



# PLAN AND ZONING COMMISSION

**Meeting Agenda  
Tuesday, June 16, 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 16, 2026 Agenda**

Consider MOTION to approve and accept the June 16, 2026 agenda with/without amendments.

**C. COMMUNICATIONS:**

**D. CITIZEN'S REQUEST:**

**E. CONSENT AGENDA ITEMS:**

**1. Minutes of the June 2, 2026 Plan and Zoning Commission meeting**

Consider MOTION to approve and accept the June 2, 2026 minutes of the Plan and Zoning Commission meeting.

**2. 2129 SE Hulsizer Road - Dohrn Transfer Addition 2026 Site Plan**

Consider MOTION to approve the site plan for 2129 SE Hulsizer Road, Dohrn Transfer Addition 2026.

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

**F. REMOVED CONSENT AGENDA ITEMS:**

**G. PUBLIC HEARINGS:**

3. **Bill Kimberley, LC request to rezone 48.73 acres from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.**

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

**H. BUSINESS ITEMS:**

**I. REPORTS:**

**Director and Commissioner Reports**

1. June 15, 2026 City Council Report
2. Tentative Agenda items for Tuesday, July 7, 2026  
Set Public Hearing for Tuesday, July 7, 2026 at 6:30pm to consider:  
A proposed ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny.
3. Commissioner's Reports

**J. MISCELLANEOUS ITEMS:**

**K. ADJOURNMENT:**

**Consider MOTION to adjourn the meeting.**



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 16, 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 16, 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 16, 2026 agenda with/without amendments.

ATTACHMENTS

None





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 16, 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 June 2, 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 June 2, 2026 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2026-06-02

**Meeting Minutes**  
**Plan & Zoning Commission Meeting**

Tuesday, June 2, 2026

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

**CALL TO ORDER**

Chair Ted Rapp called the June 2, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

**ROLL CALL**

Members present: Randy Weisheit, Lisa West, Joseph Herst, Ted Rapp, and Todd Ripper. Absent: Trina Flack and Phil Tuning.

Staff present: Eric Jensen, Eric Carstens, Deb Gervais, Jake Heil, Laura Hutzell, Ryan Kirschman, Alexa Middleton, and Bryan Morrissey.

**AMENDMENTS TO THE AGENDA**

Motion by L.West to approve and accept the June 2, 2026 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 5 - 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 19, 2026 minutes of the Plan and Zoning Commission meeting.

**Item #2. Pine Lakes 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.

Motion by T.Ripper to approve the recommendations for Consent Agenda Items #1 - #2. Second by R.Weisheit. J.Herst, T.Ripper, R.Weisheit, and L.West voted aye. T.Rapp abstained. Motion carried 4-0-1.

**PUBLIC HEARINGS:**

There were no public hearings

**BUSINESS ITEMS:**

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

Laura Hutzell, City of Ankeny Staff, presented the staff report, beginning with the staff's recommendation that the Commission recommend City Council approval of the rezoning 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.

Hutzell described the location of the land in question. The area subject to the proposed rezoning consists of one parcel approximately 32.84 acres in size. The parcel is located north of SE 90<sup>th</sup> Street and east of SE Four Mile Drive, within the northeast quadrant of the intersection. She explained that the staff recommendation for the rezoning aligns with the City of Ankeny's Comprehensive Plan. The applicant was

able to obtain 62% of consenting signatures from adjacent property owners, meeting the requirement for a rezoning. For these reasons, she stated, staff recommends that the Commission recommends City Council approval for this rezoning.

Hutzell presented the City of Ankeny's responses to issues raised by the public at the May 19<sup>th</sup>, 2026 Public Hearing. She first addressed the concern about property values. As property values can be affected by many different factors, staff cannot definitively say whether the rezoning would increase or decrease the value of a specific property. However, she noted 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. She further explained 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.

Next, Hutzell outlined the readdressing process that would be coordinated for the area. She also explained that the area in question is already receiving City of Ankeny services, as it is within City Limits.

Lastly, Hutzell stated the staff's conclusion, based on the factors outlined above, that the proposed rezoning of 32.84 acres from R-1, One-Family Residence District to M-1, Light Industrial District is appropriate. She reiterated the City of Ankeny staff's recommendation that the Plan & Zoning Commission recommends 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.

T.Rapp called for questions, comments, or discussion. There being none, he entertained a motion.

Motion by T.Ripper 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. Second by L.West. All voted aye. Motion carried 5 - 0.

## **REPORTS**

### **Director's Report**

E.Jensen presented a report on the June 1, 2026 City Council Meeting, the tentative agenda items for the Tuesday, June 16, 2026 Plan and Zoning Commission meeting, and the May Building Permit Report. The public hearing was set 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.

### **Commissioner's Reports**

There were no reports.

## **ADJOURNMENT**

There being no further business, Chair T.Rapp adjourned the meeting. Meeting adjourned at 6:40 p.m.

Submitted by Alexa Middleton, Recording Secretary  
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 16, 2026  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack  
Joseph Herst

Lisa West

Todd Ripper  
Phil Tuning

ITEM NAME

2129 SE Hulsizer Road - Dohrn Transfer Addition 2026 Site Plan

ORIGINATING DEPARTMENT  
Development Services

COUNCIL GOAL

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 approve the site plan for 2129 SE Hulsizer Road, Dohrn Transfer Addition 2026.

ATTACHMENTS

- 1. Aerial Map

2. Staff Report
3. Site Plan
4. Elevations



**Agenda Item:** Dohrn Transfer Addition 2026 Site Plan  
2129 SE Hulsizer Road

**Report Date:** June 11, 2026

**Prepared by:** Ryan Kirschman, AICP  
Planner I

*EJC*

**Staff Recommendation:**

That the Plan and Zoning Commission approve the Dohrn Transfer Addition 2026 Site Plan, located at 2129 SE Hulsizer Road; subject to City Council approval and recording of the necessary Storm Water Management easements.

**Project Summary:**

Dohrn Transfer is proposing an expansion to the parking area along with other site improvements at 2129 SE Hulsizer Road. The Plan & Zoning Commission previously approved an 8,100 square foot building addition in April 2025 which is also shown in the proposal. The previously approved building expansion has not been constructed yet. The site is east of SE Hulsizer Road, south of SE Lorenz Drive, north of SE Oralabor Road, and west of SE Delaware Avenue in the southeast quadrant on Ankeny. The site is zoned M-1, Light Industrial District, surrounding properties are similarly zoned.

This proposal includes the previously approved 8,100 square foot building addition, 44 parking stalls with 5 accessible spaces, 99 semi parking stalls, installation of sidewalk along both SE Hulsizer Road and SE Lorenz Drive, and improving the stormwater management on the site. Access to the site from SE Hulsizer Road will remain unchanged, however, the proposal does remove one of the two existing accesses off SE Lorenz Drive.

## Site Plan Worksheet

### 2129 SE Hulsizer Road – Dohrn Transfer Addition 2026 Site Plan

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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 proposed addition is compatible with the existing building and the other buildings in the area.

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

The site is located in an industrial zone, the proposed addition is compatible with the buildings in the area along SE Hulsizer Road and SE Lorenz Drive.

- 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.**

With the addition, the proposal includes 44 parking stalls mostly located along the south side of the property. There are also 5 accessible parking stalls on the west side of the building. Currently, the site does not have marked parking spaces. Sidewalk will be installed along SE Lorenz Drive and SE Hulsizer Road allowing for pedestrian and bicycle access 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 the existing access to the site via SE Hulsizer Road. The applicant is also proposing to remove one of the two accesses off of SE Lorenz Drive.

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

The parking stalls that are being proposed will be screened from the adjacent property to the south with landscaping.

- 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 detention basins are screened from the public right of way by a mixture of trees 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.**

There are not any additional proposed utility connections.

- 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.**

Any 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 will be addressed with a detention basin along the north and east property lines.

- 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 addition will utilize the existing utilities on the site.

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

The overall site layout provides for adequate open space.

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

The proposed landscaping compliments the design and layout of the proposed site.

## **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 addition is to scale with other buildings in the area.

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

The proposed addition will be compatible with existing buildings in the area.

- 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.**

The proposal adequately screens the site from the public view with a mixture of trees and shrubs located around the property.

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

The proposed addition will be complimentary of the existing building.

## **C. Signs**

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

There are no additional signs associated with this proposal.

- 2. Building signs shall be designed as an integral architectural element of the building.**

There are no additional signs associated with this proposal.

- 3. Ground signs shall be designed to provide elements compatible with the building design and architectural elements.**

There are no ground signs associated with this proposal.

- 4. Each sign shall be designed in a manner not to compete for attention with signs on adjoining premises.**

There are no additional signs associated with this proposal.

#### **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 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 and scale of other buildings in the area.

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

The site layout is consistent with the layouts of other buildings in the area.

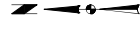
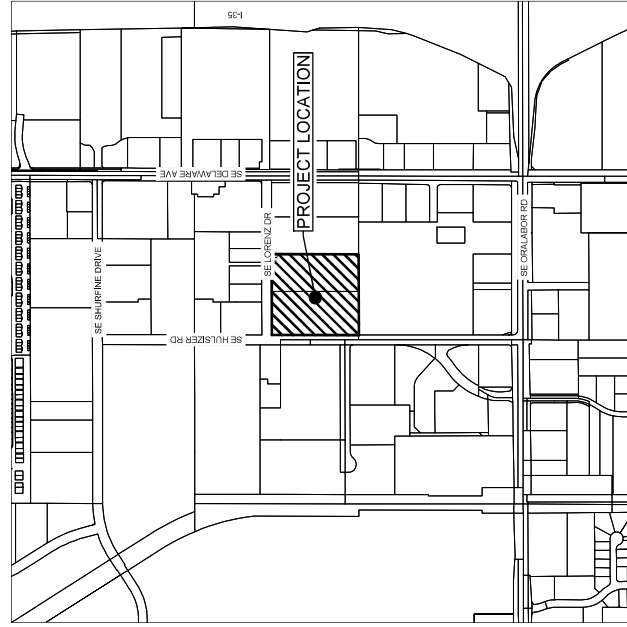
**4. Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposal conforms to the existing character of the neighborhood.

