polk County, Iowa.
 Containing 74.33 Acres, more or less.
 Subject to easements, covenants and restrictions of record.

LEGEND

- ▲ Found section corner monument, as noted
- Found monument 5/8" IR with blue cap #26306, unless otherwise noted
- Set monument 5/8" IR with blue cap #26306, unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- (R) Record dimension
- R.O.W. Right - of - way
- D.E. Drainage Easement
- E.E. Electric Easement
- I.E.E. Ingress / Egress Easement
- M.E.C. MidAmerican Energy Company Underground Electric Easement
- L.B.E. Landscape Buffer Easement
- P.U.E. Public Utility Easement
- S.S.E. Sanitary Sewer Easement
- S.T.S.E. Storm Sewer Easement
- S.W.E. Sidewalk Easement
- S.W.F.E. Surface Water Flowage Easement
- S.W.M.F.C. Storm Water Management Facility Maintenance Covenant And Permanent Easement
- T.E. Temporary Infrastructure Easement
- W.E. Water main Easement
- Subject boundary line
- - - Proposed boundary line
- - - Proposed easement line
- - - Existing boundary line
- - - Existing easement line
- - - Section line

BULK REGULATIONS

ESTATE LOTS (LOTS 51-59)	VILLAGE LOTS (LOTS 25-50)	GARDEN LOTS (LOTS 1-24)
DETACHED SINGLE-FAMILY RESIDENTIAL HOMES WITH MINIMUM THREE-CAR ATTACHED GARAGES	DETACHED SINGLE-FAMILY RESIDENTIAL HOMES WITH MINIMUM TWO-CAR ATTACHED GARAGES	DETACHED SINGLE-FAMILY RESIDENTIAL HOMES WITH MINIMUM TWO-CAR ATTACHED GARAGES
A. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 80 FEET	A. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 65 FEET	A. MINIMUM LOT WIDTH AT FRONT YARD SETBACK - 50 FEET
B. MINIMUM LOT AREA - 11,000 SQ. FT.	B. MINIMUM LOT AREA - 9,000 SQ. FT.	B. MINIMUM LOT AREA - 6,000 SQ. FT.
C. MINIMUM YARD REQUIREMENTS:	C. MINIMUM YARD REQUIREMENTS:	C. MINIMUM YARD REQUIREMENTS:
i. FRONT YARD SETBACK - 30 FEET	i. FRONT YARD SETBACK - 30 FEET	i. FRONT YARD SETBACK - 25 FEET
ii. REAR YARD SETBACK - 25 FEET	ii. REAR YARD SETBACK - 25 FEET	ii. REAR YARD SETBACK - 25 FEET
iii. SIDE YARD SETBACK - 7 FEET	iii. SIDE YARD SETBACK - 7 FEET	iii. SIDE YARD SETBACK - 5 FEET
iv. STREET SIDE YARD SETBACK (CORNER LOTS ONLY) - 20 FEET	iv. STREET SIDE YARD SETBACK (CORNER LOTS ONLY) - 15 FEET	iv. STREET SIDE YARD SETBACK (CORNER LOTS ONLY) - 15 FEET
D. MAXIMUM HEIGHT	D. MAXIMUM HEIGHT	D. MAXIMUM HEIGHT
i. PRINCIPAL BUILDING, IF DWELLING - 35 FEET	i. PRINCIPAL BUILDING, IF DWELLING - 35 FEET	i. PRINCIPAL BUILDING, IF DWELLING - 35 FEET
ii. GARAGE - 30 FEET	ii. GARAGE - 30 FEET	ii. GARAGE - 30 FEET
iii. ACCESSORY BUILDING, OTHER THAN GARAGE - 14 FEET	iii. ACCESSORY BUILDING, OTHER THAN GARAGE - 14 FEET	iii. ACCESSORY BUILDING, OTHER THAN GARAGE - 14 FEET
E. MAXIMUM NUMBER OF STORIES	E. MAXIMUM NUMBER OF STORIES	E. MAXIMUM NUMBER OF STORIES
i. PRINCIPAL BUILDING - 2 STORIES	i. PRINCIPAL BUILDING - 2 STORIES	i. PRINCIPAL BUILDING - 2 STORIES
ii. ACCESSORY BUILDING - 1 STORY	ii. ACCESSORY BUILDING - 1 STORY	ii. ACCESSORY BUILDING - 1 STORY
F. MAXIMUM BUILDING AREA	F. MAXIMUM BUILDING AREA	F. MAXIMUM BUILDING AREA
i. ACCESSORY BUILDING - STRUCTURES CANNOT EXCEED 15% OF THE LOT AREA AND NO SINGLE ACCESSORY STRUCTURE CAN EXCEED 400 SQUARE FEET.	i. ACCESSORY BUILDING - STRUCTURES CANNOT EXCEED 15% OF THE LOT AREA AND NO SINGLE ACCESSORY STRUCTURE CAN EXCEED 400 SQUARE FEET.	i. ACCESSORY BUILDING - STRUCTURES CANNOT EXCEED 15% OF THE LOT AREA AND NO SINGLE ACCESSORY STRUCTURE CAN EXCEED 400 SQUARE FEET.

