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	Lisa West	Todd Ripper
Joseph Herst		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 Ordnance 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 Ordnance 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.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 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 July 7, 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 July 7, 2026 agenda with/without amendments.

ATTACHMENTS
None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 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 16, 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 16, 2026 minutes of the Plan and Zoning Commission meeting.

ATTACHMENTS

1. P&Z Minutes 2026-06-16

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, June 16, 2026
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the June 16, 2026 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

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

AMENDMENTS TO THE AGENDA
Motion by T.Flack to approve and accept the June 16, 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 June 2, 2026 minutes of the Plan and Zoning Commission meeting.
Item #2. 2129 Hulsizer Road – Dohrn Transfer Addition Site Plan
Consider MOTION to approve site plan for the 2129 Hulsizer Road, Dohrn Transfer Addition 2026.

Motion by L.West to approve the recommendations for Consent Agenda Items #1 - #2. Second by P.Tuning. Motion carried 6-0.

PUBLIC HEARINGS:
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.

B.Morrissey presented the staff report for the City of Ankeny Staff. He began by outlining the location of the property in question, and explained that 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.

Morrissey explained that the area subject to the proposed rezoning consists of three parcels and totals approximately 48.73 acres in size. He described the location of the area, showing the audience that the subject area is generally located west of NE Delaware Avenue and north of NE 54th Street. A majority of the site is currently zoned R-1, One-Family Residence District; however, he pointed out that 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.

Morrissey continued his report, describing the zoning of surrounding properties. 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. He asserted that 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.

B.Morrissey informed the Commission and the audience that the applicant has submitted all required documents for the rezoning application, and that legal notice was given to surrounding property owners through a direct mailing, signage on the property, and a notice in the Des Moines Register, as required by the City of Ankeny's rezoning process.

B.Morrissey encouraged the Commission and audience to ask questions, explaining that City of Ankeny Staff would give their response to questions raised during the remainder of this public hearing at the July 7, 2026 meeting of the Plan and Zoning Commission.

No questions were asked at this time.

Erin Ollendike, 4121 NW Urbandale Drive, Urbandale, spoke on behalf of the property developer who is seeking the rezoning. Ollendike stated that she was present to answer any questions the Commission and audience might have.

No questions were asked at this time.

Debra Trowbridge, 5908 NE Terrace Ridge Drive, a property owner adjacent to the rezoning, asked about the naturalized area behind her property. She questioned whether that naturalized area would be preserved in the new development.

E.Ollendike spoke on behalf of the property owner, explaining that the developer intends to keep as many trees as possible in the naturalized area in question.

T.Rapp clarified for the audience that the Commission is not weighing in on land use at this time, but is considering only the question of the rezoning from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, Restricted to Single Family Residential.

Debby Hudson, 1202 NE 51st Street, explained that she has purchased land at 5904 NE Terrace Ridge Drive, which backs up to the naturalized area. She also questioned whether the naturalized area would be preserved, mentioning that she would not want to move forward with building on the lot, were development to impact the view out the backside of her lot. D.Hudson explained she worries that development of the naturalized area will reduce the value of the homes and lots that back up to it on NE Terrace Ridge Drive.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by P.Tuning. Motion carried 6-0.

BUSINESS ITEMS:
There were no business items.

REPORTS
Director's Report
E.Jensen presented the tentative agenda items for the Tuesday, July 7th, 2026 Plan and Zoning Commission meeting.

The public hearing was set for Tuesday, July 7th, 2026 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.

Commissioner's Reports
There were no reports.

ADJOURNMENT
There being no further business, Chair T.Rapp adjourned the meeting. Meeting adjourned at 6:43 p.m.

Submitted by Alexa Middleton, Recording Secretary
Plan & Zoning Commission

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Marlow 35 Final Plat and Site Plan

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 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.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Final Plat
5. Site Plan
6. Elevations

N

1 inch = 300 feet

Date: 6/3/2026

Marlow 35

Ankeny
bringing it all together.

city of Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: Marlow 35 – Final Plat & Site Plan
Report Date: June 30, 2026
Prepared By: Deb Gervais, AICP ESC
Senior Planner

Staff Recommendation:
That the Plan and Zoning Commission recommend City Council approval of Marlow 35 Final Plat and accept private street names NE Baker Lane, NE Indy Lane, and NE Kennedy Lane, subject to staff approval of the construction plans.

That the Plan and Zoning Commission approve the Marlow 35 Site Plan subject to recordation of Marlow 35 Final Plat.

Project Summary:

Final Plat: Marlow 35 Final Plat is a proposed 16.62-acre plat generally located between NE Delaware Avenue and Interstate 35. The property is zoned R-3, Multiple-Family Residence District restricted to 12 units per acre, no apartments. The plat consists of one 16.36-acre developable lot and one 0.26-acre street lot to be dedicated for right-of-way purposes. The proposed plat includes associated easements and utility infrastructure and meets applicable zoning and subdivision requirements. Street names require City Council approval, private internal drives with the street names NE 9th Lane, NE 11th Lane, NE 12th Lane, NE Baker Lane, NE Indy Lane, and NE Kennedy Lane are proposed. Marlow 35 Final Plat requires 1.55 acres of parkland dedication. The Parks and Recreation Director has approved payment in lieu of parkland dedication in the amount of $49,632.03 which will be required prior to City Council approval.

Site Plan: The Marlow 35 Site Plan is associated with the Marlow 35 Final Plat. The proposed development consists of approximately 16.36 acres and includes a multifamily residential development with townhouse-style units. Included in the plan are a pool and clubhouse, dog park, parking, landscaping, private utility infrastructure, and stormwater management facilities. NE Delaware Avenue provides access to the site.

Project Report:
The proposed final plat and site plan for Marlow 35 layout the development of a multifamily residential community on approximately 16.36-acres located east of NE Delaware Avenue and west of Interstate 35. The development is proposed on one lot with internal private drives serving the residential buildings and associated parking areas. An additional 10-feet of right-of-way along NE Delaware Avenue is proposed to be dedicated with Street Lot "A".

The site layout includes 34 residential buildings arranged around a network of internal drives and parking courts. A clubhouse and pool area are located near the entrance of the development to serve as an amenity to residents. Parking is distributed throughout the site and includes attached and detached garages,

to residents. Parking is distributed throughout the site and includes attached and detached garages, driveways, and surface parking stalls. All included according to the plan, the development provides a total of 480 parking spaces.

Access from NE Delaware Avenue is provided through a driveway connection across from NE Fountain View Boulevard. Access within the development is through a network of private drives, including NE 9th Lane, NE 11th Lane, NE 12th Lane, NE Baker Lane, NE Indy Lane, and NE Kennedy Lane. Sidewalks are provided throughout the site to allow pedestrian circulation and connection to NE Delaware Avenue.

Sanitary sewer service is proposed through new sanitary sewer infrastructure extended throughout the development. Utility plans indicate sanitary sewer mains and associated easements serving the site, including connections extending through the internal drive network. Water service is also proposed throughout the development by extending public watermain infrastructure to serve the proposed residential units and amenities.

Stormwater management for the site is proposed through a combination of grading, storm sewer infrastructure, and a stormwater detention basin located in the northeastern portion of the development adjacent to Interstate 35. Stormwater runoff is collected throughout the site and routed to the detention facility prior to discharge.

The landscape plan provided includes a combination of overstory trees, ornamental trees, evergreen trees, shrubs, and grasses distributed throughout the site and along the perimeter of the development. Additional landscaping and screening are proposed adjacent to NE Delaware Avenue and Interstate 35 to help buffer the development and reduce visual impacts from adjacent roadways.

The applicant has submitted architectural elevations for the proposed clubhouse and townhome buildings. The clubhouse is a single-story building with outdoor pool access. The proposed townhomes have three, six, seven or eight units each. The three-unit townhomes are single-story structures, while the rest are two-story.

The elevations include ten architectural schemes for the 34 townhome structures that utilize a mix of white, light gray, and dark gray vinyl siding materials. The proposed exterior materials consist primarily of smooth vinyl lap siding with 6-inch reveals, along with board and batten accent panels. White trim elements and charcoal-colored architectural asphalt shingles are incorporated throughout the development. The units facing NE Delaware Avenue incorporate either dark gray or white brick. Six garage structures are proposed with 8 units each with one unit reserved for maintenance storage. The elevations include a combination of varied rooflines, horizontal lap siding, vertical board and batten siding, and brick accent materials intended to create visual interest along the public street frontage.

There are existing street trees along this stretch of NE Delaware Avenue. Proposed landscaping along Interstate 35 is designed to provide additional visual buffering and screening. The site meets the landscaping and pavement shading requirements.

CITY OF ANKENY
SUBDIVISION DATA

NAME OF PLAT: Marlow 35
NAME OF OWNER/DEVELOPER: Richard H. Meridith and Martha J. Meridith Revocable Trust / Hubbell Realty Company

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GENERAL INFORMATION:

PLAT LOCATION: East of NE Delaware Avenue and west of Interstate 35
SIZE OF PLAT: 16.62 acres
ZONING: R-3, Multiple-Family Residence District, restricted to 12 units per acre, no apartments.

LOTS:

NUMBER: One 16.36-acre developable lot and one 0.26-acre street lot
SIZE/DENSITY: 12 units per acre – townhomes
USE: Multifamily Residential
BUILDING LINES: Front: 30', Rear: 35', Side: 22' (> 1 story & < 3 stories multi-family 9' minimum)

PARK SITE DEDICATION:

1.55 acres of parkland dedication. The Parks and Recreation Director has approved payment in lieu of parkland dedication in the amount of $49,632.03, which shall be due at the time of final approval by City Council.

ADJACENT LANDS:

NORTH: R-3 with conditions, Yount Estates
SOUTH: R-3A, Delaware Park Condominiums
EAST: Interstate 35
WEST: R-1, Fountain View Estates

STREET DEVELOPMENT:

There are no newly proposed public streets with this development. An additional 10-feet width will be dedicated for right-of-way along NE Delaware Avenue.

WASTE WATER:

PROJECTED FLOWS: 200 units x 2.5 persons/unit x 100 gallons/day/person = 50,000 GPD
TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 11.2 MGD.
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Creek Interceptor

STORM WATER:

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

WATER SYSTEM:

PROJECTED FLOWS: 200 units x 2.5 persons/unit x 100 gallons/day/person = 50,000 GPD

SUPPLY CAPACITY: 15 MGD; Current daily avg. 6.5 MGD

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.

April 28, 2026

Attn: Plan and Zoning Commission Members
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: **Marlow 35**
Site Plan, Public Improvements, and Final Plat.

Honorable Mayor, City Council, and P&Z Commission;

On behalf of Hubbell Reality Company, we are pleased to submit herewith a site plan for Marlow 35. The property is located east of the intersection of NE Delaware Ave. and NE Fountain View Blvd. The site improvements include the construction of townhome buildings and associated infrastructure.

Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let us know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

Ryan Hardisty, Principal
Civil Design Advantage, LLC

MARLOW 35

FINAL PLAT

INDEX LEGEND

LOCATION: PT. NW1/4 SW1/4 SEC 18-80-23
PT. SW1/4 NW1/4 SEC 18-80-23
CITY OF ANKENY, POLK COUNTY, IOWA

REQUESTOR: HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

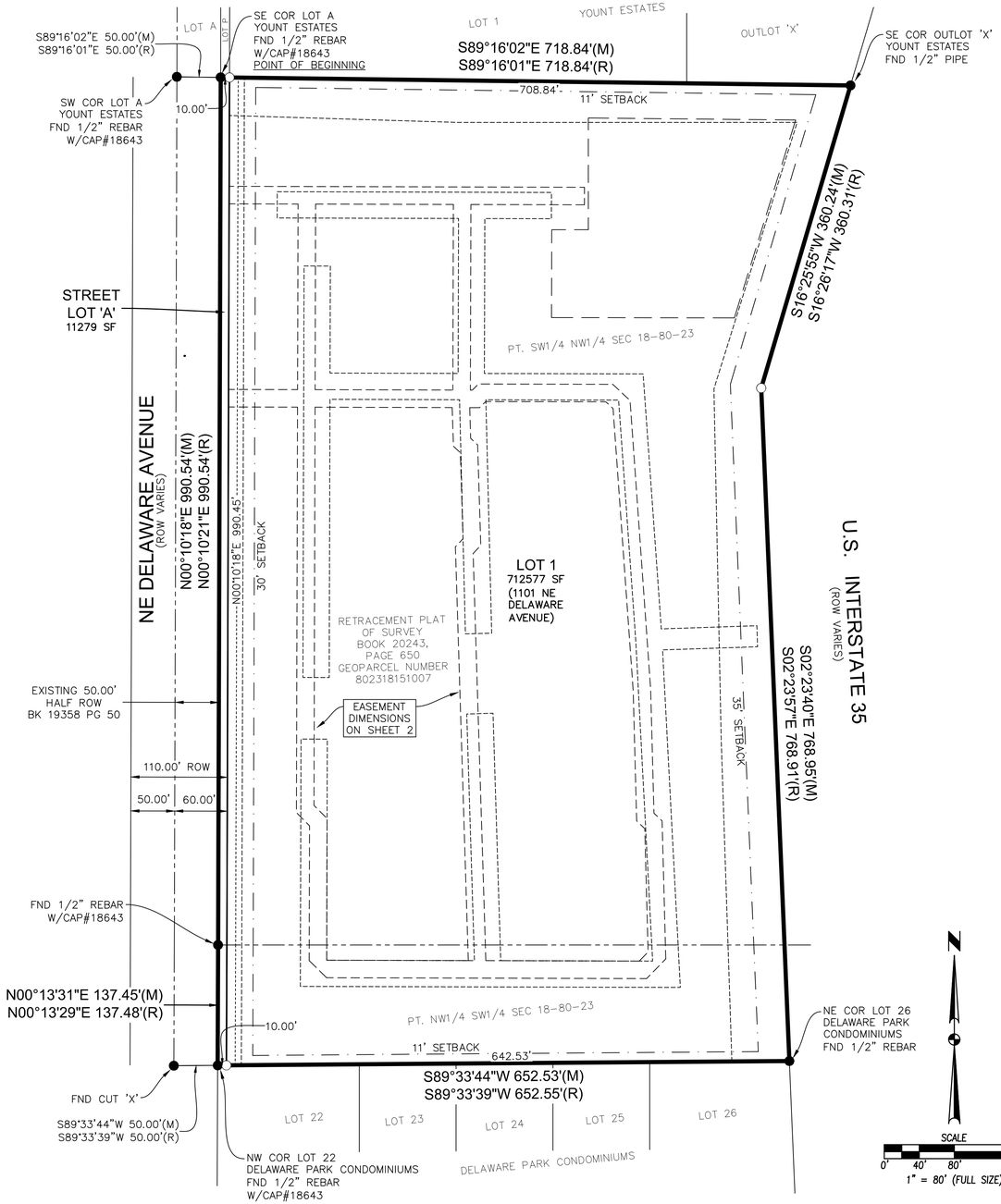
PROPRIETOR: RICHARD H. MERIDITH AND MARTHA J. MERIDITH REVOCABLE TRUST
38304 KLARR DR
NORTHVILLE, MI 48167-9324

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP



OWNER

RICHARD H. MERIDITH AND MARTHA J. MERIDITH
REVOCABLE TRUST
38304 KLARR DR
NORTHVILLE, MI 48167-9324

DEVELOPER

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
CONTACT: KEVIN LOHRY
EMAIL: KEVIN.LOHRY@HUBBELLREALTY.COM
PH: (515) 280-2078

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-3 RESTRICTED TO 12 UNITS PER ACRE, NO APARTMENTS.

BULK REGULATIONS

SETBACKS:
FRONT: 30 FEET
SIDE: 22 FEET TOTAL (9 FEET MINIMUM ON ONE SIDE)
REAR: 35 FEET (+1 FOR EACH FOOT ABOVE 35 FEET)

DATE OF SURVEY

MARCH 18, 2026

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT OF WAY.

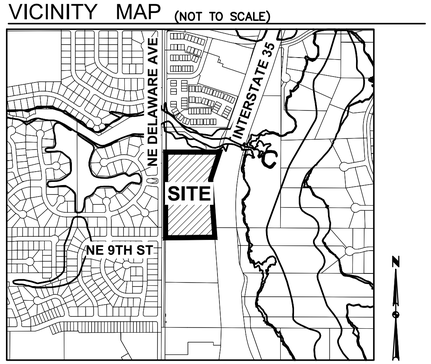
PLAT DESCRIPTION

AN EXISTING TRACT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK CO., IOWA, AS SHOWN IN THE RETRACEMENT PLAT OF SURVEY FILED IN BOOK 20243, PAGE 650 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 'A', YOUNT ESTATES, AN OFFICIAL PLAT; THENCE SOUTH 89°16'02" EAST ALONG THE SOUTH LINE OF SAID YOUNT ESTATES, 718.84 FEET TO THE SOUTHEAST CORNER OF OUTLOT 'X', SAID YOUNT ESTATES; THENCE SOUTH 16°25'55" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 80, A DISTANCE OF 360.24 FEET; THENCE SOUTH 02°23'40" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 768.95 FEET TO THE NORTHEAST CORNER OF LOT 26, DELAWARE PARK CONDOMINIUMS, AN OFFICIAL PLAT; THENCE SOUTH 89°33'44" WEST ALONG THE NORTH LINE OF SAID DELAWARE PARK CONDOMINIUMS, 652.53 FEET TO THE NORTHWEST CORNER OF LOT 22, SAID DELAWARE PARK CONDOMINIUMS; THENCE NORTH 00°13'31" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE, 137.45 FEET; THENCE NORTH 00°10'18" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 990.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.62 ACRES (723,856 SQUARE FEET).

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

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

PRELIMINARY
NOT FOR CONSTRUCTION

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 ENGINEER AND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. DATE
LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

DATE	REVISIONS
06/23/26	UPDATED
06/04/26	UPDATED
05/27/26	UPDATED
04/15/26	SECOND SUBMITTAL
03/20/26	FIRST SUBMITTAL

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

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

ENGINEER: TECH: REVIEW:

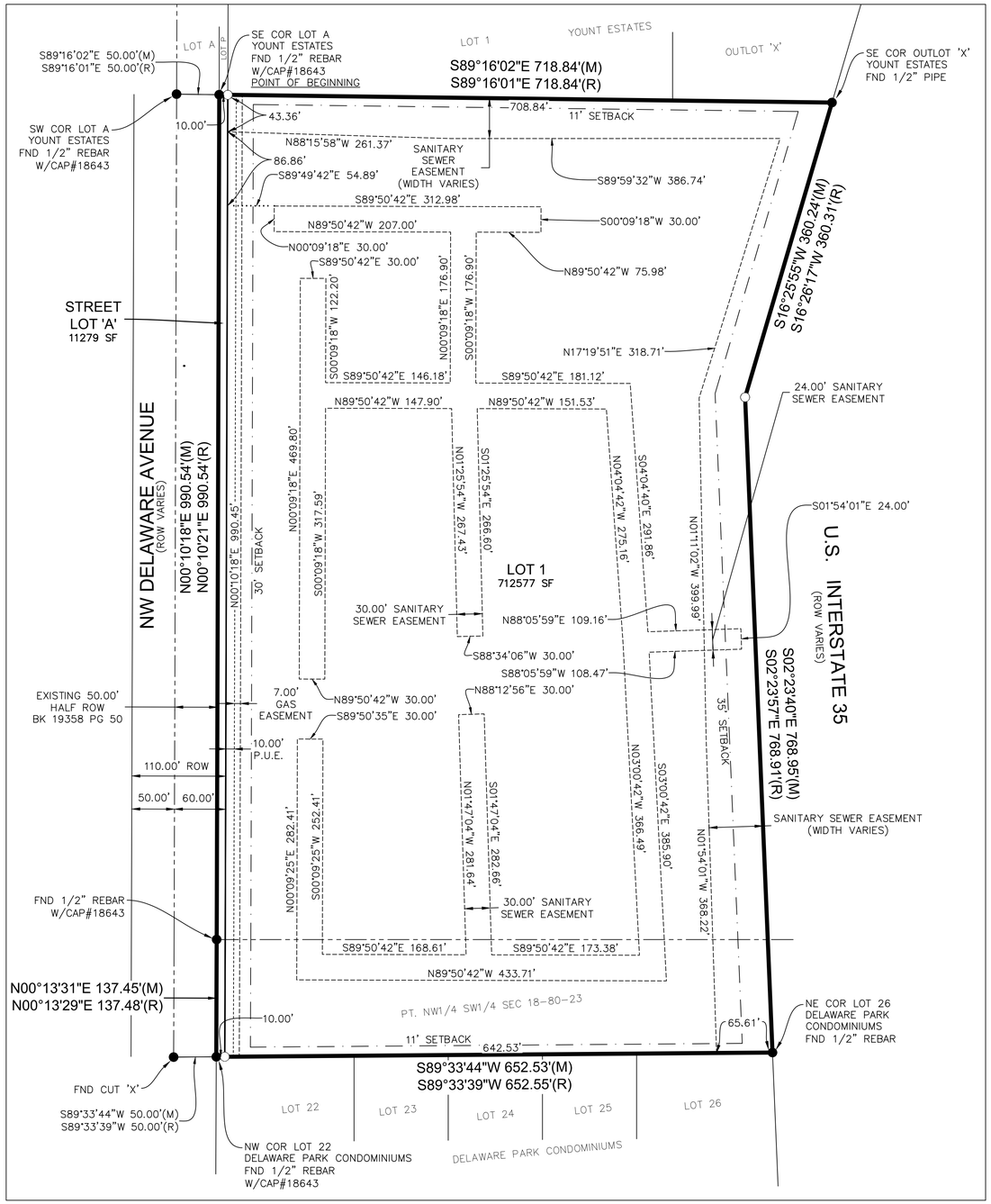
MARLOW 35
FINAL PLAT

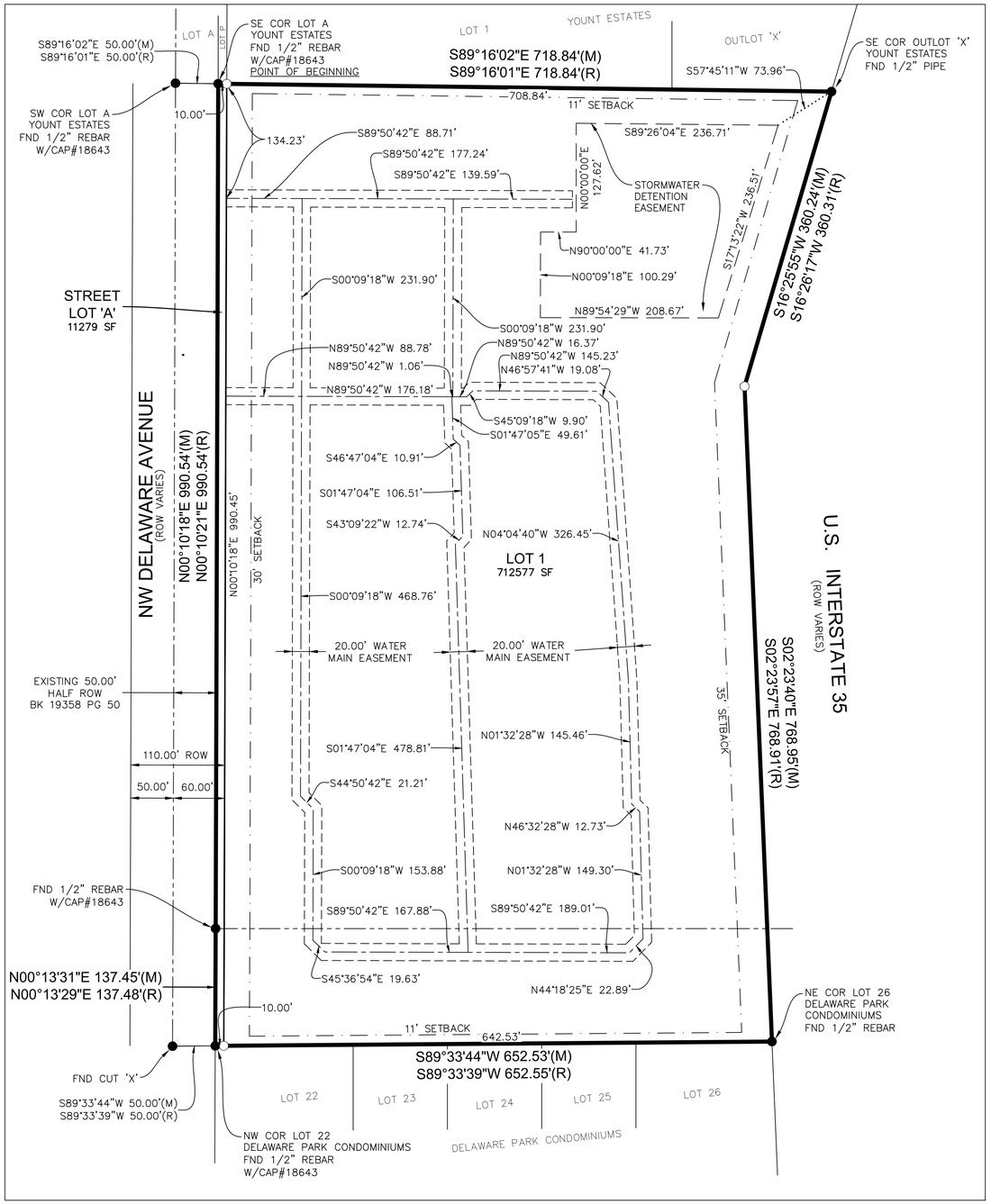
1/2
2512.920

FILE: H:\2025\2512920\DWG\2512920-FINAL PLAT.DWG
FILE MOD: 6/23/2026 11:59 AM COMMENT:
PLOTTED BY: JON ERDAHL TECH: ENG:

MARLOW 35

FINAL PLAT





N

SCALE
0' 40' 80' 160'
1" = 80' (FULL SIZE)

REVISIONS	DATE
	06/23/26
UPDATED	06/04/26
UPDATED	05/27/26
UPDATED	04/15/26
SECOND SUBMITTAL	03/20/26
FIRST SUBMITTAL	

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
FINAL PLAT

2/2
2512.920

F:\E: H:\2025\2512920\DWG\2512920-FINAL PLAT.DWG
REF: XREF C:\CAD\XREF\2512920-XREF.DWG
PLOTTED BY: JON ERDAHL
PLOT DATE: 6/23/2026 11:59 AM
TECH:
COMMENT:
ENG:

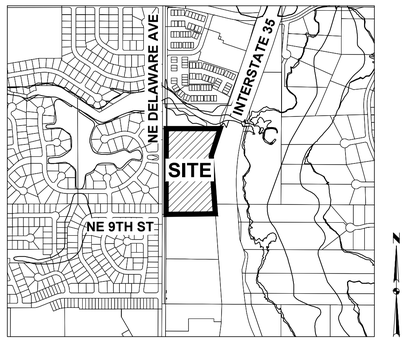
SITE PLAN FOR:

MARLOW 35

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

OWNER

RICHARD H. MERIDITH AND MARTHA J. MERIDITH REVOCABLE TRUST
38304 KLARR DR
NORTHVILLE, MI 48167-9324
CONTACT: RICHARD MERIDITH
EMAIL: RGMERIDITH@GMAIL.COM
PHONE: (248) 496-0455

APPLICANT

HUBBELL REALTY COMPANY
6900 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
CONTACT: KEVIN LOHRY
EMAIL: KEVIN.LOHRY@HUBBELLREALTY.COM
PH: (515) 280-2078

ENGINEER

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM
PH. (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

SIMONSON ASSOCIATES
1717 INGERSOLL AVE, SUITE 117
DES MOINES, IOWA 50309
CONTACT: STEPHANIE POOLE
EMAIL: SPOOLE@SIMONSONASSOC.COM
PH: (515) 440-5626

PARKLAND DEDICATION

REQUIRED PARKLAND DEDICATION
16.62 AC - 1.15 AC(STORMWATER EASEMENT) = 15.51 AC
15.51 x 10% (R-3 ZONING) = 1.55 AC OF PARKLAND DEDICATION

SUBMITTAL DATES

FIRST SUBMITTAL:	02/20/2026
SECOND SUBMITTAL:	05/01/2026
THIRD SUBMITTAL:	06/05/2026
FOURTH SUBMITTAL:	06/26/2026

LEGAL DESCRIPTION

AN EXISTING TRACT IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK CO., IOWA, AS SHOWN IN THE RETRACEMENT PLAT OF SURVEY FILED IN BOOK 20243, PAGE 650 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 'A', YOUNT ESTATES, AN OFFICIAL PLAT; THENCE SOUTH 89°16'02" EAST ALONG THE SOUTH LINE OF SAID YOUNT ESTATES, 718.84 FEET TO THE SOUTHEAST CORNER OF OUTLOT 'X', SAID YOUNT ESTATES; THENCE SOUTH 16°25'55" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 80, A DISTANCE OF 360.24 FEET; THENCE SOUTH 02°23'40" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 768.95 FEET TO THE NORTHEAST CORNER OF LOT 26, DELAWARE PARK CONDOMINIUMS, AN OFFICIAL PLAT; THENCE SOUTH 89°33'44" WEST ALONG THE NORTH LINE OF SAID DELAWARE PARK CONDOMINIUMS, 652.53 FEET TO THE NORTHWEST CORNER OF LOT 22, SAID DELAWARE PARK CONDOMINIUMS; THENCE NORTH 00°13'31" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE, 137.45 FEET; THENCE NORTH 00°10'18" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 990.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.62 ACRES (723,856 SQUARE FEET).

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

ZONING

R-3 (MULTIPLE-FAMILY RESIDENCE DISTRICT)
RESTRICTED TO 12 UNITS PER ACRE, NO APARTMENTS

PROJECT SITE ADDRESS

1101 NE DELAWARE AVE

EXISTING/ PROPOSED USE

EXISTING: MEDIUM DENSITY RESIDENTIAL

DEVELOPMENT SUMMARY

AREA: 16.62 ACRES (723,856 SF)

ZONING: R-3 MULTI-FAMILY RESIDENTIAL

SETBACKS:
FRONT: 30 FEET
SIDE: 22 FEET (9 FEET MINIMUM ON ONE SIDE)
REAR: 35 FEET (+1 FOR EACH FOOT ABOVE 35 FEET)

OPEN SPACE CALCULATION:

TOTAL SITE:	=	723,856 (16.62 AC.)
BUILDING	-	177,245 SF
PARKING AREAS	-	153,887 SF
DRIVEWAYS	-	6,455 SF
SIDEWALK	-	42,814 SF
OPEN SPACE PROVIDED	=	343,455 SF (47.44%)

ERU CALCULATION
380,401 SF IMPERVIOUS/4000 SF = 95

UNITS:
200 UNITS (12.03 UNITS PER ACRE)

PARKING:
REQUIRED 2 SPACES PER UNIT (2 OR MORE BEDROOM UNITS)

COBALT & SOBALT	
169 UNITS (2+ BEDS)	= 338 SPACES
LAZIO	
15 UNITS (2 BEDS)	= 30 SPACES
8 PLEX	
16 UNITS (1 BED)	= 24 SPACES
VISITOR	
1/4 UNITS	= 50 SPACES
TOTAL	= 442 SPACES

PROVIDED

SURFACE STALLS	= 373 SPACES
DRIVEWAYS (LAZIO)	= 30 SPACES
ATTACHED GARAGES (LAZIO)	= 30 SPACES
DETACHED GARAGES	= 47 SPACES
TOTAL	= 480 SPACES

DATE OF SURVEY

01/08/2026

BENCHMARKS

1. ANKENY BM #119 CUT TRIANGLE @ NE CORNER OF BRIDGE @ FOURMILE CREEK & DELAWARE AVE. ELEVATION=910.38
2. BURY BOLT ON HYDRANT @ NW CORNER OF PROPERTY. ELEVATION=912.96

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	TOPO/DEMO PLAN
C2.0-2.6	DIMENSION PLAN
C3.1-3.11	GRADING PLAN
C4.0-4.6	UTILITY PLAN
C5.1-5.2	EROSION CONTROL PLAN
C6.0	DETAILS
L1.0-1.6	LANDSCAPE PLAN

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

UTILITY WARNING

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2512.920

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-516 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
MINIMUM PROTECTION ELEVATION

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

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

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

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

IOWA PROFESSIONAL ENGINEER RYAN J. HARDISTY 20811

RYAN J. HARDISTY, PE — DATE

LICENSE NUMBER: 20811
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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COMMENT: ENG
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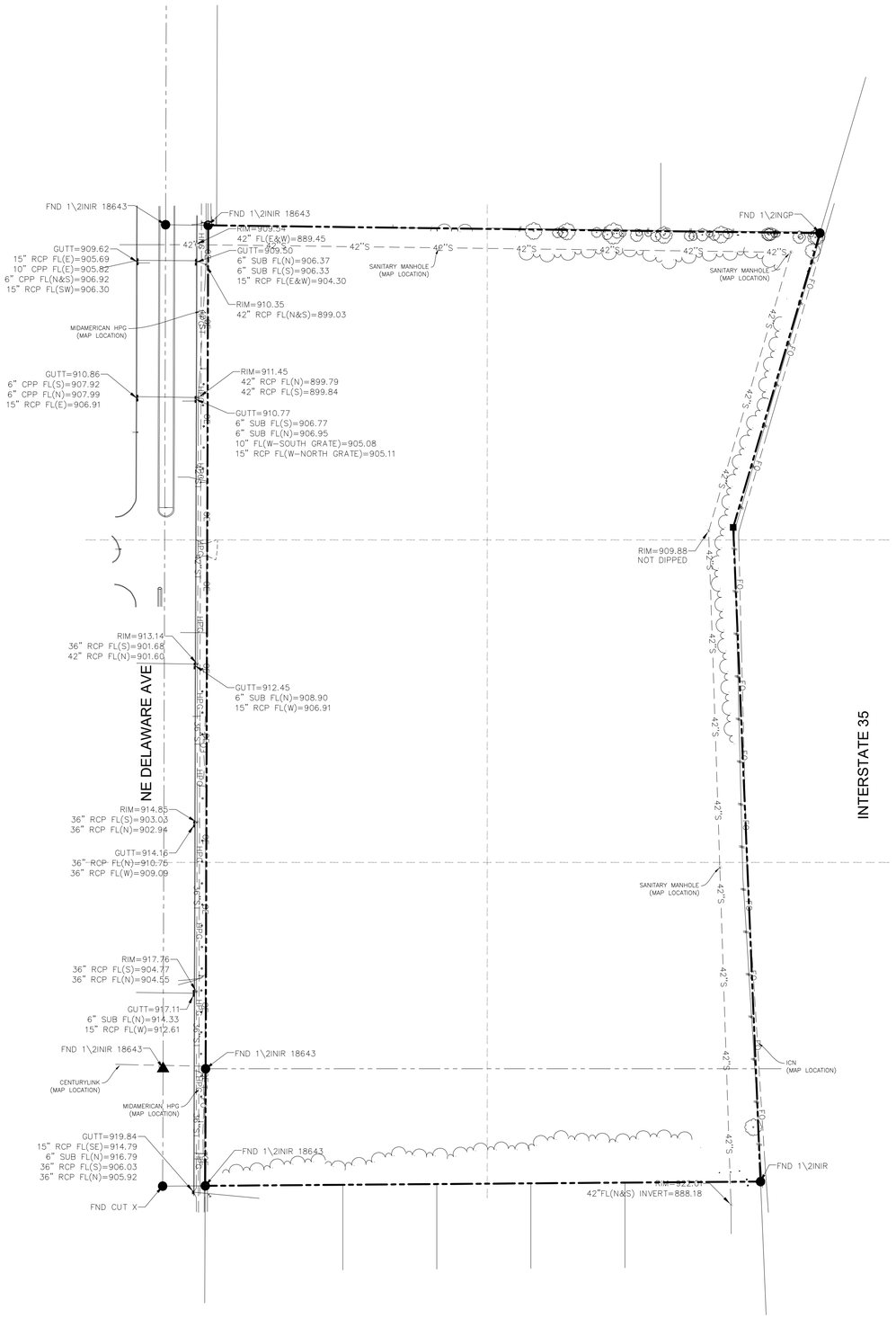

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY OF ANKENY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR IS CAUTIONED NOT TO OBSTRUCT THE PUBLIC RIGHT-OF-WAY, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
2. THE CONTRACTOR SHALL COORDINATE THE STAGING OF EQUIPMENT AND MATERIALS WITH THE CITY.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
4. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE 2025 EDITION OF SUDAS STANDARD SPECIFICATIONS.
5. CONTRACTOR TO REMOVE, STORE AND REINSTALL EXISTING SIGNS AND POSTS.
6. WHERE POSSIBLE, ALL POST-MOUNTED SIGNS SHALL BE PLACED AT LEAST 2 FEET BEYOND THE CURB OR EDGE OF SHOULDER.
7. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR DURING NON-WORKING HOURS SHALL BE AS APPROVED BY THE ENGINEER IN CHARGE OF CONSTRUCTION.
8. PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY BEFORE CHANGES ARE MADE. REVISED TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY 48 HOURS BEFORE OPERATIONS TAKE PLACE
9. OVERNIGHT LANE CLOSURE SHALL NOT BE ALLOWED UNLESS CONTRACTOR PROVIDES A PORTABLE TRAFFIC SIGNAL. IF PORTABLE TRAFFIC SIGNAL IS PROPOSED BY CONTRACTOR, IT MAY ALSO BE USED DURING WORK HOURS IN SUBSTITUTION OF FLAGGING PERSONNEL AND SIGNS. OTHERWISE, CONTRACTOR SHALL PROVIDE APPROVED CHANNELIZER DEVICES AT THE EDGE OF THE NEW PAVEMENT EACH NIGHT AND MAINTAIN AN 11' WIDE TRAVEL LANE IN EACH DIRECTION.
10. CONTRACTOR TO COORDINATE ACCESS TO EXISTING PROPERTIES ALONG NE DELAWARE AVE WITH THE HOMEOWNERS DURING CONSTRUCTION. ACCESS SHALL BE MAINTAINED AT ALL TIMES.