**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.

# SITE PLAN FOR DOHRN TRANSFER YARD EXPANSION 2129 SE HULSZER RD ANKENY, IOWA



SCALE: 1" = 500'

- Index of Sheets**
- C000 TITLE SHEET
  - C001 PROJECT INFORMATION
  - C002 OVERALL SITE LAYOUT
  - C003 DEMOLITION PLAN - WEST
  - C004 DEMOLITION PLAN - EAST
  - C005 DIMENSION PLAN - WEST
  - C006 DIMENSION PLAN - EAST
  - C400 GRADING AND EROSION CONTROL PLAN
  - C401 GRADING AND EROSION CONTROL PLAN
  - C402 UTILITY PLAN
  - C403 UTILITY PLAN
  - C500 PLANTING PLAN - WEST
  - C501 PLANTING PLAN - EAST
  - C600 SITE DETAILS

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	6-5-26	CMC
2	REVISED LANSING	6-2-26	KED

**DOHRN TRANSFER YARD EXPANSION**

**TITLE SHEET**

**2129 SE HULSZER RD, ANKENY, IOWA**

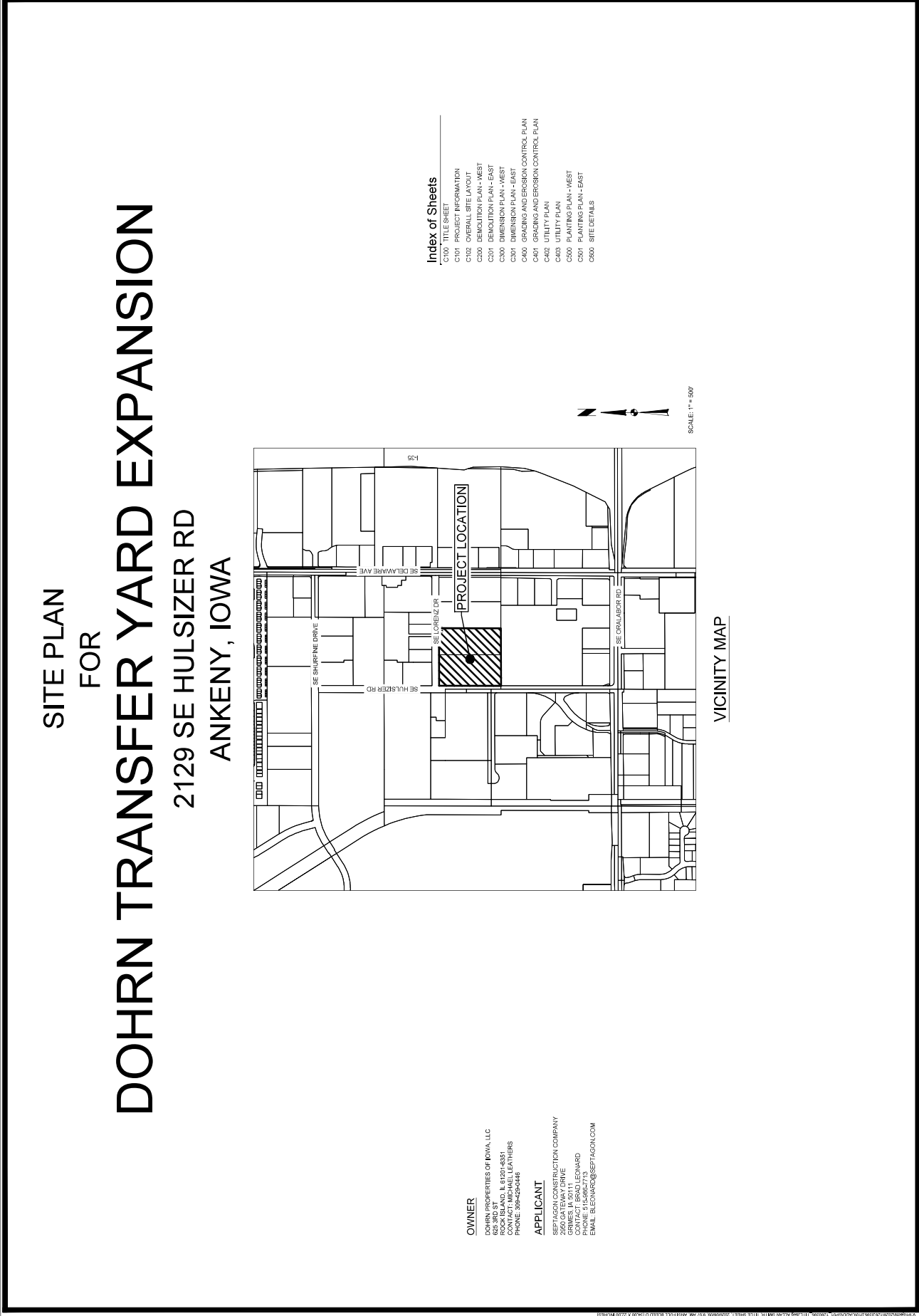
**SNYDER & ASSOCIATES, INC.**

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

**SNYDER & ASSOCIATES**

Project No. 126.0395.01

Sheet C100



**OWNER**  
DOHRN PROPERTIES OF IOWA, LLC  
10000 W. STATE ST.  
ROCK ISLAND, IL 61201-4351  
CONTACT: MICHAEL LEATHERS  
PHONE: 309-426-0446

**APPLICANT**  
SEPTAGON CONSTRUCTION COMPANY  
10000 W. STATE ST.  
ROCK ISLAND, IL 61201-4351  
CONTACT: BRAD LEONARD  
PHONE: 309-426-0446  
EMAIL: BLEONARD@SEPTAGON.COM