SURVEY NOTES

- Land area : 74.33 acres
- The north line of the Southeast Quarter of Section 07, Township 80 North, Range 23 West is assumed to bear South 87° 37' 30" East.
- Zoning : Pine Lake Estates PUD
- The site lies within Zone X with areas of minimal flood hazard; as shown on the Flood Insurance Rate Map Community Panel Number 190153 C0205F, with an effective date of February 1, 2019.
- Street Lot A to be dedicated to the City of Ankeny for public right-of-way purposes.
- The Developer is responsible for any recommendations from the City approved Traffic Impact Study.
- The Developer is responsible for any street light installation.
- Street Trees are required per the Pine Lake Estates PUD.
- Outlots T, U, and V are required to be replanted before development with a maximum total density of 149 units.
- Driveways shall be constructed to avoid sidewalk ramps or storm sewer structures for lots 25, 26, 34, 40, 44, 51, 56, 58, and 59.
- Driveways for lots 1-24 are only permitted from the rear alley, along the east side of said lots.

CERTIFICATIONS

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: _____ Date: _____
 Name: Adam D. Schoeppner, P.L.S. No. 26306
 My license renewal date is December 31, 2027 Date of survey: 12/18/25
 Pages or sheets covered by this seal: Sheets 1-4 of 4 sheets

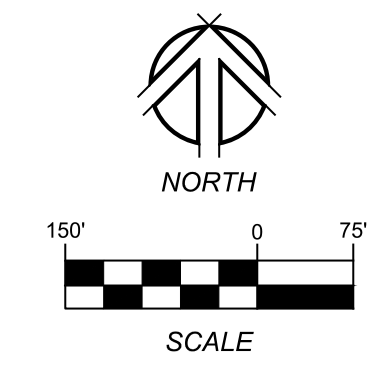
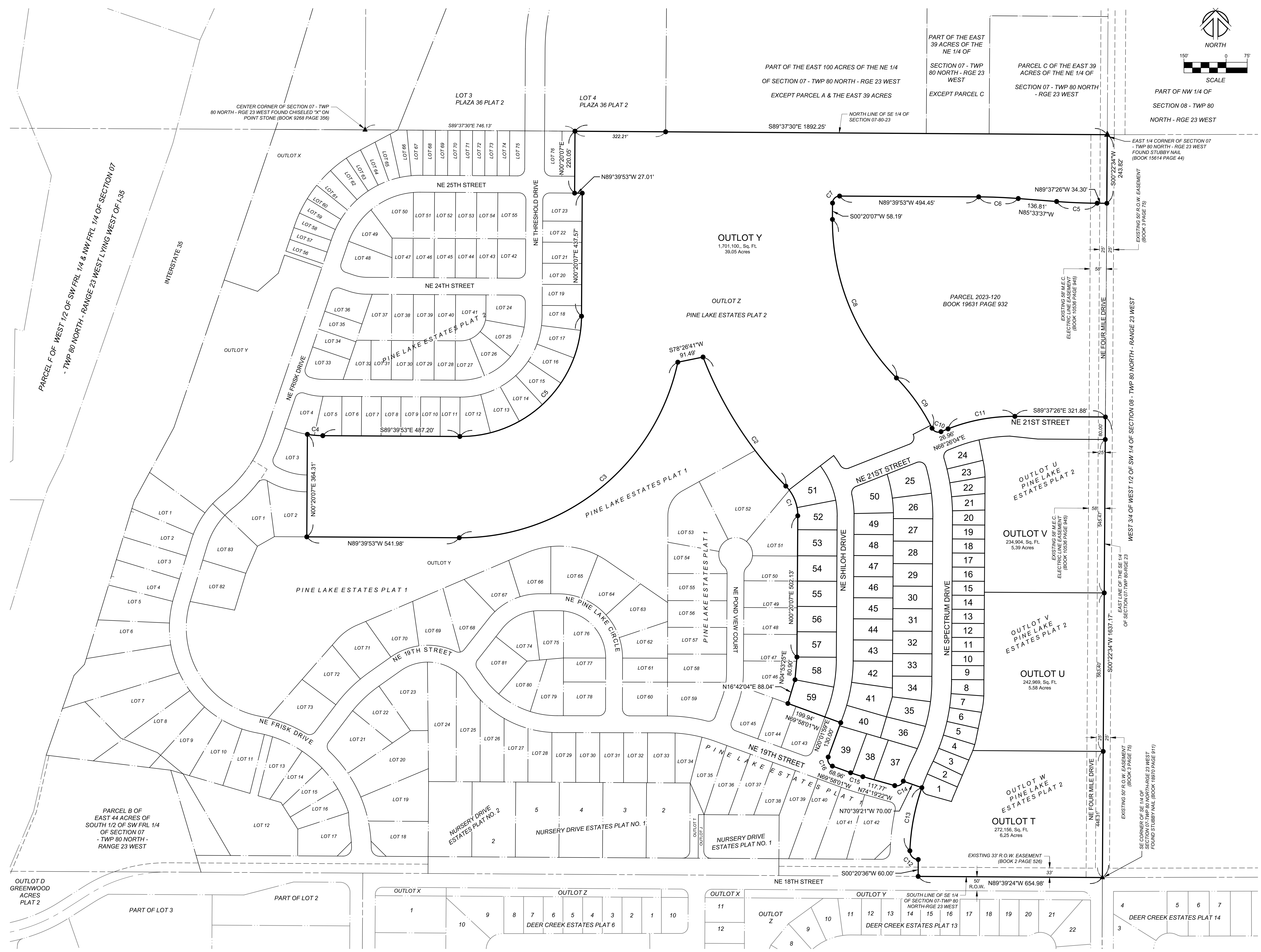
1933 SW MAGAZINE ROAD ANKENY, IOWA 50023-2555
 (515) 965-0123 phone - (515) 965-3322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