SCALE
0' 40' 80' 160'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE

MARLOW 35

TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

ANKENY, IOWA

DATE:
06/26/2026

SHEET NUMBER:
C1.0
2512.920

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PLOTTED BY: FAITH SPIELSTRA,TECH ENG:

GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT ENGINEERING DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. ACCESSIBLE PARKING SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH 703.7.2.1. ALL SIGNS SHALL BE 60 INCHES ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

PAVEMENT THICKNESS

1.	SIDEWALK	4" P.C.C. OVER 6" PREPARED SUBGRADE
2.	SIDEWALK RAMPS	6" P.C.C. OVER 8" PREPARED SUBGRADE
2.	STANDARD DUTY PAVING	6" P.C.C. OVER 12" PREPARED SUBGRADE
3.	HEAVY DUTY PAVING	8" P.C.C. OVER 18" PREPARED SUBGRADE

BUILDING GUIDE

1. SOBALT 7A
2. SOBALT 7B
3. SOBALT 6C
4. SOBALT 6D
5. SOBALT 6E
6. SOBALT 6F
7. COBALT G
8. COBALT H
9. EMERALD
10. LAZIO

SCALE
0' 30' 60' 120'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
DIMENSION PLAN OVERALL

DATE: 06/26/2026
SHEET NUMBER: C2.0
2512.920

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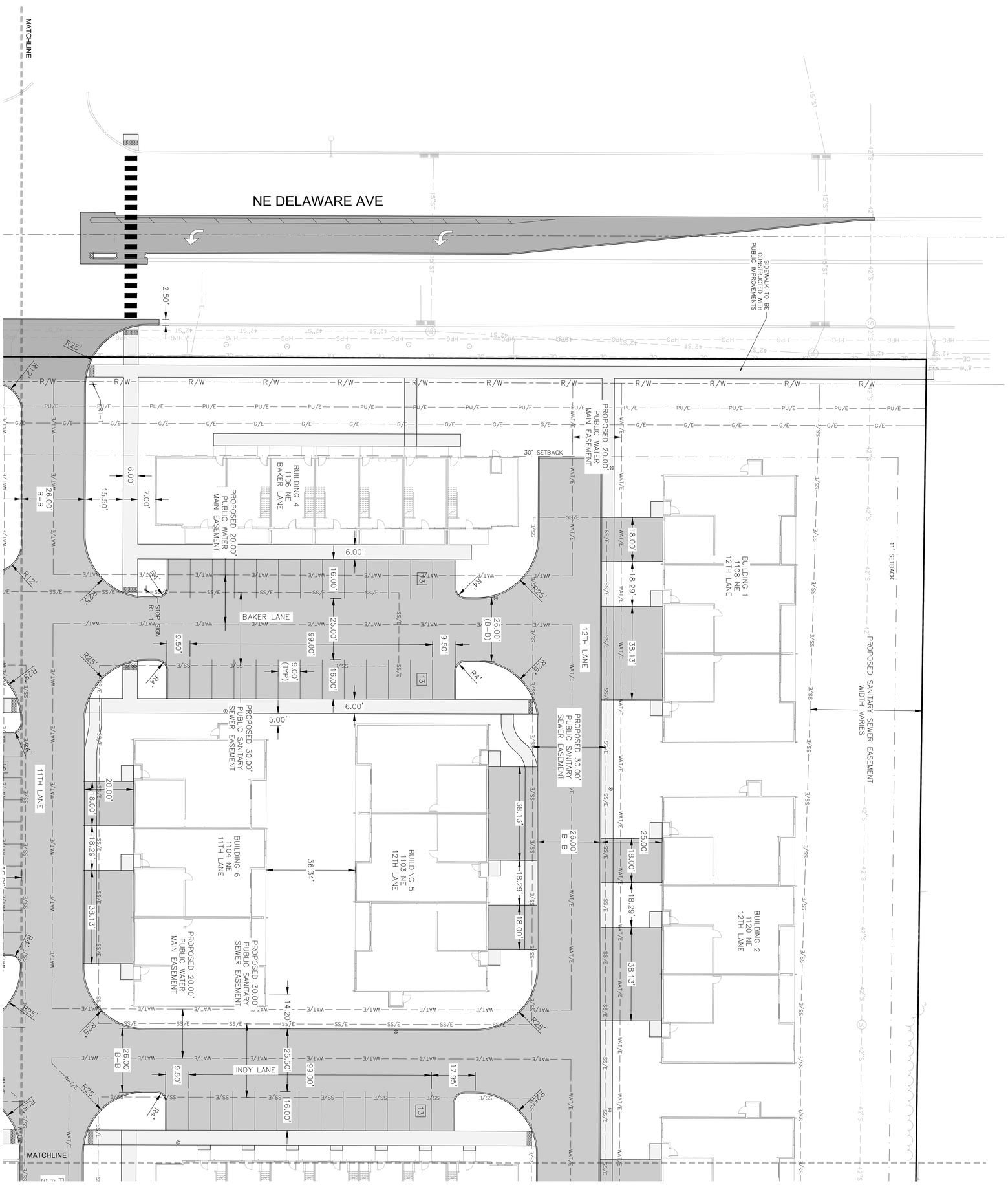

0' 10' 20' 40' SCALE

DATE:	06/26/2026
SHEET NUMBER:	C2.1
	2512.920

MARLOW 35
DIMENSION PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
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PROPOSED SANITARY SEWER EASEMENT
WIDTH VARIES

11' SETBACK

DETENTION
OVERFLOW PATH

BUILDING 3
1132 NE
12TH LANE

25.00'

12TH LANE

26.00'
B–B

TURF REINFORCEMENT
MATTING

STORM WATER
DETENTION
NORMAL POOL=903.00
OVERFLOW ELEVATION=910.00
100–YEAR ELEVATION=909.19
100–YEAR REQUIRED STORAGE=198,904 CF

INSTALL 22.5 TONS
OF CLASS 'E'
RIP–RAP

INSTALL 22.5 TONS
OF CLASS 'E'
RIP–RAP

STORMWATER MANAGEMENT
EASEMENT

BUILDING 7
1107 NE
INDY LANE

DOG PARK

6' VINYL CHAINLINK
FENCING

BUILDING 8
1134 NE
11TH LANE

ACCESSIBLE
PARKING
SIGNAGE

35' SETBACK

INTERSTATE 35

22.50'
8.07'
9.00'
9.00'
9.00'
16.00'
9.50'
9.50'
63.00'
9.50'
9.00'
9.50'
25.43'

PROPOSED 30.00'
PUBLIC SANITARY
SEWER EASEMENT

PROPOSED 20.00'
PUBLIC WATER
MAIN EASEMENT 11TH LANE

MATCHLINE

MATCHLINE

SCALE
0' 10' 20' 40'

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PLOTTED BY: FAITH SPIGELSTEIN TECH:
COMMENT:
ENG:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
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CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
DIMENSION PLAN

DATE:
06/26/2026

SHEET NUMBER:
C2.2

2512.920

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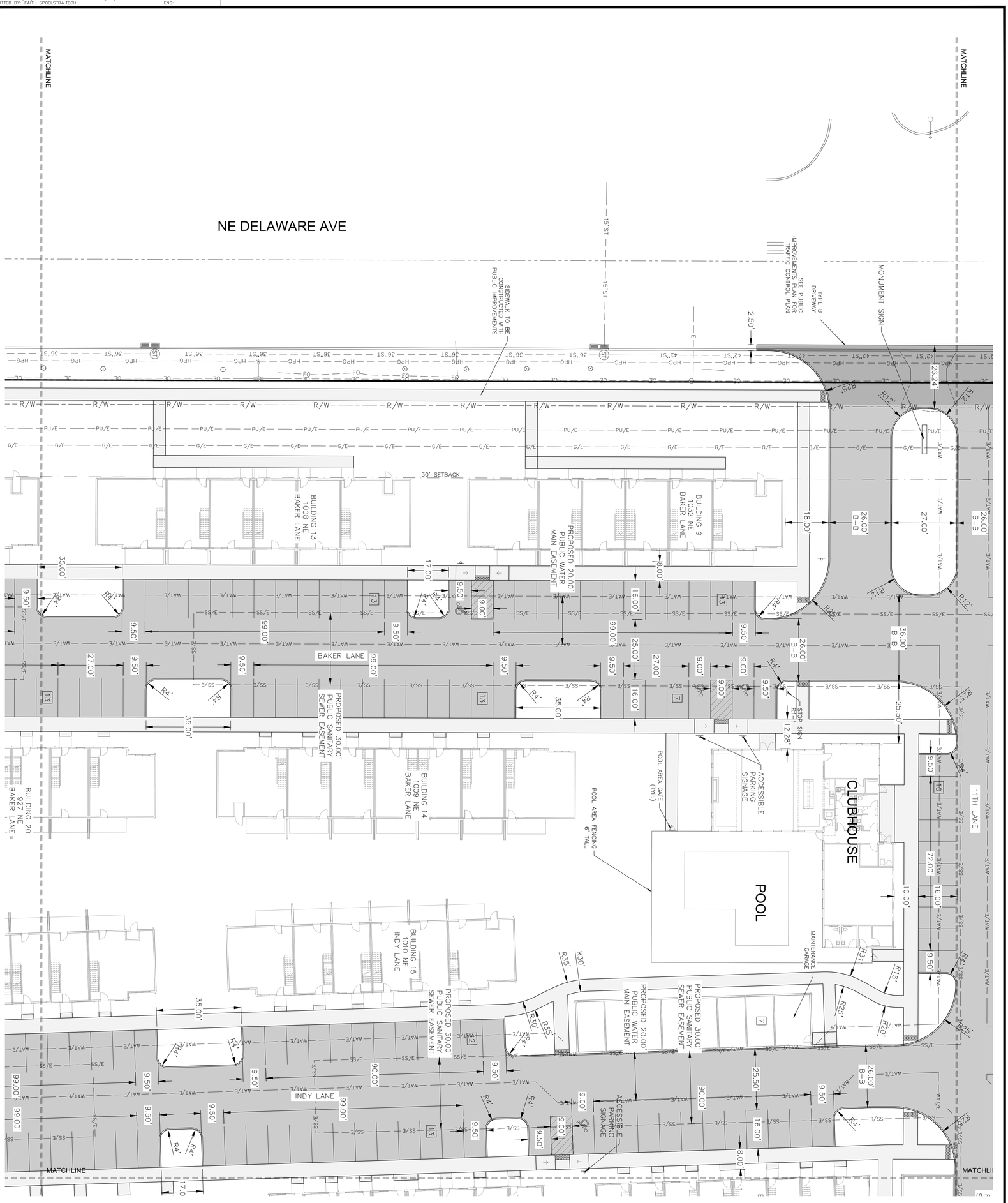

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DATE: 06/26/2026	SHEET NUMBER: C2.3	2512.920	**MARLOW 35**	**DIMENSION PLAN**

ANKENY, IOWA | CIVIL DESIGN ADVANTAGE

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

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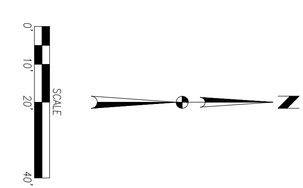
PLOTTED BY: FAITH_SPOELSTRA TECH: ENG:

INTERSTATE 35



MARLOW 35
DIMENSION PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: DRAFTED:

DATE: 06/26/2026

SHEET NUMBER: C2.4

2512.920

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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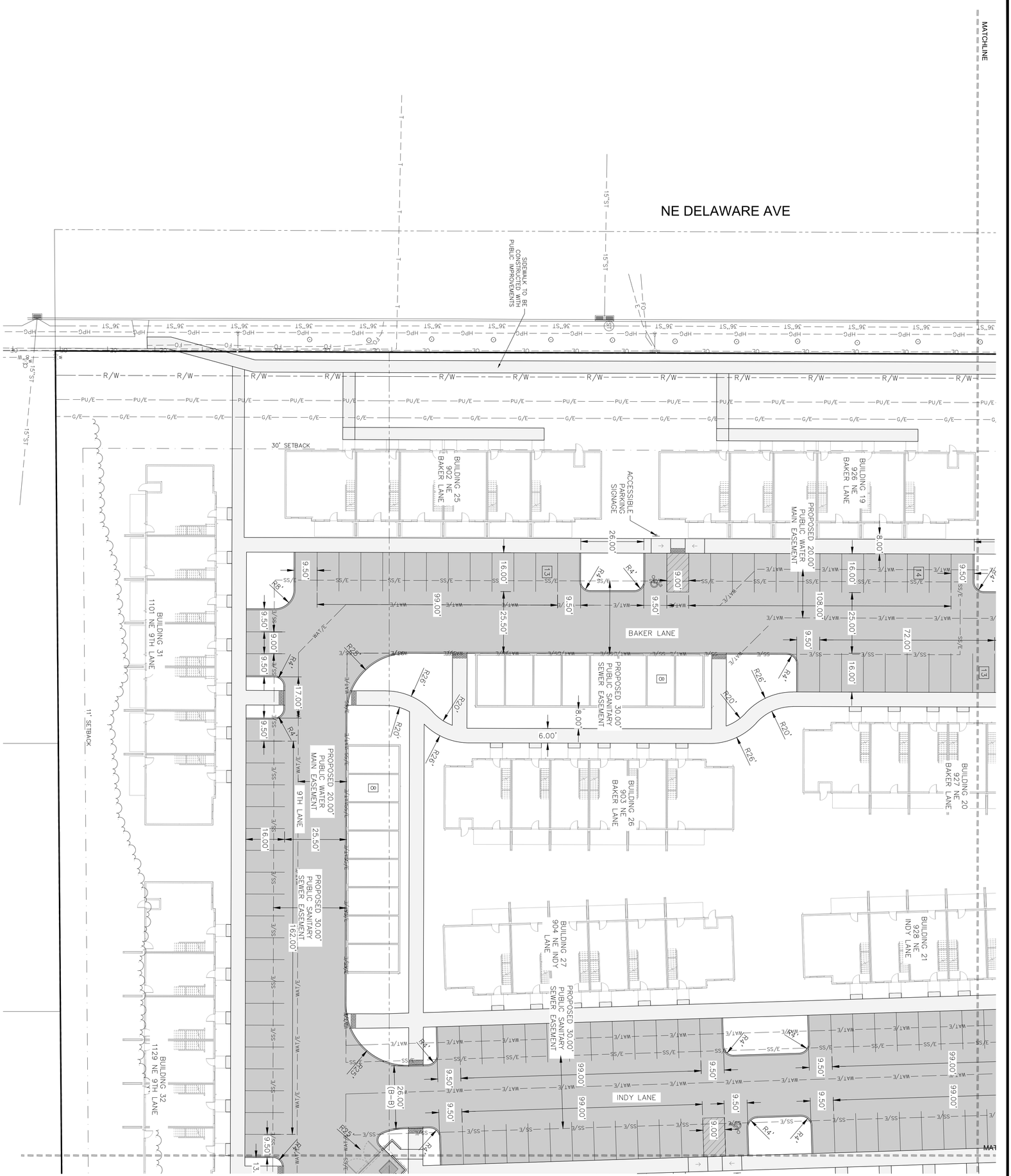

MARLOW 35

DIMENSION PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

DATE: 06/26/2026

SHEET NUMBER: C2.5

2512.920

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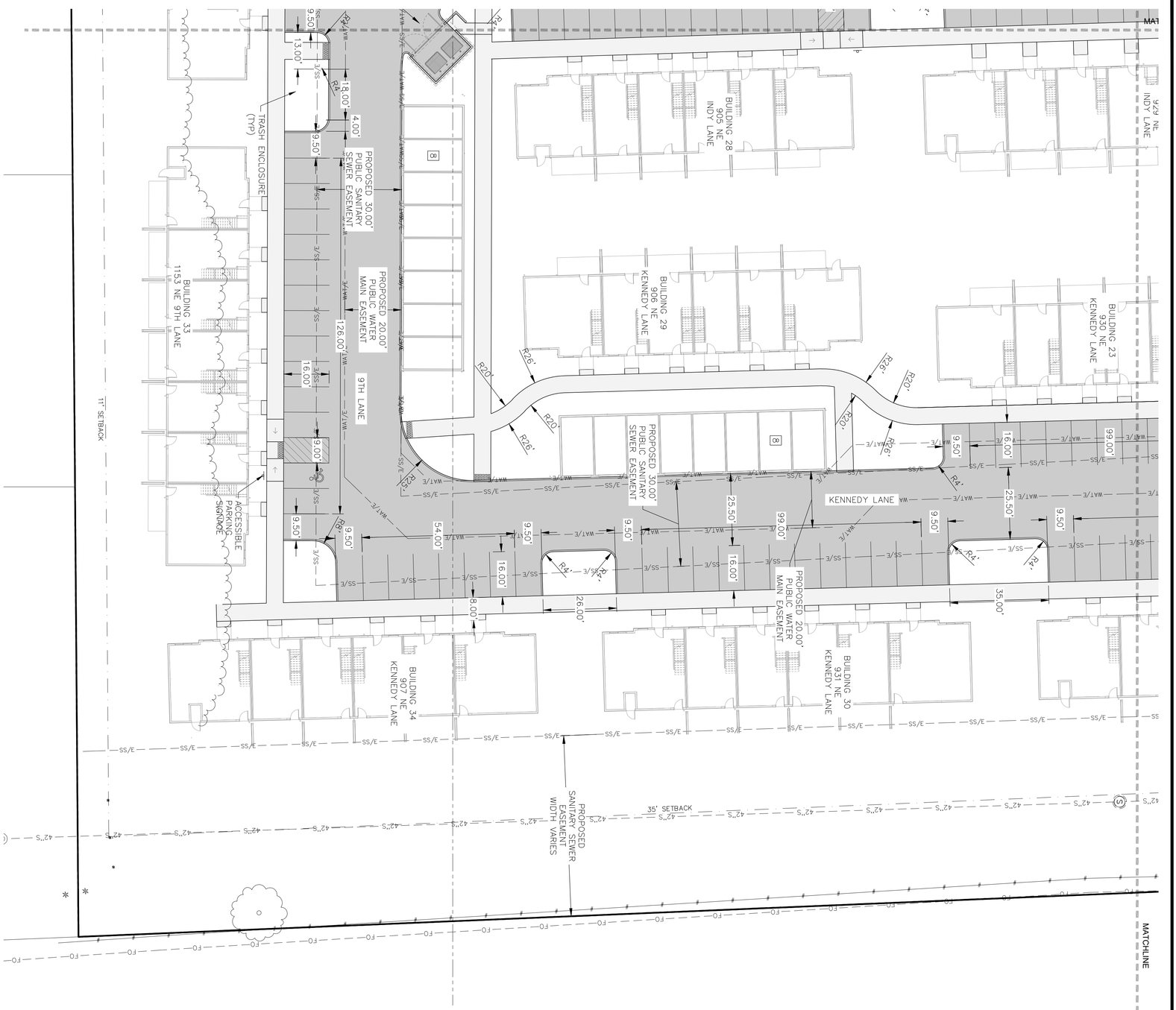


SCALE 0' 10' 20' 40'

MARLOW 35
DIMENSION PLAN

ANKENY, IOWA

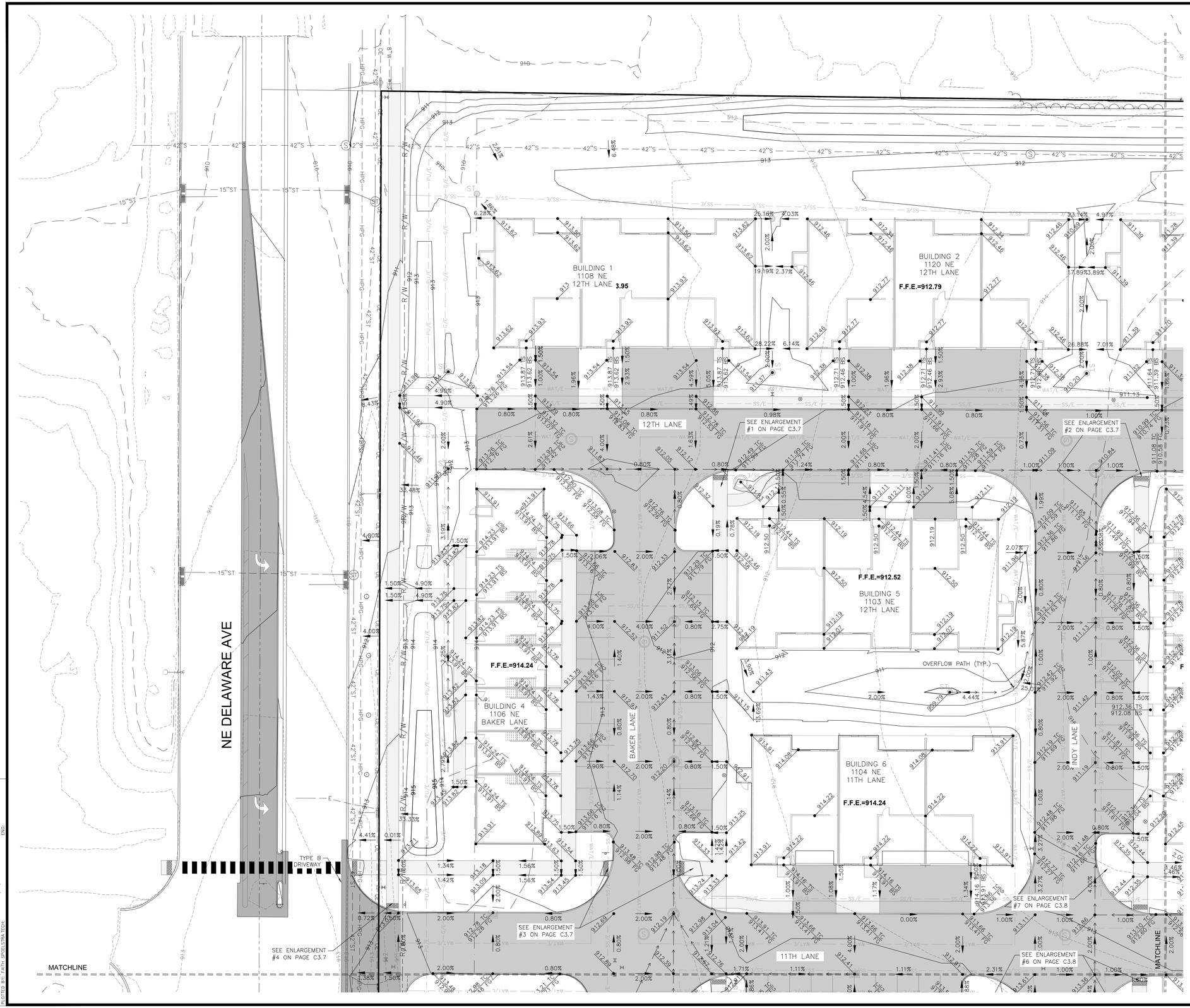
CIVIL DESIGN ADVANTAGE

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

ENGINEER: DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

DATE: 06/26/2026
SHEET NUMBER: C2.6
2512.920



GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE THE FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED FOR THE LAST BUILDING IN THIS DEVELOPMENT.

SCALE
0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
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SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
GRADING PLAN

DATE:
06/26/2026
SHEET NUMBER:
C3.1
2512.920

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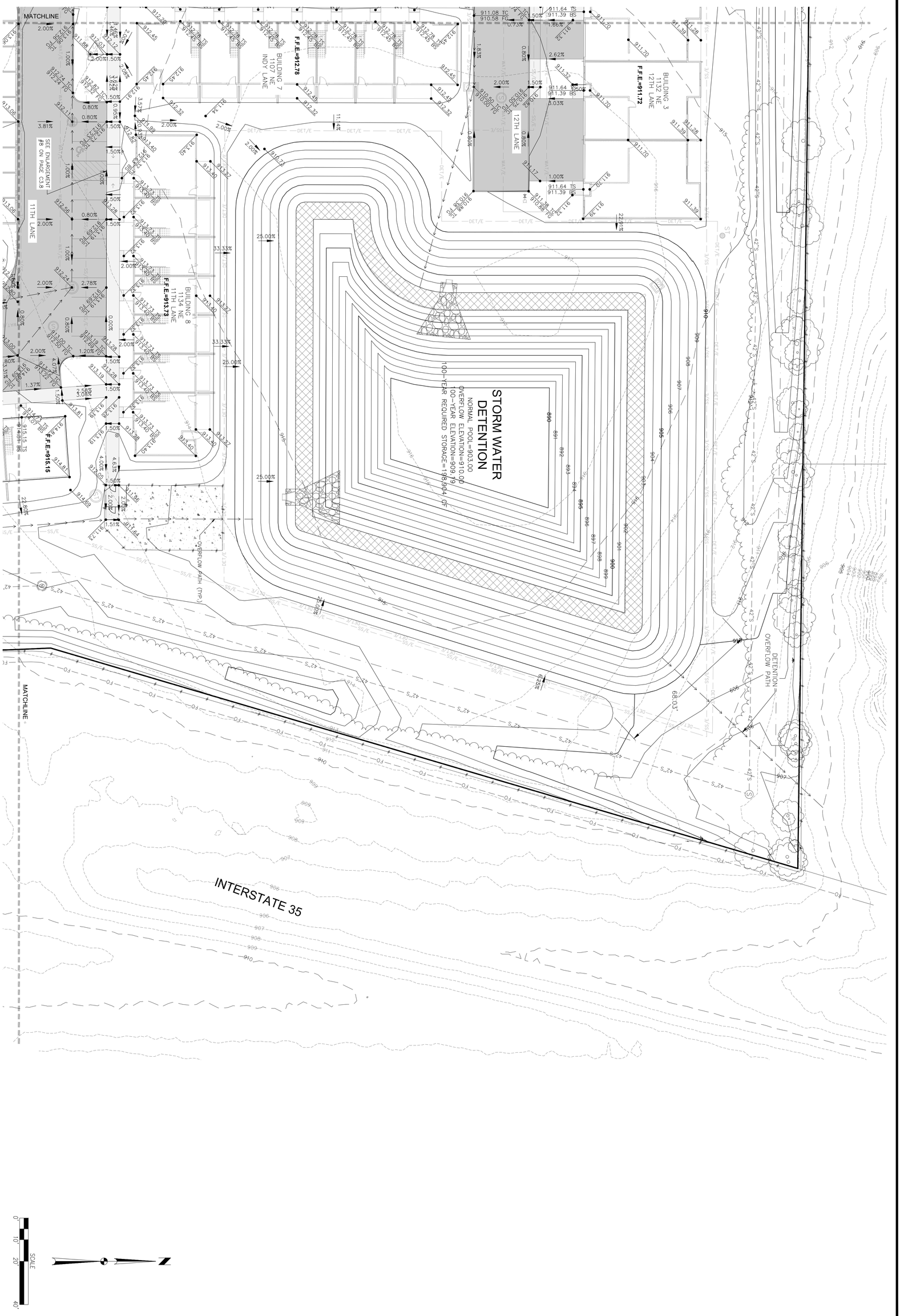

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

MARLOW 35

GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

DATE: 06/26/2026

SHEET NUMBER: C3.2

2512.920

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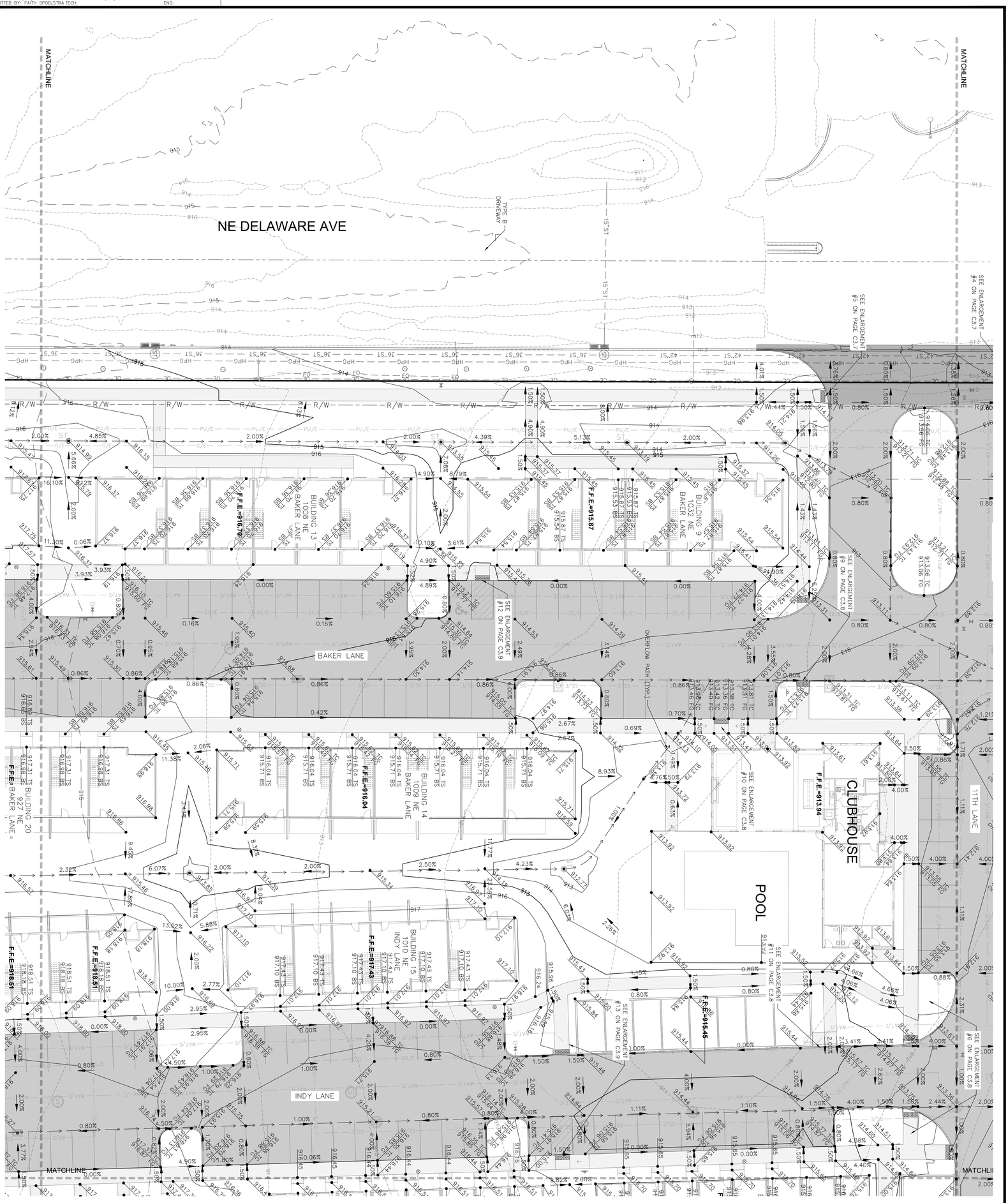

0 10 20 40 SCALE

MARLOW 35
GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: DRAFTED:

REVISIONS	DATE
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SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

DATE: 06/26/2026
SHEET NUMBER: C3.3
2512.920

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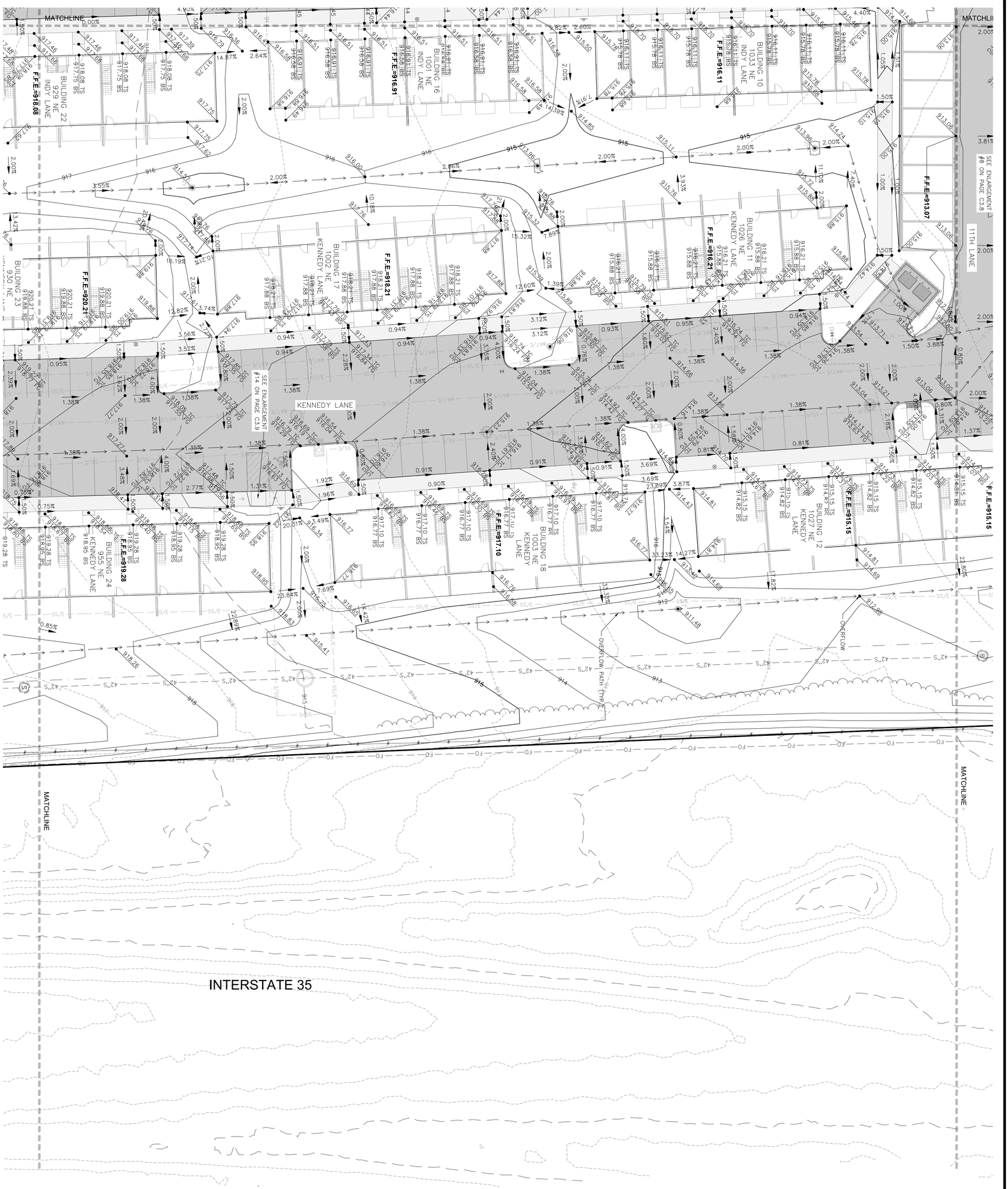

SCALE 0 10 20 40

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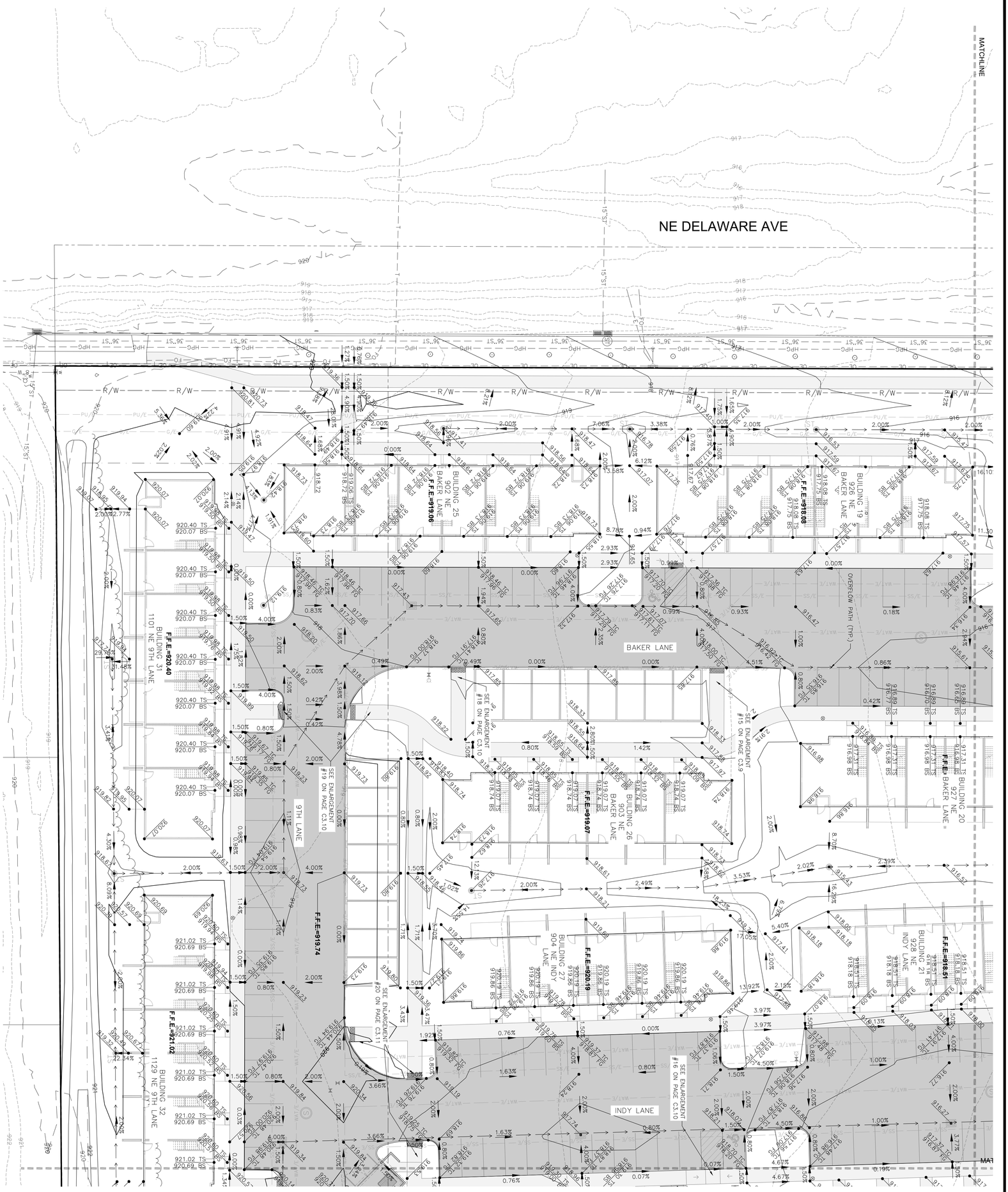

SCALE
0
10'
20'
40'

DATE: 06/26/2026
SHEET NUMBER: C3.5
2512.920

MARLOW 35
GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: DRAFTED:

REVISIONS	DATE
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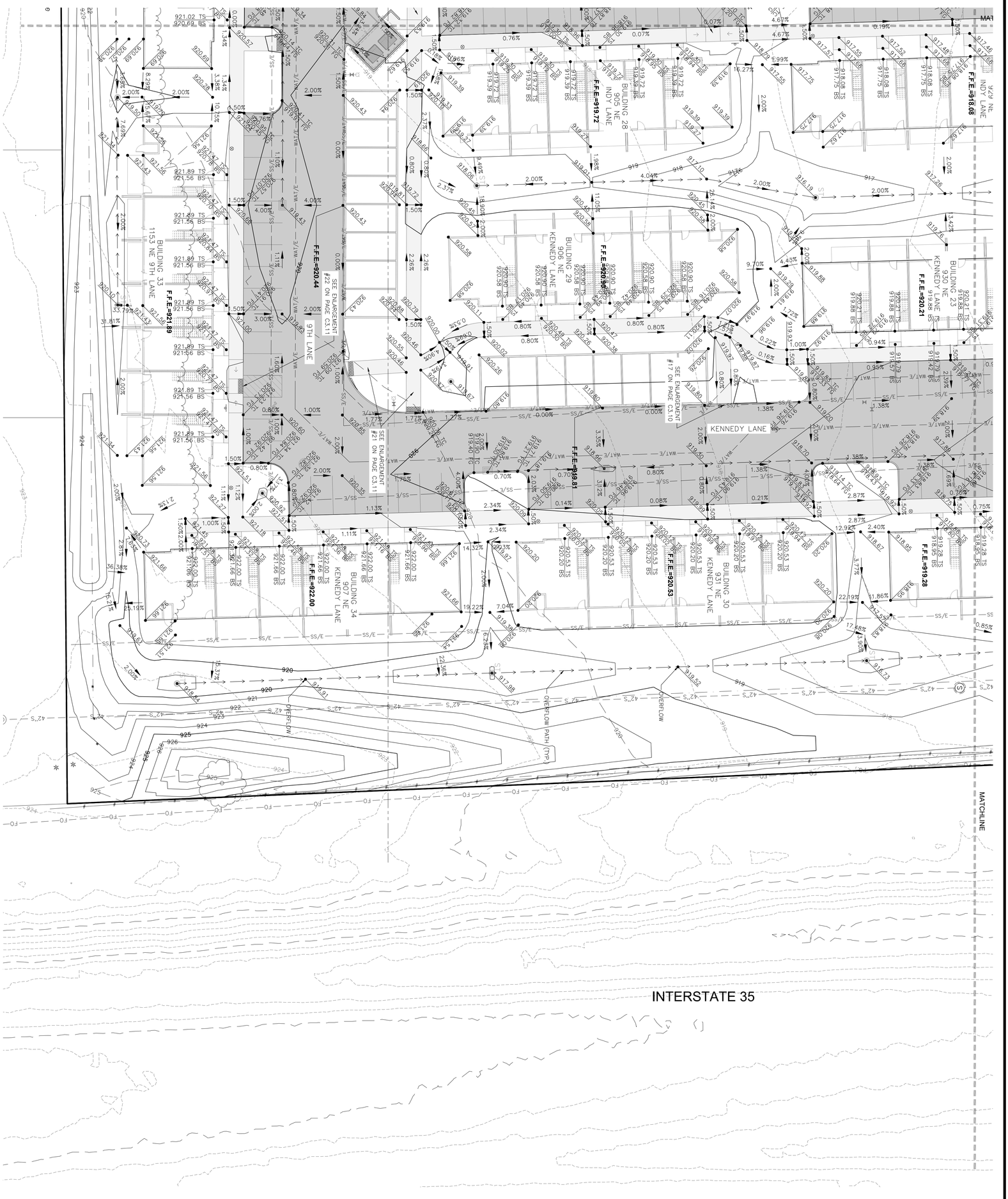