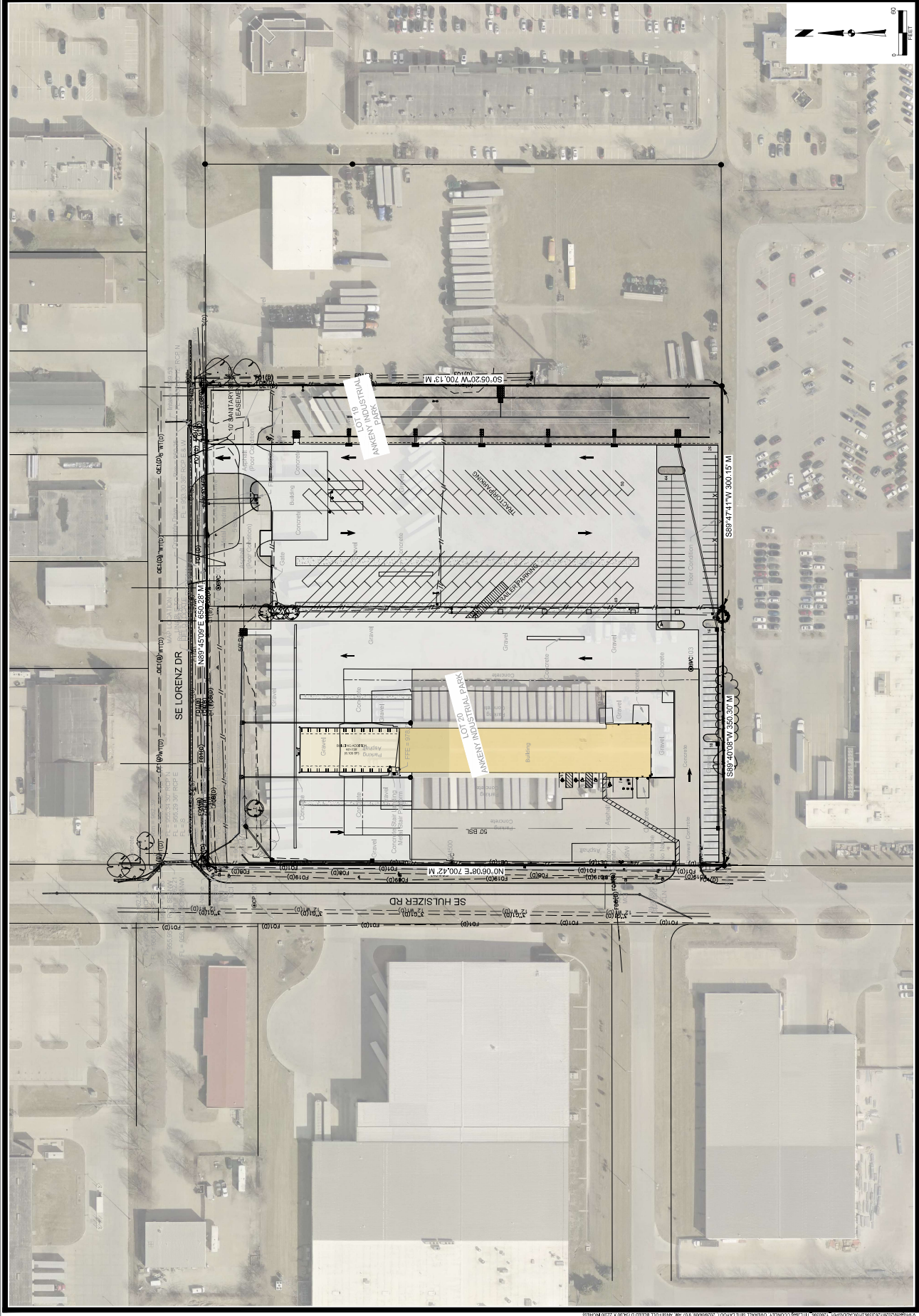


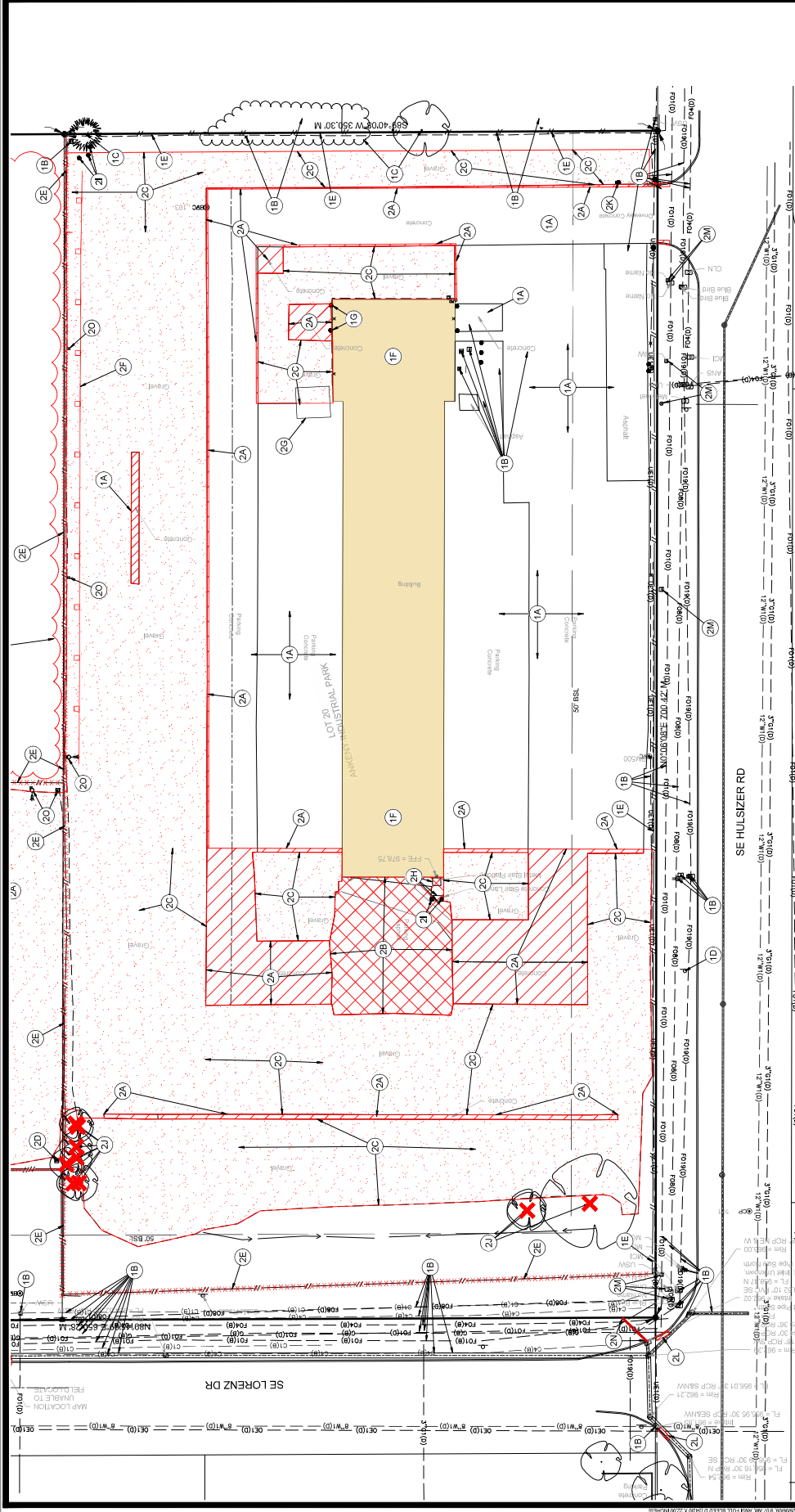


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**DOHRN TRANSFER YARD EXPANSION**  
**OVERALL SITE LAYOUT**  
2129 SE HULSZER RD, ANKENY, IOWA

Project No:	126.0395.01
Drawn:	5-15-2025
Checked By:	BKC
Scale:	1" = 40'
Mark:	REVISION
DATE:	6-26
BY:	6-26
REVISION:	REVISED PER CITY COMMENTS
DATE:	6-26
BY:	6-26
REVISION:	REVISED LANSCHYING
DATE:	6-26
BY:	6-26





**DEMOLITION LEGEND**

[Red diagonal hatching]	POC PAVEMENT REMOVAL
[Red stippled pattern]	GRAVEL REMOVAL
[Red cross-hatching]	ASPHALT REMOVAL
[Red dashed line]	FENCE REMOVAL
[Red 'X' symbol]	TREE REMOVAL
[Red solid rectangle]	BUILDING REMOVAL

- DEMOLITION PLAN CONSTRUCTION NOTES**
- EXISTING FEATURES PROTECT THE FOLLOWING:
    - PAVEMENTS TO REMAIN. SAWCUT ALL PAVEMENTS TO ADJACENT BUILDING. COORDINATE WITH OWNER. ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENTS SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
    - EXISTING GRAVEL. COORDINATE WITH CONTRACTOR FOR CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE. UTILITIES SHALL BE REPAIRED TO MATCH PROPOSED GRADE.
    - TREES TO REMAIN. TREE REMOVAL LIMITS WHEN REQUIRED TO MATCH PROPOSED GRADE.
    - FENCE.
    - EXISTING UTILITIES.
    - BUILDING.
    - EXISTING UTILITIES.
    - EXISTING UTILITIES.
  - DEMOLITION REMOVE THE FOLLOWING:
    - EXISTING PAVEMENT TO LIMITS SHOWN.
    - EXISTING GRAVEL. COORDINATE WITH CONTRACTOR IF BEING STOCKPILED AND IF ADEQUATE FOR RE-USE AS FILL.
    - EXISTING UTILITIES.
    - EXISTING UTILITIES.
- DEMOLITION LEGEND**
- REMOVE EXISTING FENCING AND FOOTINGS.
  - REMOVE EXISTING CONCRETE. PROPERTY OWNER. COORDINATE WITH OWNER.
  - EXISTING BUILDING. COORDINATE WITH OWNER. CITY OF ANKENY REQUIREMENTS. REMOVAL WATER SERVICE AS PER CITY OF ANKENY WATER DEPARTMENT REQUIREMENTS. PERMITS FOR REMOVAL OF WATER SERVICE STUB AT THE CORPORATE PLANT AND PUBLIC MAIN, CAP AND PLUG SERVICE. A PERMIT IS REQUIRED FOR REMOVAL OF WATER SERVICE AND WILL NEED TO BE INSPECTED BY THE CITY OF ANKENY.
  - EXISTING CONCRETE STAIRS AND PLATFORM.
  - EXISTING TREE INCLUDING ROOTBALL TO A MINIMUM 24" DEPTH.
  - REMOVE EXISTING MALIBOX.
  - SAWCUT FULL DEPTH AND REMOVE EXISTING CURB AND GUTTER SECTION TO LIMITS SHOWN.
  - REMOVE EXISTING CURB AND GUTTER FOR RELOCATION OR ADJUSTMENT TO GRADE OF EXISTING UTILITY BOXES AS NECESSARY FOR SIDEWALK INSTALLATION.
  - REMOVE EXISTING SIDEWALK.
  - REMOVE SITE LIGHTING.
  - GRIND CURB FOR NEW DRIVEWAY CONNECTION.
  - REMOVE SATELLITE DOME.
- R. REMOVE TREES AND VEGETATION IN UNDEVELOPED AREA AS NECESSARY FOR PROPOSED IMPROVEMENTS.**

MARK	2	REVISED LANSING
DATE	6-28	REVISED PER CITY COMMENTS
BY	BT	REVISION
SCALE	1" = 30'	Checked By: BKC
TITLE	DEMOLITION PLAN	Date: 5-15-2025
PROJECT NO.	126.0365.01	Drawn By: BKC


**DEMOLITION PLAN - EAST**

**DOHRN TRANSFER YARD EXPANSION**

**2129 SE HULSIZER RD, ANKENY, IOWA**

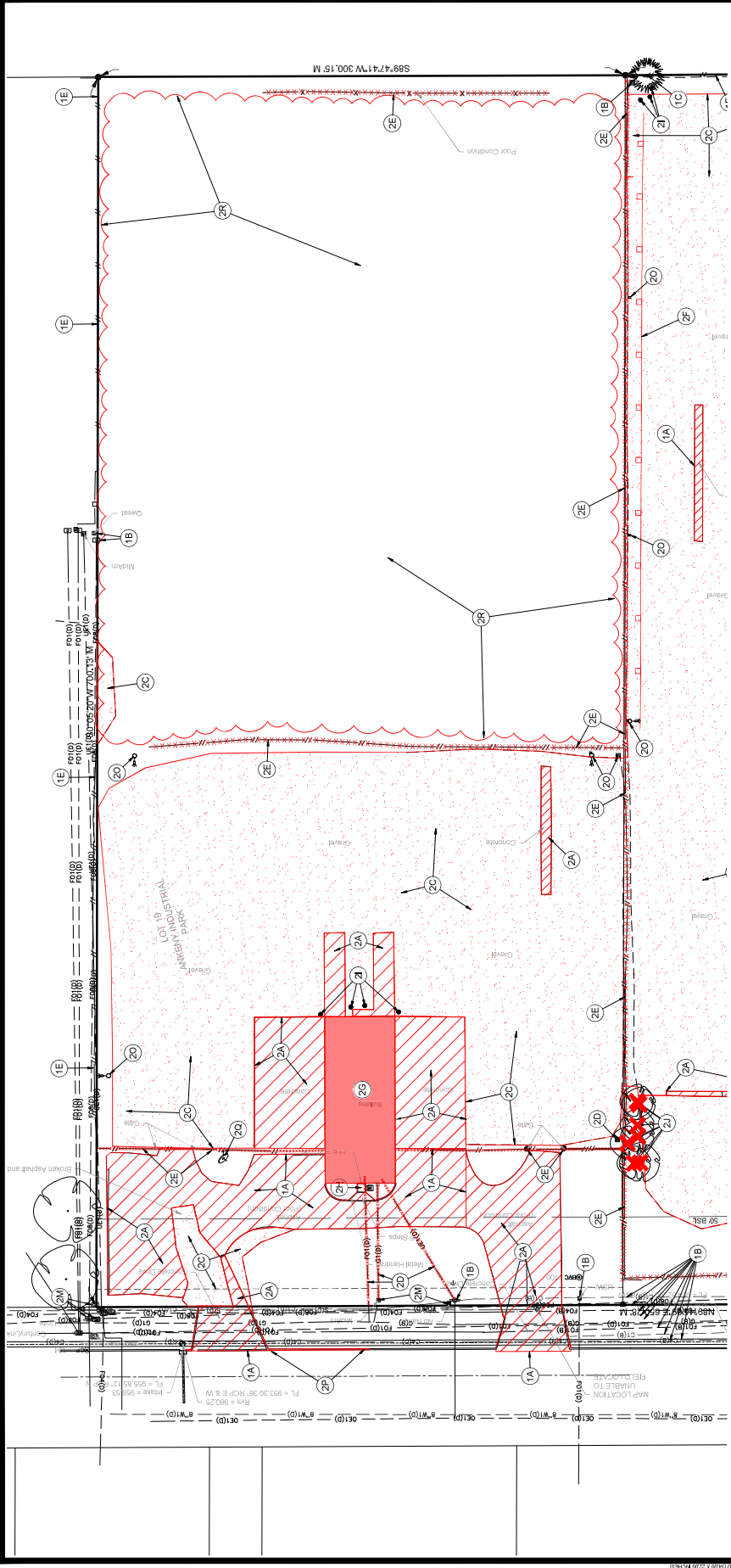
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**SNYDER & ASSOCIATES**