REVISIONS:
 1. 1/24/2025 - REVISIONS PER CITY REVIEW COMMENTS
 2. 3/12/2025 - REVISIONS PER CITY REVIEW COMMENTS
 3. 3/21/2025 - LEGAL DESCRIPTION REVISION
 4. 5/29/2025 - REVISIONS PER CITY REVIEW COMMENTS
 5. 6/11/2025 - REVISIONS PER CITY REVIEW COMMENTS
 6. 6/11/2025 - REVISIONS PER CITY REVIEW COMMENTS
 7. 6/11/2025 - REVISIONS PER CITY REVIEW COMMENTS

NOTE: NILLES ASSOCIATES, INC. WARRANTS ANY PROVISIONS WHICH ARISE FROM FAILURE TO OBTAIN AND FOLLOW THE ENGINEER'S OMBUSMAN, INCONSISTENCIES AND/OR CONFLICTS WHICH ARE ALLEGED.

PINE LAKE ESTATES PLAT 3
 ANKENY, IOWA
 FINAL PLAT

PROJECT NAME: PINE LAKE ESTATES PLAT 3
 DRAWN BY: TJM
 CHECKED BY: ADS
 SHEET SIZE: 24" X 36"
 SHEET TITLE: FP-1
 SHEET NO.: 1/4



PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES EXCEPT PARCEL C

PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST

PART OF NW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST

EAST 1/4 CORNER OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST FOUND STUBBY NAIL (BOOK 15614 PAGE 44)

PARCEL F OF WEST 1/2 OF SW FRL 1/4 & NW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35

PARCEL B OF EAST 44 ACRES OF SOUTH 1/2 OF SW FRL 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST

OUTLOT D GREENWOOD ACRES PLAT 2

PART OF LOT 3

PART OF LOT 2

OUTLOT X

OUTLOT Z

OUTLOT X

OUTLOT Y

SOUTH LINE OF SE 1/4 OF SECTION 07-TWP 80 NORTH-RGE 23 WEST

DEER CREEK ESTATES PLAT 14

1933 SW MAGAZINE ROAD ANKENY, IOWA 50023-2555 (515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying Landscape Architecture



REVISIONS:
1. 11/11/2020 - REVISIONS PER CITY REVIEW COMMENTS
2. 11/12/2020 - REVISIONS PER CITY REVIEW COMMENTS
3. 12/1/2020 - LEGAL DESCRIPTION REVISION
4. 12/29/2020 - REVISIONS PER CITY REVIEW COMMENTS
5. 1/1/2021 - REVISIONS PER CITY REVIEW COMMENTS
6. 1/1/2021 - REVISIONS PER CITY REVIEW COMMENTS
7. 1/1/2021 - REVISIONS PER CITY REVIEW COMMENTS

NOTE: NILES ASSOCIATES, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL CHECK OF THE RECORD PLATS REFERENCED TO OBTAIN AND FOLLOW THE CONDITIONS, DIMENSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME: PINE LAKE ESTATES PLAT 3
ANGRY, IOWA

PROJECT NO.: 24014
DATE: 5/28/2026
DRAWN BY: TJM
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: FP-2
SHEET NO.: 2/4

FINAL PLAT - OVERALL



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 2, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

The applicant Tim Hogan with Hogan Law Firm, on behalf of the property owner, Legacy Housby, LLC is requesting to rezone 32.84 acres from R-1 One Family Residential District to M-1, Light Industrial District.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

See attached staff report.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to recommend City Council approval of the request by the applicant, Tim Hogan (Hogan Law Firm), on behalf of the property owner, Legacy Housby, LLC to rezone 32.84 acres from R-1 One Family Residential District to M-1, Light Industrial District.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Rezoning Exhibit
5. Zoning Map
6. Future Land Use Map



N



1 inch = 1,320 feet

Date: 5/19/2026

**2026 Legacy Housby Rezoning
Aerial Map**

Agenda Item: 2026 Legacy Housby Rezoning- Action

Report Date: May 27, 2026

Prepared By: Laura Hutzell *EJC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Tim Hogan of Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC, to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

Project Report

The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90th Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection.