SCALE
0
10'
20'
40'

MARLOW 35
GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

DRAFTED:

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SHEET NUMBER: C3.6
2512.920

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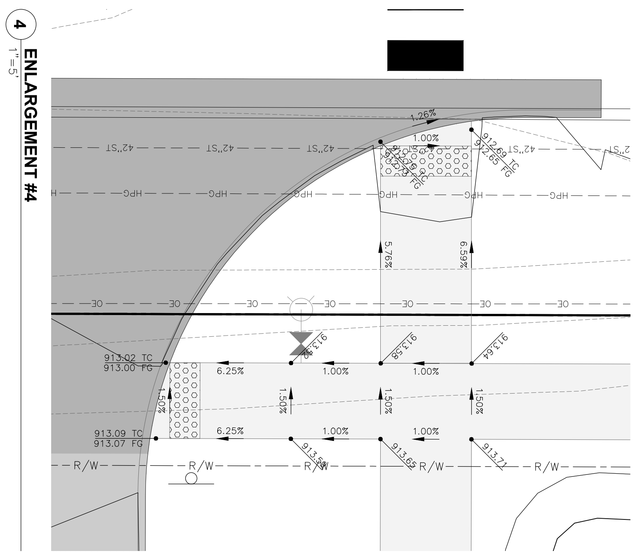

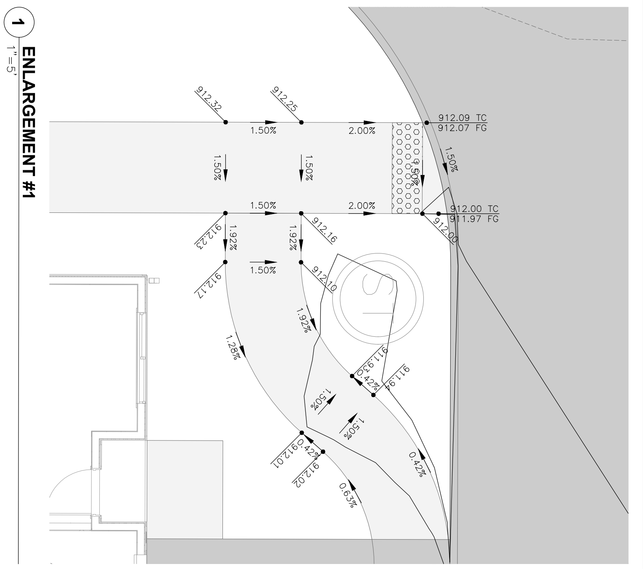

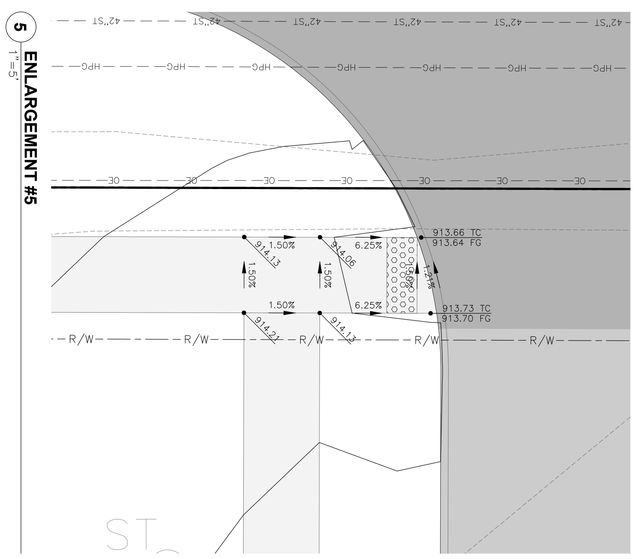

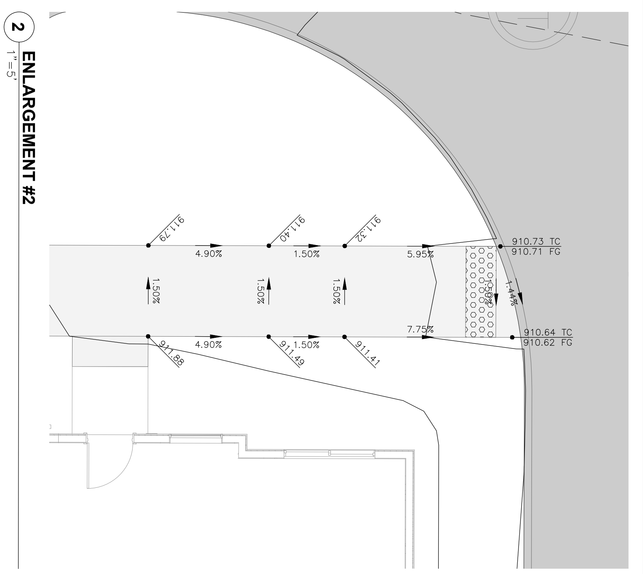

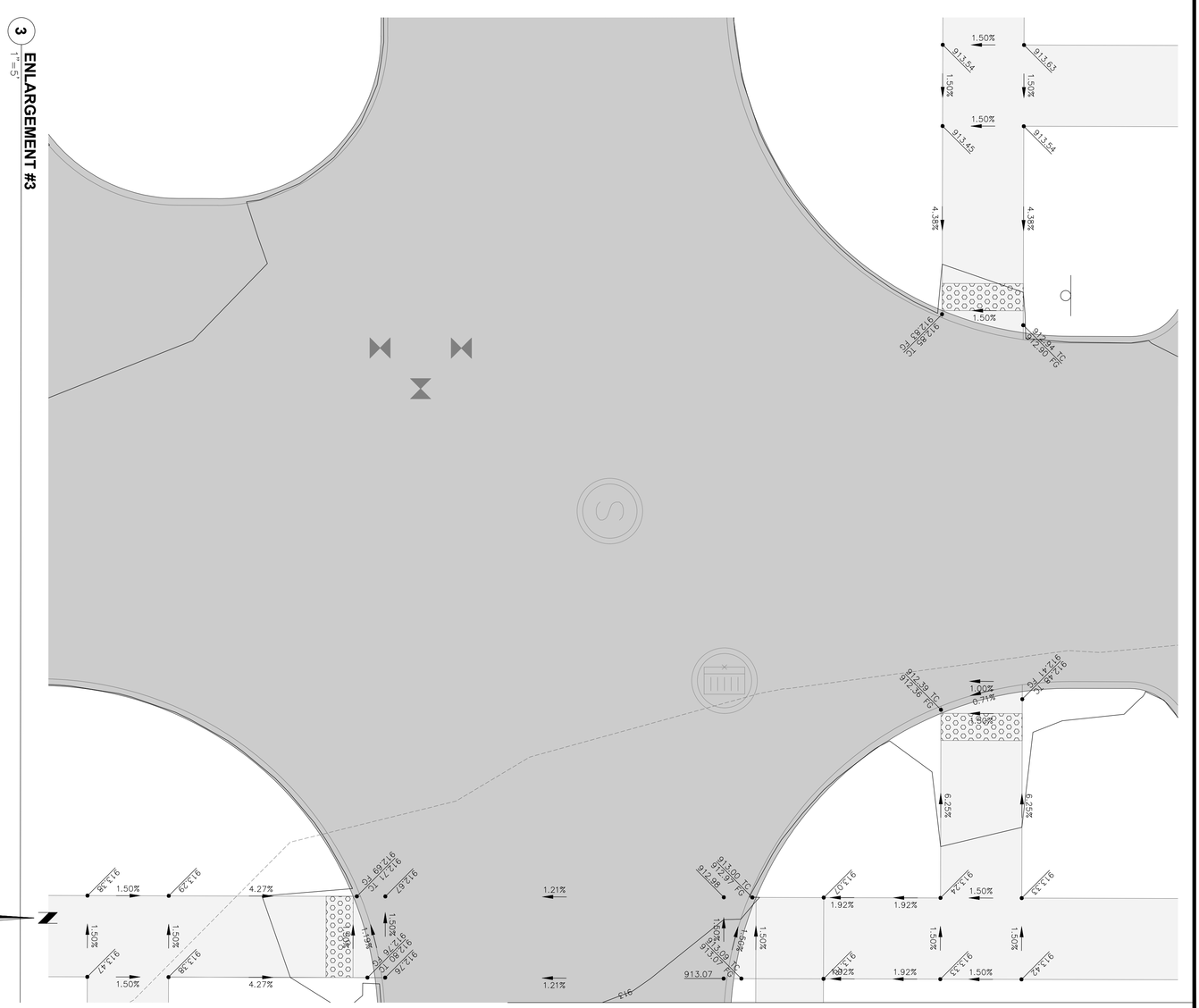

SCALE 0 10' 20' 40'

REVISIONS	DATE
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6 **ENLARGEMENT #6**
1" = 5'

7 **ENLARGEMENT #7**
1" = 5'

8 **ENLARGEMENT #8**
1" = 5'

9 **ENLARGEMENT #9**
1" = 5'

10 **ENLARGEMENT #10**
1" = 5'

11 **ENLARGEMENT #11**
1" = 5'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
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FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
GRADING PLAN

DATE:
06/26/2026

SHEET NUMBER:
C3.8
2512.920

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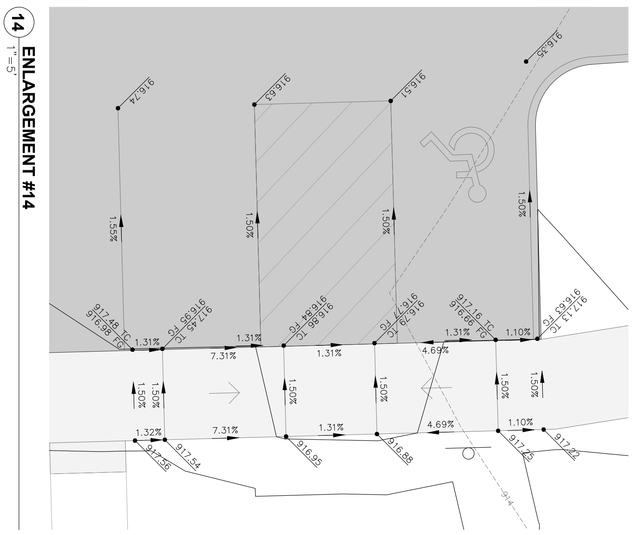
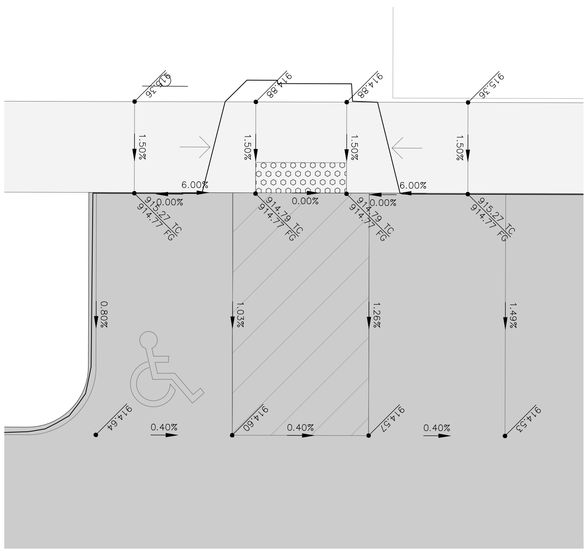
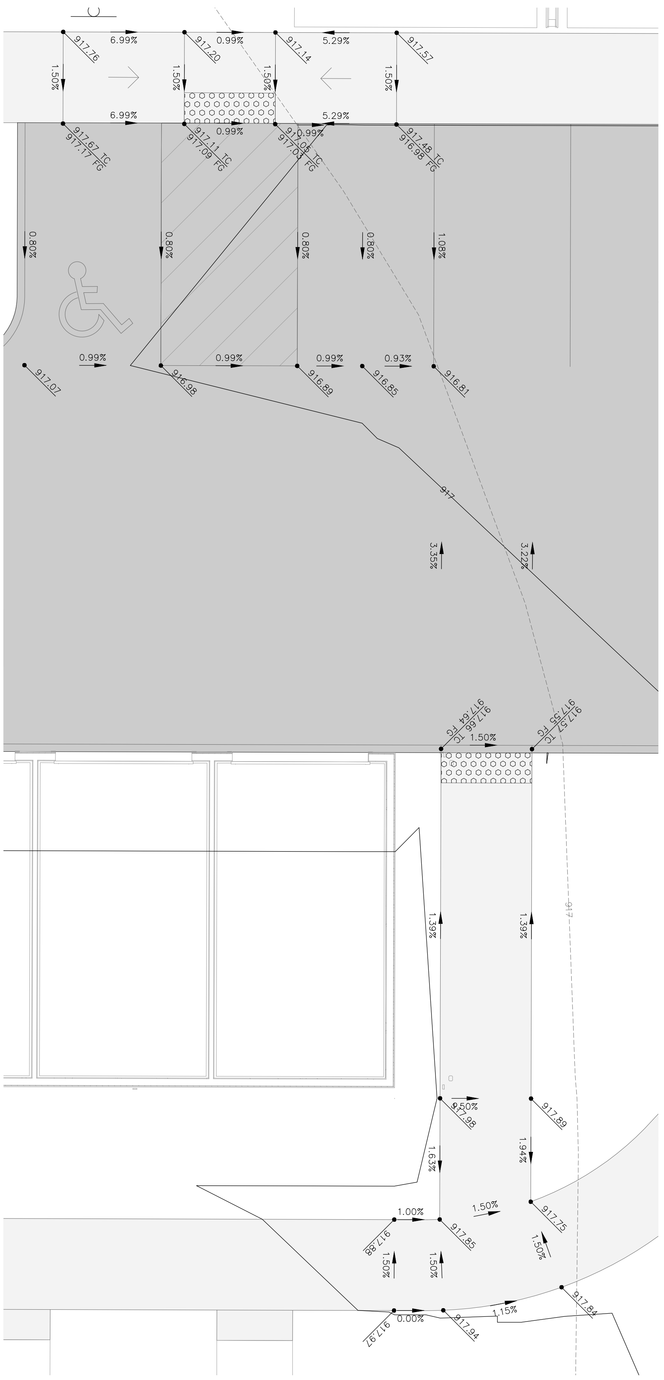
14 ENLARGEMENT #14
1" = 5'



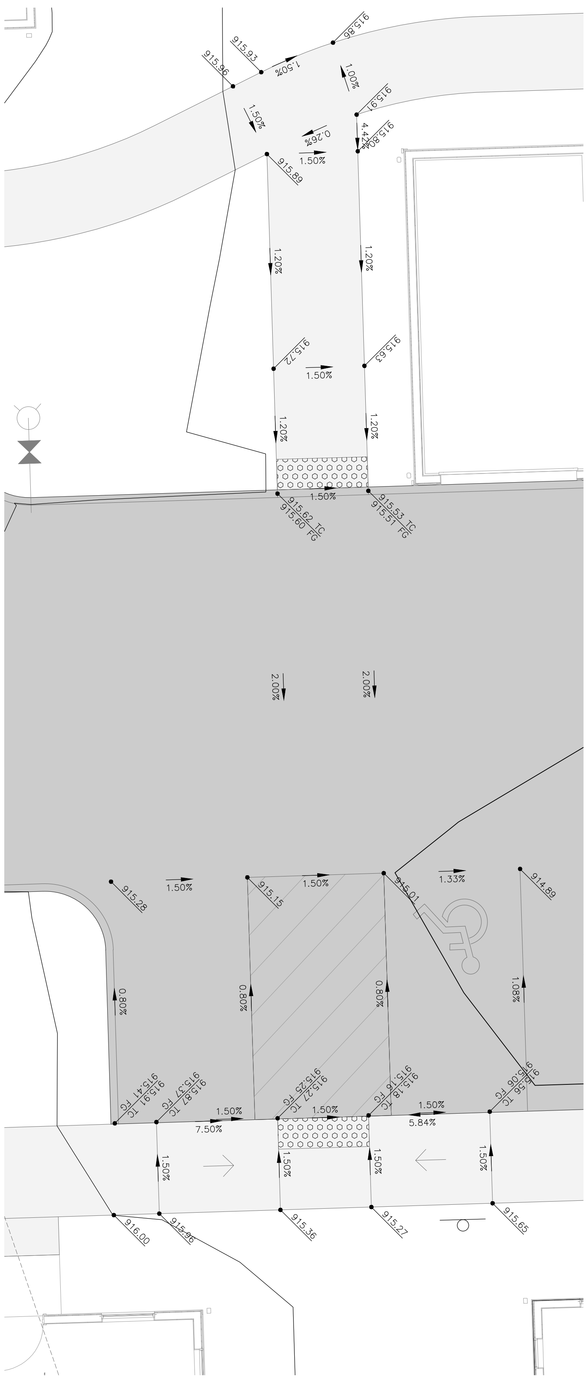
12 ENLARGEMENT #12
1" = 5'



15 ENLARGEMENT #15
1" = 5'



13 ENLARGEMENT #13
1" = 5'



SHEET NUMBER: C3.9
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DATE: 06/26/2026

MARLOW 35
GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
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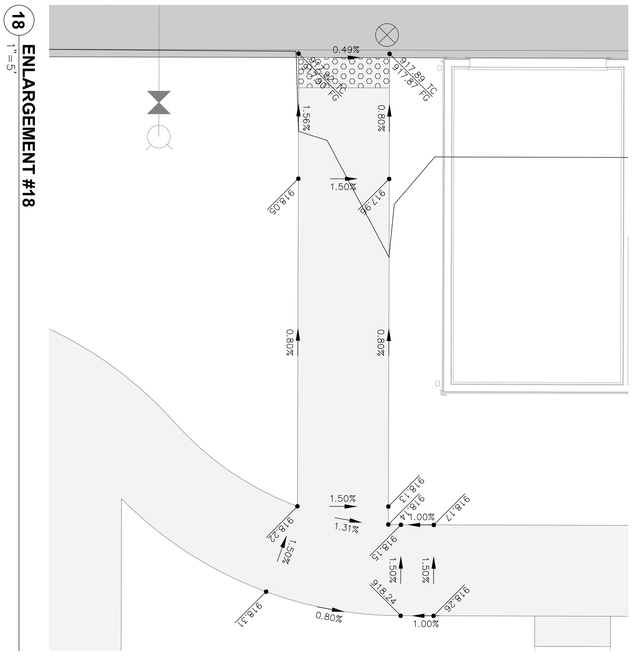

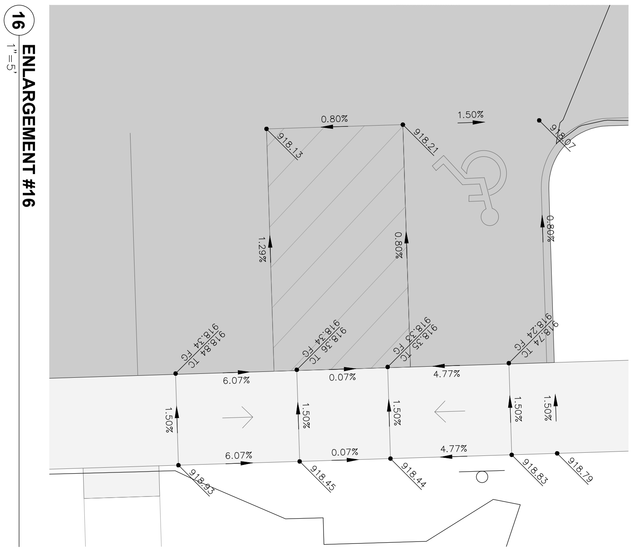

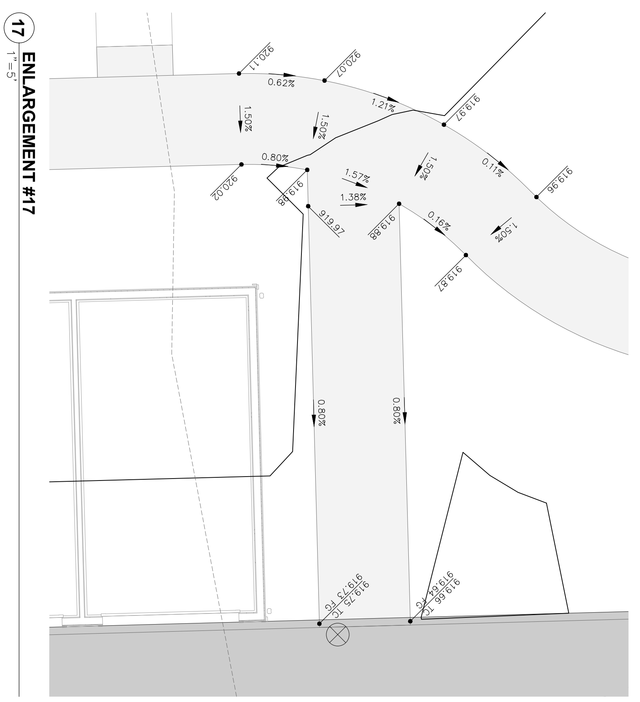

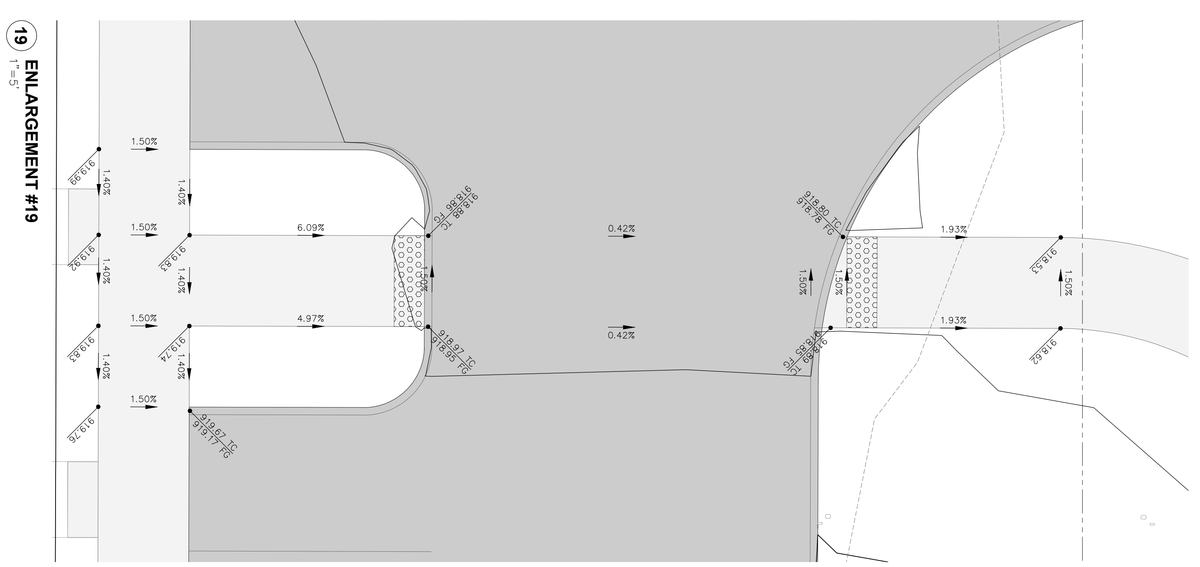

DATE: 06/26/2026
SHEET NUMBER: C3.10
2512.920

MARLOW 35
GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: DRAFTED:

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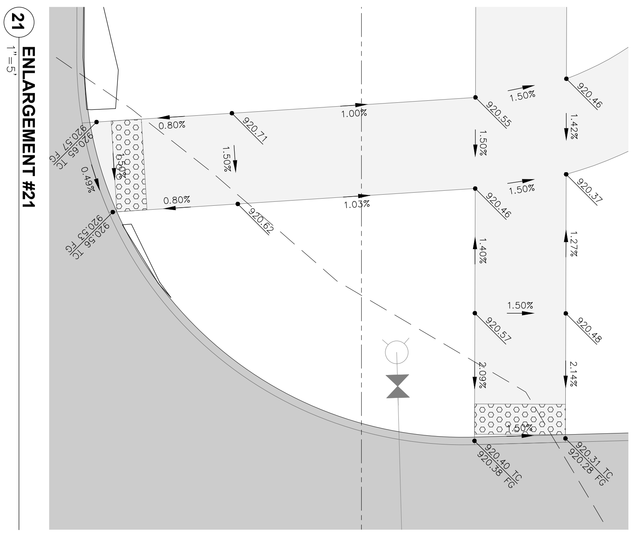

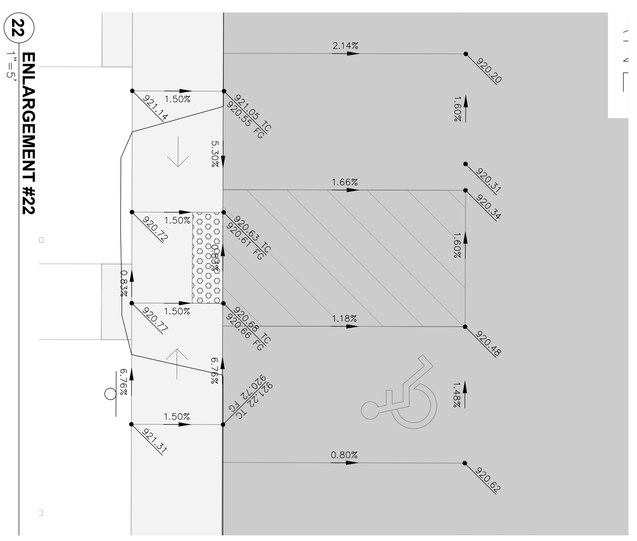

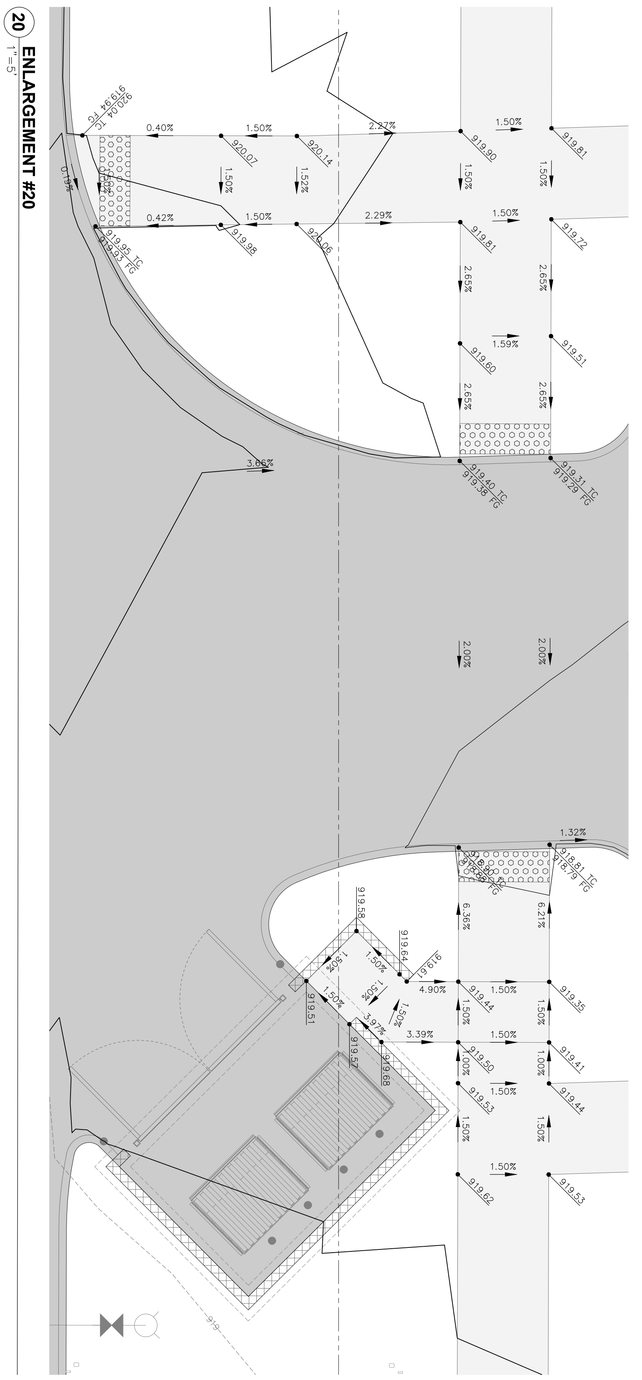

MARLOW 35
GRADING PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: DRAFTED:

REVISIONS	DATE
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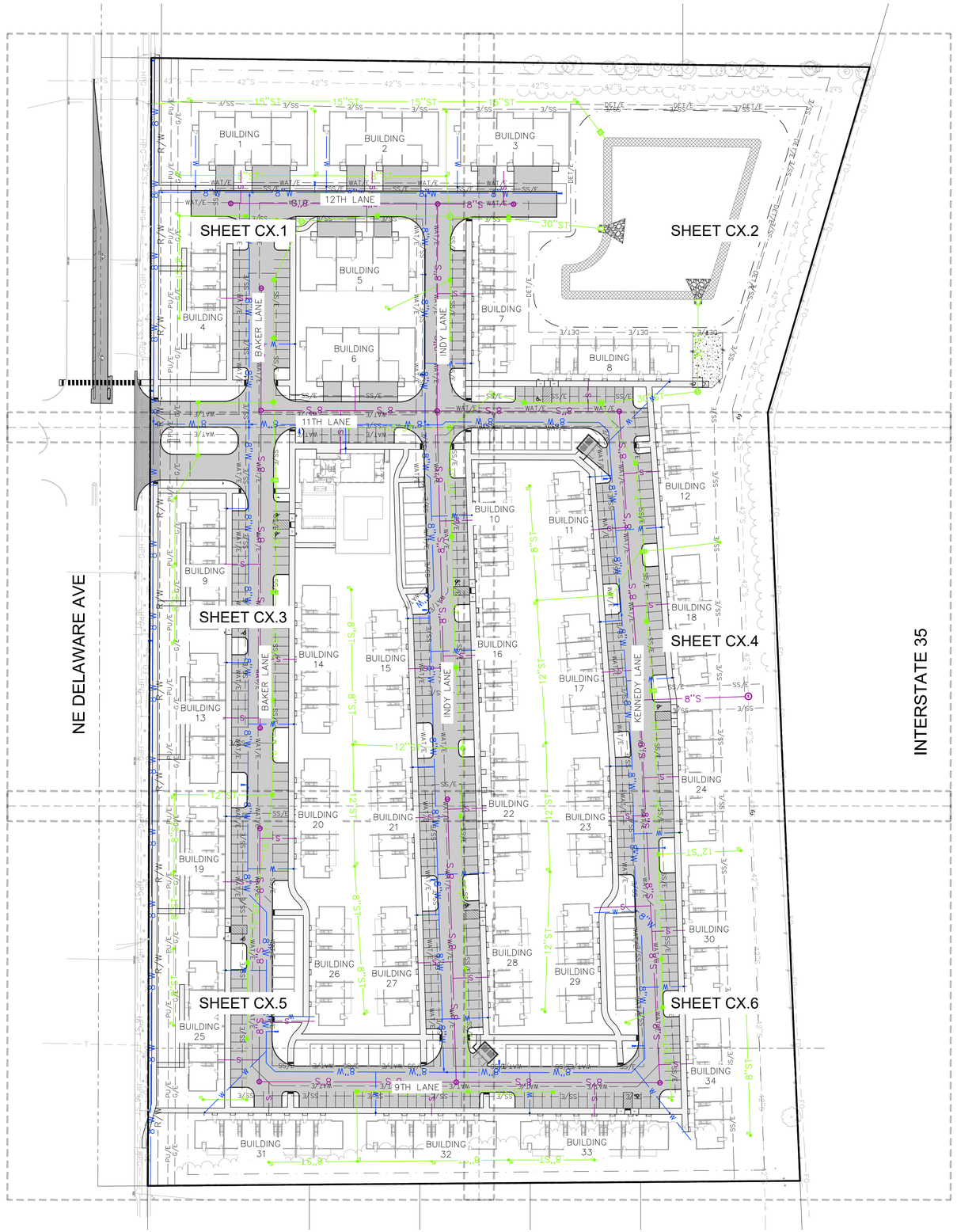
DATE: 06/26/2026

SHEET NUMBER: C3.11

2512.920



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES. ALL PUBLIC MANHOLES WITHIN PAVEMENT NEED TO USE EAST JORDAN 3025 SELF-LEVEL CASTINGS WITH CRETEX PRO-RINGS. COORDINATE WITH DEVELOPMENT ENGINEERING FOR INSPECTION/REQUIREMENTS.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANKENY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF ANKENY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER 2026 SUDAS AND THE CITY SUPPLEMENTALS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. SANITARY SEWER CONNECTIONS SHALL BE MADE WITH A MANUFACTURED WYE IF A SERVICE IS 6" OR LESS. THE FULL SANITARY PIPE WILL BE VIDEO INSPECTED AFTER THE CONNECTIONS ARE MADE AND BACKFILLED, AND THE VIDEO SHALL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED.
17. CONTRACTOR SHALL REMOVE MECHANICAL PLUGS ON EXISTING SANITARY SERVICES. CONTRACTOR SHALL INSTALL A GLUED CAP, REMOVE SERVICE, OR PLACE INTERIOR PIPE PATCH OVER THESE CONNECTIONS.
18. ALL CURB STOPS SHALL BE ENCASED IN CONCRETE.
19. REFER TO PUBLIC IMPROVEMENT PLANS FOR CRITICAL CROSSING INFORMATION.