Project No. 126.0365.01  
Sheet C201



**DEMOLITION LEGEND**

	POC PAVEMENT REMOVAL
	GRAVEL REMOVAL
	ASPHALT REMOVAL
	***** FENCE REMOVAL
	TREE REMOVAL
	BUILDING REMOVAL

R. REMOVE TREES AND VEGETATION IN UNDEVELOPED AREA AS NECESSARY FOR PROPOSED IMPROVEMENTS.

E. REMOVE EXISTING FENCING AND FOOTINGS.  
 F. REMOVE EXISTING MAIL BOX.  
 G. REMOVE EXISTING GUARDRAIL.  
 H. REMOVE EXISTING CONCRETE STAIRS AND PLATFORM.  
 I. EXISTING TREE INCLUDING ROOTBALL TO A MINIMUM 24" DEPTH.  
 J. SAWCUT FULL DEPTH AND REMOVE EXISTING CURB AND OUTER SECTION TO LIMITS SHOWN.  
 K. SAWCUT FULL DEPTH AND REMOVE EXISTING CURB AND OUTER SECTION TO LIMITS SHOWN.  
 L. SAWCUT FULL DEPTH AND REMOVE EXISTING CURB AND OUTER SECTION TO LIMITS SHOWN.  
 M. OR ADJUSTMENT TO GRADE OF EXISTING UTILITY BOXES.  
 N. EXISTING STAIRS OR SEWER MAIN INSTALLATION.  
 O. REMOVE SITE LIGHTING.  
 P. REMOVE EXISTING DRIVEWAY CONNECTION.  
 Q. REMOVE SATELLITE DISH.

**DEMOLITION PLAN CONSTRUCTION NOTES**

- EXISTING FEATURES PROTECT THE FOLLOWING:  
 A. PAVEMENTS TO REMAIN. SAWCUT ALL PAVEMENTS TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTORS EXPENSE.  
 B. TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTORS EXPENSE.  
 C. RELEASE ALL UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.  
 D. FENCE.  
 E. FENCE.  
 F. BUILDING.  
 G. BUILDING.
- DEMOLITION REMOVE THE FOLLOWING:  
 A. EXISTING PAVEMENT TO LIMITS SHOWN.  
 B. EXISTING GRAVEL.  
 C. EXISTING GRAVEL. COORDINATE WITH CONTRACTOR IF BEING STOCKPAILED AND IF ADEQUATE FOR REUSE AS FILL.  
 D. EXISTING UTILITIES.





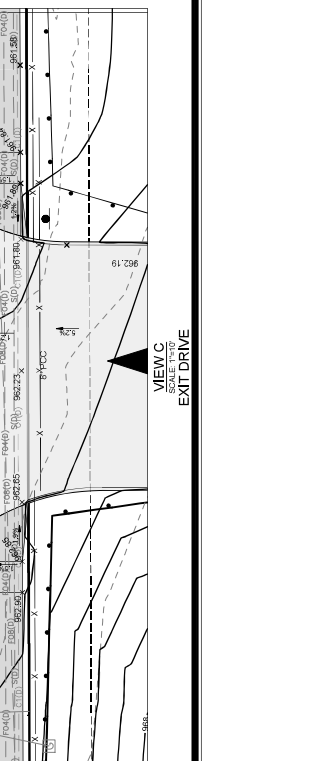
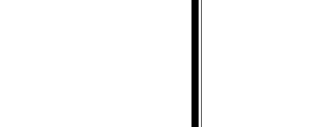
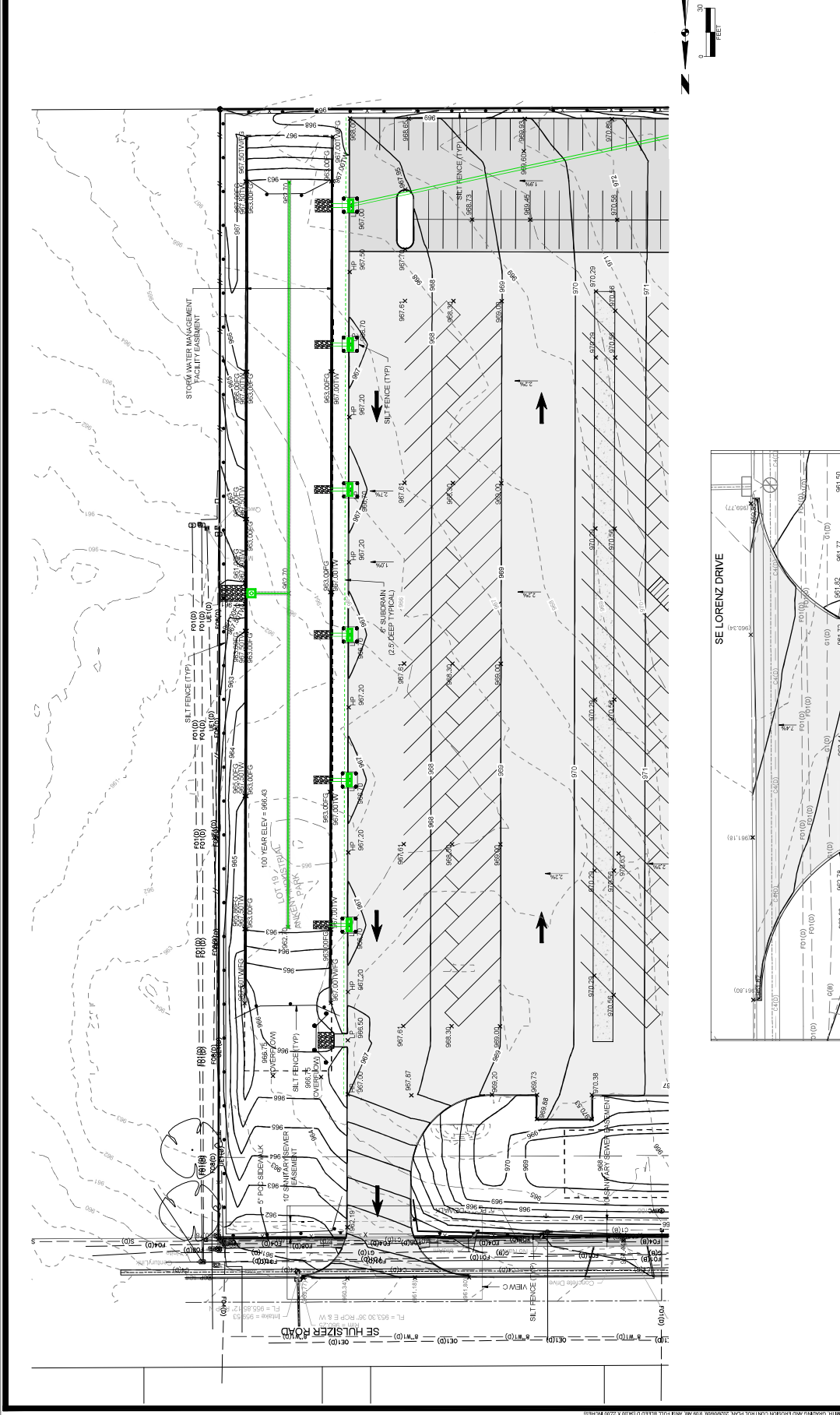


MARK	2	REVISED LANSING
DATE	6-26	REVISED PER CITY COMMENTS
BY	6-26	
SCALE	1" = 30'	
DESIGNED BY	BKC	
CHECKED BY	BKC	
DATE	5-15-2025	
PROJECT NO.	126.0365.01	

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**SNYDER & ASSOCIATES**  
 Project No. 126.0365.01  
 Sheet C401

**DOHRN TRANSFER YARD EXPANSION**  
**GRADING AND EROSION CONTROL PLAN**









**PLANTING PLAN GENERAL NOTES**

A. UTILITY WARNING:  
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.

B. NOTE: UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING WITH ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60) LATEST EDITION.

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

**PLANTING PLAN CONSTRUCTION NOTES**

1. PROVIDE 3-INCH DEPTH SHREDED HARDWOOD MULCH IN A 4-FOOT WIDE STRIP ALONG THE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES TO A DEPTH OF 4-INCHES ON ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.
2. CONTRACTOR TO INSTALL A VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES ON ALL PLANTING BEDS UNLESS OTHERWISE DIRECTED BY OWNER.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH TYPE 1 SUBSIDIARY MAINTENANCE LAWN SEED MIX UNLESS NOTED OTHERWISE.
4. ALL PLANTING MATERIAL SHALL BE SPECIFIED BY THE PROJECT ARCHITECT. ALL PLANTING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60) LATEST EDITION. ALL PLANTING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60) LATEST EDITION.
5. ALL PLANTING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60) LATEST EDITION.
6. ALL PLANTING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60) LATEST EDITION.