The subject property was annexed into the City of Ankeny on February 15, 2024, following approval by the City Development Board. Newly annexed property is automatically assigned the R-1, One-Family Residence District zoning designation upon incorporation into Ankeny city limits, as R-1 is the City's most restrictive zoning classification.

Properties to the north, east and south are located outside of Ankeny city limits and within Polk County limits. Property to the west across SE Four Mile Drive is zoned Crosswinds Business Park PUD, Planned Unit Development.

The proposed rezoning generally aligns with The Ankeny Plan 2040 Future Land Use Map, which defines a majority of the 32-acre parcel as being Light Industrial with an area of open space. According to Figure 12.5 in the City's Comprehensive Plan, the proposed M-1 zoning category is compatible with the Light Industrial land use.

The applicant was able to obtain 62% consenting signatures from adjacent property owners, meeting the requirement for a rezoning.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning on May 7, 2026; and a legal notice of the proposed rezoning and amendments was published on May 8, 2026. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage on May 6, 2026, which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 19, 2026. During the public hearing there was a presentation from City Staff, followed by comments from one member of the public who had questions related to his property located immediately west of the subject site.

Property Values:

One member of the public who lives west of the subject property asked how the proposed rezoning could affect his property value if he chooses to sell in the future. Staff understands these concerns, especially as long-standing rural homesteads begin seeing more urban development occur in the surrounding area as the city continues to grow outward.

Property values can be affected by many different factors, so staff cannot definitively say whether the rezoning would increase or decrease the value of a specific property. However, staff notes that the surrounding area already contains some business park and industrial-style development west of SE Four Mile Drive, and the subject property is located along an arterial roadway corridor that will continue to accommodate employment and industrial uses.

Staff also notes that this rezoning does not approve a specific building or development plan. Any future development would still need to go through the city's site plan review process and comply with all applicable City development standards.

Readdressing:

The same member of the public also asked about Ankeny city services and a new address following the annexation of his property into the City of Ankeny in 2024. Oftentimes, the City's addressing process is typically coordinated when development occurs or when a change is necessary to support emergency services, utilities, mail delivery, or future infrastructure planning. Staff will continue coordinating with the property owner and applicable departments regarding any future addressing updates or service-related questions as development progresses in the area. That being said, the property in question is located within Ankeny city limits and will continue to receive City of Ankeny services, including police, fire, and 911 emergency response.

Summary:

Based on the factors outlined above, City staff has determined that the proposed rezoning of 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate.

Therefore, Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Tim Hogan with Hogan Law Firm, on behalf of the property owners, Legacy Housby, LLC to rezone 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District.

April 3, 2026

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

RE: PETITION FOR REZONING
M-1: LIGHT INDUSTRIAL DISTRICT
LEGACY HOUSBY, LLC PROPERTY
PART OF THE SW ¼ OF SEC. 8, T79N, R23W
S&A Project No. 126.0134.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Legacy Housby, LLC, as Owner, and Tim Hogan, Hogan Law Office, as Applicant, we respectfully submit the rezoning petition request for the property located at the northeasterly corner of SE Four Mile Drive and SE 90th Street.

With this rezoning petition, we are requesting the rezoning of approximately 32.849 acres from the current zoning designation of R-1: One-Family Residence District to the proposed zoning designation of M-1: Light Industrial District. The intent of this modification is to allow for potential retail/commercial uses along the roadway frontages and warehouse/distribution uses toward the rear portion of the property.

Attached are copies of the Rezoning Application form, Petitions for Rezoning with signatures of more than 60-percent of the surrounding property owners within 250-feet, less right-of-way, Rezoning Map, and Rezoning Petition Fee of \$465.00. Please contact our office should you have any questions or require additional information. Thank you.