SCALE
0' 30' 60' 120'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
UTILITY PLAN OVERALL

DATE:
06/26/2026

SHEET NUMBER:
C4.0
2512.920

FILE: H:\2025\2512920\CIVIL\2512920-SITE.DWG
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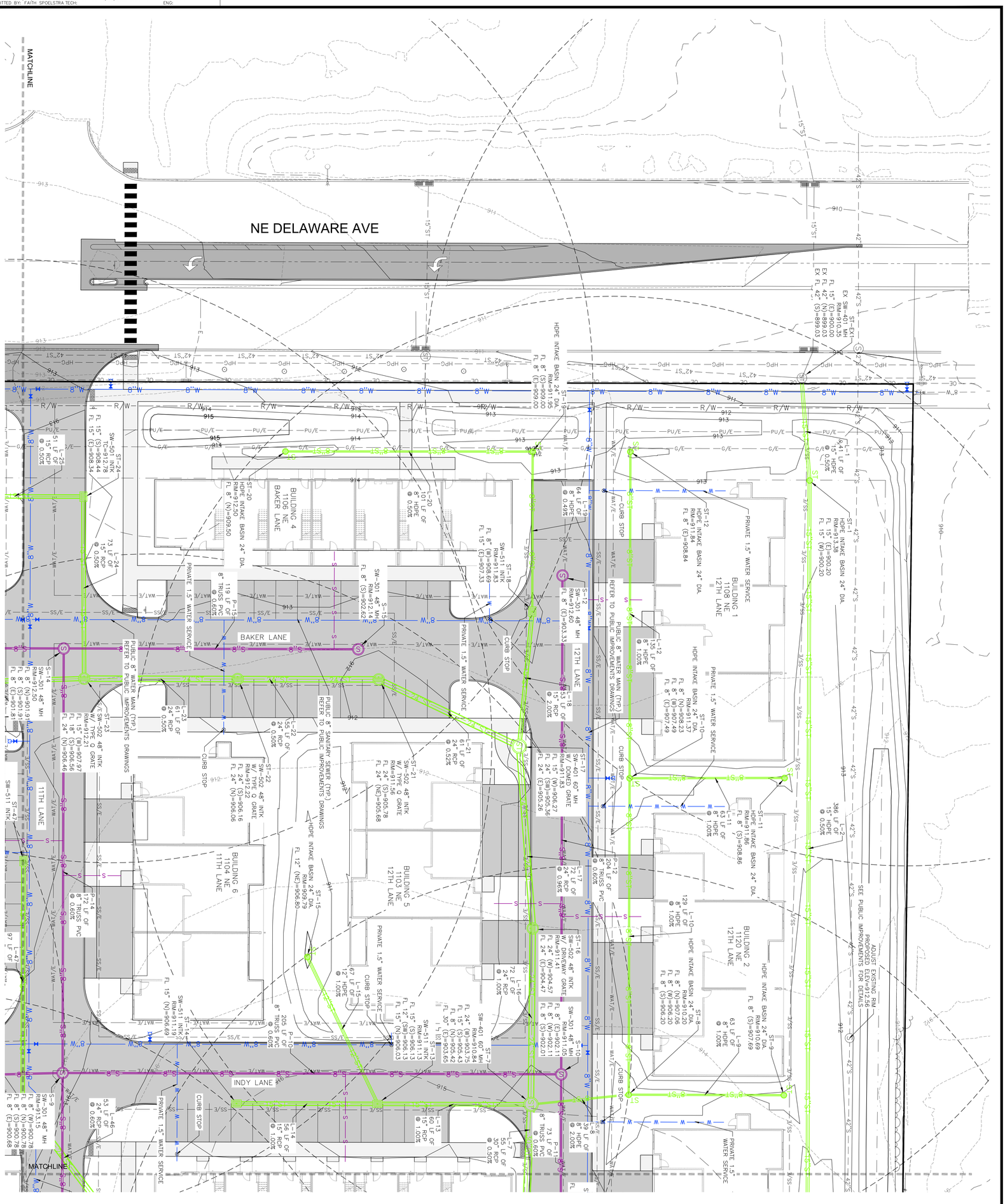
NE DELAWARE AVE
BAKER LANE
INDY LANE
11TH LANE
12TH LANE
MATCHLINE
MATCHLINE
BUILDING 4
1104 NE
BAKER LANE
BUILDING 1
1108 NE
12TH LANE
BUILDING 6
1104 NE
11TH LANE
BUILDING 5
1103 NE
12TH LANE
BUILDING 2
1120 NE
12TH LANE
PRIVATE 1.5" WATER SERVICE
PUBLIC 8" WATER MAIN (TYP.)
REFER TO PUBLIC IMPROVEMENTS DRAWINGS
PUBLIC 8" SANITARY SEWER (TYP.)
REFER TO PUBLIC IMPROVEMENTS DRAWINGS
CURB STOP
HDPE INTAKE BASIN 24" DIA.
SW-502 48" INTK W/ TYPE Q GRATE
SW-502 48" INTK W/ DRIVEWAY GRATE
SW-502 48" INTK W/ HOMED GRATE
SW-501 INTK
SW-501 48" MH
SW-401 60" MH
SW-301 48" MH
SEE PUBLIC IMPROVEMENTS FOR DETAILS
ADJUST EXISTING RIM ELEVATION TO PROPOSED ELEVATION
SCALE
0
10'
20'
40'

FILE: H:\2025\2512920\DWG\2512920-SITE.DWG
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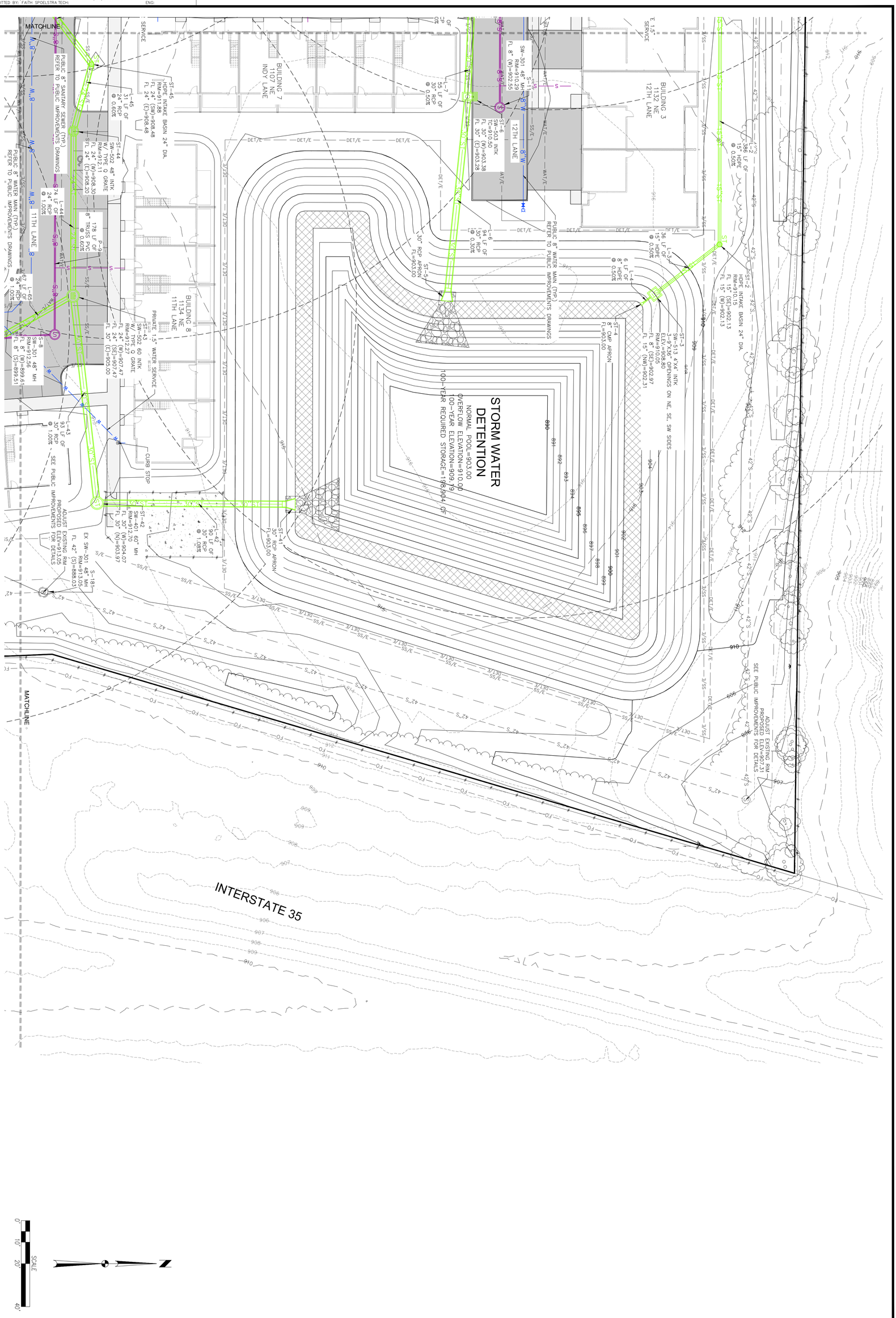

MARLOW 35
UTILITY PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: DRAFTED:

DATE: 06/26/2026

SHEET NUMBER: C4.2

2512.920

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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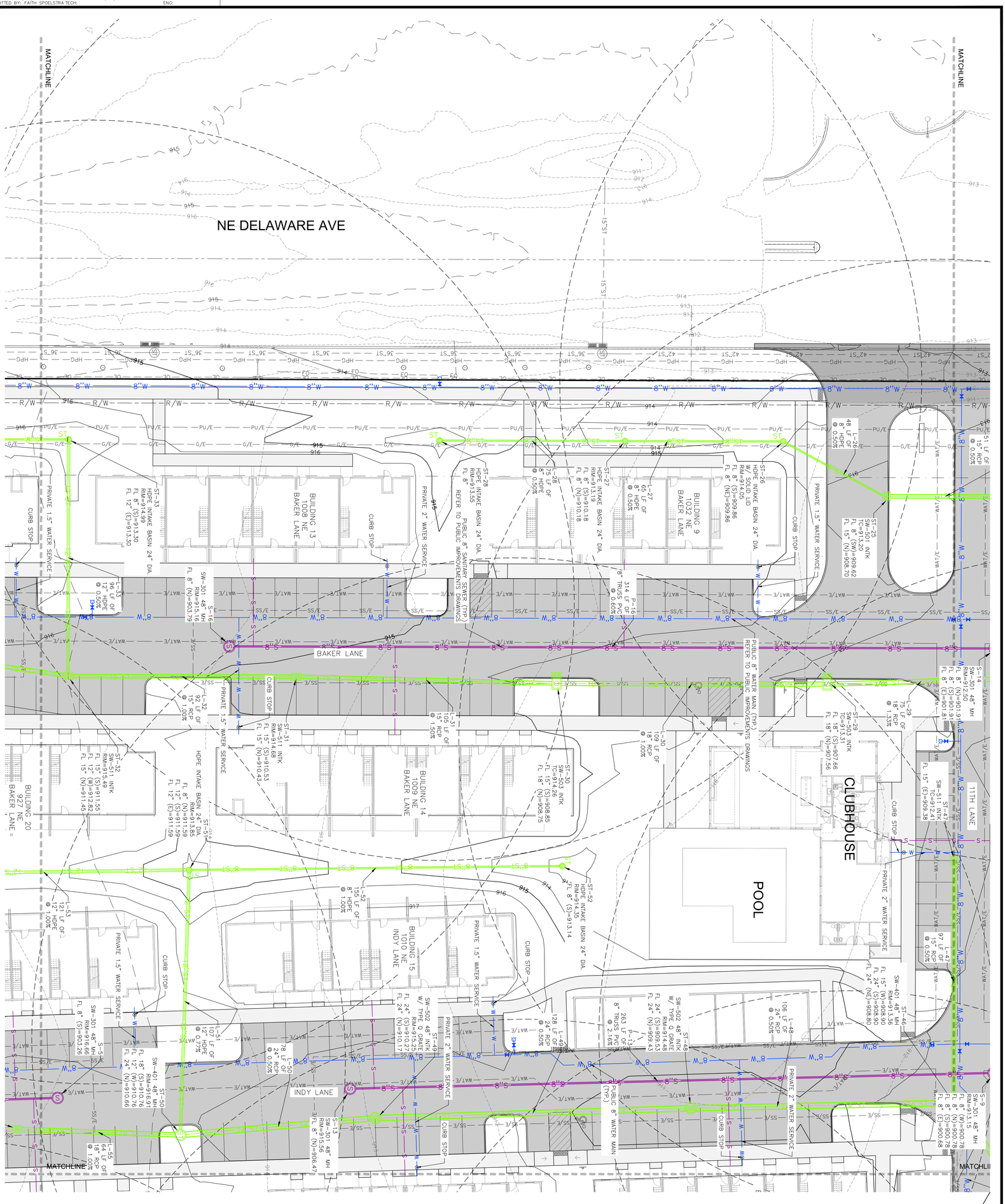

DATE: 06/26/2026
SHEET NUMBER: C4.3
2512.920

MARLOW 35
UTILITY PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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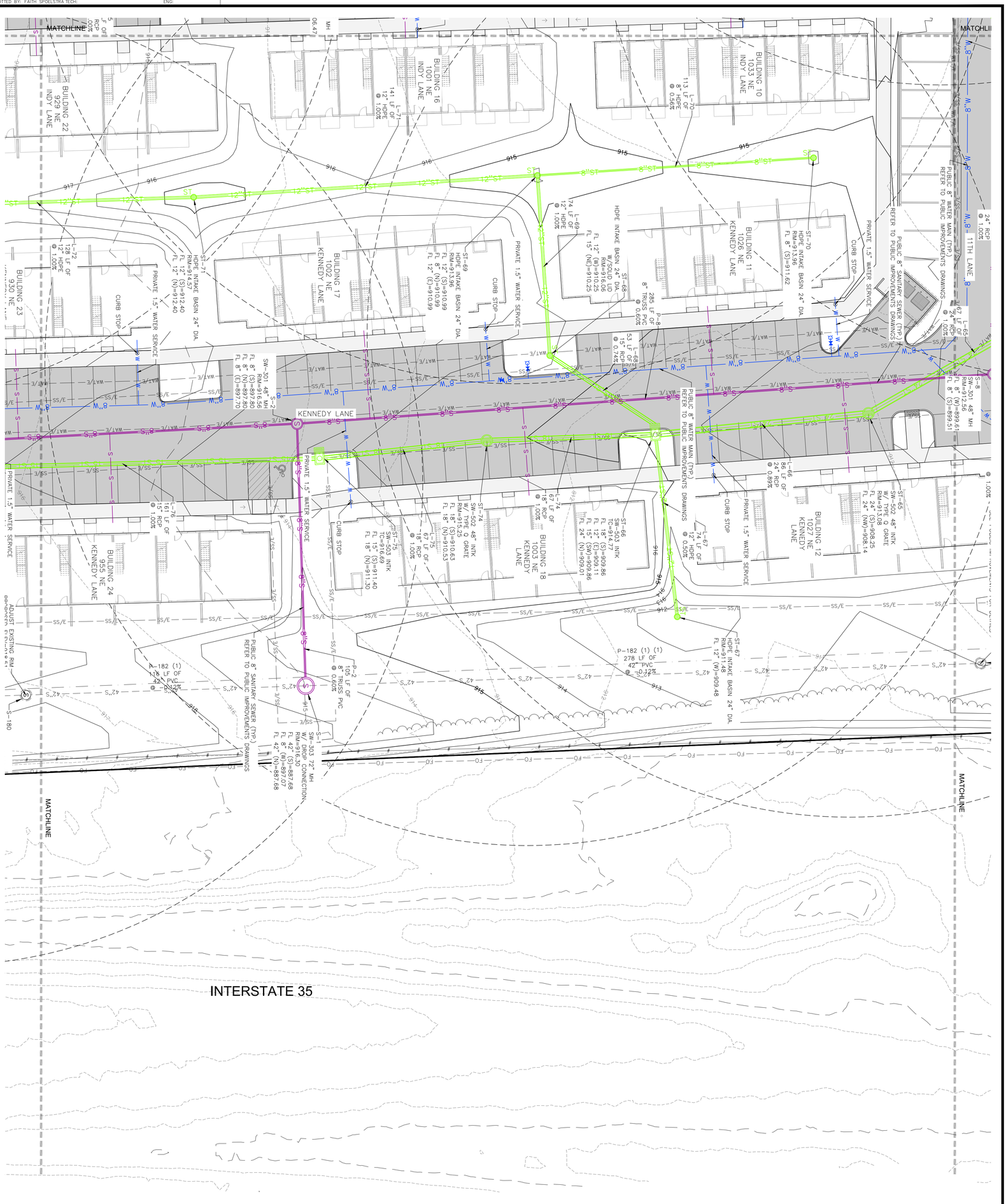

SHEET NUMBER	C4.4
2512.920	
DATE	06/26/2026

MARLOW 35
UTILITY PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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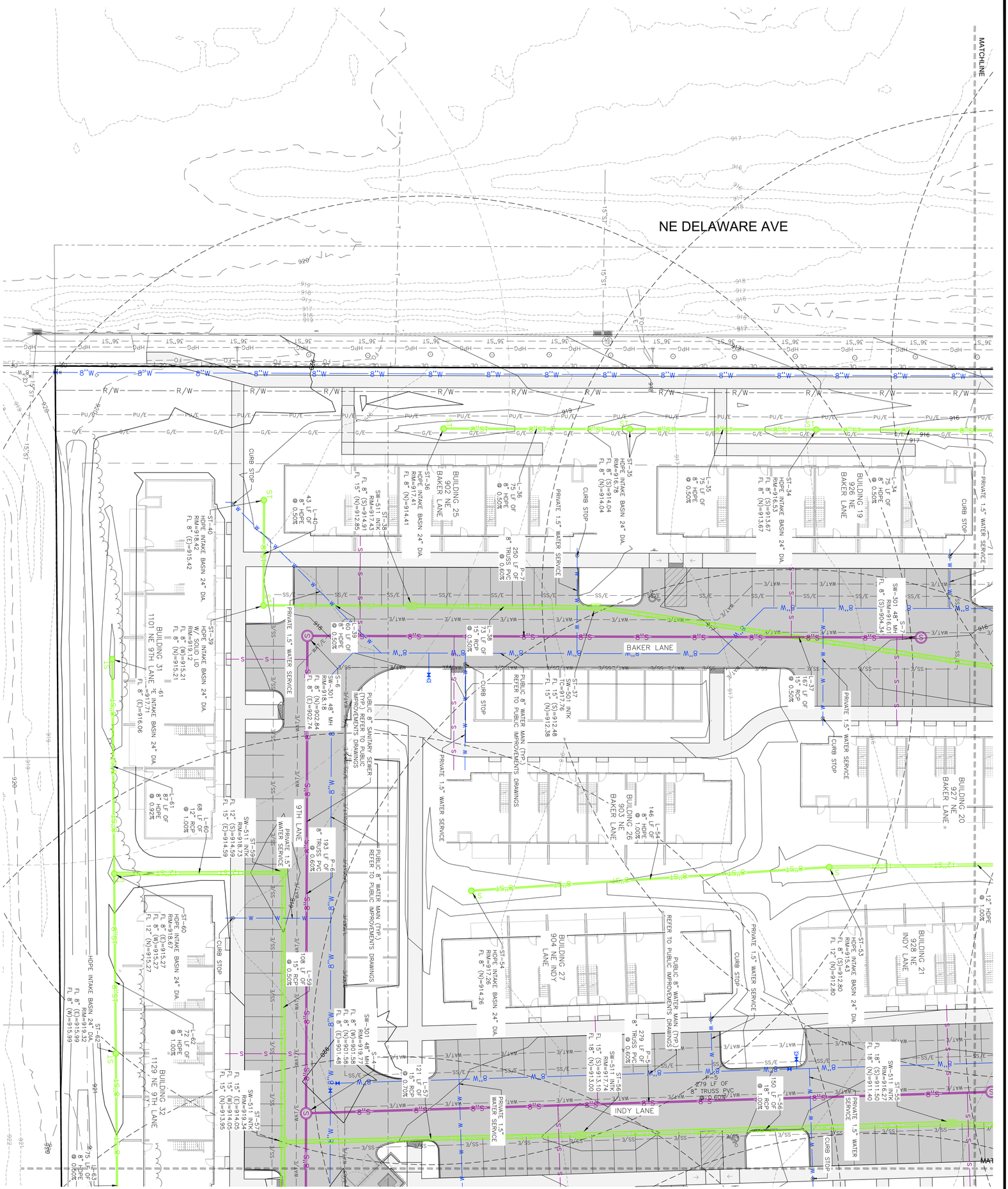

MARLOW 35
UTILITY PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: DRAFTED:

REVISIONS	DATE
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THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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MARLOW 35

UTILITY PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

DATE: 06/26/2026

SHEET NUMBER: C4.6

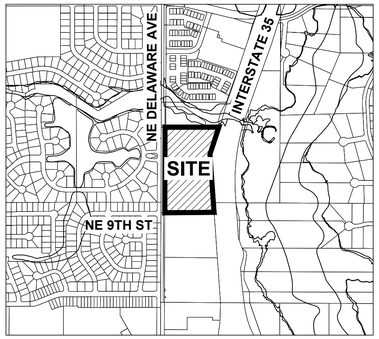
2512.920

MARLOW 35

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	4,901
2	SEEDING, FERTILIZING, AND MULCHING	AC	6.23
3	INLET PROTECTION DEVICES	EA	33
4	CONCRETE WASHOUT PIT	EA	1
5	12" PVC TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO TRIBUTARY OF FOURMILE CREEK ±400 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	16.36 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	58,896 CU FT
VOLUME PROVIDED IN SILT FENCE (4901 LF @ 4.5 CU FT/LF OF FENCE)	22,055 CU FT
VOLUME PROVIDED IN TSB (OVEREXCAVATE 3' @ 3:1)	128,652 CU FT
TOTAL VOLUME PROVIDED	150,707 CU FT

SWPPP LEGEND

DRAINAGE ARROW — X.XX %

GRADING LIMITS

FILTER SOCK

SILT FENCE

DITCH CHECK

INLET PROTECTION

PORTABLE RESTROOM — R

TEMPORARY STANDPIPE

CONCRETE WASHOUT PIT

AREA TO BE SEEDED

STRAW MAT

UNDISTURBED AREA

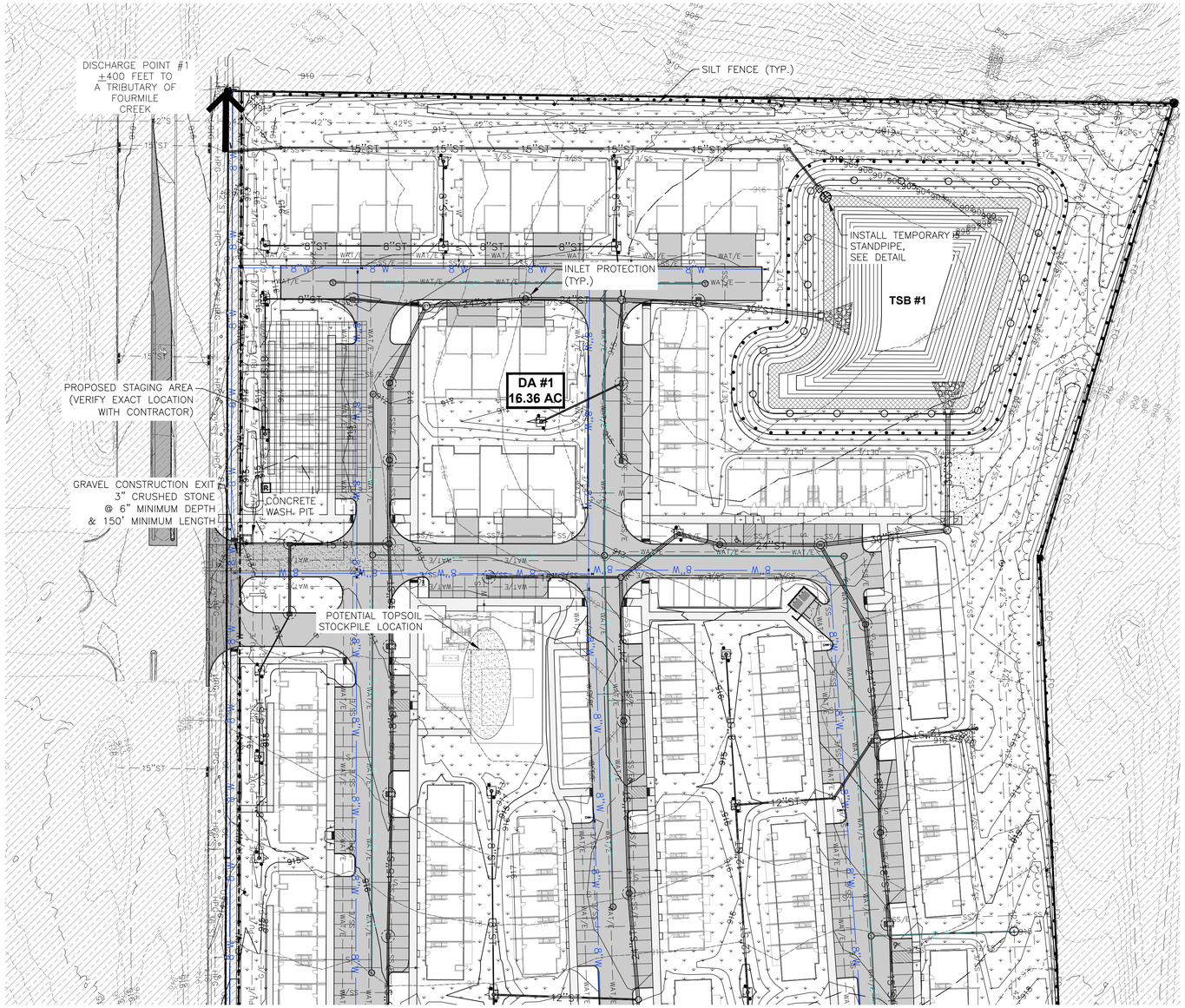
RIP-RAP

GRAVEL ENTRANCE

STAGING AREA

TEMPORARY SEDIMENT TRAP — TST #

TEMPORARY SEDIMENT BASIN — TSB #



NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.
5. POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE THE FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED FOR THE LAST BUILDING IN THIS DEVELOPMENT

SCALE 0' 25' 50' 100'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE

MARLOW 35

EROSION AND SEDIMENT CONTROL PLAN

ANKENY, IOWA

DATE: 06/26/2026

SHEET NUMBER: C5.1

2512.920

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COMMENT: ENG

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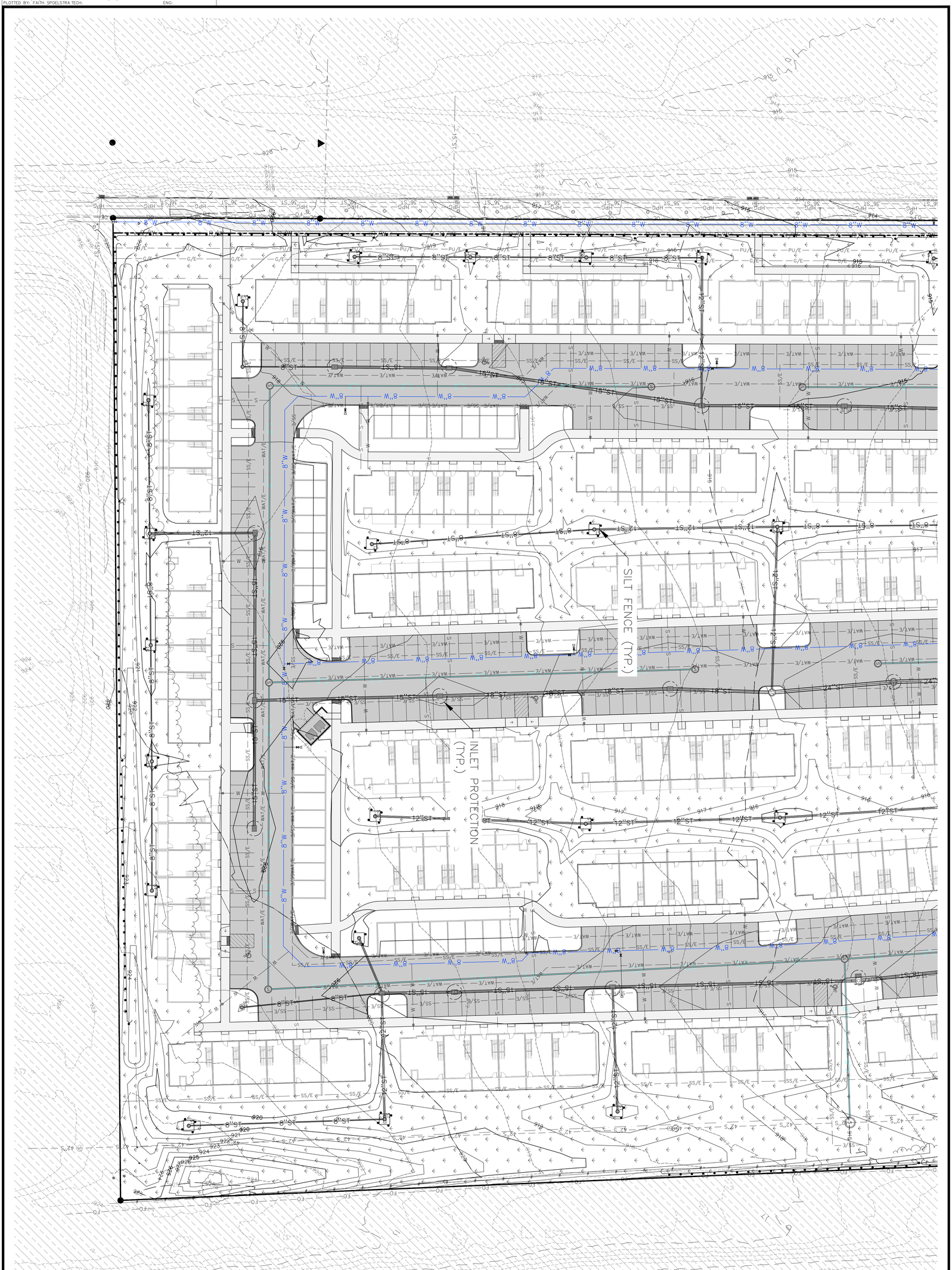

SCALE
0
15
30
60

MARLOW 35

EROSION AND SEDIMENT CONTROL PLAN

ANKENY, IOWA

DATE: 06/26/2026

SHEET NUMBER: C5.2

2512.920

CIVIL DESIGN ADVANTAGE

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

ENGINEER:

DRAFTED:

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
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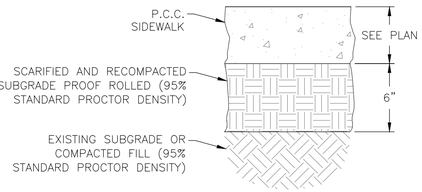
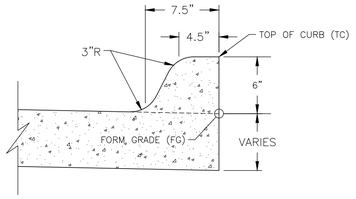
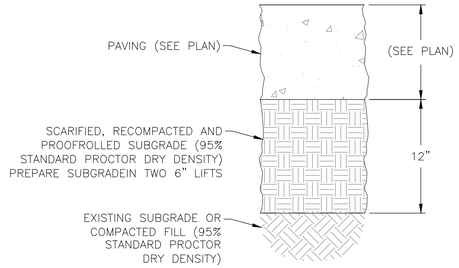


NOTES:
1. SUBGRADE PREPARATION SHALL EXTEND 12" BEYOND THE EDGE OF PAVING. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

1 SIDEWALK
NOT TO SCALE

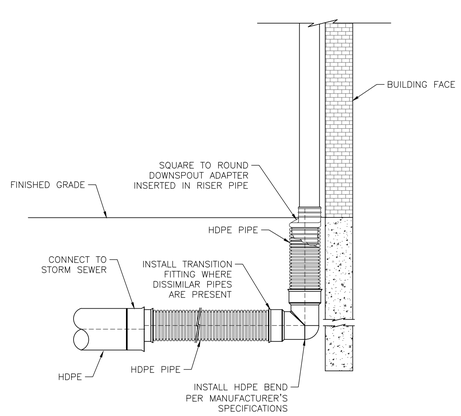


5 6" STANDARD CURB
NOT TO SCALE

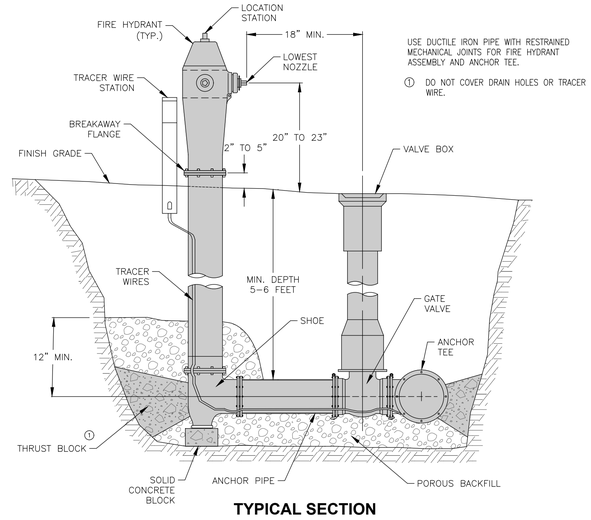


NOTES:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND THE EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

2 12" SUBGRADE PREPARATION
NOT TO SCALE



3 ROOF DRAIN CONNECTION WITH TEE
NOT TO SCALE

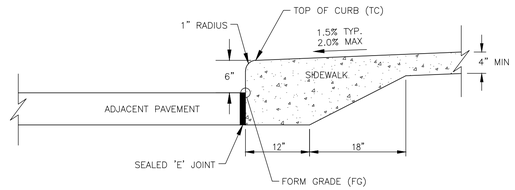


USE DUCTILE IRON PIPE WITH RESTRAINED MECHANICAL JOINTS FOR FIRE HYDRANT ASSEMBLY AND ANCHOR TEE.

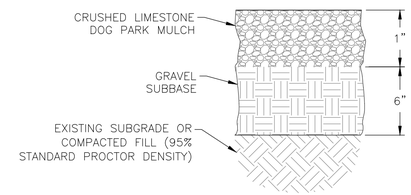
① DO NOT COVER DRAIN HOLES OR TRACER WIRE.

TYPICAL SECTION

4 FIRE HYDRANT ASSEMBLY
NOT TO SCALE



6 CLASS 'A' INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



7 DOG PARK SURFACING
NOT TO SCALE

① DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.

② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB CROSS SIDEWALK.

③ PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.

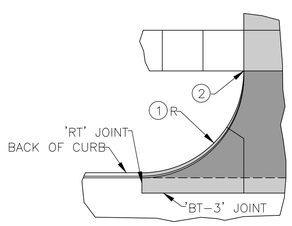
④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.

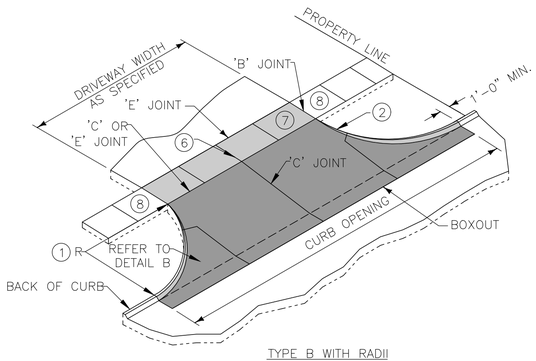
⑤ IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.

⑥ FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD THE CENTER OF THE ALLEY.

⑦ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.

⑧ IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.





CONCRETE DRIVEWAY TYPE B

PLAN

STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.

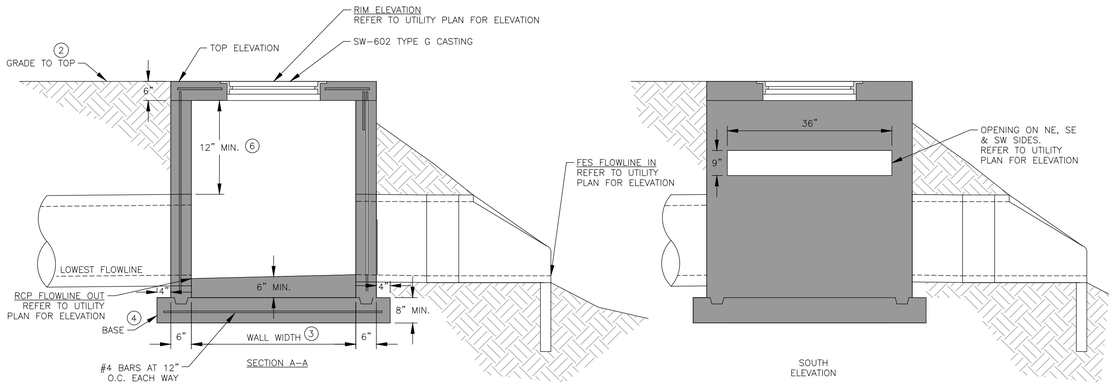
② GRADE TO TOP ELEVATION ON CLOSED SIDES.

③ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.

④ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

⑤ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.

⑥ 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



SW-513 INTAKE

8 ST-3
NOT TO SCALE

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

DRAFTED:

ENGINEER:

CIVIL DESIGN ADVANTAGE

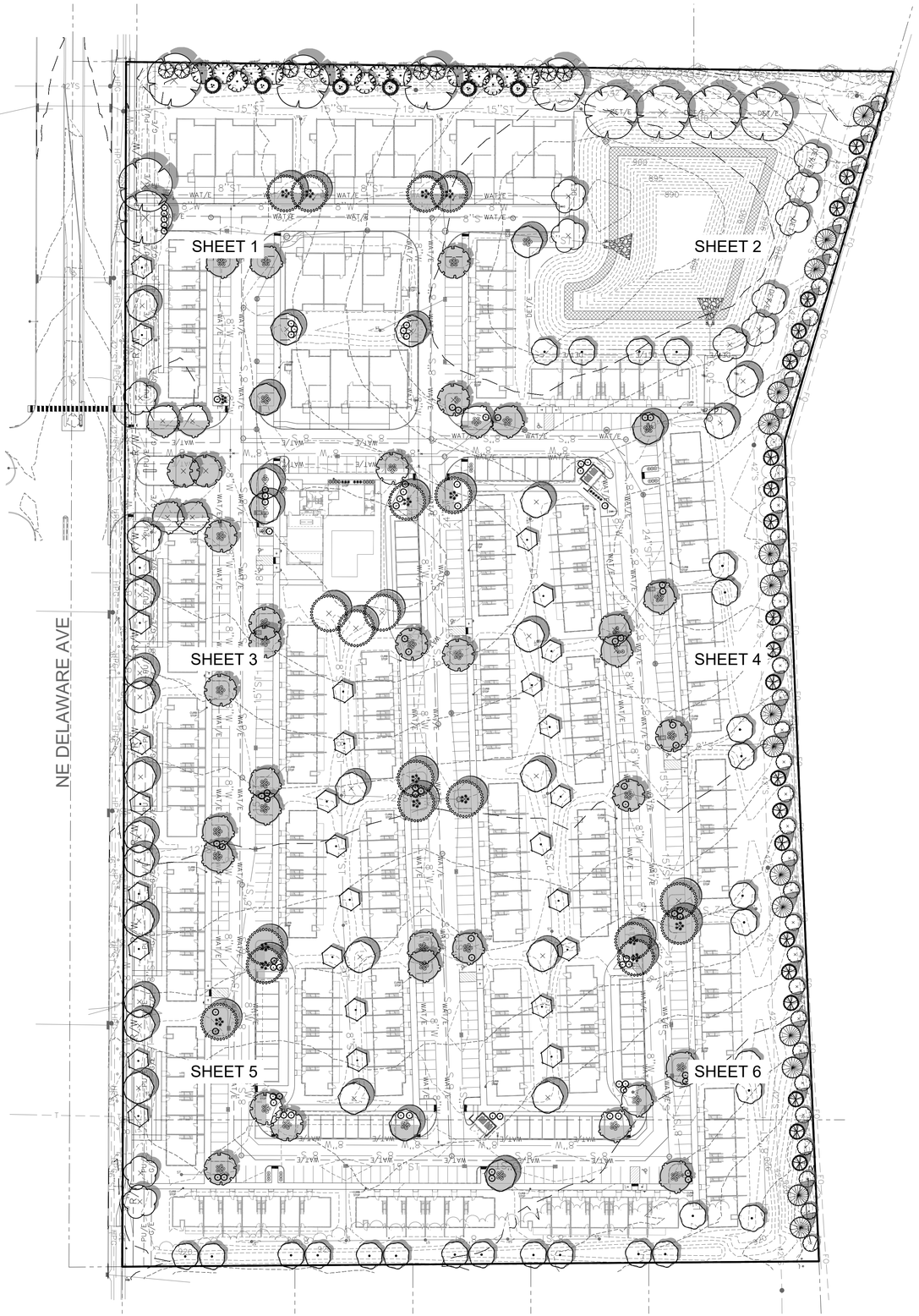
ANKENY, IOWA

MARLOW 35
DETAILS

DATE:
06/26/2026

SHEET NUMBER:
C6.0
2512.920

FILE: P:\2025\2512920\DWG\2512920-SITE.DWG
PLOT DATE: 6/25/2026 3:53 PM
PLOTTED BY: FAITH SPIGELSTEIN TECH
COMMENT:
ENG:



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY STANDARD SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS INCLUDING ROW.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY AND PRIOR TO A RAIN EVENT.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

SITE AREA	16.62 AC (723,856 SF)
REQUIRED OPEN SPACE:	144,772 SF (20%)
PROVIDED OPEN SPACE:	343,455 SF (47.44%)

OPEN SPACE LANDSCAPE REQUIREMENTS
1 LANDSCAPE UNIT PER 3,000 SF OF REQUIRED OPEN SPACE WITH ONE LANDSCAPE UNIT CONSISTING OF 2 TREES AND 6 SHRUBS.

LANDSCAPE UNITS (144,772 SF/ 3,000 SF)	= 48.25 UNITS
REQUIRED TREES (48.25 x2)	= 97 TREES
PROVIDED TREES	= 97 TREES
REQUIRED SHRUBS (48.25 x6)	= 290 SHRUBS
PROVIDED SHRUBS	= 290 SHRUBS

PAVEMENT SHADING REQUIREMENTS

20% OF ALL PAVEMENT MUST BE SHADED

PRIVATE STREET/PARKING/DRIVEWAYS	= 160,342 SF
REQUIRED SHADED AREA	= 32,068 SF (20%)
REQUIRED TREES 32,068 SF/ 706 (15' RADIUS TREE)	= 46 TREES
PROVIDED TREES	= 51 TREES

PAVEMENT SHADING TREES

39 ENTIRE TREE COUNTS TOWARDS REQUIREMENT (TREES WITHIN ISLANDS)

24 HALF TREE COUNTS TOWARDS REQUIREMENT (TREES ON EXTERIOR OF PAVEMENT)

TOTAL PAVEMENT SHADE TREES = 51

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
AA	16	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'	B&B, 2" CALIPER
GD	30	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	B&B, 2" CALIPER
LT	12	Tulip Poplar	Liriodendron tulipifera	B&B, 2" CALIPER
NS	29	Tupelo	Nyssa sylvatica	B&B, 2" CALIPER
QB	10	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
TS	22	Silver Linden	Tilia tomentosa	B&B, 2" CALIPER
UO	26	Prairie Expedition® American Elm	Ulmus americana 'Lewis & Clark'	B&B, 2" CALIPER
UP	19	Homestead Elm	Ulmus x 'Homestead'	B&B, 2" CALIPER
	164	SUBTOTAL:		
EVERGREEN TREES				
PD	21	Douglas Fir	Pseudotsuga menziesii	B&B, 6' HEIGHT
PGD	37	Black Hills Spruce	Picea glauca densata	B&B, 6' HEIGHT
PO	15	Serbian Spruce	Picea omorika	B&B, 6' HEIGHT
PS	15	White Pine	Pinus strobus	B&B, 6' HEIGHT
	88	SUBTOTAL:		
ORNAMENTAL TREES				
MP	8	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
PN	6	Newport Flowering Plum	Prunus cerasifera 'Newport'	B&B, 1.5" CALIPER
	14	SUBTOTAL:		
SHRUBS				
GLS	85	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	CONT, 3 GAL
MCS	102	Magic Carpet Japanese Spirea	Spiraea japonica 'Walbuma'	CONT, 3 GAL
WFS	103	White Frost™ Birchleaf Spirea	Spiraea betulifolia 'Tor'	CONT, 3 GAL
	290	SUBTOTAL:		
GRASSES				
ELG	11	Eulalia Grass	Miscanthus sinensis 'Gracillimus'	CONT, 1 GAL
PDS	91	Prairie Dropseed	Sporobolus heterolepis	CONT, 1 GAL
	102	SUBTOTAL:		

LANDSCAPE GROUNDCOVERS

SHREDDED HARDWOOD MULCH, MIN. DEPTH 3" PLACED OVER PRE-EMERGENT

SUDAS TYPE-1 SEED MIX

RIVER ROCK MULCH, ½"-1½" DIAMETER, MIN. DEPTH 3" OVER WEED BARRIER FABRIC.