2727 S.W. SNYDER BLVD  
ANNKENY, IOWA 50223  
515-984-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES, INC.**

2129 SE HULSLIZER RD, ANKENY, IOWA

**DOHRN TRANSFER YARD EXPANSION**

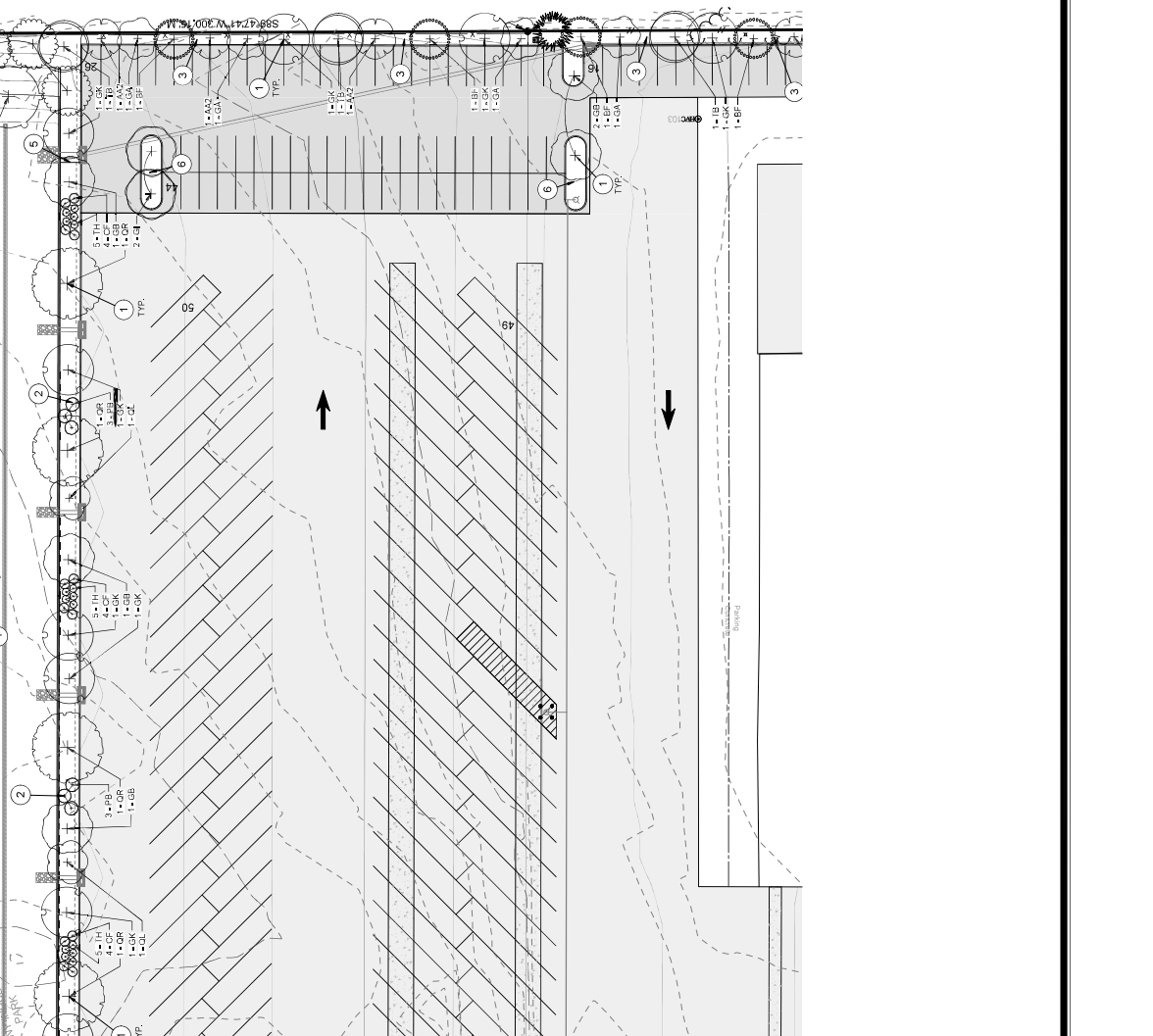
PLANTING PLAN - EAST

Project No: 12610395.01  
Sheet C501

2727 S.W. SNYDER BLVD  
ANNKENY, IOWA 50223  
515-984-2020 | www.snyder-associates.com

**SNYDER & ASSOCIATES**

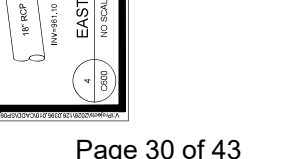
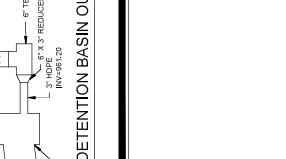
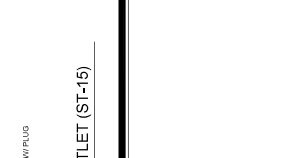
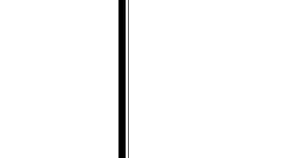
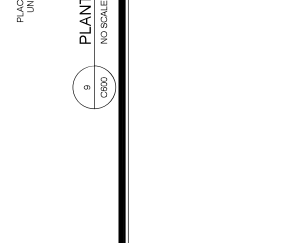
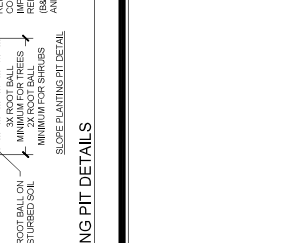
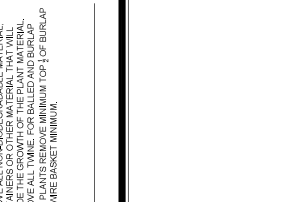
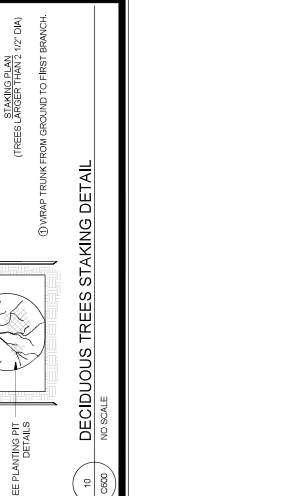
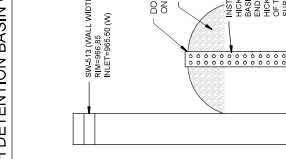
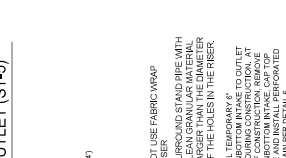
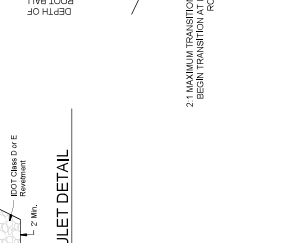
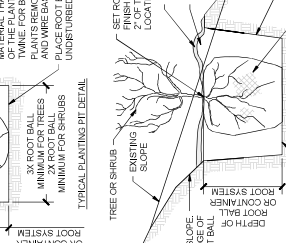
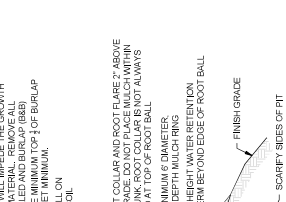
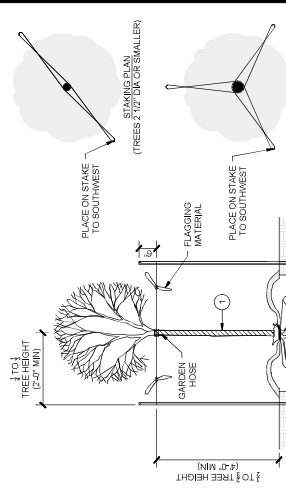
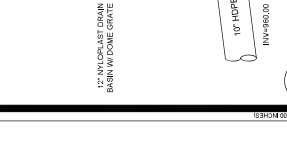
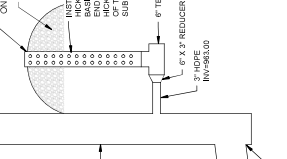
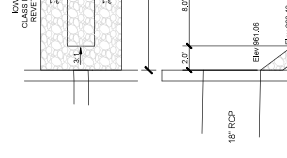
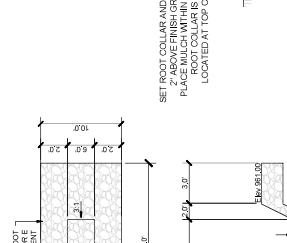
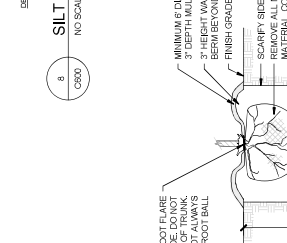
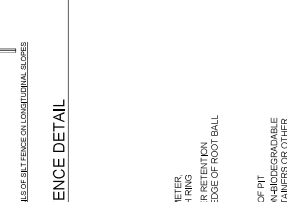
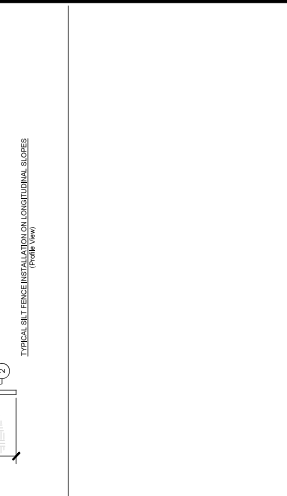
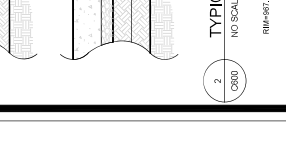
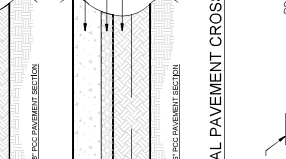
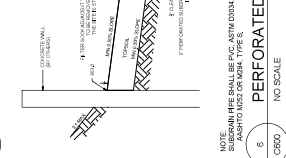
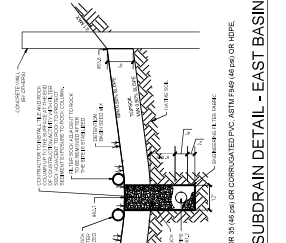
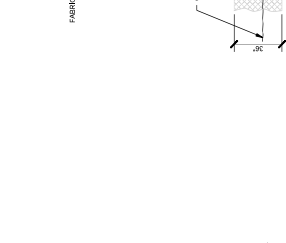
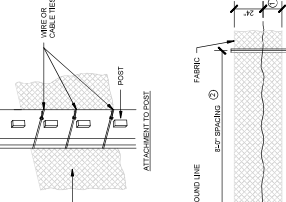
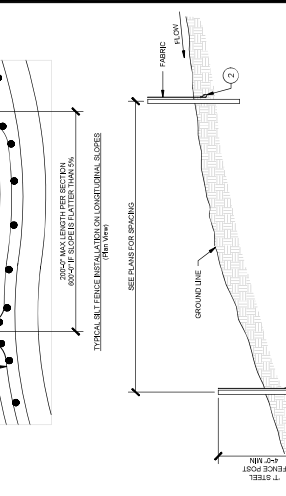
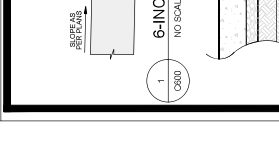
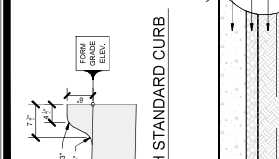
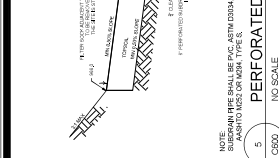
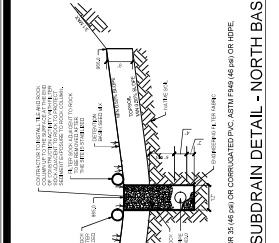
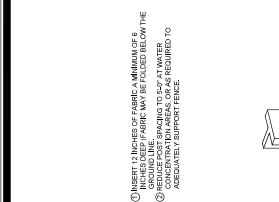
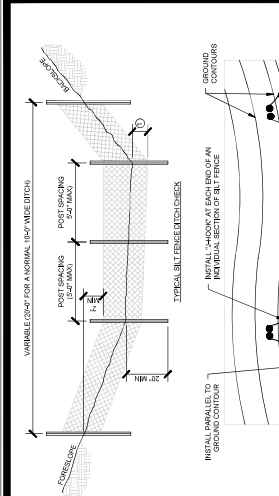
Project No: 12610395.01  
Sheet C501