Sincerely,

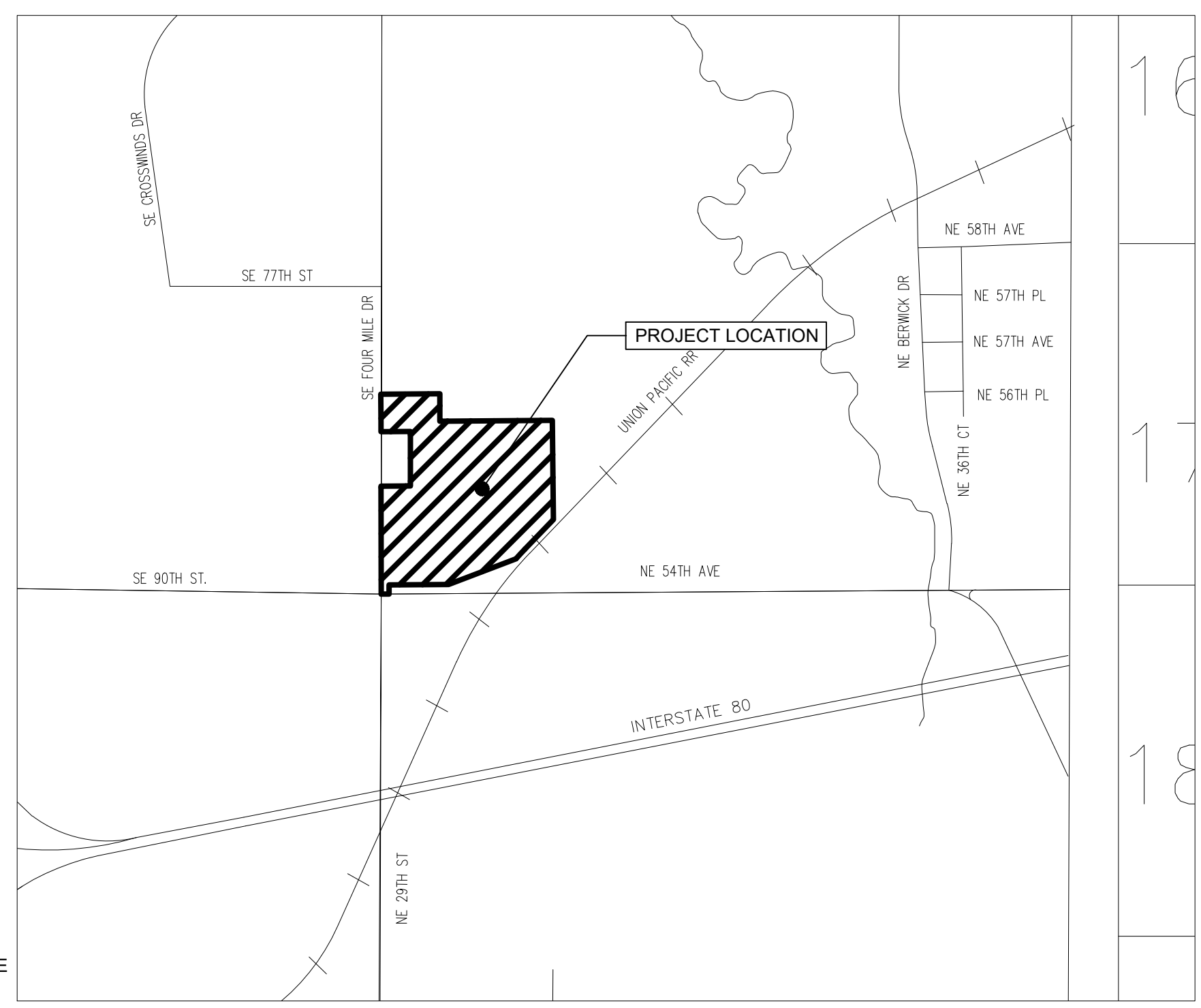
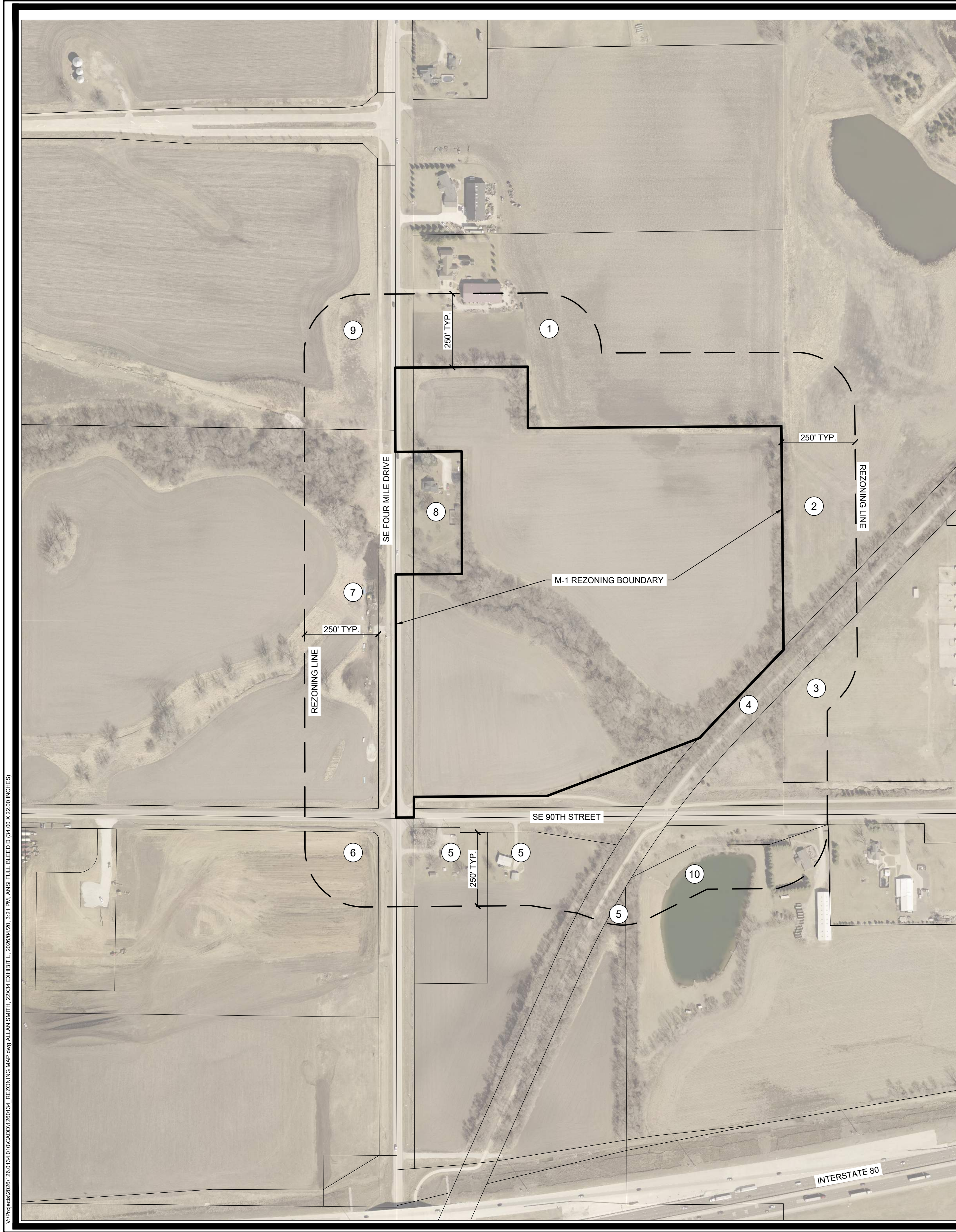
SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