N

SCALE
0' 30' 60' 120'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
LANDSCAPE PLAN OVERALL

DATE:
06/26/2026

SHEET NUMBER:
L1.0
2512.920

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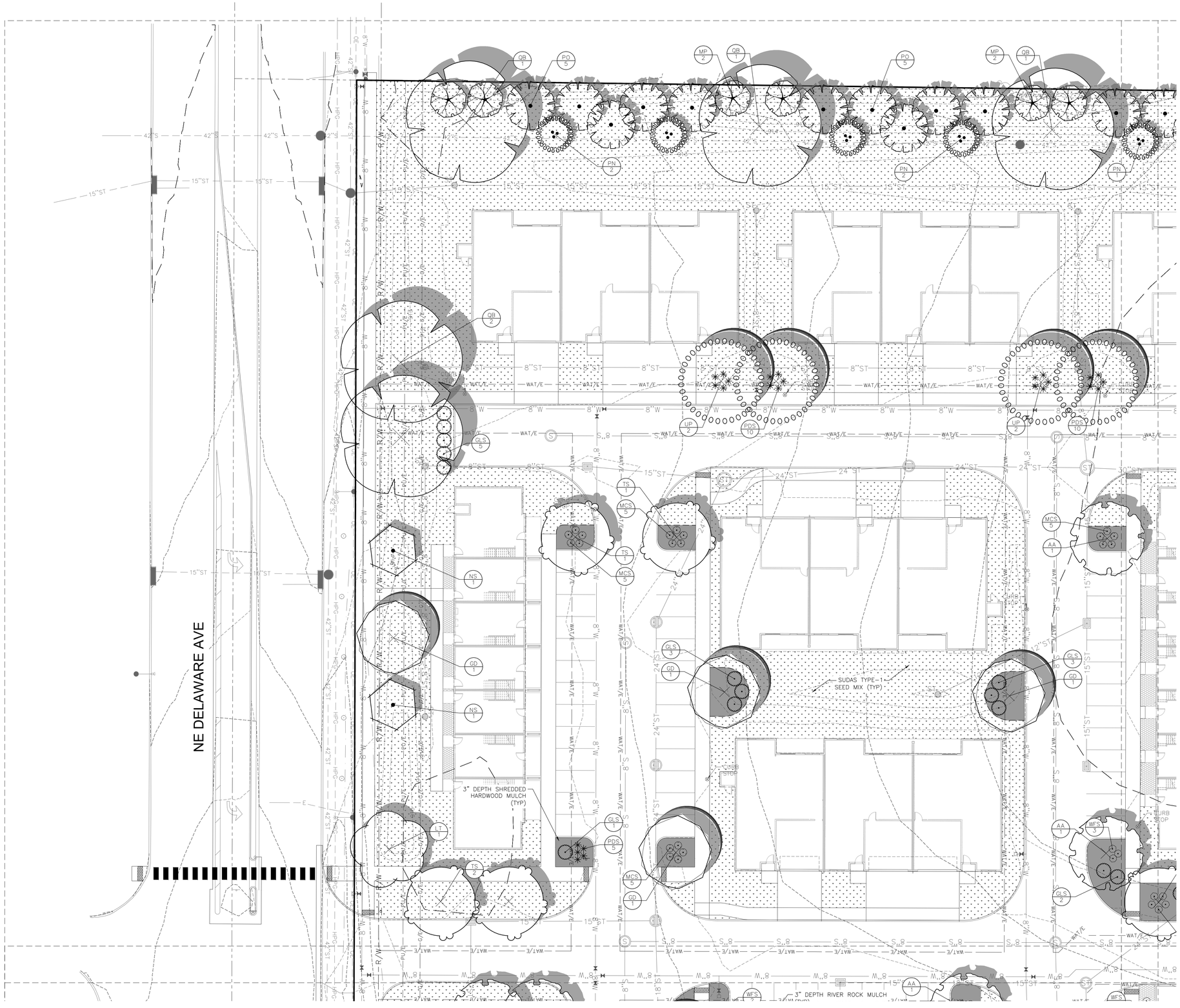

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME
OVERSTORY TREES		
AA	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'
GD	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'
LT	Tulip Poplar	Liriodendron tulipifera
NS	Tupelo	Nyssa sylvatica
QB	Swamp White Oak	Quercus bicolor
TS	Silver Linden	Tilia tomentosa
UO	Prairie Expedition® American Elm	Ulmus americana 'Lewis & Clark'
UP	Homestead Elm	Ulmus x 'Homestead'
EVERGREEN TREES		
PD	Douglas Fir	Pseudotsuga menziesii
PGD	Black Hills Spruce	Picea glauca densata
PO	Serbian Spruce	Picea omorika
PS	White Pine	Pinus strobus
ORNAMENTAL TREES		
MP	Prairifire Crab Apple	Malus x 'Prairifire'
PN	Newport Flowering Plum	Prunus cerasifera 'Newport'
SHRUBS		
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'
MCS	Magic Carpet Japanese Spirea	Spiraea japonica 'Walbuma'
WFS	White Frost™ Birchleaf Spirea	Spiraea betulifolia 'Tor'
GRASSES		
ELG	Eulalia Grass	Miscanthus sinensis 'Gracillimus'
PDS	Prairie Dropseed	Sporobolus heterolepis

LANDSCAPE GROUNDCOVERS

SHREDDED HARDWOOD MULCH, MIN. DEPTH 3" PLACED OVER PRE-EMERGENT

SUDAS TYPE-1 SEED MIX

RIVER ROCK MULCH, ½"-1½" DIAMETER, MIN. DEPTH 3" OVER WEED BARRIER FABRIC.

SCALE 0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
LANDSCAPE PLAN

DATE: 06/26/2026

SHEET NUMBER: L1.1

2512.920

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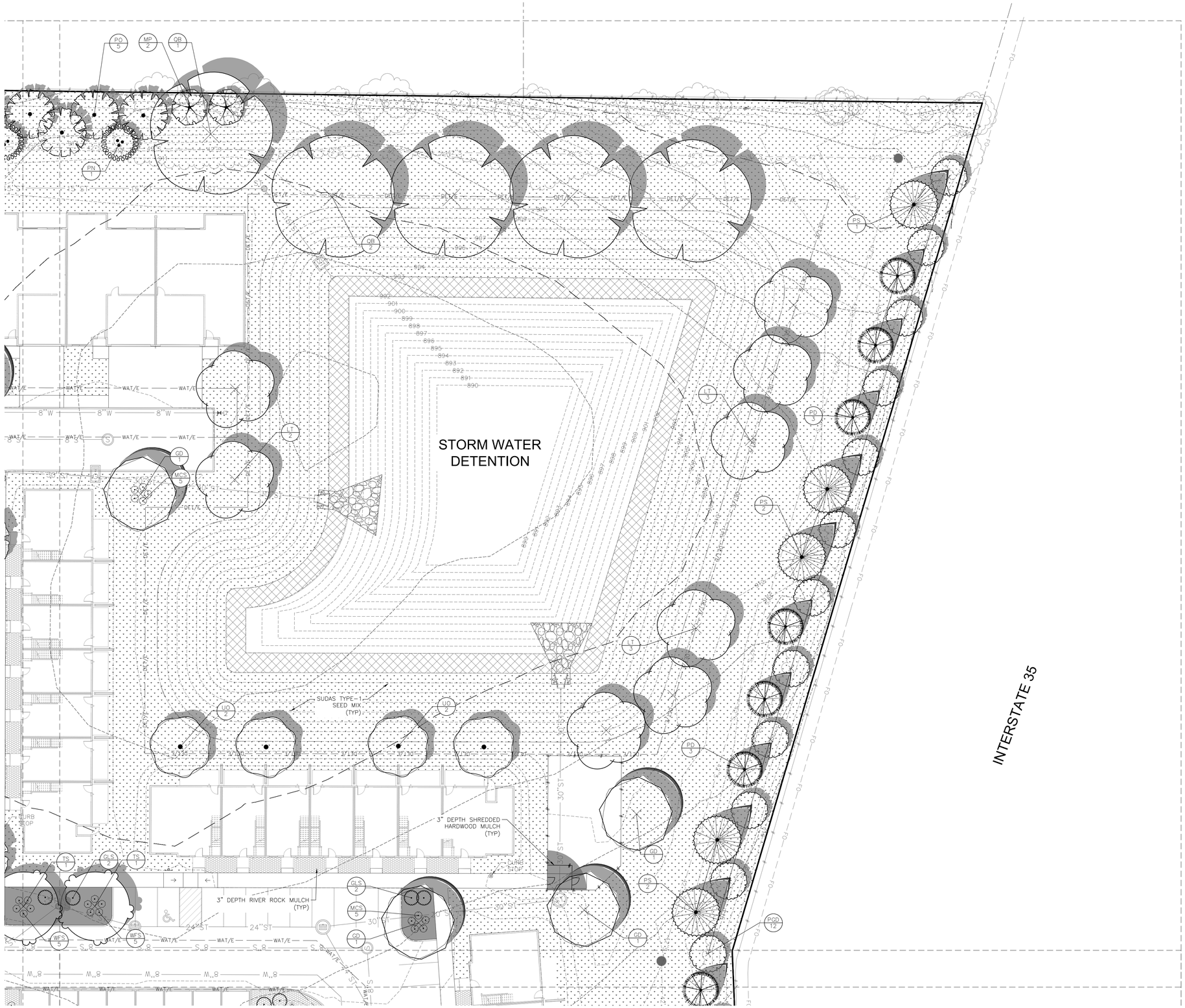

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME
OVERSTORY TREES		
AA	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'
GD	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'
LT	Tulip Poplar	Liriodendron tulipifera
NS	Tupelo	Nyssa sylvatica
QB	Swamp White Oak	Quercus bicolor
TS	Silver Linden	Tilia tomentosa
UO	Prairie Expedition® American Elm	Ulmus americana 'Lewis & Clark'
UP	Homestead Elm	Ulmus x 'Homestead'
EVERGREEN TREES		
PD	Douglas Fir	Pseudotsuga menziesii
PGD	Black Hills Spruce	Picea glauca densata
PO	Serbian Spruce	Picea omorika
PS	White Pine	Pinus strobus
ORNAMENTAL TREES		
MP	Prairifire Crab Apple	Malus x 'Prairifire'
PN	Newport Flowering Plum	Prunus cerasifera 'Newport'
SHRUBS		
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'
MCS	Magic Carpet Japanese Spirea	Spiraea japonica 'Walbuma'
WFS	White Frost™ Birchleaf Spirea	Spiraea betulifolia 'Tor'
GRASSES		
ELG	Eulalia Grass	Miscanthus sinensis 'Gracillimus'
PDS	Prairie Dropseed	Sporobolus heterolepis

LANDSCAPE GROUNDCOVERS

SHREDDED HARDWOOD MULCH, MIN. DEPTH 3" PLACED OVER PRE-EMERGENT

SUDAS TYPE-1 SEED MIX

RIVER ROCK MULCH, ½"-1½" DIAMETER, MIN. DEPTH 3" OVER WEED BARRIER FABRIC.

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

MARLOW 35
LANDSCAPE PLAN

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

DATE: 06/26/2026

SHEET NUMBER: L1.2

2512.920

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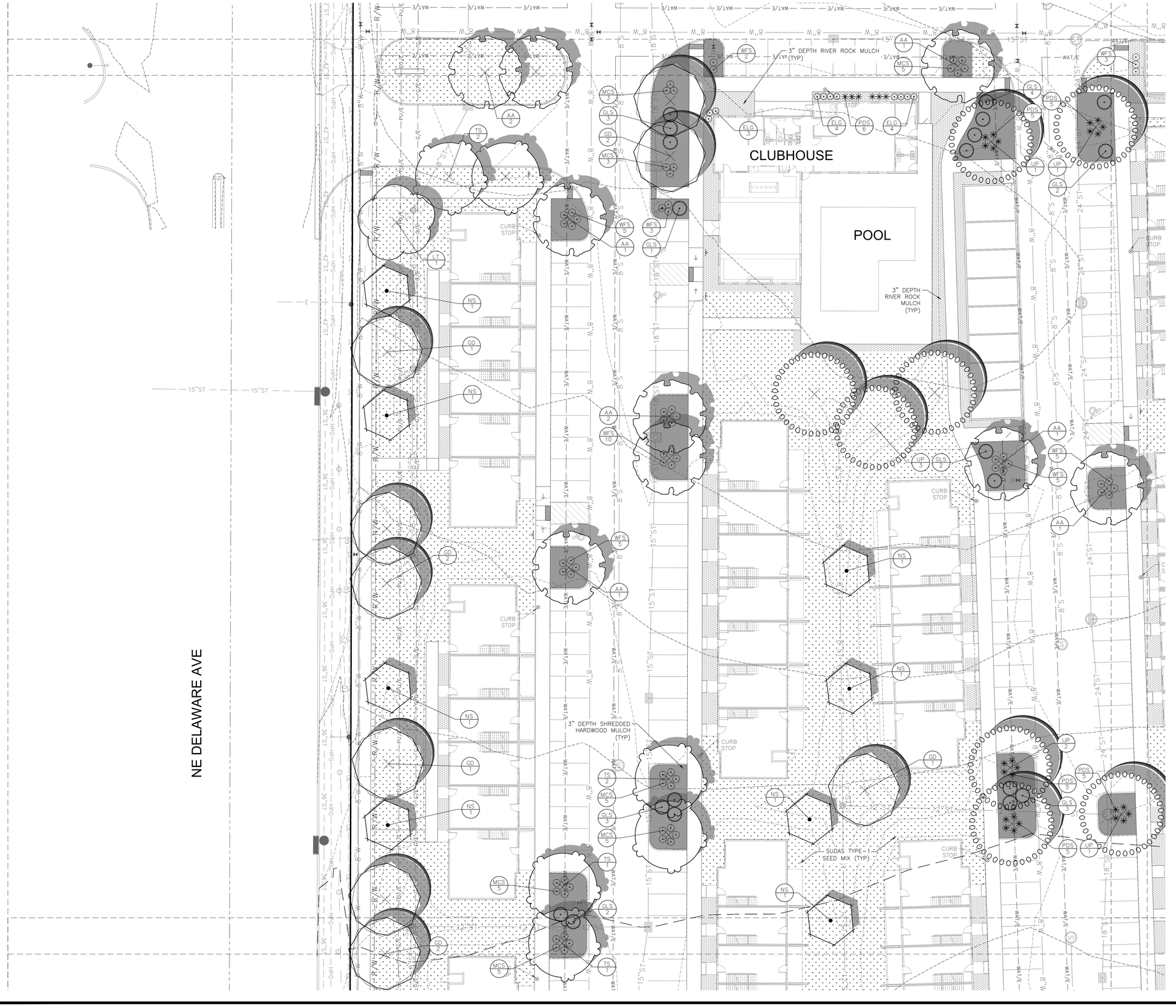

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME
OVERSTORY TREES		
AA	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'
GD	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'
LT	Tulip Poplar	Liriodendron tulipifera
NS	Tupelo	Nyssa sylvatica
QB	Swamp White Oak	Quercus bicolor
TS	Silver Linden	Tilia tomentosa
UO	Prairie Expedition® American Elm	Ulmus americana 'Lewis & Clark'
UP	Homestead Elm	Ulmus x 'Homestead'
EVERGREEN TREES		
PD	Douglas Fir	Pseudotsuga menziesii
PGD	Black Hills Spruce	Picea glauca densata
PO	Serbian Spruce	Picea omorika
PS	White Pine	Pinus strobus
ORNAMENTAL TREES		
MP	Prairifire Crab Apple	Malus x 'Prairifire'
PN	Newport Flowering Plum	Prunus cerasifera 'Newport'
SHRUBS		
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'
MCS	Magic Carpet Japanese Spirea	Spiraea japonica 'Walbuma'
WFS	White Frost™ Birchleaf Spirea	Spiraea betulifolia 'Tor'
GRASSES		
ELG	Eulalia Grass	Miscanthus sinensis 'Gracillimus'
PDS	Prairie Dropseed	Sporobolus heterolepis

LANDSCAPE GROUNDCOVERS

SHREDDED HARDWOOD MULCH, MIN. DEPTH 3" PLACED OVER PRE-EMERGENT

SUDAS TYPE-1 SEED MIX

RIVER ROCK MULCH, ½"-1½" DIAMETER, MIN. DEPTH 3" OVER WEED BARRIER FABRIC.

SCALE 0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
LANDSCAPE PLAN

DATE: 06/26/2026

SHEET NUMBER: L1.3

2512.920

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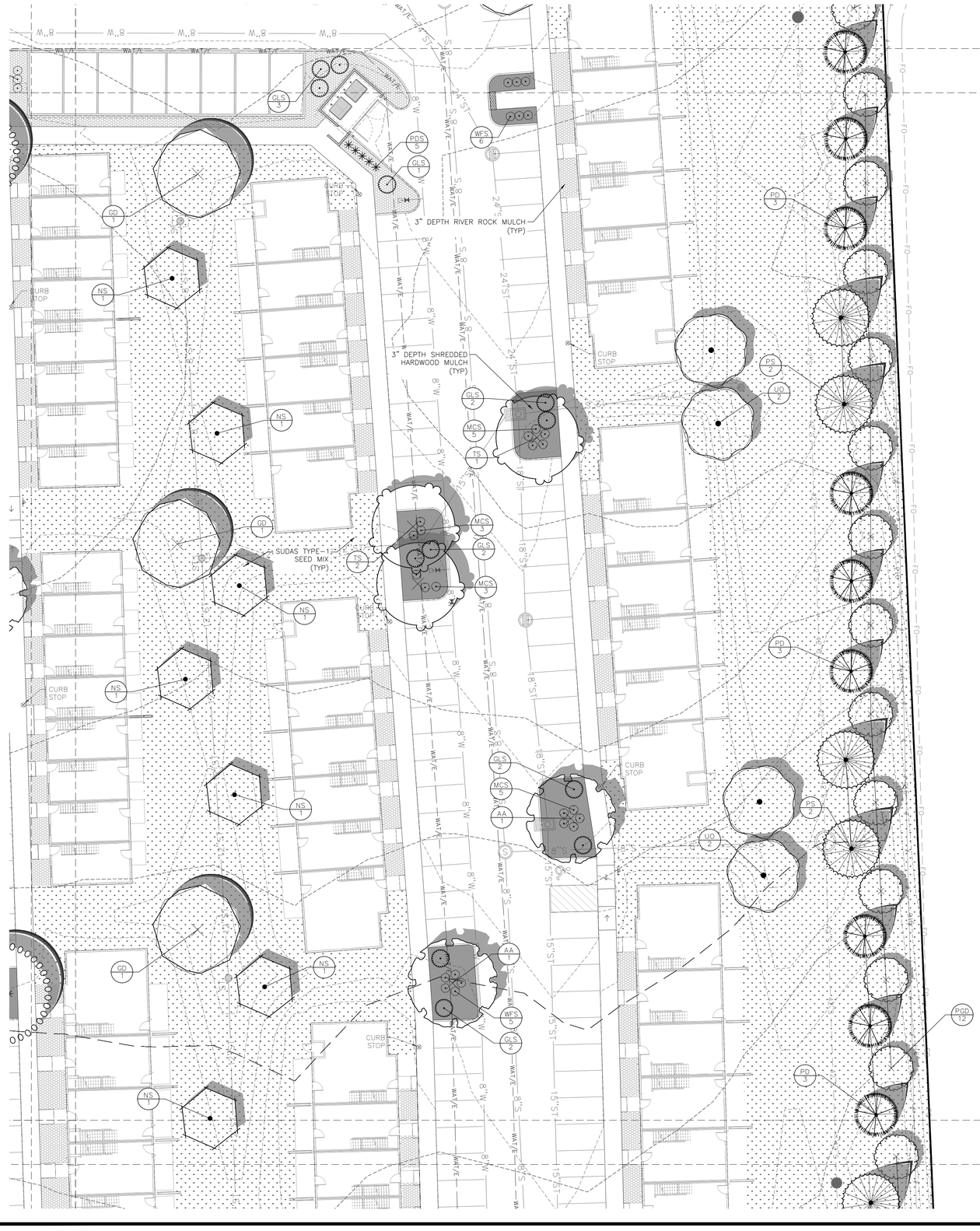

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME
OVERSTORY TREES		
AA	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'
GD	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'
LT	Tulip Poplar	Liriodendron tulipifera
NS	Tupelo	Nyssa sylvatica
QB	Swamp White Oak	Quercus bicolor
TS	Silver Linden	Tilia tomentosa
UO	Prairie Expedition® American Elm	Ulmus americana 'Lewis & Clark'
UP	Homestead Elm	Ulmus x 'Homestead'
EVERGREEN TREES		
PD	Douglas Fir	Pseudotsuga menziesii
PGD	Black Hills Spruce	Picea glauca densata
PO	Serbian Spruce	Picea omorika
PS	White Pine	Pinus strobus
ORNAMENTAL TREES		
MP	Prairifire Crab Apple	Malus x 'Prairifire'
PN	Newport Flowering Plum	Prunus cerasifera 'Newport'
SHRUBS		
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'
MCS	Magic Carpet Japanese Spirea	Spiraea japonica 'Walbuma'
WFS	White Frost™ Birchleaf Spirea	Spiraea betulifolia 'Tor'
GRASSES		
ELG	Eulalia Grass	Miscanthus sinensis 'Gracillimus'
PDS	Prairie Dropseed	Sporobolus heterolepis

LANDSCAPE GROUNDCOVERS

SHREDDED HARDWOOD MULCH, MIN. DEPTH 3" PLACED OVER PRE-EMERGENT

SUDAS TYPE-1 SEED MIX

RIVER ROCK MULCH, ½"-1½" DIAMETER, MIN. DEPTH 3" OVER WEED BARRIER FABRIC.

SCALE 0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

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MARLOW 35
LANDSCAPE PLAN

DATE: 06/26/2026

SHEET NUMBER: L1.4

2512.920

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

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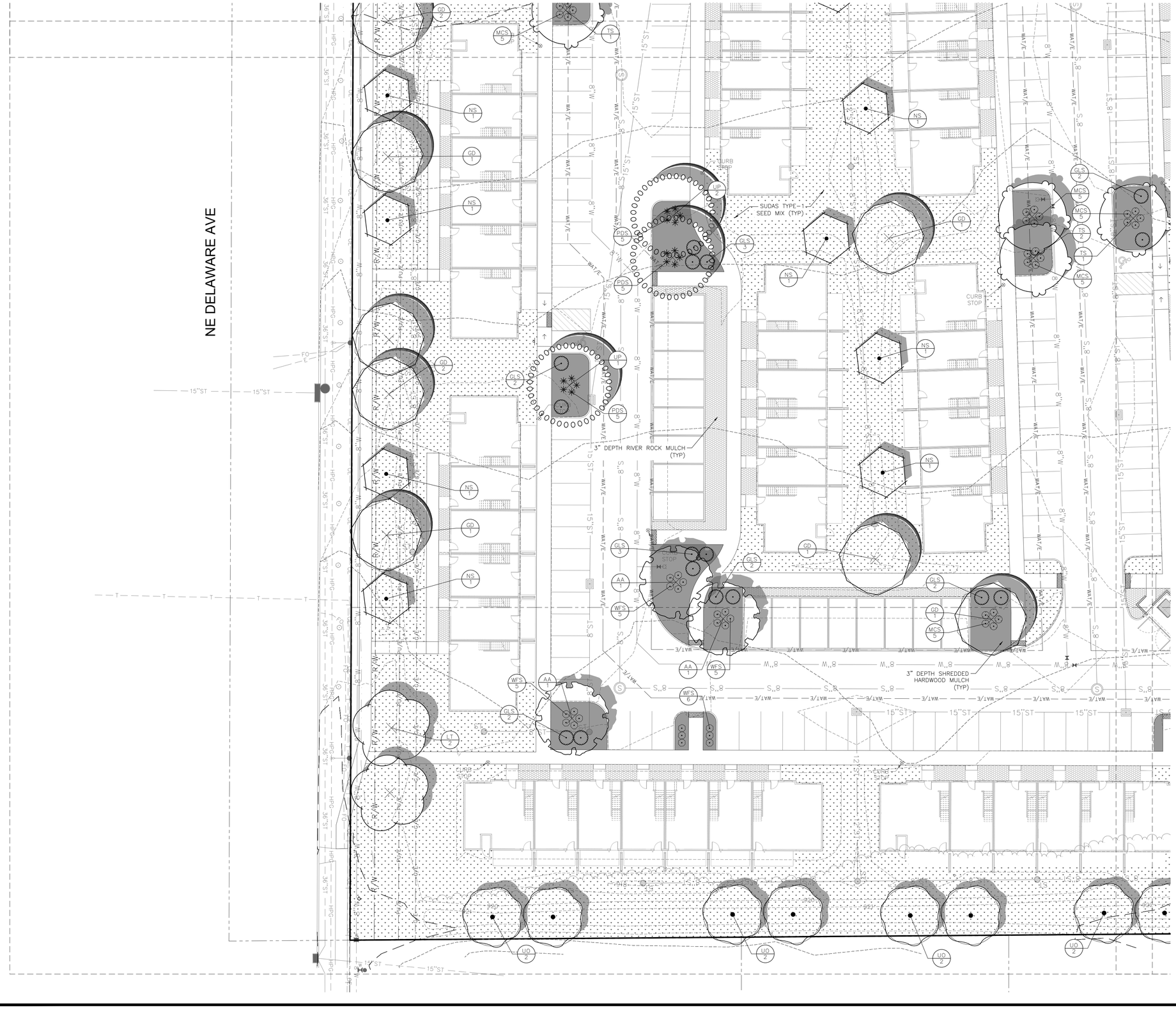

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME
OVERSTORY TREES		
AA	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'
GD	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'
LT	Tulip Poplar	Liriodendron tulipifera
NS	Tupelo	Nyssa sylvatica
QB	Swamp White Oak	Quercus bicolor
TS	Silver Linden	Tilia tomentosa
UO	Prairie Expedition® American Elm	Ulmus americana 'Lewis & Clark'
UP	Homestead Elm	Ulmus x 'Homestead'
EVERGREEN TREES		
PD	Douglas Fir	Pseudotsuga menziesii
PGD	Black Hills Spruce	Picea glauca densata
PO	Serbian Spruce	Picea omorika
PS	White Pine	Pinus strobus
ORNAMENTAL TREES		
MP	Prairifire Crab Apple	Malus x 'Prairifire'
PN	Newport Flowering Plum	Prunus cerasifera 'Newport'
SHRUBS		
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'
MCS	Magic Carpet Japanese Spirea	Spiraea japonica 'Walbuma'
WFS	White Frost™ Birchleaf Spirea	Spiraea betulifolia 'Tor'
GRASSES		
ELG	Eulalla Grass	Miscanthus sinensis 'Gracillimus'
PDS	Prairie Dropseed	Sporobolus heterolepis

LANDSCAPE GROUNDCOVERS

SHREDDED HARDWOOD MULCH, MIN. DEPTH 3" PLACED OVER PRE-EMERGENT

SUDAS TYPE-1 SEED MIX

RIVER ROCK MULCH, ½"-1½" DIAMETER, MIN. DEPTH 3" OVER WEED BARRIER FABRIC.

SCALE 0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
LANDSCAPE PLAN

DATE: 06/26/2026

SHEET NUMBER: L1.5

2512.920

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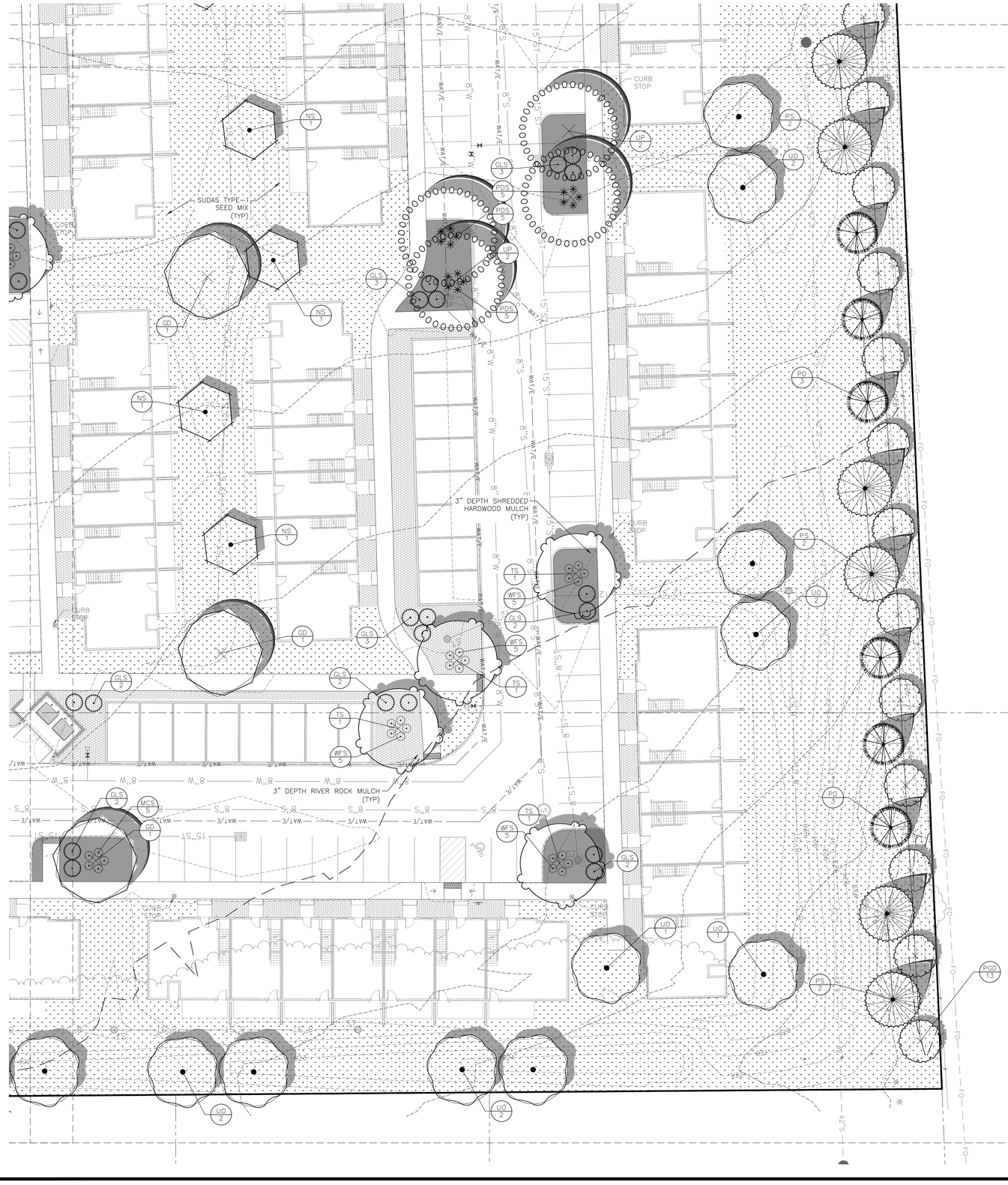

PLANT SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME
OVERSTORY TREES		
AA	Autumn Blaze Red Maple	Acer rubrum 'Autumn Blaze'
GD	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'
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QB	Swamp White Oak	Quercus bicolor
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EVERGREEN TREES		
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PGD	Black Hills Spruce	Picea glauca densata
PO	Serbian Spruce	Picea omorika
PS	White Pine	Pinus strobus
ORNAMENTAL TREES		
MP	Prairifire Crab Apple	Malus x 'Prairifire'
PN	Newport Flowering Plum	Prunus cerasifera 'Newport'
SHRUBS		
GLS	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'
MCS	Magic Carpet Japanese Spirea	Spiraea japonica 'Walbuma'
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GRASSES		
ELG	Eulalia Grass	Miscanthus sinensis 'Gracillimus'
PDS	Prairie Dropseed	Sporobolus heterolepis

LANDSCAPE GROUNDCOVERS

SHREDDED HARDWOOD MULCH, MIN. DEPTH 3" PLACED OVER PRE-EMERGENT

SUDAS TYPE-1 SEED MIX

RIVER ROCK MULCH, ½"-1½" DIAMETER, MIN. DEPTH 3" OVER WEED BARRIER FABRIC.

SCALE 0' 10' 20' 40'

REVISIONS	DATE
FOURTH SUBMITTAL	06/26/2026
THIRD SUBMITTAL	06/05/2026
SECOND SUBMITTAL	05/01/2026
FIRST SUBMITTAL	02/20/2026

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

MARLOW 35
LANDSCAPE PLAN

DATE: 06/26/2026

SHEET NUMBER: L1.6

2512.920

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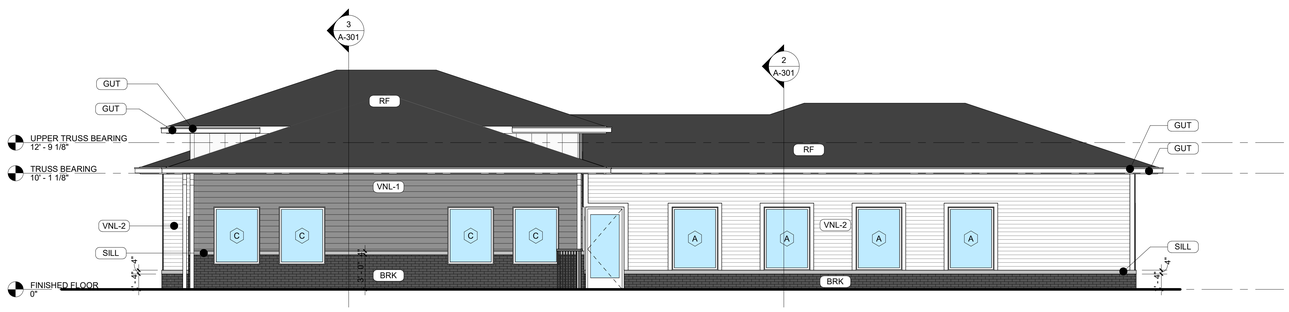
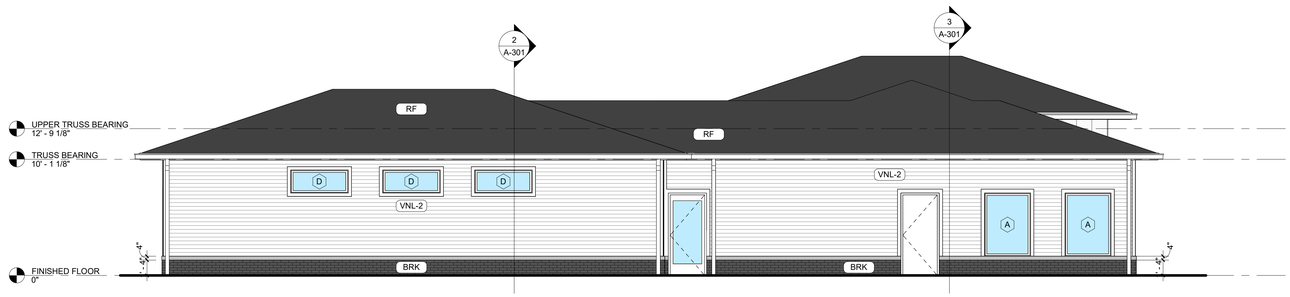
4 **NORTH ELEVATION**
SCALE: 3/16" = 1'-0"

3 **SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 **WEST ELEVATION**
SCALE: 3/16" = 1'-0"



1 **EAST ELEVATION**
SCALE: 3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.
7. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
8. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
9. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
10. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
11. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
12. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.
13. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK	THIN BRICK; COLOR - DARK GRAY
FAS	PREFINISHED METAL FASCIA; COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES; COLOR - CHARCOAL
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-1	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - DARK GRAY
VNL-2	VINYL LAP SIDING, SMOOTH, 4" REVEALS; COLOR - WHITE
VNL-3	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - WHITE

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HUBBELL REALTY COMPANY

MARLOW 35
CLUBHOUSE
ANKENY, IA

Rev. #	Issue / Revision	Date
1	Issued for: 50% Set	03-06-2026

Job No. 25051
Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-201

5/28/2026 6:16:00 PM

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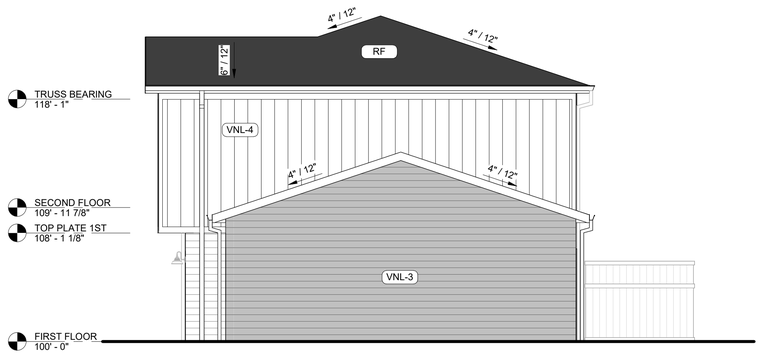
1 FRONT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"

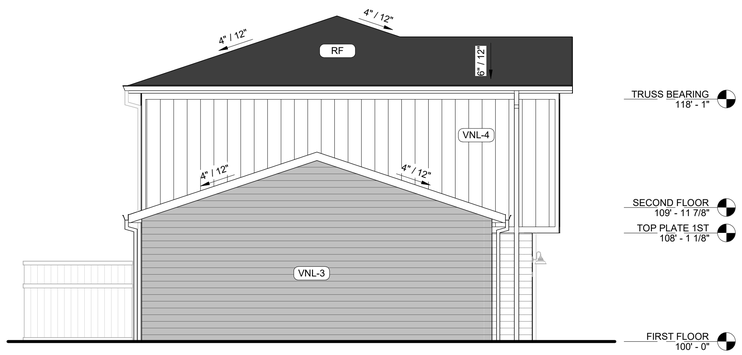
2 REAR ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
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3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
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6. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
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9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
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HUBBELL REALTY COMPANY

MARLOW 35
COBALT TOWNHOMES
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME A

Sheet No.
A-201

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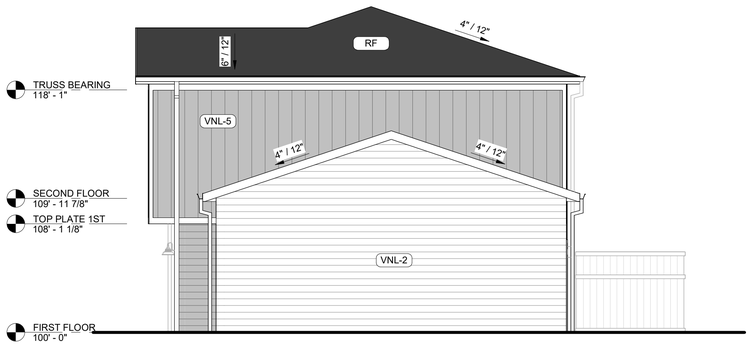
1 FRONT ELEVATION - SCHEME B

SCALE: 3/16" = 1'-0"

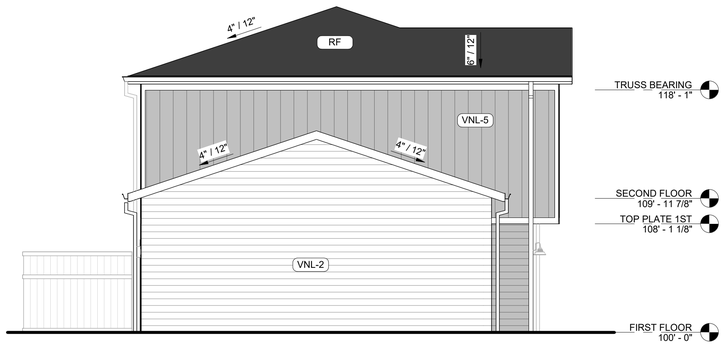
2 REAR ELEVATION - SCHEME B

SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION - SCHEME B

SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION - SCHEME B

SCALE: 3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
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HUBBELL REALTY COMPANY

