



PLAN AND ZONING COMMISSION

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

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

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst

Lisa West

Todd Ripper
Phil Tuning

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

CALL TO ORDER

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Approval of the July 7, 2026 Agenda

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

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes of the June 16, 2026 Plan and Zoning Commission meeting

Consider MOTION to approve and accept the June 16, 2026 minutes of the Plan and Zoning Commission meeting.

2. Marlow 35 Final Plat and Site Plan

Consider MOTION to recommend City Council approval of Marlow 35 Final Plat and accept private street names NE Baker Lane, NE Indy Lane, and NE Kennedy Lane.

Consider MOTION to approve the Marlow 35 site plan, subject to recordation of Marlow 35 Final Plat.

3. 426 S Ankeny Boulevard - Site Plan

Consider MOTION to recommend City Council approval of 426 S Ankeny Boulevard site plan.

4. 1 Oak Estate Plat 1 - Preliminary Plat (County)

Consider MOTION to recommend City Council approval of 1 Oak Estate Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

5. Zoning and Subdivision Ordinance and Zoning Map Update

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

H. BUSINESS ITEMS:

6. Request to vacate street right-of-way on a portion of SW Ordinance Road and a portion of alley west of SW Cherry Street.

Consider MOTION to recommend City Council approve a street right-of-way vacation on a portion of SW Ordinance Road, originally dedicated as Seventh Street, Thomas 2nd Addition, and for a portion of alley west of SW Cherry Street, originally dedicated as Lot A, Block 5, Thomas 2nd Addition, containing 0.14 acres (+/-).

7. 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 recommend City Council approval of the request by Bill Kimberley, LC to rezone approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential.

8. 3219 SE 36th Circle Raptor Properties — Building Material Standards

Consider MOTION to deny the request from All-Star Concrete to allow the use of exposed fasteners on the warehouse building at 3219 SE 36th Circle.

I. REPORTS:

Local Option Sales Tax Presentation

Director and Commissioner Reports

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

J. MISCELLANEOUS ITEMS:

K. ADJOURNMENT:

Consider MOTION to adjourn the meeting.