cc: Timothy Hogan, Hogan Law Office (w/enclosure emailed)
File (electronic)



REZONING DESCRIPTION

THE SOUTH 208.71 FEET OF THE WEST 450.42 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND EXCEPT THE SOUTH 416 FEET OF THE NORTH 493 FEET OF THE WEST 225 FEET, THAT PORTION LYING NORTHWEST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 8, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5 TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO POLK COUNTY BY WARRANTY DEED FILED JUNE 19, 1996 AND RECORDED IN BOOK 7426 PAGE 486, POLK COUNTY, IOWA

OWNER
 LEGACY HOUSBY LLC
 4200 RIVER OAKS DRIVE
 DES MOINES, IA 50312
 CONTACT: PATRICIA HOUSBY
 PHONE:(515) 229-2400

APPLICANT
 HOGAN LAW OFFICE
 1717 INGERSOL AVENUE, SUITE 200
 DES MOINES, IA 50309
 CONTACT: TIMOTHY HOGAN
 PHONE:(515) 279-9059

ZONING

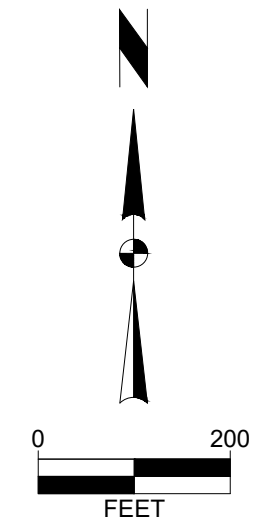
EXISTING: R-1 ONE-FAMILY RESIDENCE DISTRICT
 PROPOSED: M-1 LIGHT INDUSTRIAL DISTRICT

ADJACENT OWNERS

1. CHARLES & MARILYN HARDEN
5671 NE 29TH ST DES MOINES, IA 50317
2. POLK COUNTY
IOWA NATURAL HERITAGE FOUNDATION
505 5TH AVE STE 444
DES MOINES, IA 50309-2321
3. ANIMAL RESCUE LEAGUE OF IOWA INC
5452 NE 22ND ST
DES MOINES, IA 50313-2528
4. POLK COUNTY CONSERVATION BOARD
12130 NW 128TH ST
GRANGER, IA 50109-1200
5. JERI RENES
ROSE M BROWN
VICKI BROWN
2969 NE 54TH AVE DES MOINES, IA 50317
6. ZOE MARKWICK & ELDA BRUZA
EDGED DES MOINES LLC
30 OLD KINGS HWY S PMB 1005
DARIEN, CT 06820-4526
7. SILVER LAND COMPANY LC
6152 NE 46TH ST
ALTOONA, IA 50009-9568
8. PEGGY & RICHARD GROVES
5569 NE 29TH ST DES MOINES, IA 50317
9. LEGACY CUTLER LLC
LEGACY HOUSBY LLC
3200 JORDAN GRV
WEST DES MOINES, IA 50265-6455
10. BRENDA R SAFRANSKI
4732 95TH ST
URBANDALE, IA 50322-6212