MARLOW 35
COBALT TOWNHOMES
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME B

Sheet No.
A-202

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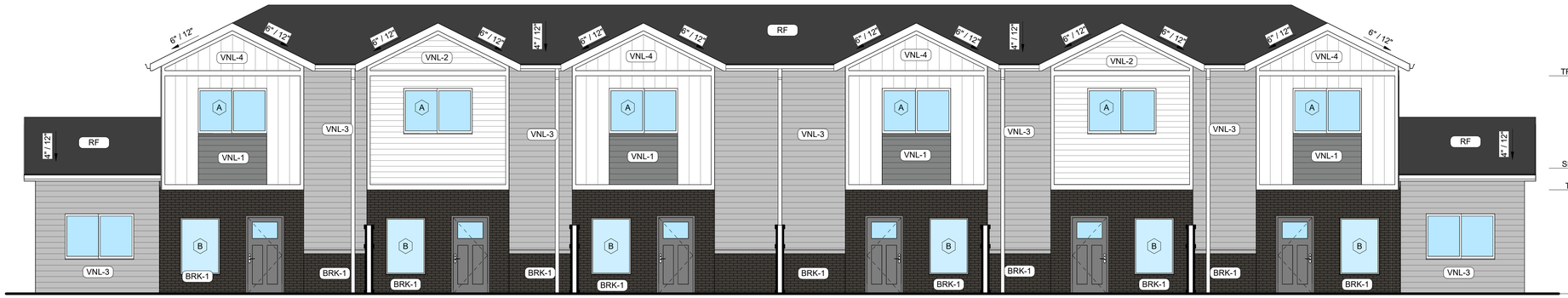
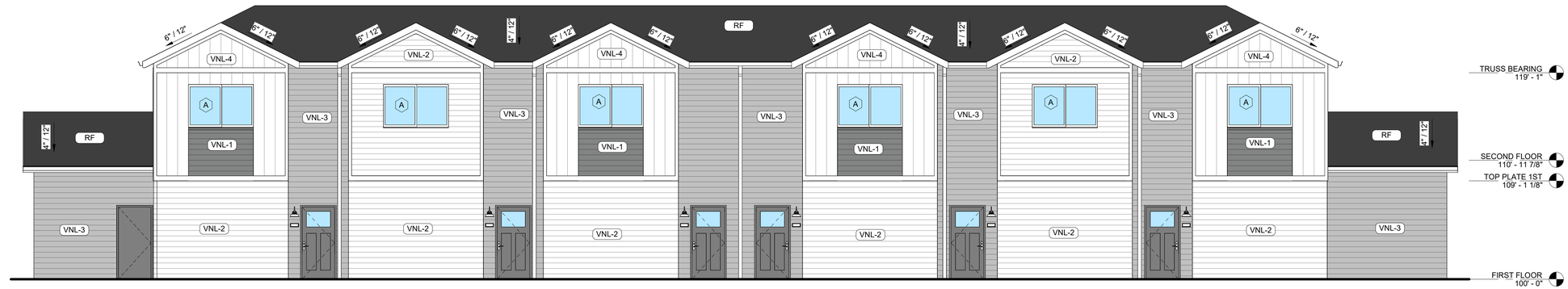
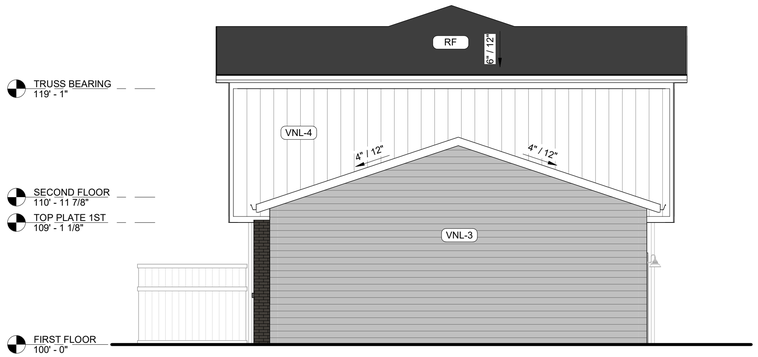


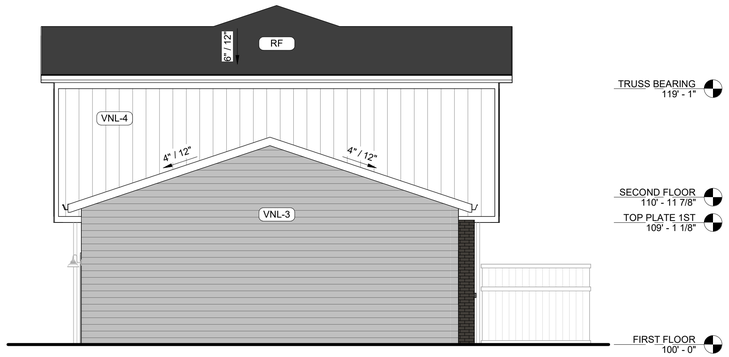
1 **REAR ELEVATION - SCHEME A (DELAWARE AVE FACING)**
SCALE: 3/16" = 1'-0"



2 **FRONT ELEVATION - SCHEME A (INTERNAL FACING)**
SCALE: 3/16" = 1'-0"



3 **RIGHT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"



4 **LEFT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"

GENERAL EXT ELEVATION NOTES:

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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	THIN BRICK; COLOR - DARK GRAY
BRK-2	THIN BRICK; COLOR - WHITE
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HUBBELL REALTY COMPANY

MARLOW 35
TOWNHOMES SOBALT 6-PLEX
DELAWARE FACING STYLE
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME A

Sheet No.
A-201

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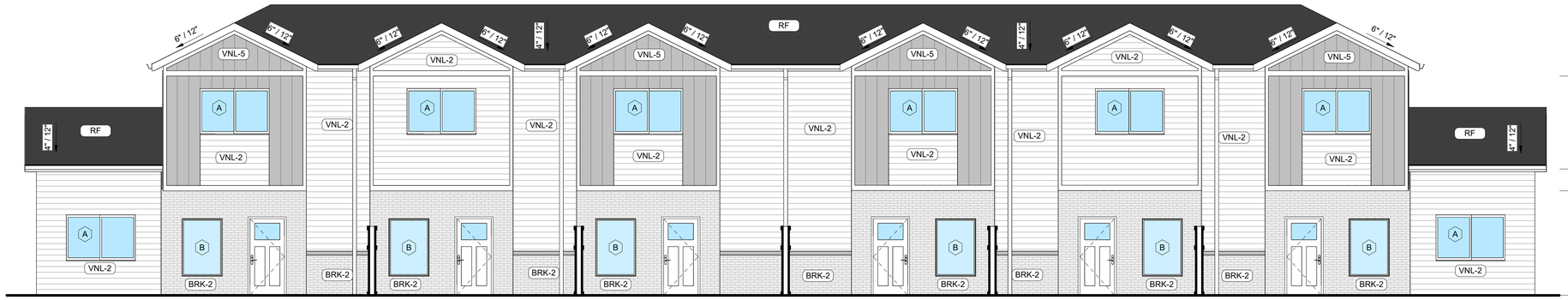
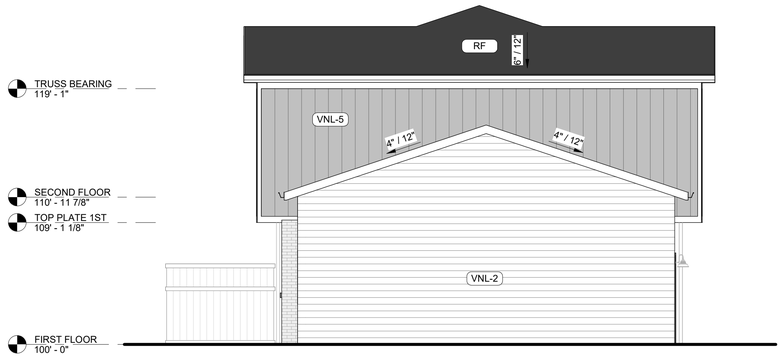
6/29/2026 5:47:02 PM



1 **REAR ELEVATION - SCHEME B (DELAWARE AVE FACING)**
SCALE: 3/16" = 1'-0"

2 **FRONT ELEVATION - SCHEME B (INTERNAL FACING)**
SCALE: 3/16" = 1'-0"



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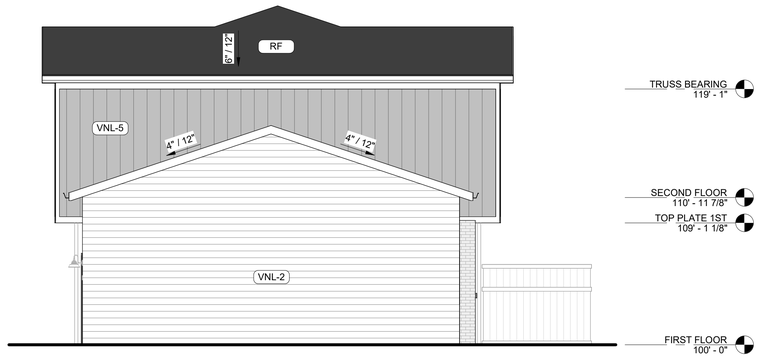
SCALE: 3/16" = 1'-0"



4 **LEFT ELEVATION - SCHEME B**
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8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
11. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	THIN BRICK; COLOR - DARK GRAY
BRK-2	THIN BRICK; COLOR - WHITE
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS; CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-1	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - DARK GRAY
VNL-2	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - WHITE
VNL-3	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - LIGHT GRAY
VNL-4	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - WHITE
VNL-5	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - LIGHT GRAY

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HUBBELL REALTY COMPANY

MARLOW 35

DELAWARE FACING SOBALT 6-PLEX TOWNHOMES
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME B

Sheet No.
A-202

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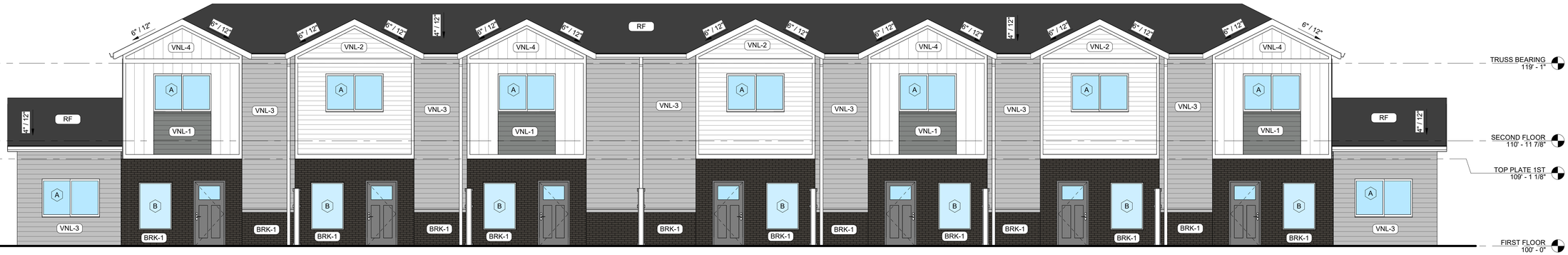
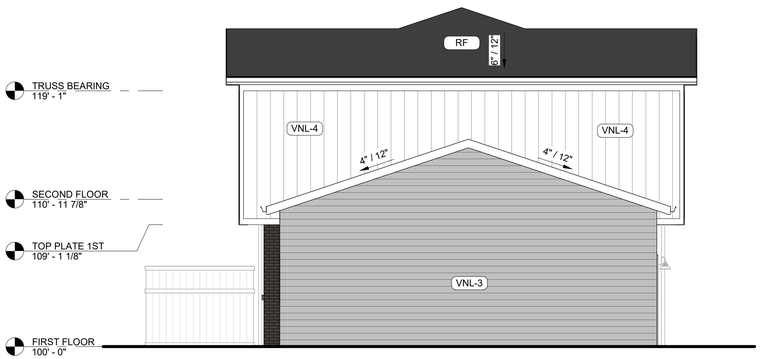


1 REAR ELEVATION - SCHEME A (DELAWARE AVE FACING)

SCALE: 3/16" = 1'-0"

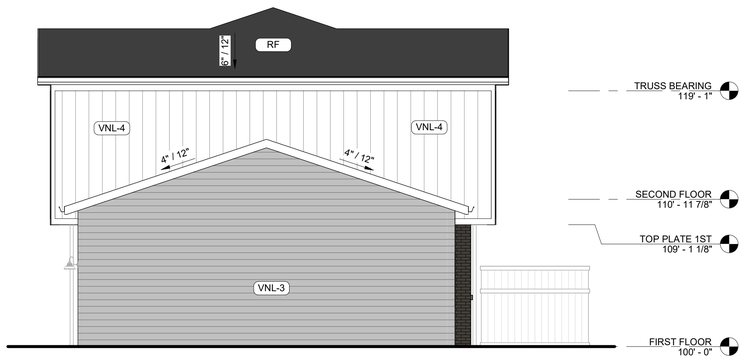
2 FRONT ELEVATION - SCHEME A (INTERNAL FACING)

SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTION**
BRK-1	THIN BRICK; COLOR - DARK GRAY
BRK-2	THIN BRICK; COLOR - WHITE
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-1	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - DARK GRAY
VNL-2	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - WHITE
VNL-3	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - LIGHT GRAY
VNL-4	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - WHITE
VNL-5	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - LIGHT GRAY

GENERAL EXT ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
7. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
11. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

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HUBBELL REALTY COMPANY

MARLOW 35

DELAWARE FACING SOBALT 7-PLEX TOWNHOMES
ANKENY, IA

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME A

Sheet No.
A-201

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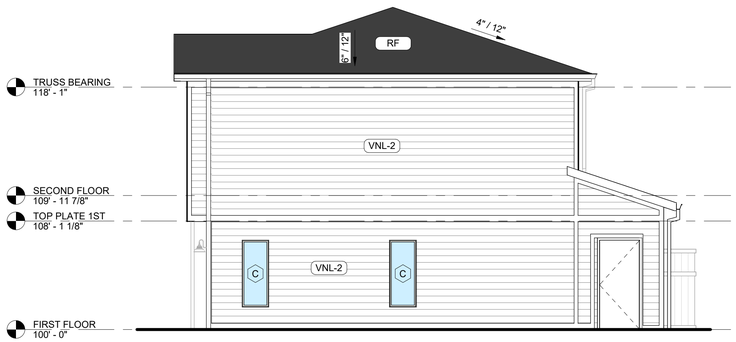
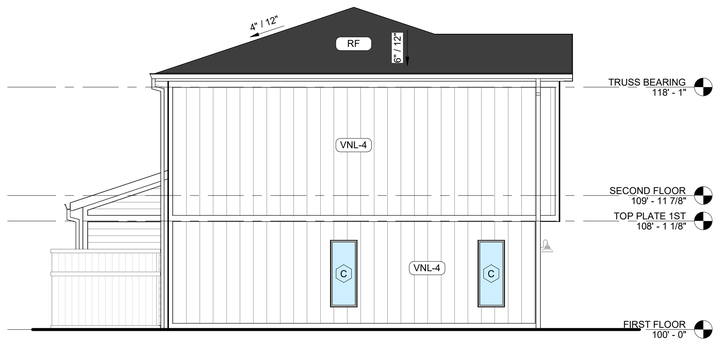
5/28/2026 9:44:47 PM

1 **FRONT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"

2 **REAR ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"



3 **RIGHT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"



4 **LEFT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
7. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
11. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

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EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTION**
BRK	THIN BRICK; COLOR - DARK GRAY
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-2	VINYL LAP SIDING, 6" REVEAL, COLOR - WHITE
VNL-3	VINYL LAP SIDING, 6" REVEAL, COLOR - LIGHT GRAY
VNL-4	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - WHITE
VNL-5	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - LIGHT GRAY

MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- GUTTERS & DOWNSPOUTS: METAL PREFINISHED WHITE.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- GARAGE DOORS: METAL PRE-FINISHED WHITE.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED WHITE.

- TRIM SIZES, TYP. U.O.N.:
  WINDOWS & DOORS 5-1/2"
  VERTICAL 5-1/2"
  HORIZONTAL 9-1/4"

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HUBBELL REALTY COMPANY

MARLOW 35
EMERALD TOWNHOMES
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME A

Sheet No.
A-201

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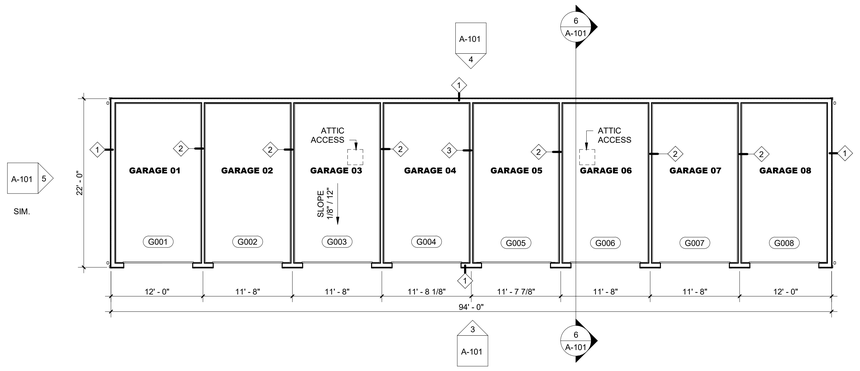
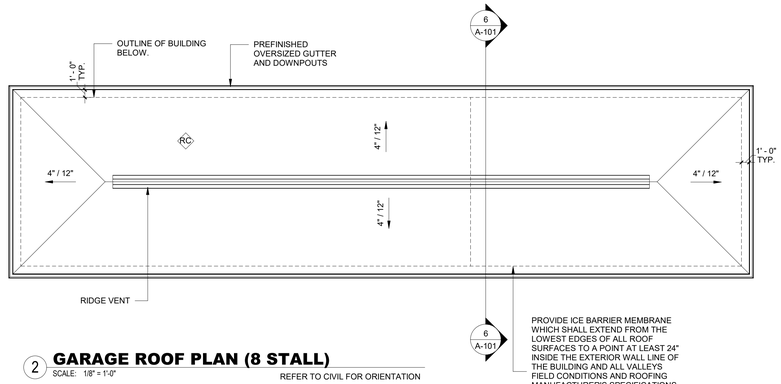


1 GARAGE PLAN (8 STALL)

SCALE: 1/8" = 1'-0"

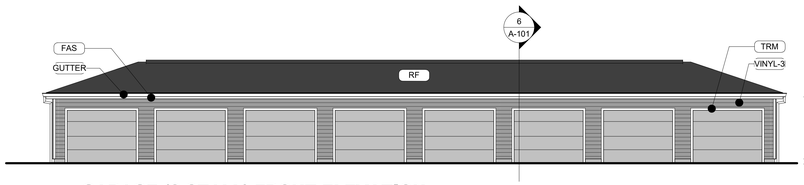
REFER TO CIVIL FOR ORIENTATION



2 GARAGE ROOF PLAN (8 STALL)

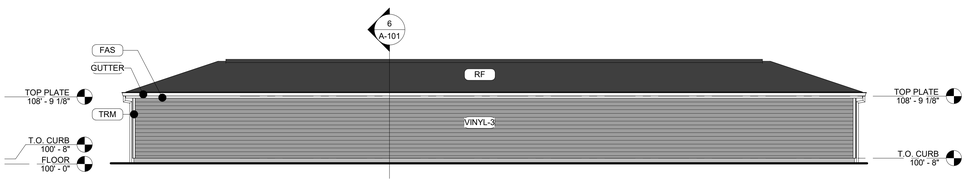
SCALE: 1/8" = 1'-0"

REFER TO CIVIL FOR ORIENTATION



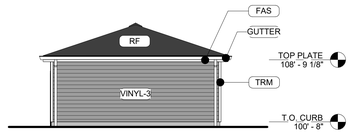
3 GARAGE (8 STALL) FRONT ELEVATION

SCALE: 1/8" = 1'-0"



4 GARAGE (8 STALL) REAR ELEVATION

SCALE: 1/8" = 1'-0"



5 GARAGE (8 STALL) TYP. SIDE

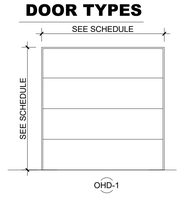
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTION**
	<varies>
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
GUTTER	PREFINISHED METAL GUTTER & DOWNSPOUT - COLOR: WHITE
RF	ARCHITECTURAL ASPHALT SHINGLES, COLOR - CHARCOAL
TRM	SIDING SYTEM VINYL TRIM - COLOR: WHITE
VINYL-3	VINYL LAP SIDING, SMOOTH, 6" REVEAL, COLOR - LIGHT GRAY

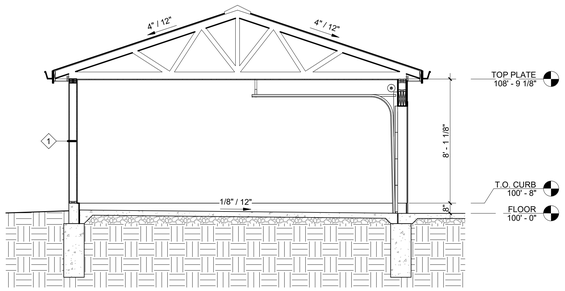
DOOR & FRAME SCHEDULE (6 STALL)

DOOR NO.	DOOR TYPE	WIDTH	HEIGHT	MAT'L	FRAME MAT'L	REMARKS (ALSO SEE NOTES)
G001	OHD-1	9' -'0"	7' -'0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS
G002	F	0"	0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS
G003	OHD-1	9' -'0"	7' -'0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS
G004	OHD-1	9' -'0"	7' -'0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS
G005	OHD-1	9' -'0"	7' -'0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS
G006	OHD-1	9' -'0"	7' -'0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS. INSULATED OVERHEAD DOOR
	OHD-2	9' -'0"	7' -'0"			
G007	F	0"	0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS. INSULATED OVERHEAD DOOR
G008		0"	0"	STEEL	--	PUSH BUTTON, KEY PAD, 2 REMOTE OPENERS. INSULATED OVERHEAD DOOR

DOOR TYPES



NON-INSULATED RESIDENTIAL OVERHEAD DOOR



6 GARAGE SECTION

SCALE: 1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL SITE INFO, FURNITURE, FIXTURES AND EQUIPMENT SHOWN SHOULD BE CONSIDERED CONCEPTUAL AND MAY HAVE BE PROVIDED FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, FIRE SUPPRESSION, PLUMBING, MECHANICAL, ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY DOCUMENTS &/OR CONSULTANTS FOR SPECIFIC DESIGN INFORMATION & REQUIREMENTS.

3. DIMENSIONS ARE TO FACE OF FINISH MATERIAL OR CENTER OF STRUCTURE UNLESS OTHERWISE SPECIFIED.

4. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL BE BELOW THE BOTTOM EDGE OF MAIN BUILDING FRAMES, NOTHING SHALL BE EXPOSED IN FINISHED SPACES, NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RAN IN EXTERIOR WALLS UNLESS PRIOR APPROVAL IS GRANTED BY THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.

5. INSTALL VERTICAL EXPANSION JOINT MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT IN LOAD BEARING AREAS, STAY AWAY 2'-6" MIN.

6. CAULK & SEAL ALL CONTROL-EXPANSION, SAWCUT JOINTS AT ALL INTERIOR & EXTERIOR MASONRY & CONCRETE.

7. PROVIDE LOWER LEVEL AND/OR UNDERFLOOR DRAINAGE SYSTEM TO REDUCE HYDROSTATIC UPLIFT AND PROTECT AGAINST MOISTURE SEEPAGE. PROVIDE FOUNDATION WALL DRAINAGE SYSTEM TO REDUCE LATERAL PRESSURES AND PROTECT AGAINST MOISTURE SEEPAGE. BOTH SYSTEMS SHALL OUTLET TO APPROPRIATE RELIEF.

8. PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM BUILDING WITHOUT PONDING OF WATER ADJACENT TO BUILDING OR ON PAVEMENTS.

GENERAL EXTERIOR ELEVATION NOTES

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.

2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.

3. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.

4. ANY EXPOSED ROOFING MEMBRANE VISIBLE FROM A PUBLIC RIGHT AWAY MUST MATCH THE PRIMARY WALL MATERIAL COLOR.

5. INSTALL VERTICAL EXPANSION JOINTS PER STRUCTURAL OR MINIMAL AT COLUMN/GRID LINES AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO REDUCE STRESS CRACKING. NO CONTROL JOINT/EXPANSION JOINT AT MAIN STRUCTURAL BEARING LOCATIONS. VERIFY JOINTS WITH ARCHITECT.

6. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.

7. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.

8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.

9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:4@(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20@(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)

10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)

11. IF ANY SIGNAGE OR SIGN BASE IS SHOWN IT IS FOR REFERENCE ONLY, FINAL DESIGNS AND/OR ALLOWANCES SHALL BE DETERMINED WITH APPROVED SIGNAGE PERMIT(S).

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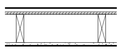
MISC EXTERIOR MATERIAL FINISHES

TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
- FASCIA & SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
- SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
- CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
- HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
- OVERHEAD PANEL DOORS: METAL PRE-FINISHED BLACK.
- LOUVERS: METAL PRE-FINISHED TO MATCH ADJACENT MATERIAL COLOR.
- LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.
- MECHANICAL EQUIPMENT: IF NOT SCREENED, COLOR TO MATCH ADJACENT MATERIAL.
- EXTERIOR UTILITY EQUIPMENT: IF ALLOWED, PAINTED TO MATCH ADJACENT MATERIAL.
- TRIM SIZES, TYP. U.O.N.:
  WINDOWS & DOORS 3-1/2"
  VERTICAL 3-1/2"
  HORIZONTAL 5-1/2"

VERTICAL ASSEMBLY TYPES



1 SIDING OVER BUILDING WRAP OVER 5/8" EXTERIOR SHEATHING OVER 2x6 STUDS @ 16" O.C. W/ 5 1/2" FRICTION FIT BATT INSULATION (R13 MIN), OVER 4-MIL VAPOR BARRIER OVER 5/8" GYP. BD.

EXTERIOR NON-RATED WALL
SCALE: 1"=1'-0"

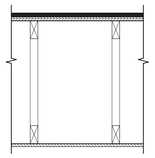
2 ONE LAYER 1/2" GYP. BD. OVER 2X4 WOOD STUDS @ 16" O.C., OVER ONE LAYER 1/2" GYP. BD.

INTERIOR NON-RATED WALL
SCALE: 1"=1'-0"

3 2x4 STUDS @ 16" O.C., W/ ONE LAYER 5/8" TYPE "X" GYP.BD. BOTH SIDES.

INTERIOR RATED WALL STC: 30-34 60 MIN
SCALE: 1"=1'-0" UL: U305

HORIZONTAL ASSEMBLY TYPES



RC ARCHITECTURAL ASPHALT SHINGLE SYSTEM (INSTALLED PER MANUFACTURER) OVER PLYWOOD ROOF SHEATHING OVER ROOF TRUSSES (REFER TO STRUCTURAL) OVER 5/8" GYPSUM BOARD

NON-RATED SLOPED ROOF / CEILING ASSEMBLY
SCALE: 1"=1'-0"

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1717 Locust Street, Suite 117, Des Moines, IA 50309
Ph. 515-400-5670 www.simonsonassoc.com

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HUBBELL REALTY COMPANY

MARLOW 35
GARAGES
ANKENY, IA

Rev. #	Issue / Revision	Date
1	Issued for 60% Set	05-28-2026

Job No. 25051 | Proj. Mgr. SP

Sheet Title: ASSEMBLIES, GARAGE PLANS & ELEVATIONS

Sheet No. A-101

5/28/2026 6:20:27 PM

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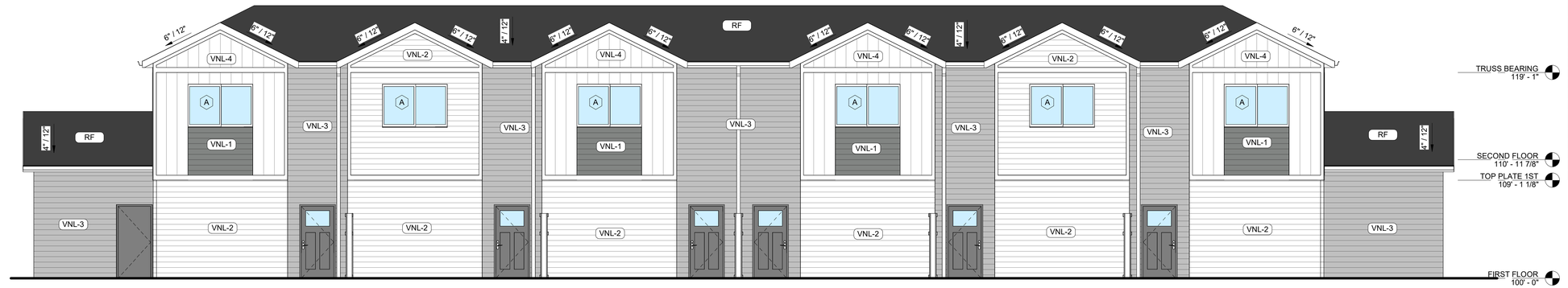
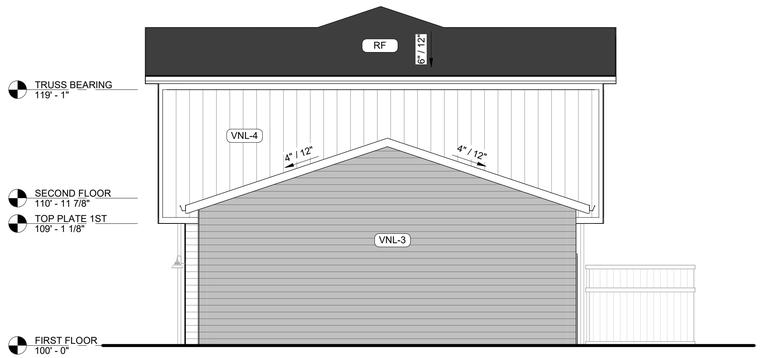
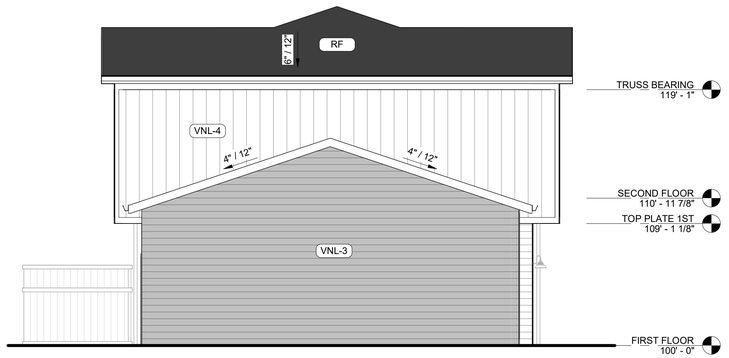
1 **FRONT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"



2 **REAR ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"



3 **RIGHT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"



4 **LEFT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"

GENERAL EXT ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
7. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
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11. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

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EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	THIN BRICK; COLOR - DARK GRAY
BRK-2	THIN BRICK; COLOR - WHITE
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS; CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-1	VINYL LAP SIDING, SMOOTH, 6" REVEALS; COLOR - DARK GRAY
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HUBBELL REALTY COMPANY

MARLOW 35
INTERNAL SOBALT 6-PLEX
TOWNHOMES
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME A

Sheet No.
A-201

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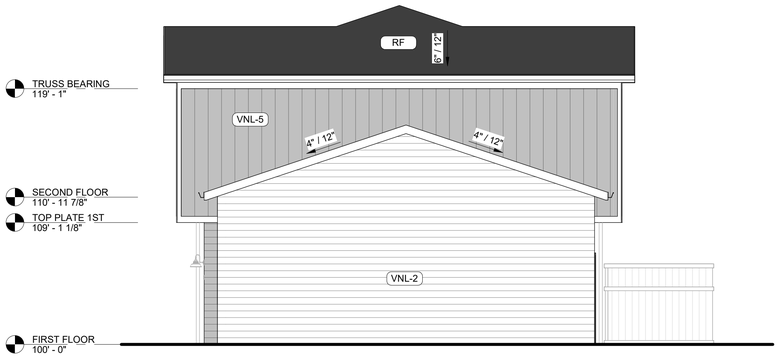
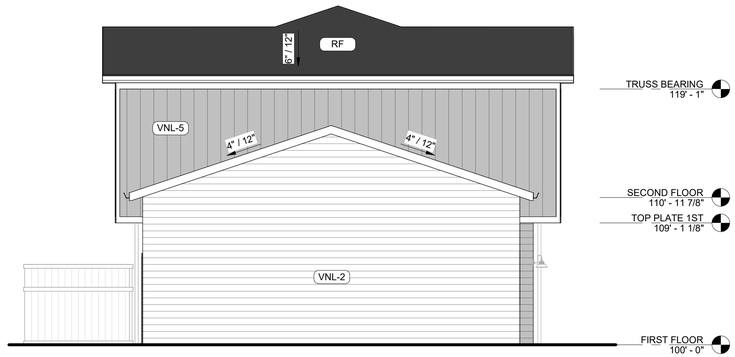
1 **FRONT ELEVATION - SCHEME B**
SCALE: 3/16" = 1'-0"

2 **REAR ELEVATION - SCHEME B**
SCALE: 3/16" = 1'-0"



3 **RIGHT ELEVATION - SCHEME B**
SCALE: 3/16" = 1'-0"



4 **LEFT ELEVATION - SCHEME B**
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EXTERIOR MATERIAL LEGEND

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HUBBELL REALTY COMPANY

MARLOW 35
INTERNAL SOBALT 6-PLEX TOWNHOMES
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME B

Sheet No.
A-202

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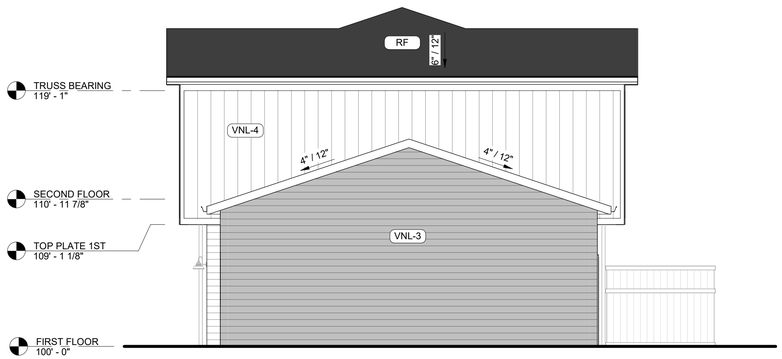
1 FRONT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"

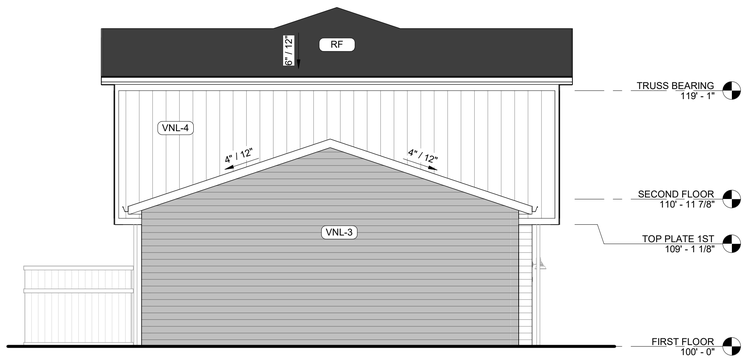
2 REAR ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION - SCHEME A

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND	
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HUBBELL REALTY COMPANY

MARLOW 35
INTERNAL SOBALT 7-PLEX TOWNHOMES
ANKENY, IA

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME A

Sheet No.
A-201

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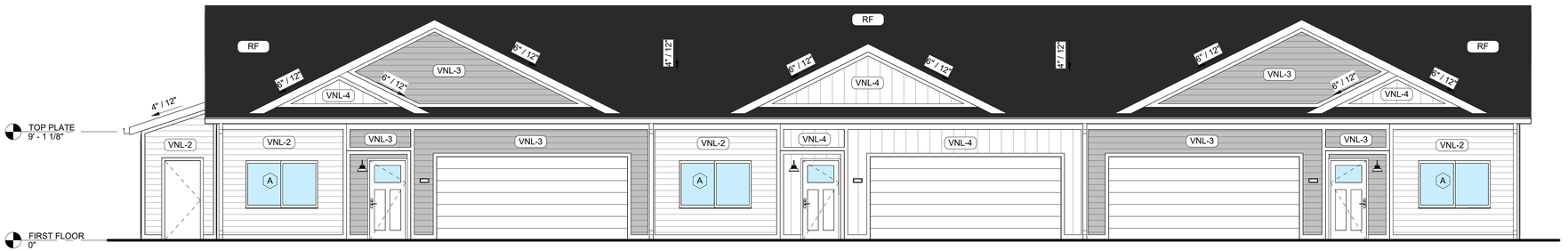
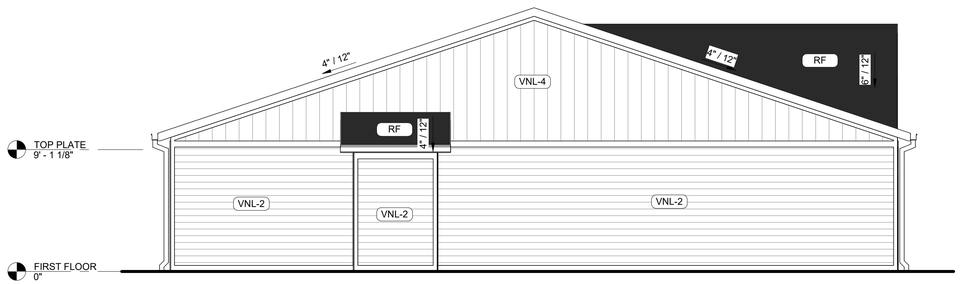


1 **FRONT ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"

2 **REAR ELEVATION - SCHEME A**
SCALE: 3/16" = 1'-0"



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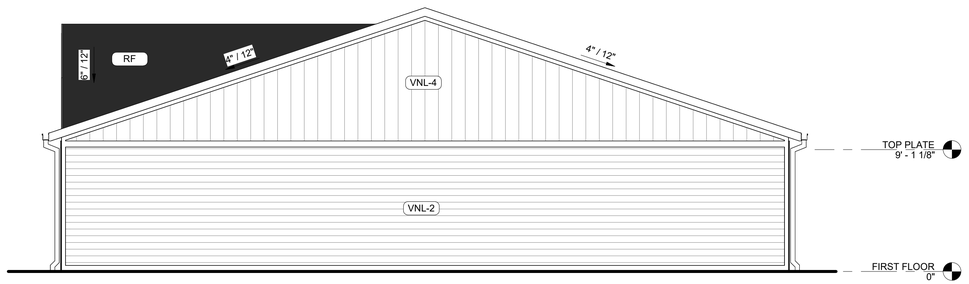
SCALE: 3/16" = 1'-0"



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GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINES DOCUMENTS.
2. ALL CONDUIT RUNS & SERVICE LINES SHALL BE GROUPED TOGETHER IN A NEAT & ORDERLY MANNER AND SHOULD PENETRATE THE WALL AT THE LOWEST POINT AND ARE NOT TO RUN OVER THE TOP OF PARAPET. ALL OTHER CONDUITS & JUNCTION BOXES FOR EXTERIOR FIXTURES & EQUIPMENT SHALL BE FULLY CONCEALED WITHIN THE BUILDING CONSTRUCTION.
3. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.
5. NO EXPOSED MASONRY/MATERIAL CORES. MASONRY RETURNS AT WINDOWS/OPENINGS ARE REQUIRED IF FRAMING IS NOT DEEP ENOUGH TO PROVIDE CLOSURE AT THE BACKSIDE OF MASONRY FOR AN EFFECTIVELY SEALED JOINT.
6. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS.
7. PROVIDE CAST REGLETS JUST IN FROM THE OUTER EDGE ON UNDERSIDE OF FACE MATERIAL OR DRIP EDGE AT ALL OVERHANGS & SOFFITS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
9. WHERE EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF PAVING TO BE 1/4" LOWER THAN INTERIOR FINISH FLOOR, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. WHERE DOOR STOOP, 48" OUT FROM DOOR 1:48(2%) MAX. SLOPE, AFTER 48" AWAY FROM DOOR 1:20(5%) MAXIMUM SLOPE TO PUBLIC WAY. (REFER TO CIVIL)
10. WHERE NO EXTERIOR PAVING ADJACENT TO BUILDING, TOP OF FINISHED LANDSCAPE A MINIMUM OF 4" BELOW INTERIOR FINISH FLOOR AND 4" BELOW EXTERIOR WALL FLASHING/WEEPS, SLOPING CONTINUOUSLY AWAY FROM BUILDING A MINIMUM OF 5'. (REFER TO CIVIL)
11. ADDRESS SHALL BE PROVIDED ON STREET SIDE OF BUILDING AND ON MONUMENT SIGN. NUMBERS A MINIMUM 5 INCH CONTRASTING COLOR NUMBERS WITH MINIMUM 1/2" STROKE.