30  
FEET

Page 29 of 43

MARK	2	REVISED LANSING
CNC	6-2-26	REVISED PER CITY COMMENTS
BT	DATE	REVISION
Scale	1" = 8'-0"	Drawn By: BKC
Sheet	C600	Title: 5-1-2025
Project No.	126,036,01	Drawn: 5-1-2025



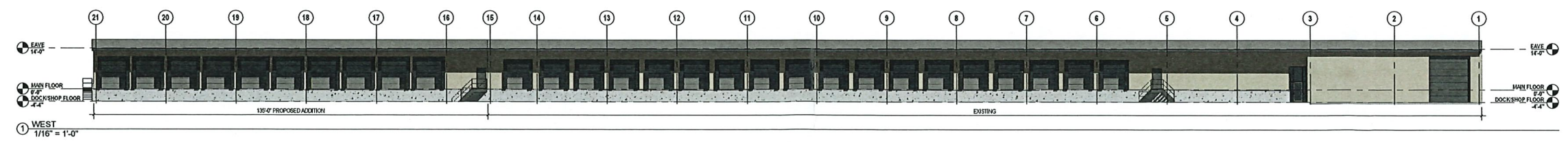
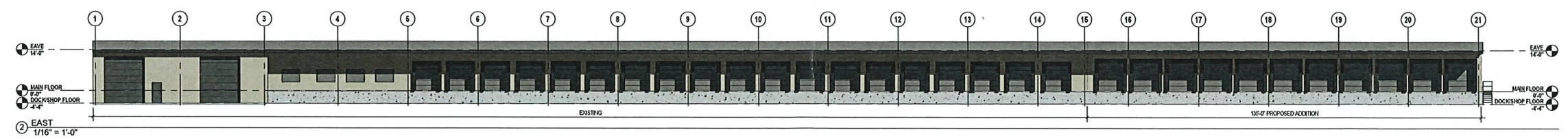
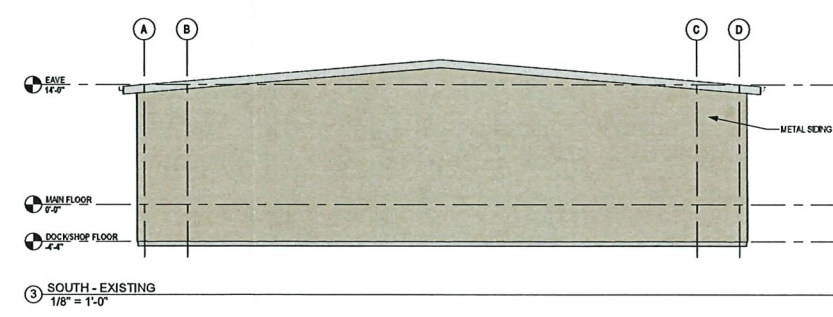
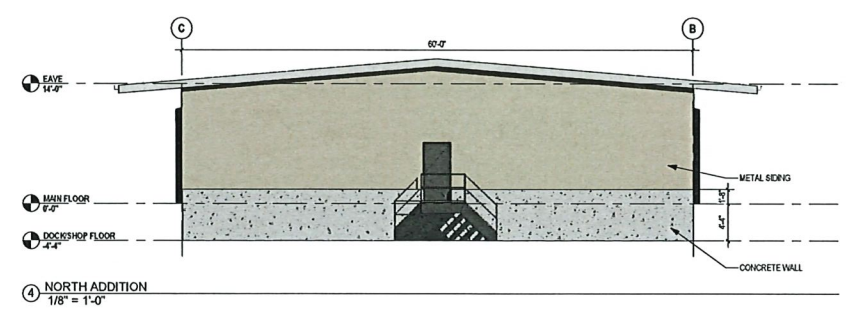
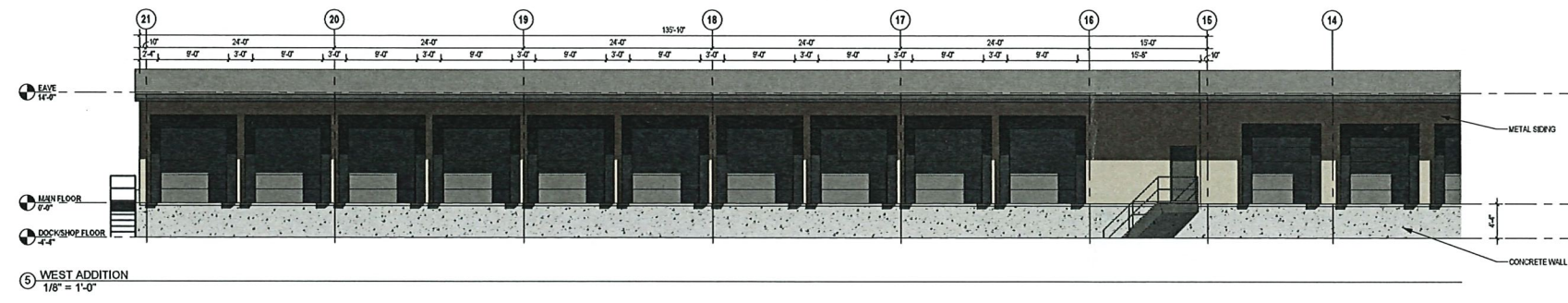
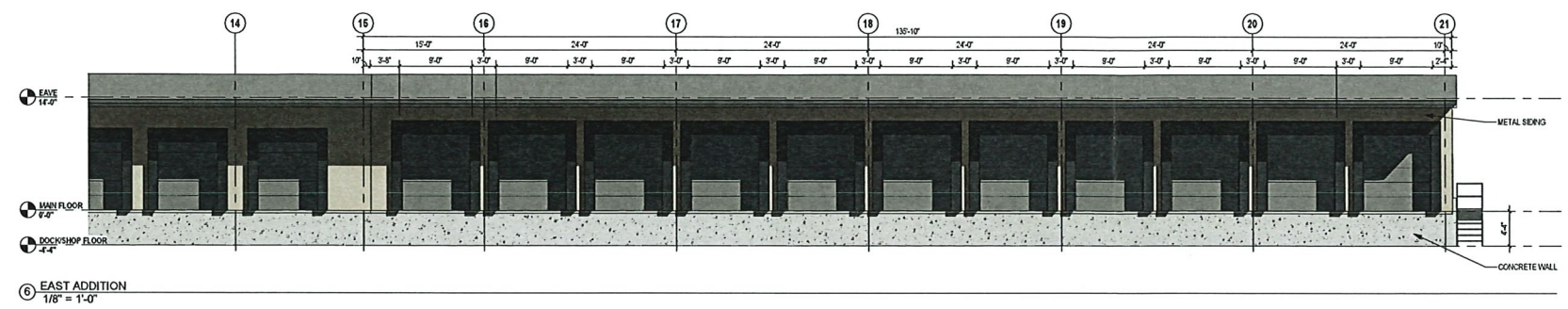
THIS PLAN AND SPECIFICATIONS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS. NO PART MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**RAINS ARCHITECTURE**  
 8797 NW 54TH AVE #300, JOHNSTON, IA 50131  
 515-314-8696 jrl@rainsarch.com

**GENERAL CONTRACTOR**  
 SEPTAGON CONSTRUCTION  
 2850 SE GATEWAY DR, GRIMES, IA 50111  
 515-250-2865 dplatzgrall@septagon.com

- EXT. MATERIALS ON NEW ADDITION:**
- NORTH WALL**
    - 1,123 SQ.FT. TOTAL AREA
    - 789 SQ.FT. METAL = 69% OF WALL
    - 334 SQ.FT. CONCRETE = 29% OF WALL (20% REQ.)
  - WEST WALL**
    - 1,423 SQ.FT. TOTAL AREA
    - 838 SQ.FT. METAL = 59% OF WALL
    - 585 SQ.FT. CONCRETE = 41% OF WALL (40% REQ.)
  - EAST WALL**
    - 1,333 SQ.FT. TOTAL AREA
    - 748 SQ.FT. METAL = 56% OF WALL
    - 585 SQ.FT. CONCRETE = 44% OF WALL (20% REQ.)

**METAL SIDING NOTES:**  
 NOTE: ALL EXISTING METAL TO BE REMOVED AND REPLACED WITH NEW METAL ON NEW ADDITION TO MATCH.  
 1. WALL PANELS - BUTLER SHADOWWALL, COOL DESERT BEIGE  
 2. ROOF PANELS - MATCH EXISTING



**ROLL CALL**  
 Plan & Zoning Commission  
 Ankeny, IA

Date April 8, 2025

Ayes 5 Nays 0 Abstain - Absent 2

**APPROVED**

T. Rupp Chairperson  
B. Hughes Secretary

**WAREHOUSE ADDITION**  
 DOHRN TRANSFER  
 2129 SE HULSIZER DR  
 ANKENY, IA 50021

Revisions	

ISSUE - PROJ. RA-24055  
 ELEVATIONS

2025-02-20 - FOR SITE PLAN REVIEW

**A2**



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 16, 2026  
6:30 PM

Ted Rapp, Chair  
Randy Weisheit, Vice Chair

Trina Flack  
Joseph Herst

Lisa West

Todd Ripper  
Phil Tuning

ITEM NAME

Bill Kimberley, LC request to rezone 48.73 acres from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

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 close the public hearing, and receive and file documents.

ATTACHMENTS

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



N



1 inch = 660 feet

Date: 5/28/2026

# Kimberley Estates Rezoning Aerial Map



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**Agenda Item:** Kimberley Estates Rezoning – Public Hearing  
**Report Date:** June 11, 2026  
**Prepared By:** Bryan Morrissey *ESC*  
Associate Planner

### **Discussion**

The applicant, Bill Kimberley, LC, is requesting to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

The area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres (+/-) in size. The subject area is generally located west of NE Delaware Avenue and north of NE 54<sup>th</sup> Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, a small section of the property near the northwest corner was rezoned to R-3, Multiple-Family Residence District Restricted to Single-Family Residential during the Hope Kimberley Rezoning(s) in 2023.