ADJACENT OWNERSHIP AREAS

OWNER	ACRES	PERCENTAGE OF OWNERSHIP	APPROVAL
1	8.19		28.51%
2	4.74	NEUTRAL	
3	1.82	6.33%	
4	3.25	NEUTRAL	
5	3.65	12.70%	
6	1.28	4.46%	
7	7.38		25.70%
8	1.57	5.46%	
9	2.44		8.49%
10	2.40	8.35%	
TOTAL	28.73	37.30%	62.70% = 100%



MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	4-24-26	AVS

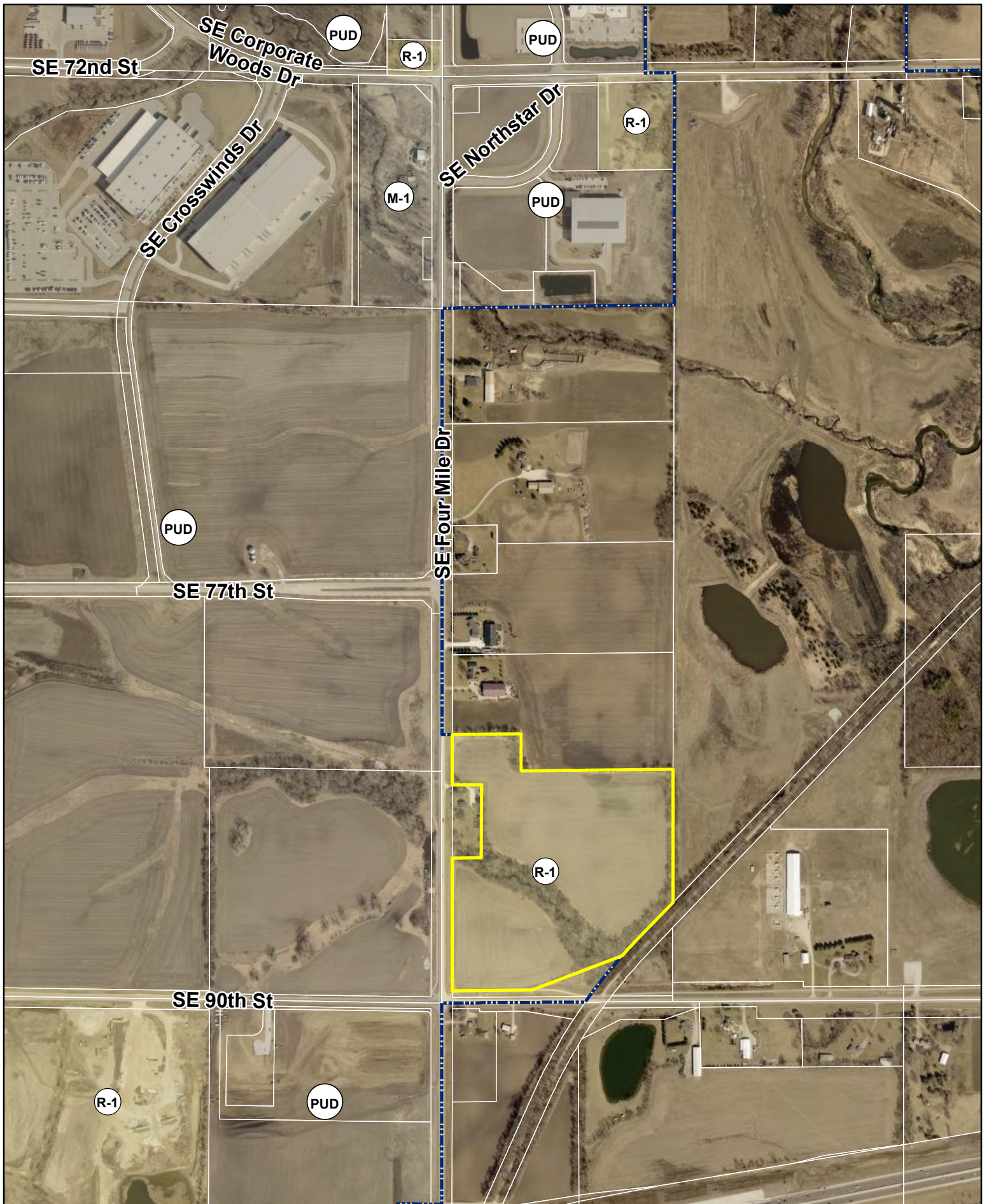
Engineer: ENGR Checked By: BKC Scale: 1" = 200'
 Technician: CMC Date: 4/3/2026 T-R-S: TTN-RRW-SS

2026 LEGACY HOUSBY REZONING
REZONING MAP
SNYDER & ASSOCIATES, INC.
 ANKENY, IA
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com