ACTUAL DETAILS & DIMENSIONS MAY VARY AND ARE SUBJECT TO CHANGE. ALL DRAWINGS ARE SUBJECT TO AUTHORITY HAVING JURISDICTION APPROVAL. SIGNAGE SHOWN DOES NOT REPRESENT ALLOWABLE SIGNAGE PERMITTING/APPROVAL OF ALL SIGNAGE PER CURRENT CITY ORDINANCE BY OTHERS.

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
FAS	PREFINISHED METAL FASCIA, COLOR - WHITE
RF	ARCHITECTURAL ASPHALT ROOFING SHINGLES, COLOR - CHARCOAL
TRM	VINYL TRIM BOARD, SMOOTH, COLOR - WHITE
VIS	INSULATED VISION GLASS: CLEAR W/ LOW E COATING IN VINYL RESIDENTIAL STYLE WINDOW
VNL-2	VINYL LAP SIDING, 6" REVEAL, COLOR - WHITE
VNL-3	VINYL LAP SIDING, 6" REVEAL, COLOR - LIGHT GRAY
VNL-4	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - WHITE
VNL-5	VINYL BOARD & BATTEN SIDING, SMOOTH; COLOR - LIGHT GRAY

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HUBBELL REALTY COMPANY

MARLOW 35
LAZIO TOWNHOMES
ANKENY, IA

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026
3	Issued For 60% Set	05-28-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
EXTERIOR ELEVATIONS - SCHEME A

Sheet No.
A-201

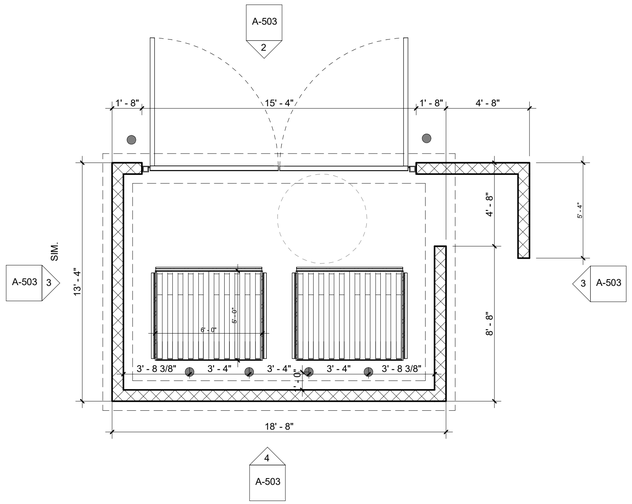
NOT FOR CONSTRUCTION

C:\Users\myoung\OneDrive - SAA\Documents\25051_2026-04-09_Marlow 35 Ankeny, IA_Lazio_R24_myoungTHUBBY.rvt
5/28/2026 8:28:51 PM

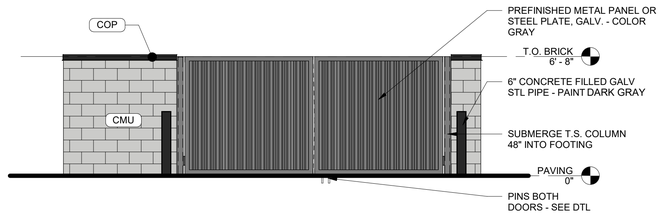
GENERAL DETAIL NOTES:

1. REFER TO ADDITIONAL NOTES & REQUIREMENTS ON ALL OTHER DOCUMENTS & OTHER DISCIPLINES DOCUMENTS.
2. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND TO UNDER UPPER MATERIAL & EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL. SOFT JOINTS REQUIRED BETWEEN DISSIMILAR MATERIALS.
3. INSTALL VERTICAL EXPANSION JOINTS MINIMAL AT COLUMN/GRID LINE AND & AT THE HEAD OF DOOR JAMBS/OPENING OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICES TO REDUCE STRESS CRACKING. NO CONTROL JOINTS/ EXPANSION JOINTS AT MAIN STRUCTURAL BEARING, KEEP AWAY 2'-6" MIN.
4. CAULK & SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS. ALL SEALANTS SHOULD BE COLOR-MATCHED TO ADJACENT MATERIAL.
5. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND SPRINKLER PIPE FREEZING.
6. ALL METAL EXPOSED TO EXTERIOR OR EXPOSED TO MOISTURE SHALL BE GALVANIZED
7. STAINLESS STEEL CLIPS ARE REQUIRED FOR ANY MASONRY LARGER THAN 8x16 FACE SIZE

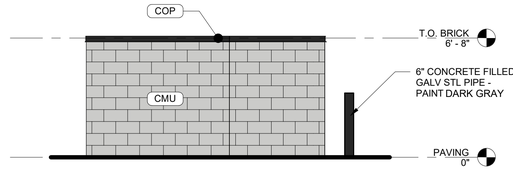
EXTERIOR MATERIAL LEGEND	
MAT. LABEL	**MATERIAL DESCRIPTIOIN**
CMU	8"x8"x16" ROCK FACE CMU, KINGS MATERIAL INC. ROCKFACE - SHADOW, VERTICAL JOINTS STAGGERED, GROUTED & REINFORCED CELLS (REFER TO STRUCTURAL FOR REINFORCEMENT)
COP	PREFINISHED ALUMINUM COPING: DARK GRAY



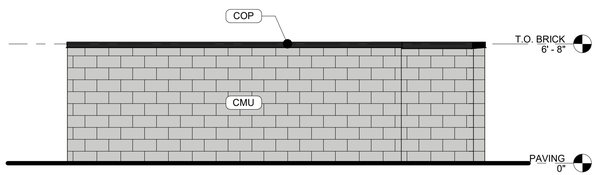
1 **TRASH ENCLOSURE PLAN**
SCALE: 1/4" = 1'-0"



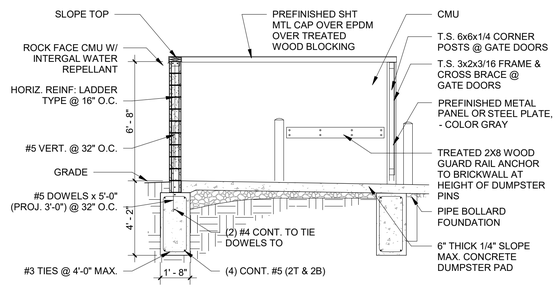
2 **TRASH ENCLOSURE FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



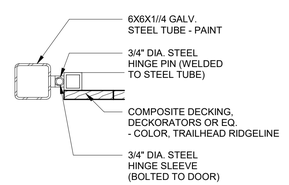
3 **TRASH ENCLOSURE SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



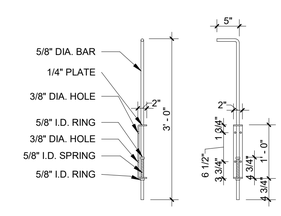
4 **TRASH ELNCOSURE BACK ELEVATION**
SCALE: 1/4" = 1'-0"



5 **TRASH CROSS SECTION**
SCALE: 1/4" = 1'-0"



6 **TRASH HINGE**
SCALE: 1 1/2" = 1'-0"



7 **TRASH PIN**
SCALE: 3/4" = 1'-0"

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HUBBELL REALTY COMPANY

MARLOW 35
TRASH ENCLOSURE
ANKENY, IA

NOT FOR CONSTRUCTION

Rev. #	Issue / Revision	Date
1	Issued For 30% Set	03-06-2026
2	Issued For REVIEW	04-21-2026

Proj. No. 25051 | SAA | Proj. Mgr. SP

Sheet Title
TRASH ENCLOSURE

Sheet No.
A-503

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
426 S Ankeny Boulevard - Site Plan

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 426 S Ankeny Boulevard site plan.

ATTACHMENTS

1. Aerial Map

2. Staff Report
3. Applicant Letter
4. Site Plan

N

1 inch = 100 feet

Date: 7/1/2026

426 S Ankeny Boulevard
Site Plan

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: 426 S Ankeny Boulevard – Site Plan
Report Date: July 1, 2026
Prepared By: Deb Gervais, AICP EJC
Senior Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 426 S Ankeny Boulevard.

Project Summary:

The property at 426 S Ankeny Boulevard is located west of S Ankeny Boulevard, south of the Dairy Queen and north of the T-intersection with SE Peterson Drive. The proposal is to convert a single-family home to commercial office use. The proposed project sits on a 0.227 acre (+/) site, and is zoned C-2, General Retail and Highway Oriented Commercial Business District. Surrounding zones to the north and east are C-2, and to the west and south are R-1, Single-Family Residential District.

Project Report:

The property at 426 S Ankeny Boulevard is a 0.227-acre lot of record located on the 400 block, west of S Ankeny Boulevard. The site is owned and proposed to be developed further by South Ankeny Boulevard, LLC. The site has a single-family residence with 1,052 SF on the main level and a detached garage. The home was constructed in 1942 and the garage in 1972. Until now, the site has been used for residential purposes. The ownership has proposed the building be converted to a commercial law office.

The plan shows the removal of the existing driveway and sidewalk connection and removal of an existing window well and front porch stoop. The site plan shows a newly constructed driveway access onto S Ankeny Boulevard, six new parking stalls and retention of the two garage stalls. There will be a new accessible sidewalk connection and ramp with a new front porch stoop.

Landscaping and open space are provided throughout the site in accordance with City of Ankeny requirements and include parking lot screening and parking lot shading. Wooden fences exist on the south, west and north property boundaries.

Stormwater detention is not required because the proposed development adds less than 10,000 SF of impervious area. The proposed site will maintain existing drainage patterns. Water and sanitary sewer services exist.

Any signage associated with this project will be approved through a separate sign permitting process.

Site Plan Worksheet
426 S Ankeny Boulevard

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 layout of the building, driveway, and parking are designed to fit well with nearby properties and is consistent with surrounding development.

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

   The site is designed to match the look of the surrounding area. The building, landscaping, and layout are consistent with the existing streetscape.

3. **The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycles and pedestrian movement from public walks to the building and from parking areas to the building.**

   The site provides enough parking and is designed to allow vehicles and pedestrians to move safely. Sidewalks and pathways connect the public sidewalk and parking areas to the building. An ADA Accessible ramp is shown to address the height of the building entrance.

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 is designed so that vehicles can enter and exit safely. The driveway will be replaced, but the location is unchanged.

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 area is screened by trees and shrubs, and an existing wood fence runs the property line on the north, west, and south sides. These improvements help reduce the visual impact of the parking area on nearby streets and properties.

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.**

   Trash, mechanical equipment, and stormwater areas are screened from public view using landscaping, fencing, and building placement.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

   No new utility lines are proposed.

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.**

   Exterior lighting is designed for safety and visibility without being overly bright. Lighting is directed downward and away from nearby properties.

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 detention is not required because the proposed development adds less than 10,000 SF of impervious area. The proposed site will maintain existing drainage patterns.

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.**

    Existing water and sanitary sewer connections will not overload the public systems.

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 site includes open space areas located in the front and side yards that are visible from the street and surrounding properties. These areas help break up the paved areas. The open space provided meets code requirements.

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.**

    Landscaping has been proposed to improve the look of the site. Trees and shrubs are used throughout the site. The proposed landscaping meets the requirements of the Code.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of neighboring buildings and sites.**

   The size of the building is not changing, therefore maintaining the established scale of neighboring buildings and sites.

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

   The building is not changing and is compatible with those of neighboring buildings.

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

   Mechanical equipment, trash areas, and service spaces are screened so they are not visible from public areas.

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

   The existing house and garage on this site have been constructed with compatible and complimentary design and materials.

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.**

   The final design and allowances for signage will be determined with future sign permits.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements.**

   The plans submitted generally conform to the written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

   The existing house and garage meet all required setbacks and are complementary to other nearby structures.

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

   The site layout supports the existing house and garage while providing a driveway, parking, and open space to be utilized by the new commercial use.

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

   The existing building character fits in with the neighborhood residential and commercial buildings.

5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

   It appears that the impact on these utility systems can be accommodated adequately.

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

NILLES ASSOCIATES

June 26, 2026

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

RE: 426 S Ankeny Blvd Site Plan

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

On behalf of South Ankeny Boulevard, LLC, we are pleased to submit the Site Plan for 426 S Ankeny Blvd. The site is located west of S. Ankeny Boulevard and just north of SE Peterson Drive.

The site plan for 426 S Ankeny Blvd consists of an existing 1,052 square foot residential building being converted to a commercial law office use. 6 parking stalls will be constructed with the project. The site includes landscaping and screening to meet City standards.

We would request your review and approval once we've addressed any comments you may have. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Jordan Olson, PE
NILLES ASSOCIATES, INC.

426 S ANKENY BLVD

426 S ANKENY BLVD, ANKENY, IOWA

SITE PLAN

NAI #26028

IOWA ONE CALL SM

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

SPECIFICATION REFERENCE

THE 2026 IOWA SUDAS STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE CITY OF ANKENY STANDARD SPECIFICATIONS SHALL APPLY TO ALL ASPECTS OF CONSTRUCTION.

LEGEND

Existing / Proposed		Existing / Proposed	
IR	Round iron rebar	1234 / 1234	Address
IP	Round iron pipe	x 900.0' / x 900.0'	Spot elevation
PCC	Portland cement concrete		Sanitary sewer manhole
ACC	Asphaltic cement concrete		Cleanout
FL	Pipe flowline elevation		Storm sewer manhole
RCP	Reinforced concrete pipe		Storm sewer intake
CMP	Corrugated metal pipe		Storm sewer beehive
CPP	Corrugated plastic pipe		Flared end section
PVC	Polyvinyl chloride pipe		Water hydrant
CIP	Cast iron pipe		Water valve
B/B	Back of curb to back of curb	WSO / WSO	Water service shut-off
P.U.E.	Public utility easement		Water main manhole
I.E.E.	Ingress & Egress easement		Monitoring well
M.E.C.	MidAmerican Energy Company Underground Electric Easement	YH / YH	Yard hydrant
S.S.E.	Sanitary Sewer easement		Well
S.T.S.E.	Storm Sewer easement	GM / GM	Gas meter
S.W.F.E.	Surface water flowage easement		Gas valve
W.E.	Water main easement		Air conditioning unit
	Subject boundary line	E / E	Electric manhole
	Section line	EM / EM	Electric meter
	Proposed boundary line	E / E	Electric pedestal
	Existing boundary line	TR / TR	Electric transformer
	Future boundary line	HH / HH	Utility hand hole
	Underlying boundary line		Utility pole
	Proposed easement line		Utility pole with light
	Existing easement line		Light pole
	Setback line		Ground up light
	Barbed wire fence line		Guy wire
	Chain-link fence line		Traffic signal
VT	Straw Wattle		Traffic signal with light
SF	Silt fence		Traffic manhole
SS	Sanitary sewer & size	C / C	Communication pedestal
ST	Storm sewer and size	TB / TB	Telephone booth
W	Water main and size	TV / TV	TV pedestal
G	Gas main & size		Billboard sign
OHE	Overhead electric & wires		Street sign
OHC	Overhead communication	DS / DS	Down spout
UGE	Underground electric		Tree shrub
TV	Underground television		Deciduous tree and trunk diameter
UGC	Underground communication		Coniferous tree and trunk diameter
900'	Contour elevation		
	Swale flowline		
	Edge of water		
	Edge of tree dripline		
	Construction limits		
	Construction fence		

BENCHMARKS

1. CUT "X" IN SIDEWALK ON THE WEST SIDE OF SOUTH ANKENY BLVD. 97' +/- FROM DRIVEWAY AT 426 SOUTH ANKENY BLVD. ELEV=992.76' (NAVD88)
2. CUT "X" IN THE NE CORNER OF THE DAIRY QUEEN HANDICAP STALL, 56' +/- NORTH OF THE SOUTH ENTRANCE. ELEV=994.93' (NAVD88)

GENERAL NOTES

1. ONE WEEK PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND:
   A. CITY OF ANKENY
   B. OWNER

2. ALL MATERIALS AND CONSTRUCTION RELATED TO WORK CONDUCTED AS PART OF THESE PLANS SHALL BE IN ACCORDANCE WITH THE 2026 STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, AND DETAILS SHOWN ON THIS PLAN UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR, REMOVAL, REPLACEMENT, OR REINSTALLATION OF ANY ITEM, BOTH ON- AND OFF-SITE, ADVERSELY AFFECTED BY FAILURE TO FOLLOW SAID SPECIFICATIONS, REPORTS, AND PLANS.

3. CONTRACTOR IS RESPONSIBLE TO UNDERSTAND THE INTENT OF THE WORK TO BE COMPLETED AND TO ADDRESS ANY QUESTIONS, CONCERNS, CONFLICTS, DISCREPANCY OR OTHER ISSUES THAT MAY AFFECT CONSTRUCTION WITH OWNER AND ENGINEER AT LEAST ONE WEEK PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

4. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY ISSUE ENCOUNTERED DURING CONSTRUCTION THAT MAY AFFECT PROPOSED DESIGN. OWNER AND ENGINEER SHALL RESPOND IN A TIMELY MANNER TO ALLOW CONSTRUCTION TO PROCEED.

5. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

6. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF, AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

7. THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE AND STORM DRAINS DISTURBED DURING CONSTRUCTION. RECONNECTIONS SHALL BE CONSIDERED INCIDENTAL TO PROJECT COST. NOTIFY CITY OF ANKENY AND NILLES ASSOCIATES PRIOR TO RECONNECTION SO THAT LOCATION OF RECONNECTION CAN BE DOCUMENTED AND INCLUDED ON RECORD DRAWINGS. REPAIRS TO TILE LINES ARE TO BE VERIFIED BY CITY OF ANKENY PERSONNEL.

8. SIGNS SHALL CONFORM TO THE CITY OF ANKENY SIGN ORDINANCE.

9. DETAILS AND NOTES INCLUDED WITHIN THESE PLANS SHALL BE USED FOR CONSTRUCTION. FOR ITEMS WITH NO DETAILS OR NOTES INCLUDED WITHIN THIS PLANS SET, FOLLOW SUDAS DETAILS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

10. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCY IS FOUND, NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING.

11. COORDINATE ALL WORK ACTIVITIES WITH ANY OTHER CONSTRUCTION PROJECTS IN THE AREA.

12. ANY DAMAGE TO PROPERTY THAT OCCURS AS A RESULT OF THE CONTRACTOR'S ACTIVITIES OR ACTIONS SHALL BE REPAIRED AND RESTORED IN KIND.

13. THE CONTRACTOR SHALL PROTECT UTILITY POLES NEAR CONSTRUCTION ACTIVITIES AS REQUIRED.

14. FOR ALL WORK, THE CONTRACTOR SHALL PROVIDE ALL FIELD QUALITY CONTROL AND TESTING AS PER SUDAS. PROVIDE ENGINEER TESTING RESULTS.

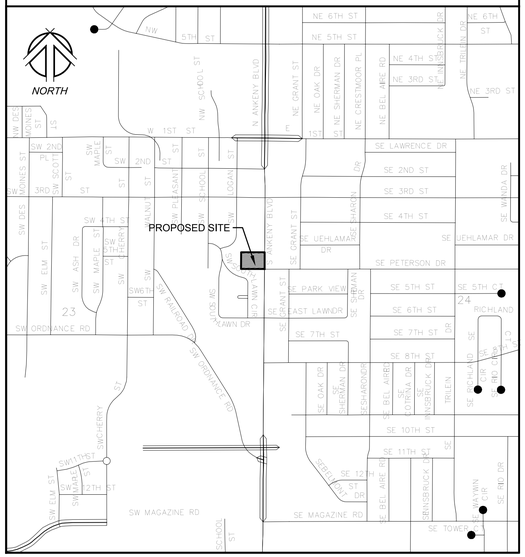
15. PROVIDE TO THE OWNER, ALL SHOP DRAWINGS FOR MATERIALS INCORPORATED IN THE WORK SUPPLIED BY THE CONTRACTOR.

17. CONTRACTORS ON-SITE SHALL BE RESPONSIBLE FOR DAILY CLEAN-UP OF SEDIMENT AND DEBRIS TRACKED OR WASHED ONTO PUBLIC RIGHTS-OF-WAY AND AREAS OUTSIDE PROJECT LIMITS.

18. DURING THE PROGRESS OF THE WORK, IF SUBSURFACE OR LATENT PHYSICAL CONDITIONS ARE ENCOUNTERED AT THE SITE DIFFERING MATERIALLY FROM THOSE INDICATED ON THE PLANS OR IF UNKNOWN PHYSICAL, CULTURAL, AND/OR ENVIRONMENTAL CONDITIONS OF AN UNUSUAL NATURE ARE ENCOUNTERED AT THE SITE, THE PARTY DISCOVERING SUCH CONDITIONS SHALL PROMPTLY NOTIFY THE CITY OF ANKENY, OWNER, AND NILLES ASSOCIATES BEFORE THE SITE IS FURTHER DISTURBED.

VICINITY MAP

SCALE: 1" = 1000'


NORTH
PROPOSED SITE
NE 6TH ST
NE 5TH ST
NE 4TH ST
NE 3RD ST
NE 1ST ST
W 1ST ST
SE LAWRENCE DR
SE 2ND ST
SE 3RD ST
SE 4TH ST
SE UEHLAMAR DR
SE PETERSON DR
SE 5TH ST
SE 6TH ST
SE 7TH ST
SE 8TH ST
SE 10TH ST
SE 11TH ST
SE 12TH ST
SW 1ST ST
SW 2ND ST
SW 3RD ST
SW 4TH ST
SW 5TH ST
SW 6TH ST
SW ORDNANCE RD
SW MAGAZINE RD
SE MAGAZINE RD
SE TOWNLINE CIR
SE RD DR
SCHOOL ST
NW SCHOOL ST
NE GRANT ST
SE GRANT ST
SW GRANT ST
NE OAK DR
NE CHESTMOOR PL
NE BELMARE RD
SE BELMARE RD
SE OAK DR
SE HICKORY DR
SE ELM DR
SE HOLLY DR
SE HOLLYWYN CIR
SE HIGHLAND DR
SE RICHLAND
SE VERONA DR
SE SYRACUSE DR
SE ROSEBRUCK DR
SE TROON DR
SE TROON CIR
SE TROON PL
SE TROON CT
NE TROON DR
NE TROON CT
NE TROON PL
NE TROON CIR
NE TROON LN
NE TROON TER
NE TROON WAY
NE TROON PKWY
NE TROON AVE
NE TROON BLVD
NE TROON ST
NE TROON RD

NORTH

10' 0 5'

SCALE

GENERAL DEMOLITION PLAN NOTES

1. BUILDING DIMENSIONS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.

TAGGED NOTES

A. PROPERTY LINE.

B. REMOVE EXISTING SHRUB.

C. REMOVE EXISTING SIDEWALK.

D. REMOVE EXISTING ASPHALT DRIVEWAY.

E. REMOVE EXISTING CONCRETE DRIVEWAY.

F. REMOVE EXISTING GRAVEL.

G. REMOVE EXISTING WINDOW WELL.

H. REMOVE EXISTING PORCH STOOP.

I. REMOVE EXISTING GAS SERVICE TO LIMITS SHOWN. COORDINATE WITH MIDAMERICAN ENERGY COMPANY.

J. EXISTING HYDRANT.

K. 200' FIRE HYDRANT COVERAGE RADIUS.

L. EXISTING POWER POLE.

T & B PROPERTIES LLC
418 S ANKENY BLVD
C-2 HIGHWAY COMMERCIAL

CLARK, ADAM C
607 SW SOUTHLAWN CIR
R-1 RESIDENTIAL

SPITZIG, KIMBERLY J
609 SW SOUTHLAWN CIR
R-1 RESIDENTIAL

N89°38'16"W 130.25'

S1°10'15"W 68.65'

S89°42'41"E 170.52'

N88°46'26"W 301.62'

N0°28'51"E 73.41'

EXISTING 6" PUE (BK 20290 PG 514)

54' HALF ROW

25'

S. ANKENY BLVD

SE PETERSON DR

EXISTING HOUSE 1,052 SF

EXISTING GARAGE

FFE= 996.70'

FFE= 995.38'

FFE= 995.60'

995'

994'

993'

HH

PRELIMINARY - SUBMITTAL #2

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

NILLES ASSOCIATES

REVISIONS:
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2.)
3.)
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6.)
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PROJECT NAME:
426 S ANKENY BLVD
ANKENY, IOWA

DESCRIPTION:
EXISTING CONDITIONS/DEMOLITION PLAN

NAI NO.:	26028
DATE:	6/26/2026
DRAWN BY:	JJO
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	C101
SHEET NO.:	2 / 5

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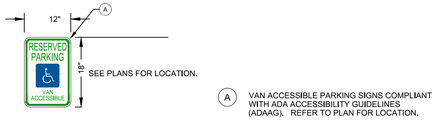
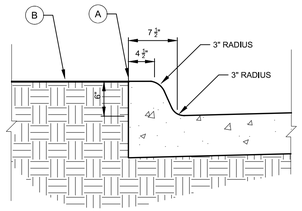


A VAN ACCESSIBLE PARKING SIGNS COMPLIANT WITH ADA ACCESSIBILITY GUIDELINES (ADAAG). REFER TO PLAN FOR LOCATION.

1 C200 **ACCESSIBLE PARKING SIGNS**

NO SCALE



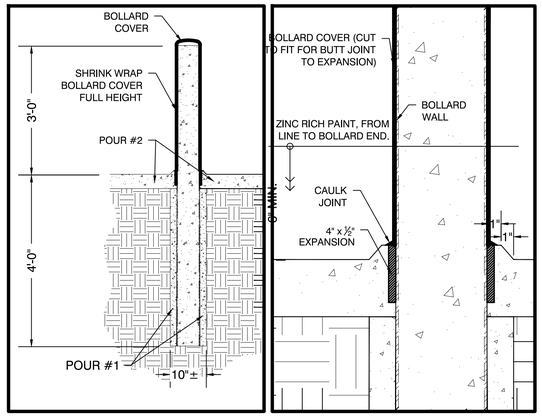
A BACK / TOP OF CURB

B GRADE VARIES REFER TO GRADING PLANS

2 C200 **6" INTEGRAL STANDARD CURB**

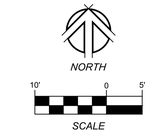
NO SCALE

- COAT STEEL IN ZINC-RICH PAINT OR GALVANIZE FROM 6" ABOVE SLAB TO BOTTOM OF BOLLARD.
- ALL 6" BOLLARDS TO RECEIVE YELLOW BOLLARD COVERS.



3 C200 **6" BOLLARD DETAIL**

NO SCALE



PAVING LEGEND

- RAMP 6" PCC
- TURNING SPACE MAX 1.5% IN ALL DIRECTIONS
- 5" PCC SIDEWALK
- 6" PCC PAVEMENT

PAVING NOTES

1. PARKING LOT AND DRIVE AISLE PAVING SHALL BE NON-REINFORCED 6" P.C.C. ALL CONCRETE CURBS SHALL BE INTEGRAL TO PAVING SLAB.
2. SIDEWALKS SHALL BE NON REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 5 INCHES. PUBLIC SIDEWALK RAMPS SHALL BE NON-REINFORCED P.C.C. WITH A MINIMUM THICKNESS OF 6 INCHES.
3. ALL PAVING SHALL COMPLY W/ SUDAS FOR MATERIALS AND INSTALLATION.
4. REFER TO ARCHITECTURAL PLAN FOR ADDITIONAL INFORMATION ON STOOPS AND SIDEWALKS ADJACENT TO BUILDING.
5. NO SIDEWALK, STREET OR LANE CLOSURES ON S ANKENY BLVD WILL BE ALLOWED.

GENERAL DIMENSION PLAN NOTES

1. BUILDING DIMENSIONS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. REFER TO ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS.
2. VERIFY EXISTING UTILITY SERVICES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS WITH PROPOSED WORK.
3. COORDINATE SITE ACCESS WITH IDOT CONTRACTOR.

TAGGED NOTES

A. PROPERTY LINE.

B. PROVIDE PARKING STALL AND LANE STRIPING AS SHOWN PER SUDAS 8020 AND IDOT SECTION 2527 - COLOR SHALL BE WHITE.

C. 6" STANDARD CURB PER SUDAS FIGURE 7010.102 - DETAIL 2.

D. PEDESTRIAN RAMPS IN SIDEWALK. TRANSITION CURB FROM 6" TO 0" IN THIS SECTION.

E. NO CURB IN THIS SECTION.

F. SIDEWALK CONNECTION.

G. ACCESSIBLE ROUTE.

H. ACCESSIBLE STALL SIGN ON PROPOSED RAMP HANDRAIL. SEE DETAIL 1.

I. INSTALL NEW GAS SERVICE. COORDINATE WITH MIDAMERICAN ENERGY COMPANY.

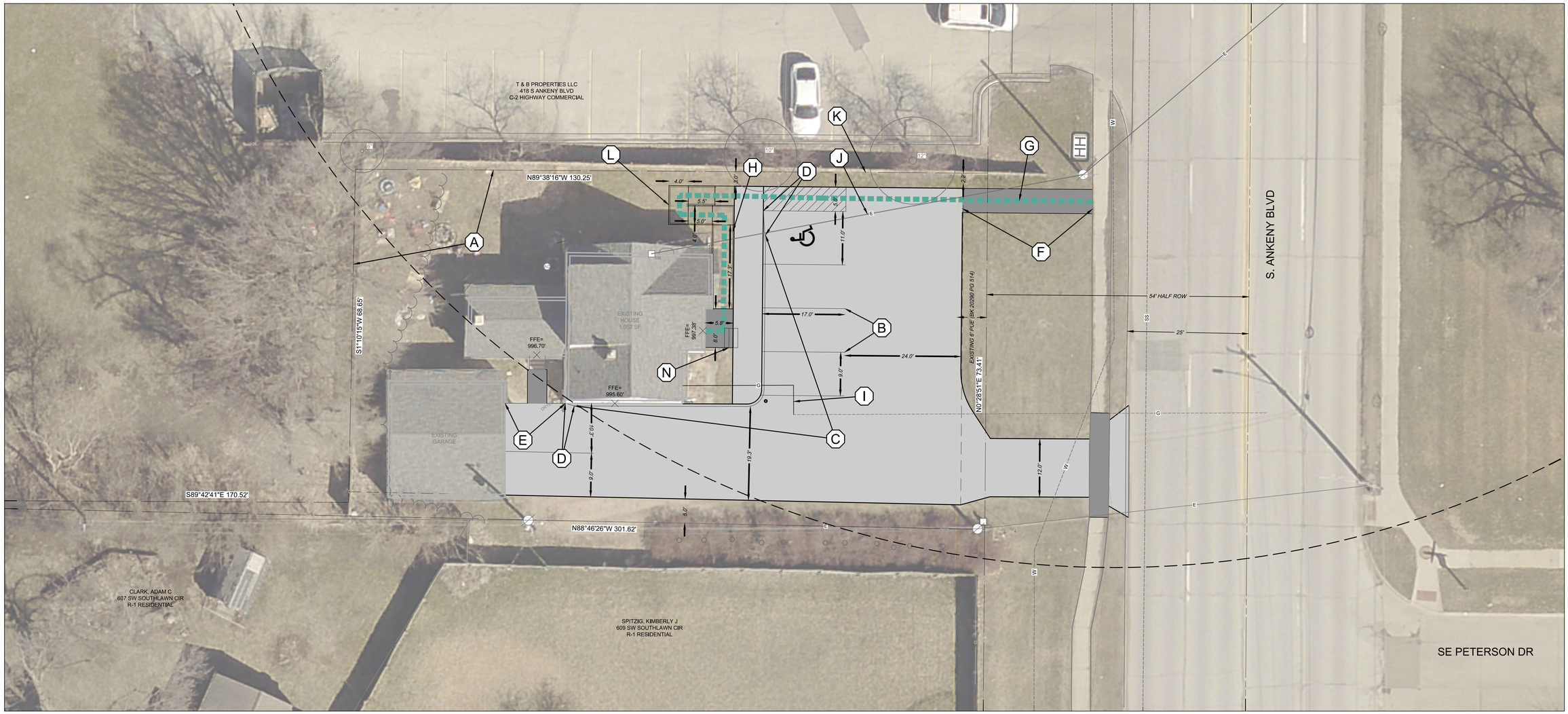
J. PROTECT OVERHEAD ELECTRIC SERVICE. COORDINATE WITH MIDAMERICAN ENERGY COMPANY IF CLEARANCE IS NOT SUFFICIENT.

K. PROTECT EXISTING FENCE.

L. ADA RAMP. ELEVATIONS AND MATERIALS BY BUILDER.

M. PROTECTION BOLLARD. SEE DETAIL 3.

N. TYPE A CONCRETE STEPS WITH HANDRAIL PER SUDAS 9080.101. 3 STEPS WITH 7" RISE AND 11" TREAD.



PRELIMINARY - SUBMITTAL #2

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Landscape Architecture

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PROJECT NAME: 426 S ANKENY BLVD
ANKENY, IOWA

DESCRIPTION: DIMENSION PLAN

NAI NO.:	26028
DATE:	6/26/2026
DRAWN BY:	JJO
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	C200
SHEET NO.:	3/5

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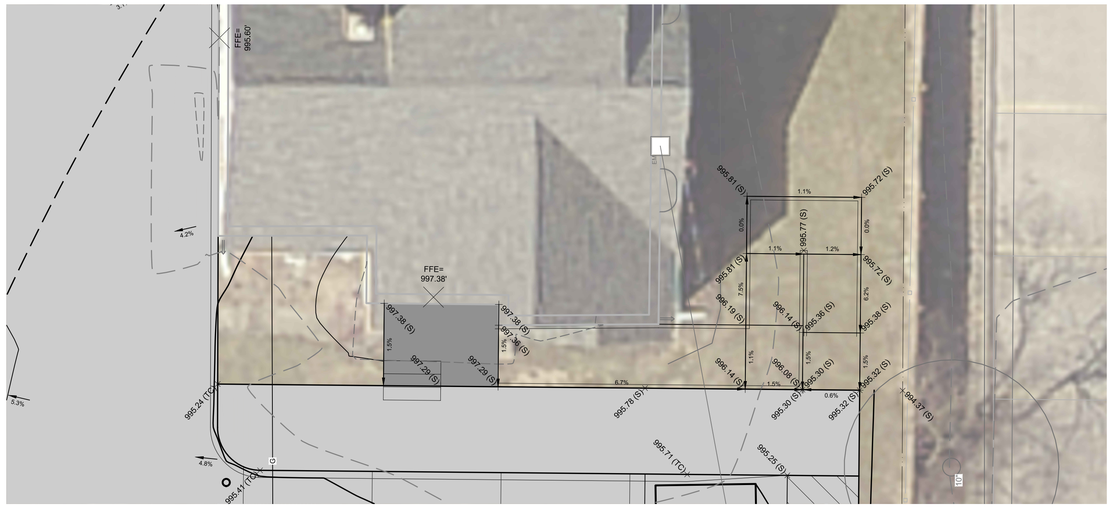

NORTH

5' 0 2.5'

SCALE

GENERAL NOTES

1. ALL EXTERIOR PAVING AREAS SHALL HAVE 12" DEPTH SUBGRADE PREPARATION. SCARIFY AND COMPACT EXTENDING 2' BEYOND PAVING LIMITS.
2. COORDINATE CONSTRUCTION OF DRIVEWAY, APRON, AND SIDEWALK IN RIGHT-OF-WAY WITH CITY OF ANKENY PROJECT US HWY 69/S ANKENY BLVD. SOUTHBOUND LANES EXPECTED TO BE CONSTRUCTED IN 2027.

PAVING LEGEND

- RAMP 6" PCC
- TURNING SPACE MAX 1.5% IN ALL DIRECTIONS
- 5" PCC SIDEWALK
- 6" PCC PAVEMENT

CUT/FILL	
CUT	64 CY
FILL <ADJUSTED>	2 CY

GRADING PLAN NOTES

A. PROVIDE SILT FENCE AND 9" STRAW WATTLES WHERE SHOWN FOR EROSION CONTROL MEASURES. LINES MARKED -----SF----- AND -----WT----- RESPECTIVELY. 175 LF OF SILT FENCE SHOWN. INSTALL PER SUDAS 9040.