Neighboring properties to the north, south, and west are zoned R-3, Multiple-Family Residence District Restricted to Single-Family Residential, while the properties to the east are zoned R-2, One-Family and Two-Family Residence District. The Ankeny Plan 2040 Future Land Use Map classifies the subject area as being suitable for low-density development, which is a land use that is generally dominated by single-family detached dwellings with a typical density of 1 to 5 units per acre. Figure 12.5 in the Ankeny Plan 2040 lists the R-3 zoning district as being partially compatible with the low-density land use classification; however, that does not take into account the single-family restrictions that are being proposed with this rezoning.

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 area within 250' of the subject property. Notifications of the public hearing were sent to surrounding property owners, and a legal notice was published in the Des Moines Register on June 5<sup>th</sup>. The zoning ordinance also requires that the applicant post public notification signage on the property to inform the public of the proposed change, as well as the time and date of the public hearing. The required signage was posted by the applicant on Tuesday, June 9<sup>th</sup>, providing the required seven days of notification prior to the public hearing.

Staff will listen to any comments or questions that are discussed during the public hearing and will present a complete staff report addressing those comments at the next Plan & Zoning commission meeting on July 7, 2026.

June 5, 2026

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

RE: Kimberley Estates Plat 3 – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following rezoning request to rezone approximately 48.7 acres located south of the intersection of NE 62<sup>nd</sup> Street and NE Hillcrest Drive from R-1 One Family Residential to R-3 Multiple-Family Residence District restricted to single family residential. 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,

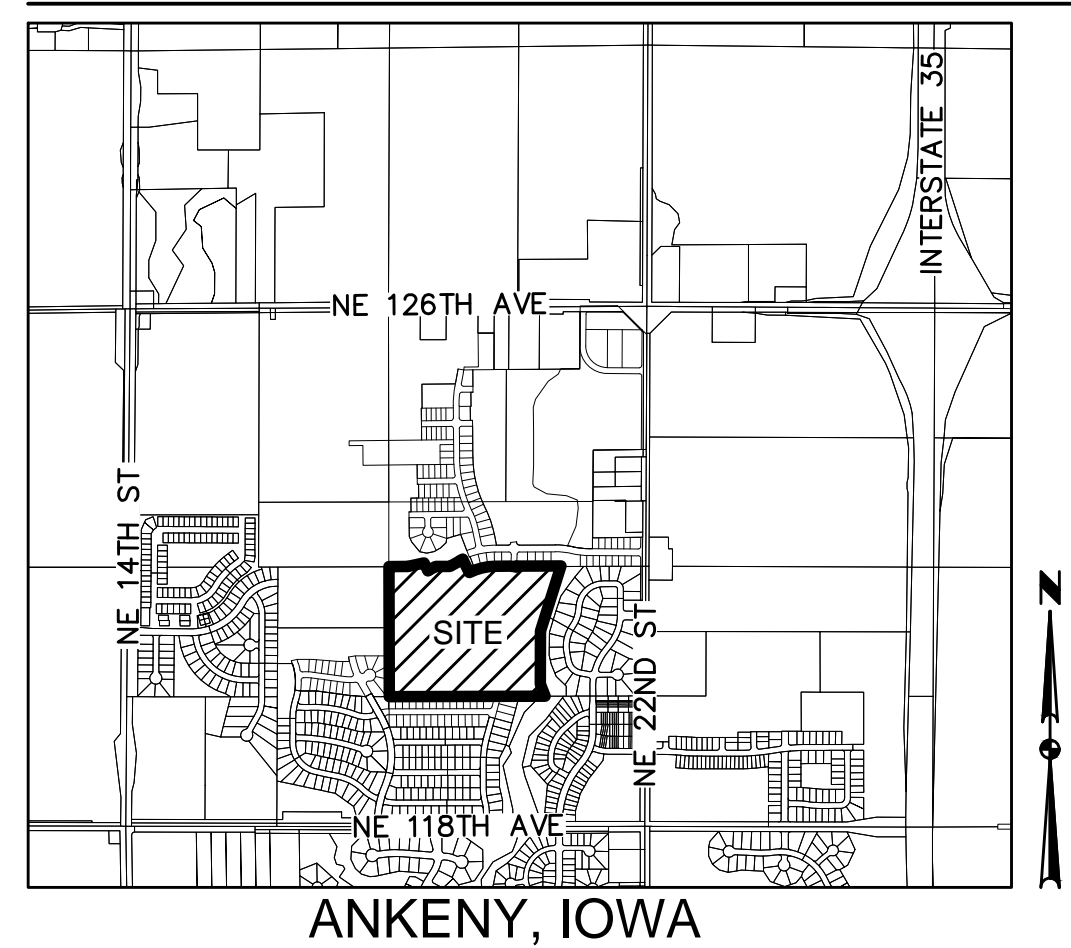
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Ken Bonus, Kimberley Development Corporation

VICINITY MAP (NOT TO SCALE)



OWNER / APPLICANT

BILL KIMBERLEY, LC  
 P.O. BOX 369  
 ANKENY, IOWA 50021  
 PH: (515) 963-8335  
 CONTACT: JENNA KIMBERLEY

ZONING

EXISTING: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT  
 PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT RESTRICTED TO SINGLE FAMILY

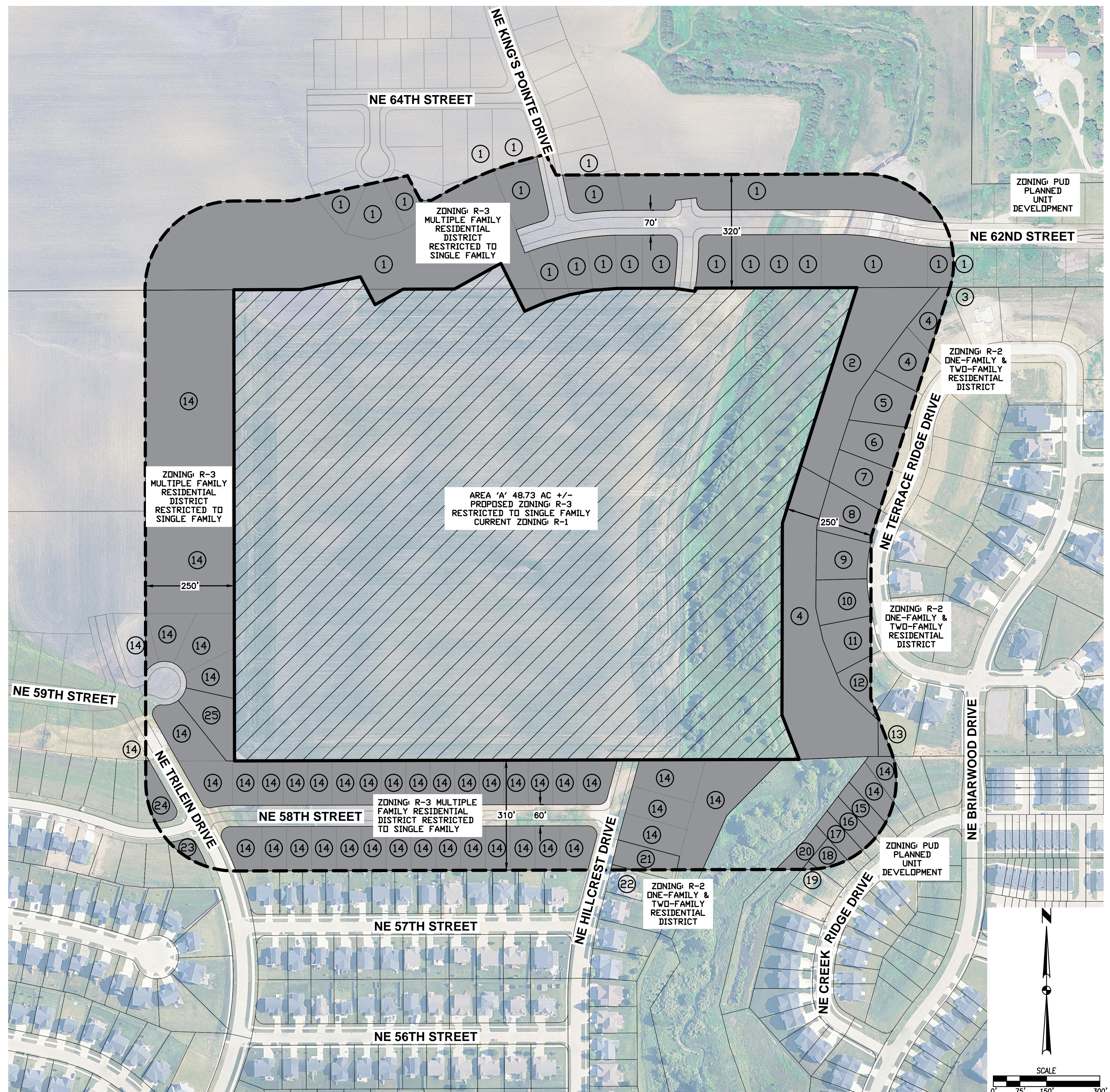
REZONING DESCRIPTION - AREA 'A'

PARCEL '2024-144' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 394;  
 AND  
 PARCEL '2024-148' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 393;  
 AND  
 THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT THE EAST 33.00 FEET THEREOF;  
 AND EXCEPT  
 PARCEL '2024-145' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19919, PAGE 59;  
 AND EXCEPT  
 PARCEL '2024-146' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 396;  
 AND EXCEPT  
 PARCEL '2024-147' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19918, PAGE 374;  
 AND EXCEPT  
 KIMBERLEY ESTATES PLATS 1 AND 2, BOTH BEING OFFICIAL PLATS;  
 ALL BEING IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

ADJACENT OWNERSHIP:

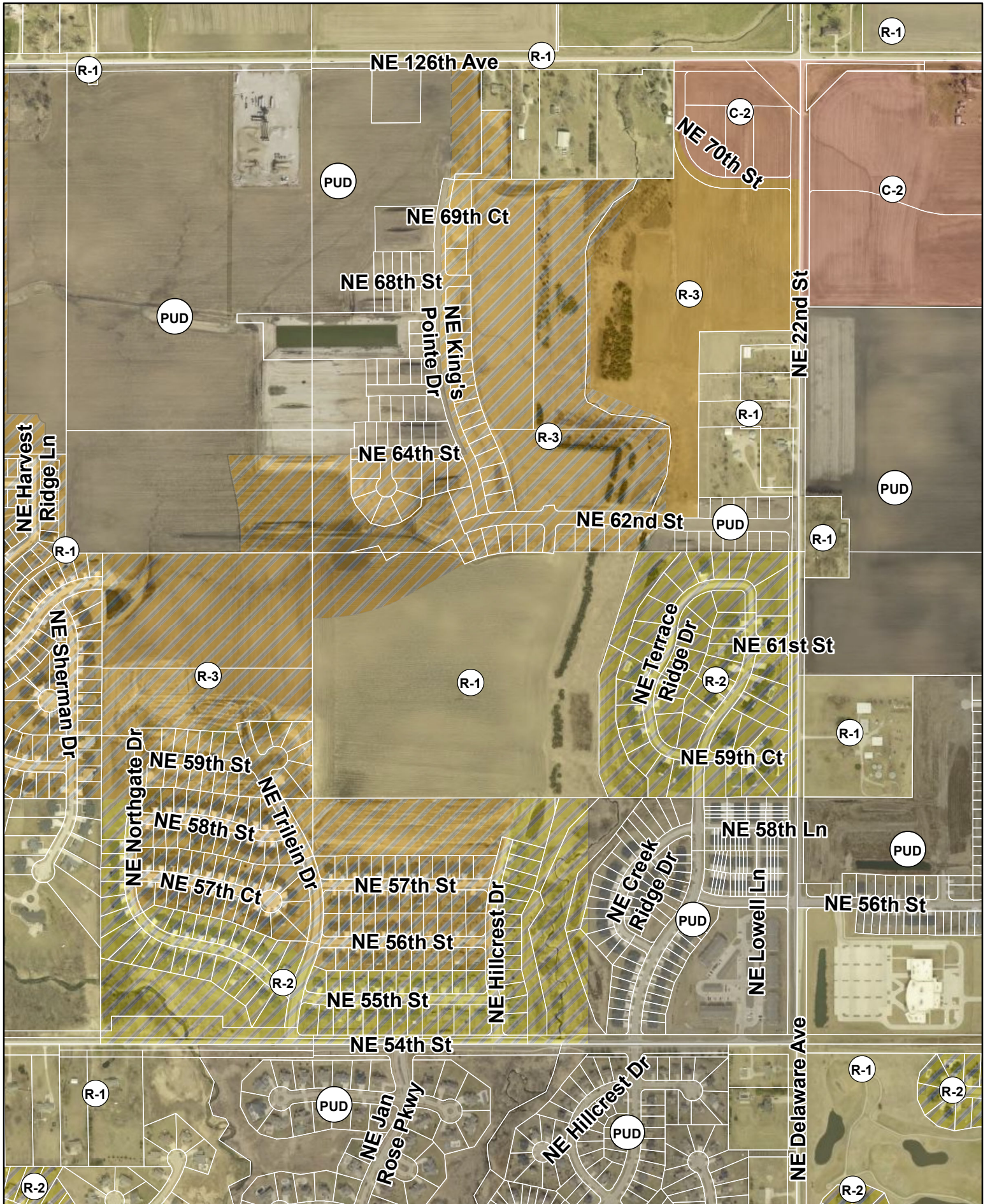
	OWNERS	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	12.72	33.70%	X
2	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.59	4.21%	X
3	BERMS, KELLY & DON	0.0005	0.0013%	
4	BILL KIMBERLEY LC	3.12	8.27%	X
5	BROWN, DAWNETTE WILLIAMS & SCOTT DONALD	0.46	1.22%	
6	VANDERKAMP FRAMING LLC	0.39	1.03%	
7	DOUGLAS & ALYSSA KOLPEK PERSONAL RESIDENCE TRUST	0.40	1.06%	
8	JOAN C SNOOK TRUST	0.43	1.14%	
9	LONDONO JIMENEZ, ALEJANDRA & BRICENO GOMEZ, DAVID FELIPE	0.41	1.09%	
10	REITER, MEGAN C & EDWIN J	0.40	1.06%	
11	TROWBRIDGE, DEBRA	0.37	0.98%	
12	HUDSON, WILLIAM & DEBRA	0.21	0.56%	
13	MALLOY, GERALD JAMES & LISA	0.06	0.16%	
14	JERRY'S HOMES INC	15.41	40.83%	X
15	THEIS, DANIELLE A & JOHN D	0.18	0.48%	
16	JOHN & KELLY KIBURZ LIVING TRUST	0.18	0.48%	
17	BARCLAY, REBECCA H & DAVID C	0.16	0.42%	
18	BROSNAHAN, ELIZABETH A & STEPHEN	0.11	0.29%	
19	FURST, JOAN	0.01	0.03%	
20	NORTHGATE EAST MASTER OWNERS ASSOCIATION INC	0.16	0.42%	X
21	ANDERSEN, NINA & OWEN	0.25	0.66%	
22	TEBRINK, TIM A & KRISTEN N	0.01	0.03%	
23	BALD EAGLE FAMILY TRUST	0.09	0.24%	
24	SCHENCK, KELSEY KAY & ROBERT COLE	0.20	0.53%	
25	SPENCER, MADISON & WILLIAM	0.42	1.11%	
	TOTAL	37.74	100.00%	87.43%

\*CITY OF ANKENY PROPERTY WAS EXCLUDED FROM THE CONSENTING PERCENTAGES



FILE: H:\2021\2108649\DWG\01-EXHIBIT\2108649-KIMBERLEY ESTATES REZONING.DWG  
 PLOTTED BY: ERIN O'LEWICKI TECH. DRAWING  
 DATE: 6/7/2026 8:27 AM

DATE	06/05/2026
REVISIONS	
SECOND SUBMITTAL	
FIRST SUBMITTAL	
ENGINEER: GH	
ENGINEER: EKO	
CIVIL DESIGN ADVANTAGE	
ANKENY, IOWA	
<b>KIMBERLEY ESTATES</b>	
<b>REZONING MAP</b>	
2108.649	



N

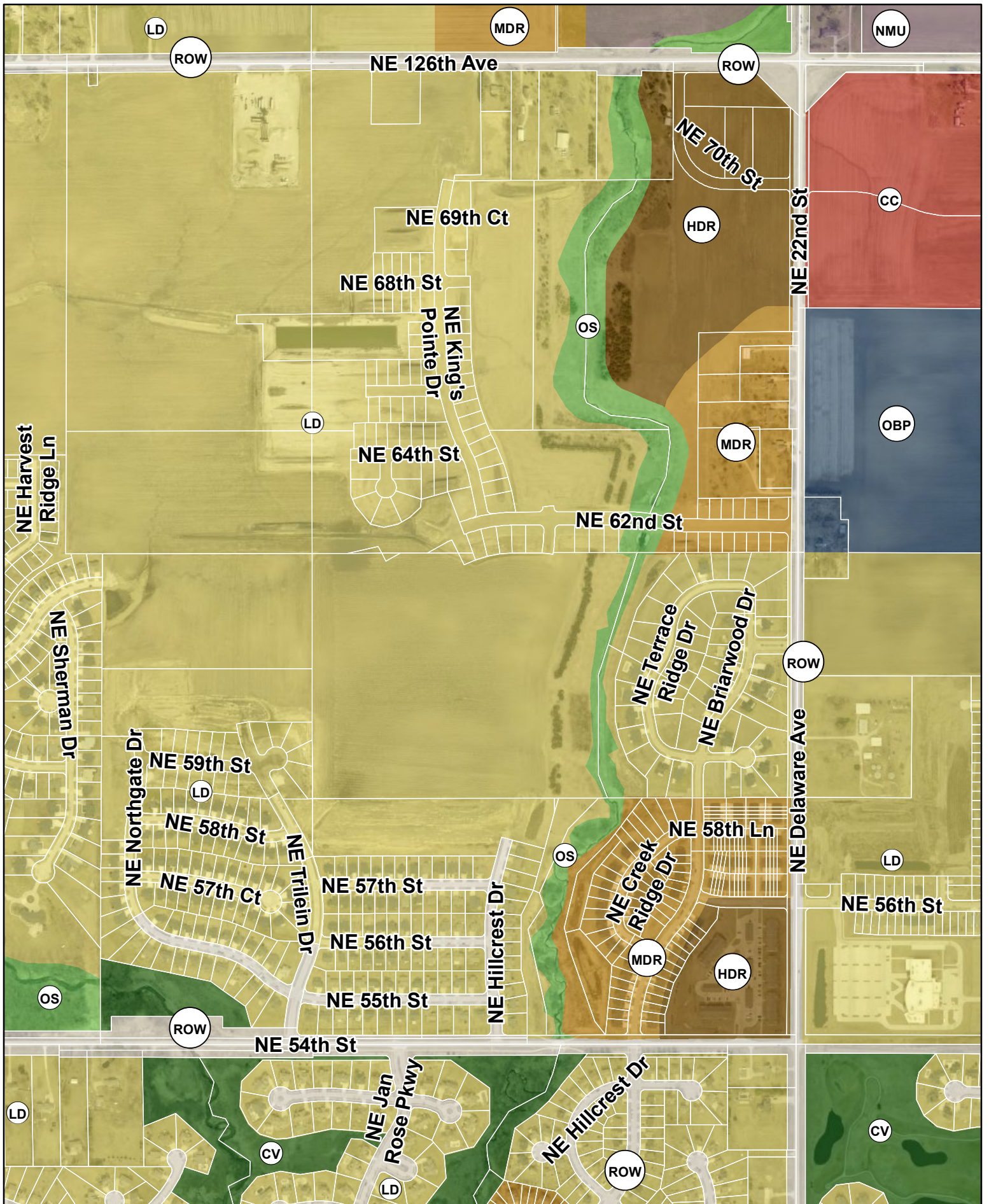


1 inch = 660 feet

Date: 6/11/2026

### Kimberley Estates Current Zoning





N



1 inch = 660 feet

Date: 6/11/2026

# Kimberley Estates Future Land Use Map





PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 16, 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 15, 2026 City Council Report
2. Tentative Agenda items for Tuesday, July 7, 2026
  - Set Public Hearing for Tuesday, July 7, 2026 at 6:30pm to consider:
  - A proposed ordinance to repeal and replace Chapters 190-197, Chapter 200, and the Official Zoning Map of the Municipal Code of the City of Ankeny.

3. Commissioner's Reports

ATTACHMENTS

None



PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

June 16, 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  
Motion  
LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