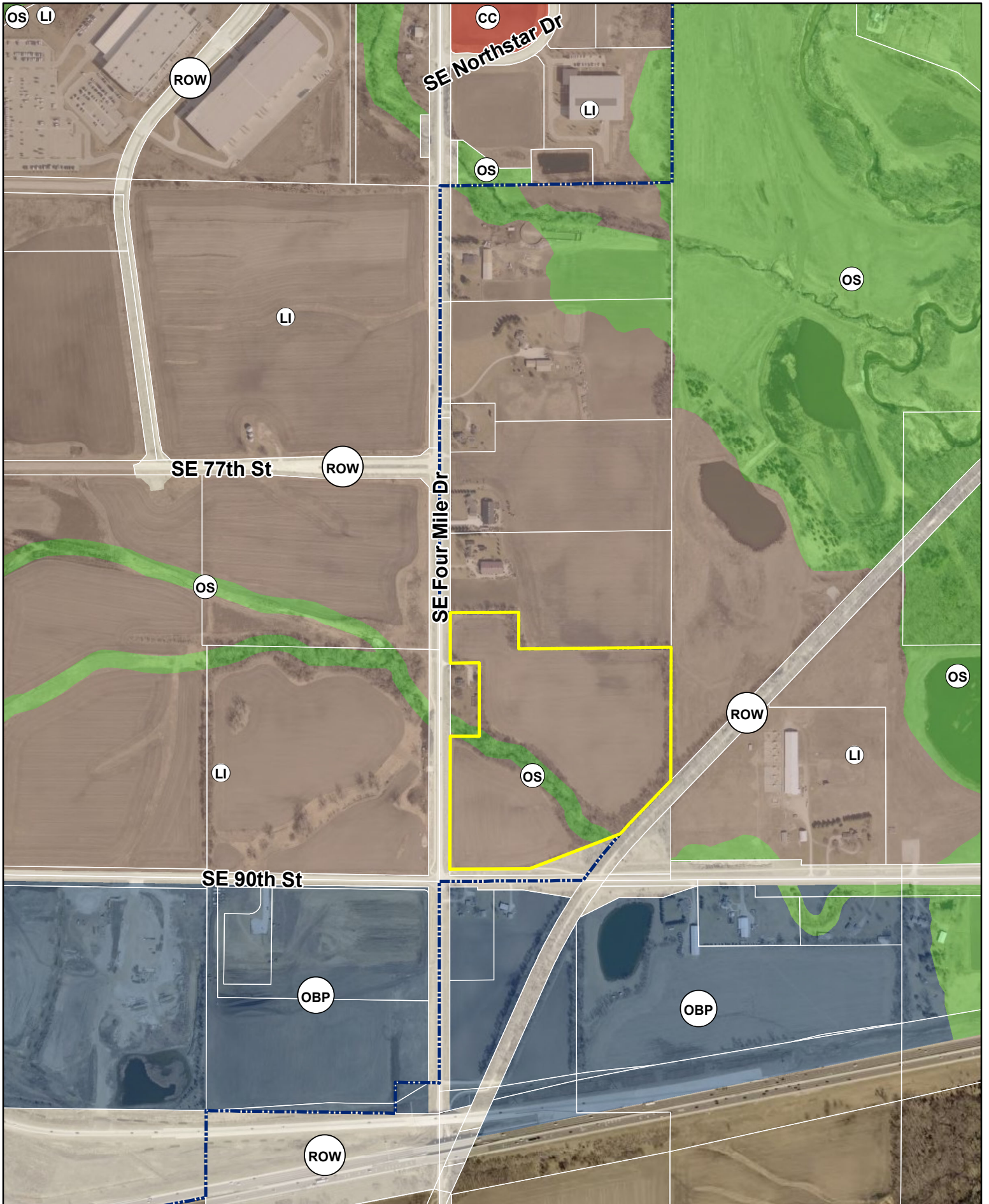
Project No: 126.0134.01
 Sheet C100

V:\proj\2026\126.0134.01\CADD\1260134_REZONING_MAP.dwg ALAN SMITH: 22824 EXHIBIT L: 26260426: 3:21 PM: ASET FULL BLEED TO (8.00 X 22.00 INCHES)



N
1 inch = 694 feet
Date: 5/6/2026

2026 Legacy Housbly Rezoning Zoning Map



N
 1 inch = 694 feet
 Date: 5/6/2026

**2026 Legacy Housbly Rezoning
 Future Land Use Map**



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 2, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Director and Commissioner Reports

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

1. June 1, 2026, City Council Report
2. Tentative Agenda items for Tuesday, June 16, 2026
 - Set Public Hearing for Tuesday, June 16, 2026 at 6:30pm to consider:
 - Property owned by Bill Kimberley, LC., to be rezoned from R-1, One-Family Residence District to R-3, Multiple Family Residence District restricted to single family residential.

- 3. May 2026 Building Permit Report
- 4. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 2, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

ITEM NAME

Consider MOTION to adjourn the meeting.

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