B. STABILIZED CONSTRUCTION EXIT - MINIMUM 20' WIDE X 30' LONG X 12" DEPTH STONE

C. CONCRETE WASHOUT AREA.

GRADING PLAN LEGEND

TC - TOP OF CURB ELEVATION
S - TOP OF SLAB ELEVATION

NORTH

10' 0 5'

SCALE

PRELIMINARY - SUBMITTAL #2

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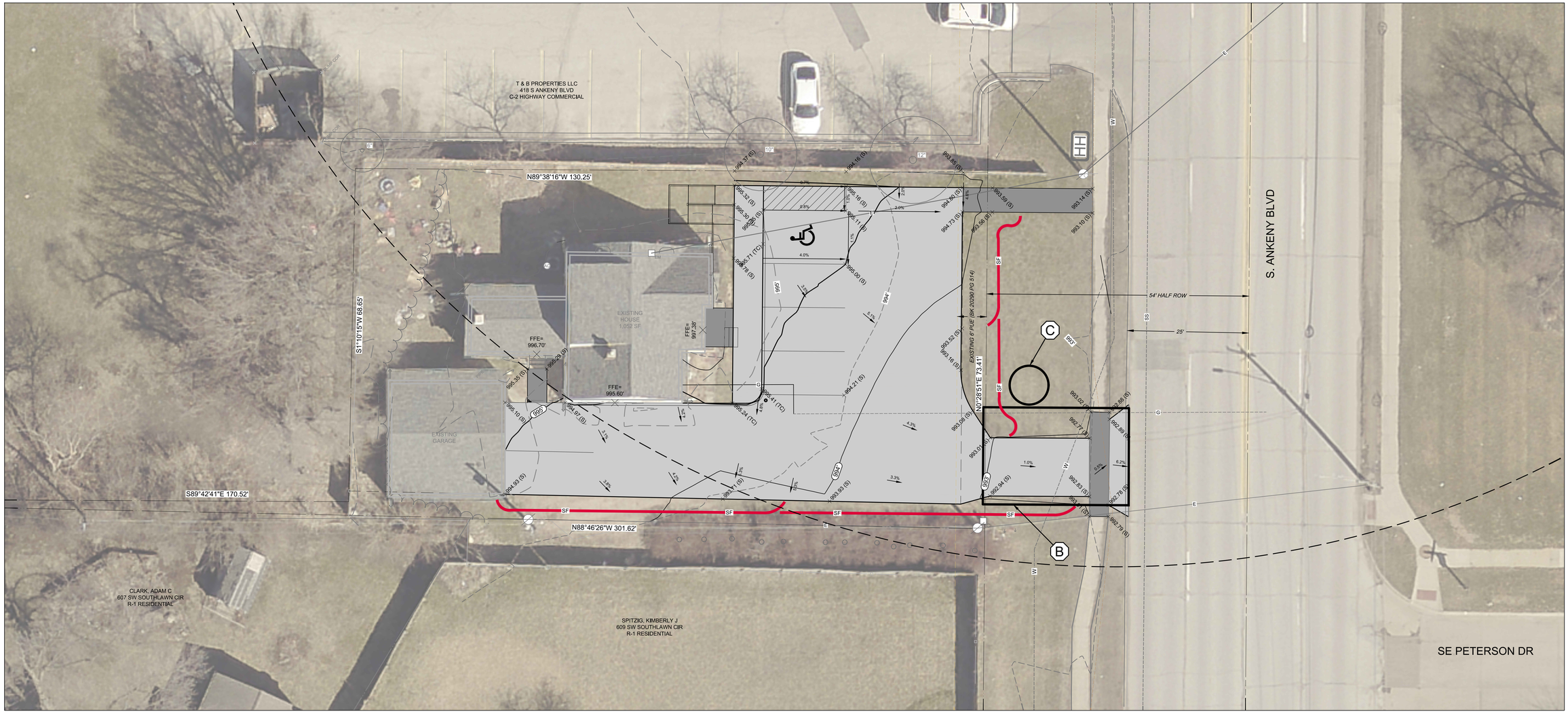
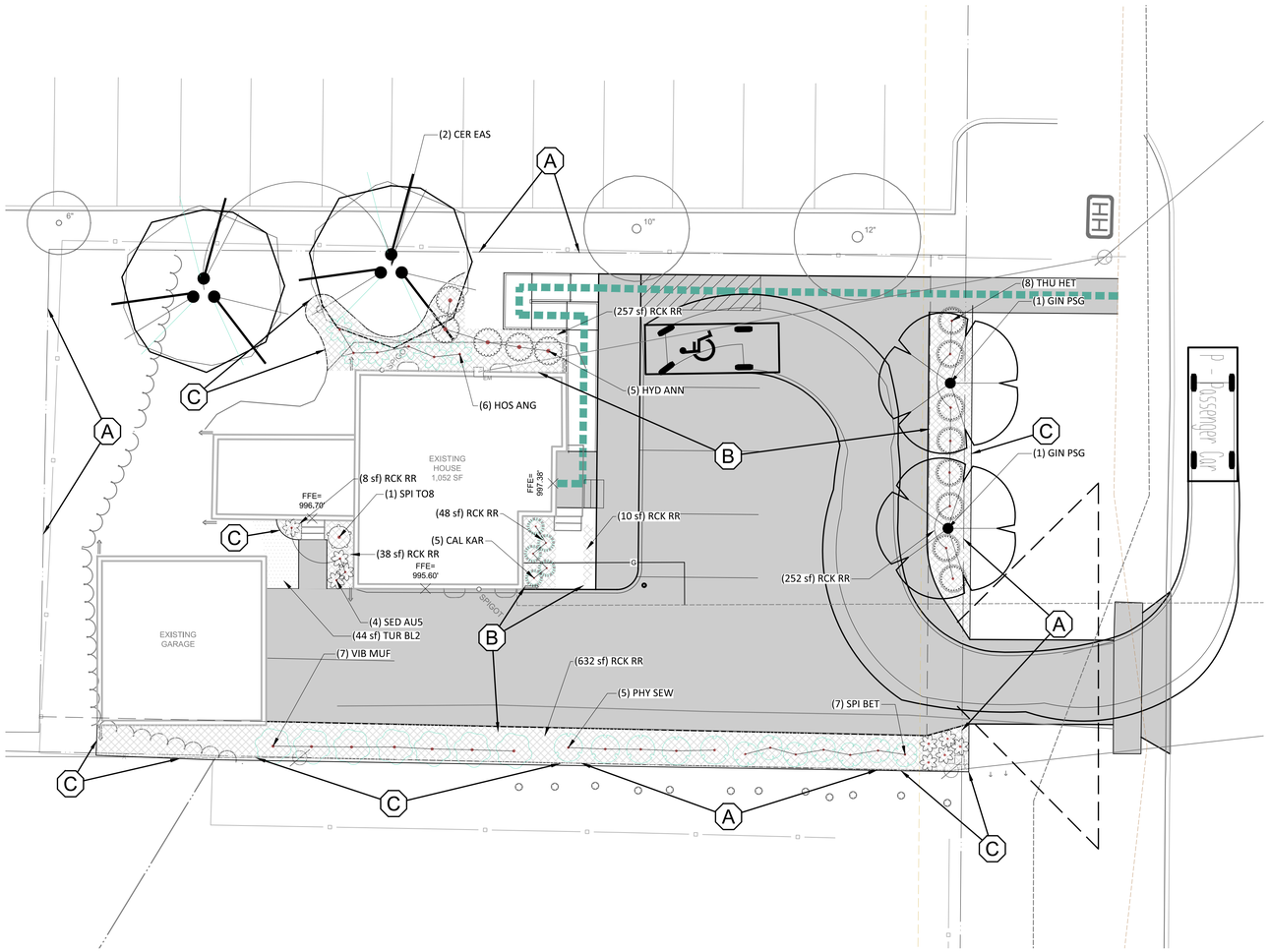
PROJECT NAME:
426 S ANKENY BLVD
ANKENY, IOWA

DESCRIPTION:
GRADING PLAN

NAI NO.:	26028
DATE:	6/26/2026
DRAWN BY:	JJO
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	C300
SHEET NO.:	4/5





NORTH

10' 0 5'

SCALE

OPEN SPACE REQUIREMENT	
SITE AREA (SQ.FT)	9702
REQ. GREEN SPACE (20% OF SITE AREA	1940.4
LANDSCAPE UNITS REQ.(2 TREES & 6 SHRUBS/3000 SF OF REQ. GREENSPACE)	1.0
TREE REQUIRED	2
SHRUB REQUIRED	6
TREE PROPOSED	2
SHRUB PROPOSED	6

1 LANDSCAPE UNIT/3000 SF REQ. OPEN SPACE

LANDSCAPE UNIT

2 TREES & 6 SHRUBS

TREE REQUIRED	3
SHRUB REQUIRED	3

OR 3 TREES & 3 SHRUBS

PARKING LOT SHADING		TREE CANOPY %	TREE CANOPY SQ. FT.	TREES REQUIRED
PARKING LOT AREAS (SQ. FT.) TWO AREAS TOTALING	REQUIRED	20%	915	2.0
4,575	PROPOSED	0%		
PARKING LOT SCREENING SHRUBS PROVIDED	27			

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES				
GIN PSG	2	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	2" Cal.	B&B
	2	SUBTOTAL:		
UNDERSTORY TREES				
CER EAS	2	Cercis canadensis / Eastern Redbud Multi-trunk	6` Ht. Clump	B&B
	2	SUBTOTAL:		
DECIDUOUS SHRUB				
HYD ANN	5	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#5	Container
PHY SEW	5	Physocarpus opulifolius 'Seward' / Summer Wine® Ninebark	#3	Container
SPI BET	7	Spiraea betulifolia / Birchleaf Spirea	#3	Container
SPI TO8	1	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spirea	#2	Container
VIB MUF	7	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	#5	Container
	25	SUBTOTAL:		
EVERGREEN SHRUB				
THU HET	10	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	#3	Container
	10	SUBTOTAL:		
GRASSES				
CAL KAR	5	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Container
	5	SUBTOTAL:		
PERENNIALS				
HOS ANG	6	Hosta x 'Blue Angel' / Blue Angel Hosta	#1	Container
SED AU5	9	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Container
	15	SUBTOTAL:		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	RCK RR	1,244 sf	River Rock 1.5" on Geotextile Fabric / River Rock Mulch 1.5"
	TUR BL2	44 sf	Type 1,Turf Permanant Lawn Mix, SUDAS / SUDAS Permanant Lawn Mix 300#/Acre
		1,288 sf	SUBTOTAL:

GENERAL LANDSCAPING NOTES

PLANT MATERIAL

1. ALL PLANT MATERIAL AND PLANTING SHALL BE IN ACCORDANCE WITH DIVISION 9- SECTION 9030 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS) OMITTING PARTS 2.06 AND 3.08 (TREE WRAPPING) AND SUBJECT TO THE FOLLOWING NOTES.
2. NO SUBSTITUTIONS IN SPECIES LISTED WILL BE ACCEPTED WITHOUT APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT. IF ANY UNAUTHORIZED SUBSTITUTIONS ARE MADE BY THE OWNER OR CONTRACTOR THE PROJECT LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE GROWTH OR PERFORMANCE OF THE PLANT MATERIAL.
3. PLANTINGS SHALL MEET THE MINIMUM SIZES LISTED UNLESS LARGER CALIPER OR HEIGHTS ARE APPROVED BY THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
4. ALL NURSERY STOCK MUST MEET THE MINIMUM STANDARDS ESTABLISHED IN THE MOST RECENT EDITION OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. LANDSCAPE CONTRACTOR SHALL ENSURE PLANT MATERIAL RECEIVES ADEQUATE WATERING FOR A MINIMUM OF 30 DAYS AFTER PLANTING AND CONTINUING UNTIL SELF-SUFFICIENT.
6. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE TIME OF INSTALLATION. SEE PLANTING DETAILS FOR ADDITIONAL PLANTING INSTRUCTION.
7. SEE PLANT SCHEDULE FOR SPECIES AND SIZES.

SEEDING AND SODDING

8. ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING BEDS OR SPECIALTY PLANTING AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY THE PLAN.
9. SODDING SHALL BE IN ACCORDANCE WITH DIVISION 9 - SECTION 9020 OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS MANUAL (SUDAS).

MULCH

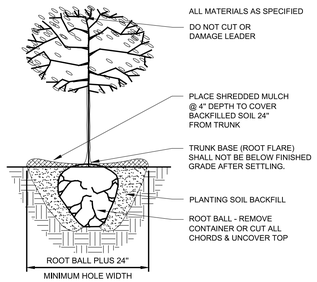
10. RIVER ROCK IN PLANTING BEDS AS DESIGNATED ON PLANS SHALL BE 1.5" DIAMETER SCREENED RIVER ROCK AT 3" DEPTH PLACED OVER A WATER PERMEABLE WEED BARRIER, OVERLAP WEED BARRIER A MINIMUM OF 12" AT SEAMS AND STAPLE PER MANUFACTURERS RECOMMENDATIONS.

LANDSCAPE PLAN NOTES

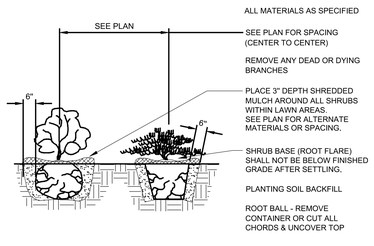
A. PROPERTY LINE.

B. RIVER ROCK. SEE SCHEDULE FOR QUANTITY.

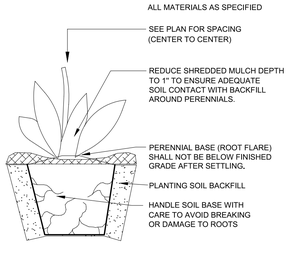
C. BULLET STYLE CONCRETE EDGING. (170 LF)



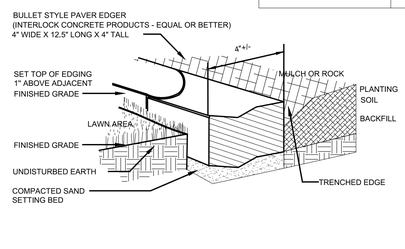
L-1 DECIDUOUS TREE PLANTING
NO SCALE



L-3 SHRUB PLANTING
NO SCALE



L-4 PERENNIAL PLANTING
NO SCALE



L-x CONCRETE BULLET PAVER EDGING DETAIL
NO SCALE

PRELIMINARY - SUBMITTAL #2

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PROJECT NAME:
426 S ANKENY BLVD
ANKENY, IOWA

DESCRIPTION:
LANDSCAPE PLAN

NAI NO.:	26028
DATE:	6/26/2026
DRAWN BY:	JJO
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	C500
SHEET NO.:	5/5

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PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
1 Oak Estate Plat 1 - Preliminary Plat (County)

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

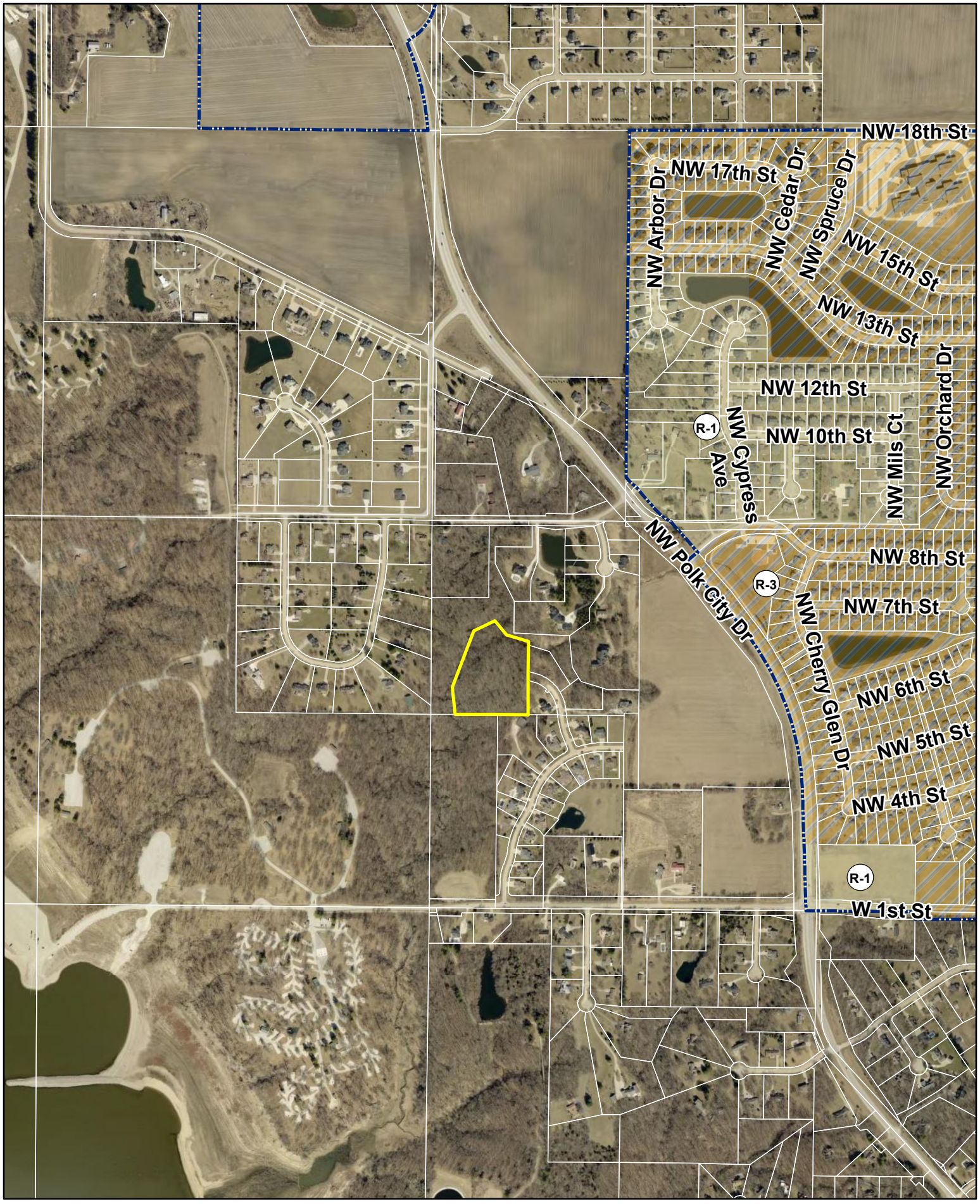
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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

ATTACHMENTS

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



N

1 inch = 825 feet

Date: 6/29/2026

1 Oak Estate Plat 1 - Preliminary Plat
Aerial Map

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: 1 Oak Estate Plat 1– Preliminary Plat (County)
Report Date: July 1, 2026
Prepared by: Bryan Morrissey
Associate Planner

EJC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the 1 Oak Estate Plat 1 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The proposed preliminary plat is located west of Ankeny's corporate limits; more specifically, west of Highway 415 and north of NW 94th Avenue / West 1st Street. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny. The proposed 6.03 acre (+/-) preliminary plat extends NW 41st Court by creating two single family lots at the end of a proposed cul-de-sac. Eight-inch water mains will be extended throughout the development with the Des Moines Water Works providing water service. Individual on-site sewage disposal systems will be utilized by property owners. Polk County zoning records indicate that the subject property is appropriately zoned as RR-Rural Residential District, while the City of Ankeny's Future Land Use Map indicates that the property is appropriate for Low Density Residential land uses. If the property were to be annexed into Ankeny, streetlights and sidewalks will be the responsibility of the property owners.

Staff recommends that the City of Ankeny defer to the Polk County Subdivision Requirements.

June 26, 2026

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

RE: PRELIMINARY PLAT RESUBMITTAL
1 OAK ESTATE PLAT 1
PART OF THE SW ¼ OF SEC. 17, T80N, R24W
S&A Project No. 126.0329.01

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

On behalf of Caliber Homes, LLC, as Applicant, please find accompanying the revised Preliminary Plat and associated information for the above referenced project. This project is located within rural Polk County but is within the 2-mile review area of the City of Ankeny. The Preliminary Plat illustrates two (2) single family detached residential lots located on the extension of NW 41st Court, west of Highway 415. The property is approximately 6.03 acres zoned as Rural Residential (RR) zoning districts developed under the Planned Development Option –Cluster Development.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- 2 copies of the Response Letter indicating how each comment was addressed, and
- 4 folded copies of the Preliminary Plat.

We are anticipating this project being placed on the July 7, 2026 Plan and Zoning Commission agenda in route to a final approval of the above mentioned items on the July 20, 2026 City Council agenda. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Korey Marsh, P.E.

Enclosure
cc:

MAJOR PRELIMINARY PLAT
FOR
1 OAK ESTATE PLAT 1 - 2026
POLK COUNTY, IOWA

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊢⊣	⊢⊣
Control Point	⊙CP	
Bench Mark	◒	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

FEATURES	EXISTING	PROPOSED
Spot Elevation	X (1225.25)	X 1225.25
Contour Elevation	1225	1225
Fence (Barbed, Field, Hog)	X	X
Fence (Chain Link)	//	//
Fence (Wood)	□	□
Fence (Silt)	○	●
Tree Line		
Tree Removal Limits		
Tree Stump		
Deciduous Tree \\ Shrub		
Coniferous Tree \\ Shrub		
Communication	C(*)	C
Overhead Communication	OC(*)	OC
Fiber Optic	FO(*)	FO
Underground Electric	E(*)	E
Overhead Electric	OE(*)	OE
Duct Bank	DUCT(*)	DUCT
Gas Main with Size	G(*)	G
High Pressure Gas Main with Size	HPG(*)	HPG
Water Main with Size	W(*)	
Sanitary Sewer with Size	S(*)	
Sanitary Manhole	⊘	
Storm Sewer with Size	ST(*)	
Storm Manhole	⊘	
Single Storm Sewer Intake	▭	
Double Storm Sewer Intake	▭▭	

(*) Denotes the survey quality service level for utilities

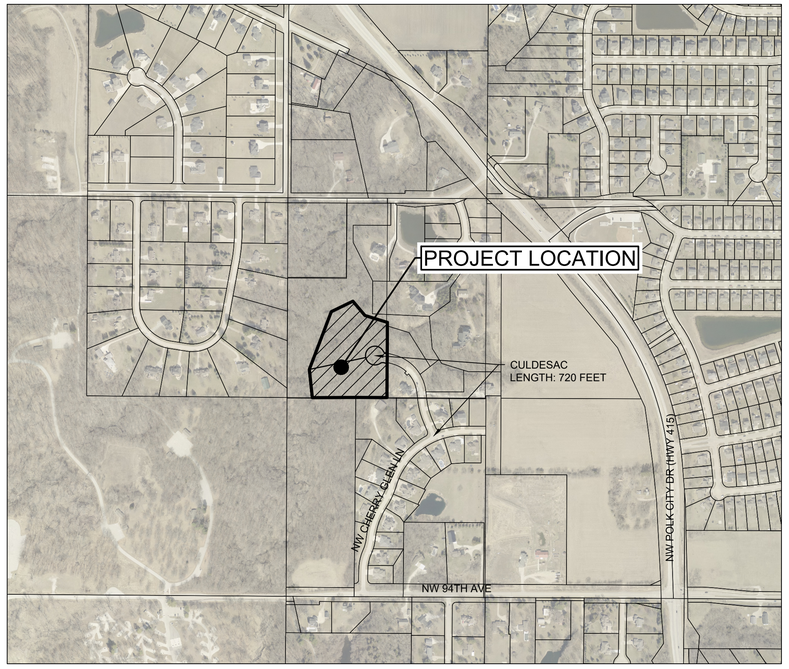
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box	EB	EB
Electric Transformer	E	E
Traffic Sign		
Communication Pedestal	C	C
Communication Manhole	C	C
Communication Handhole	C	C
Fiber Optic Manhole	FO	FO
Fiber Optic Handhole	FO	FO
Gas Valve		
Gas Manhole	G	G
Gas Apparatus	G	G
Fence Post or Guard Post	●	●
Underground Storage Tank	UST	
Above Ground Storage Tank	AST	
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head	+	+
Irrigation Control Valve	ICV	ICV
Soil Boring	B-2	
Test Hole Location for SUE w/ID		

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.



VICINITY MAP

SCALE: 1" = 500'

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552601896.

G1-GAS MAIN	MIDAMER-GAS KYLEE FERRISS (515)-252-6723 MECDSMDesignLocates@midamerican.com
W1-WATER MAIN	DES MOINES WATER WORKS DMWW Design Requests (515)-323-6244 onecallmaps@dmww.com
UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC KYLEE FERRISS (515)-252-6723 MECDSMDesignLocates@midamerican.com

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES - DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100 N=7541361.49 E=18511475.84 Z=965.16
CUT 'X' ON TOP OF CURB, EAST SIDE OF 41ST STREET, SOUTH OF THE STUBBED DRIVEWAY ENTRANCE NEXT TO "NO PARKING" SIGN

DATE OF SURVEY

MARCH 11, 2026

PROPERTY DESCRIPTION

BEG SE COR THN N 498F NWLY 278F SW 158F SWLY 408F SLY 188.7F E 492.5F TO BEG W 1/2 NW 1/4 SW 1/4 SEC 17-80-24

OWNER

CANNEY, MICHAEL L
4333 GREENWOOD DR
DES MOINES, IA 50312

DEVELOPER

CALIBER HOMES
309 E 1ST STREET
ANKENY, IA 50023
CONTACT: TYLER LENTZ
PHONE: (608) 963-7633

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IOWA 50023
KOREY MARSH, P.E.
ERIN D. GRIFFIN, P.L.S.
(515) 964-2020

PLAT AREA

6.03 ACRES (262,666 SF)

BULK REGULATIONS

MINIMUM LOT AREA = 40,000 SF
YARD SETBACKS:
FRONT: 50' MIN.
SIDE: 15' MIN.
REAR: 50' MIN.
MINIMUM LOT WIDTH = 140'
MAXIMUM BUILDING COVERAGE = 15%
MAXIMUM BUILDING HEIGHT = 35'

FEMA CLASSIFICATION

ZONE X - MINIMAL FLOOD HAZARD AREA
PANEL NUMBER 19153C0185F
EFFECTIVE FEBRUARY 1, 2019

ZONING CLASSIFICATION

RR - RURAL RESIDENTIAL DISTRICT

DEVELOPMENT OPTION

SINGLE FAMILY

INTENT OF SURVEY

THE INTENT IS TO SUBDIVIDE THIS LOT INTO A 2-LOT SINGLE FAMILY SUBDIVISION CONFORMING TO RURAL RESIDENTIAL DISTRICT ZONING.

POLK COUNTY GENERAL NOTES

SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS
ON-SITE SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM

1. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
2. FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODED AREAS OF THE PROPERTY. THERE ARE 4.22 ACRES OF MATURE WOODLANDS REQUIRING A MINIMUM PROTECTION OF 3.15 ACRES. THERE ARE 1.81 ACRES OF YOUNG WOODLANDS REQUIRING A MINIMUM PROTECTION OF 0.90 ACRES. THE TOTAL WOODLAND PROTECTION AREA IS 4.05 ACRES. A PROPOSED WOODLANDS PROTECTION EASEMENT THAT PROTECTS 4.51 ACRES OF WOODLANDS IS SHOWN. THE ALLOWABLE REMOVAL AREA IS 1.96 ACRES AND INCLUDES ALL AREAS NOT COVERED BY THE PROPOSED WOODLANDS PROTECTION EASEMENT.
3. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
4. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
5. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
7. STREET LOT A SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT SUCH TIME THE ROADWAY HAS BEEN IMPROVED AND ACCEPTED INTO THE POLK COUNTY SECONDARY ROAD SYSTEM BY THE POLK COUNTY BOARD OF SUPERVISORS.
8. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
9. RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPER'S EXPENSE.
10. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.
11. POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY HOME OWNER.
12. GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE A 4-YEAR MAINTENANCE BOND FOR EROSION CONTROL. THE IDNR STORM WATER DISCHARGE PERMIT WILL BE REQUIRED PRIOR TO GRADING OPERATIONS.
13. A COMMON PRIVATE STORMWATER DETENTION POND IS PROPOSED WITHIN LOTS 1 & 2 THAT WILL PROVIDE DETENTION FOR LOTS 1 AND 2 THAT CONVEYS RUNOFF TO THE EXISTING DRAINAGE WAY. THE OWNERS OF LOTS 1 AND 2 WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE BASIN. THE HOMEOWNERS ASSOCIATION WILL BE ABLE TO ACCESS THE POND FOR ANY MAINTENANCE AND REPAIR OF THE DETENTION POND AND DETENTION OUTLET FACILITIES AND THEN ASSESS THE PROPERTY OWNER. THE HOMEBUILDER IS RESPONSIBLE FOR CONVEYING ALL RUNOFF FROM THE HOME TO THE DETENTION BASIN.
14. ACCESS TO EACH LOT IS RESTRICTED TO THE SUBDIVISION ROADS.
15. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. SEWER SERVICE TO BE PROVIDED VIA INDIVIDUAL ON-SITE WASTEWATER TREATMENT SYSTEMS, TO BE INSTALLED BY THE LOT OWNER AT TIME OF HOME CONSTRUCTION.
16. WATER SERVICE TO THE SUBDIVISION SHALL BE PROVIDED BY DES MOINES WATER WORKS. ALL WATER INSTALLATION TO BE IN ACCORDANCE WITH DES MOINES WATER WORKS RULES AND REGULATIONS. DMWW WILL REVIEW THE DETAILS OF THE WATER MAIN UPON SUBMITTAL OF THE CONSTRUCTION PLANS.
17. ALL WATER MAINS AND WATER SERVICE STUBS MUST BE INSTALLED PRIOR TO PAVING.
18. THE PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE 2026 SUDAS SPECIFICATIONS.
19. NO STRUCTURES, INCLUDING FENCES, ARE PERMITTED WITHIN ANY PRIVATE STORM SEWER OR STORM WATER DETENTION EASEMENTS.
20. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IF ANNEXED BY THE CITY OF ANKENY.
21. LOTS 1 & 2 SHALL OUTLET SUMP PUMP AND SEPTIC DISCHARGE ON-SITE EITHER BY GRAVITY PIPES ON GRADE OR TO AN ON-SITE GRAVEL DRY WELL CONSTRUCTED ACCORDING TO THE DETAIL PROVIDED. ANY SEPTIC DISCHARGE LINE WILL REQUIRE A UV LIGHT PRIOR TO DISCHARGE. ANY PIPE THAT OUTLETS ON GRADE WILL NEED TO BE A MINIMUM OF 10' FROM ANY LOT LINE AND REQUIRE A MINIMUM OF 5 TONS OF EROSION STONE WITH ENGINEERING FABRIC AT THE OUTLET LOCATION. THE OUTLET LOCATION SHALL BE LOCATED AND AS FAR DOWN THE SLOPE AS POSSIBLE TO MINIMIZE POTENTIAL FOR EROSION.
22. ANY TREE REMOVALS AND NATIVE SLOPE MODIFICATION ON SLOPES GREATER THAT 5:1 OR WITHIN THE SAFE SLOPE BUILDING SETBACK LINE SHALL REQUIRE ADDITIONAL GEOTECHNICAL INVESTIGATION BY A LICENSED GEOTHECHNICAL ENGINEER. NO FILL FROM HOMEOWNER/HOMEBUILDERS SHALL BE ALLOWED WITHIN THE TREE LINE OR ON SLOPES STEEPER THAN 5:1 WITHOUT ADDITIONAL GEOTECHNICAL INVESTIGATION.
23. CONSTRUCTION WITHIN THE SAFE SLOPE SETBACK SHALL REQUIRE FOUNDATION DESIGN BY A PROFESSIONAL STRUCTURAL ENGINEER AND SLOPE STABILIZATION REVIEW AND DESIGN BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
24. INSTALLATION OF SEPTIC SYSTEMS WILL REQUIRE SEPTIC PERMITS FOR EACH LOT. A LICENSED SOIL ENGINEER WILL BE REQUIRED TO DETERMINE APPROPRIATE TYPE OF SYSTEMS.

Index of Sheets

C100	PRELIMINARY PLAT - TITLE SHEET
C200	PRELIMINARY PLAT - LAYOUT & UTLITY PLAN
C300	PRELIMINARY PLAT - GRADING PLAN

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Dial Before You Dig

KOREY M. MARSH
LICENSED PROFESSIONAL ENGINEER
P25347
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Korey M. Marsh, P.E. Date

License Number P25347

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:

ERIN D. GRIFFIN
LICENSED PROFESSIONAL LAND SURVEYOR
19710
IOWA

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.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
3	REVISED PER COUNTY COMMENTS	06-26-26	LJM
2	REVISED PER COUNTY COMMENTS	05-20-26	LJM
1	REVISED PER COUNTY COMMENTS	05-04-26	CWR

Engineer: CWR | Checked By: KMM | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 03/31/2026
Project No: 126.0329.01

POLK COUNTY, IOWA

1 OAK ESTATE PLAT 1 - 2026

PRELIMINARY PLAT - TITLE SHEET

SNYDER & ASSOCIATES, INC.

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

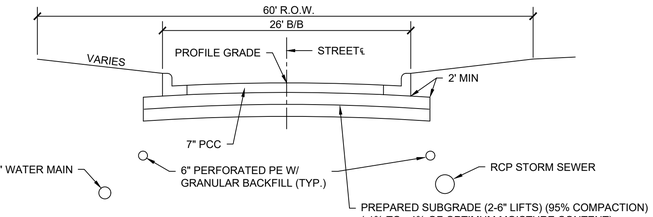
SNYDER & ASSOCIATES

Project No: 126.0329.01

Sheet C100

V:\Projects\2026\126.0329\10\CADD\PPT *126329_TSH.dwg LAYERS: PRELIMINARY PLAT - TITLE SHEET 2026/06/26 8:17 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	48°27'32"	33.00'	27.91'	14.85'	S50°48'36"E 27.09'
C2	165°22'09"	62.00'	178.95'	482.96'	N70°44'05"E 122.99'
C3	111°32'54"	62.00'	120.71'	91.14'	N67°43'27"W 102.53'
C4	48°27'32"	33.00'	27.91'	14.85'	S80°43'52"W 27.09'



1 / C200 TYPICAL STREET CROSS SECTION

NO SCALE

OWNER: ELIZABETH E. CRNCEVIC
LOT 14 BALLARD ESTATES

OWNER: JAMES D. NALLEY & WANDA P. HOVEN
LOT 13 BALLARD ESTATES

OWNER: CARL & KIMBERLEE OATRENICH
LOT 12 BALLARD ESTATES

OWNER: BRIAN T. MOSDAL
LOT 11 BALLARD ESTATES

OWNER: USA
NW ¼ SE ¼ & SW ¼ SE ¼ & SE ¼ SE ¼
SEC 16-80-24

OWNER: USA
W 450F S ½ SW ¼ SEC 17-80-24

OWNER: FOREST ESTATES HOMEOWNERS ASSOCIATION INC
OUTLOT X FOREST RIDGE ESTATES PLAT 1

OWNER: LAURA & WILLIAM WALLIASER
LOT 7 FOREST RIDGE ESTATES PLAT 1

OWNER: FOREST ESTATES HOMEOWNERS ASSOCIATION INC
OUTLOT X FOREST RIDGE ESTATES PLAT 1

OWNER: BRITTANY & KYLE SIEVERS
LOT 2 FOREST RIDGE ESTATES PLAT 2

OWNER: BLAKE & BROOKE BRAUER
LOT 1 FOREST RIDGE ESTATES PLAT 2

OWNER: RYAN & ANDREA WHITE
LOTS 9 & 10 CHERRY GLEN RIDGE PLAT 1

OWNER: DUSTIN & NICOLE PETERSEN
LOT 11 CHERRY GLEN RIDGE PLAT 1

N64°39'02"E 158.00'
S39°53'58"E 123.00'
S72°40'58"E 155.00'
N21°01'02"E 408.00'
S0°25'02"W 498.00'
N6°03'58"W 189.94'
N89°52'18"W 492.29'
N78°03'00"E 385.76'

2
133,363 SF
3.06 AC

1
115,988 SF
2.66 AC

STREET LOT A
13,315 SF
0.31 AC

50' BSL
15' BSL
SAFE SLOPE SETBACK
Proposed Private Woodland Protection Easement
Private Drainage & Stormwater Management Easement
Proposed Private Drainage Easement
10' PUE
250' HYDRANT COVERAGE RADIUS
EXISTING 10' PUE
15" ST
12" ST
6" SUBDRAIN
7" PCC
R50
R45
122.15'
97.15
204.67'
231.34'
15.57'
60' ROW
26' B/B
(940.61)
(936.65)
Rim = 963.60
FL = 960.18 8" CMP NW & SE
FL = 959.52 15" RCP NE
Rim = 963.85
FL = 960.56 8" CMP SE
FL = 960.51 8" CMP NW
FL = 958.71 15" RCP SW
FL = 958.54 15" RCP SE
Shed
NW 41ST CT
Concrete
CP 100
HVC

WOODLAND PROTECTION:
70% MATURE WOODLANDS (3.16 AC)
30% YOUNG WOODLANDS (1.35 AC)

0 40 FEET

MARK	REVISION	DATE	BY
3	REVISED PER COUNTY COMMENTS	06-26-26	LJM
2	REVISED PER COUNTY COMMENTS	05-20-26	LJM
1	REVISED PER COUNTY COMMENTS	05-04-26	CWR

Engineer: CWR | Checked By: KMM | T-R-S: TTN-RRW-SS
Technician: LJM | Date: 03/31/2026

Project No: 126.0329.01

Sheet C200

1 OAK ESTATE PLAT 1 - 2026

PRELIMINARY PLAT - LAYOUT & UTILITY PLAN

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

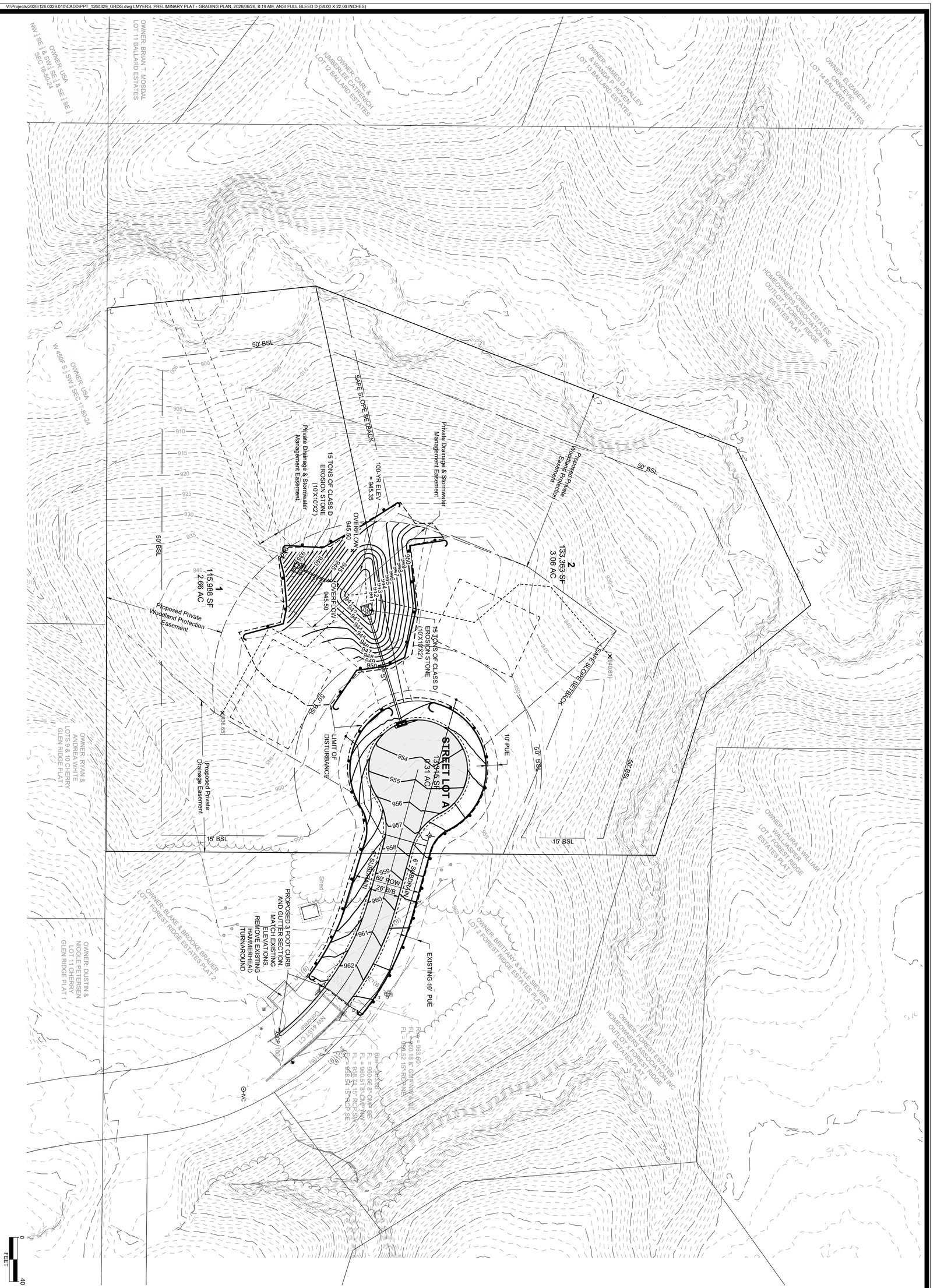
SNYDER & ASSOCIATES

Project No: 126.0329.01

Sheet C200

V:\Projects\2026\126.0329.010\CAD\PPT 126\0329_DM.dwg LAYERS, PRELIMINARY PLAT - LAYOUT & UTILITY PLAN, 2026/06/26, 8:18 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

V:\Projects\2026\126.0329.010\CADD\PPT_1260329_GRDG.dwg LMYERS, PRELIMINARY PLAT - GRADING PLAN, 2026/06/26, 8:19 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



1 OAK ESTATE PLAT 1 - 2026

PRELIMINARY PLAT - GRADING PLAN

POLK COUNTY, IOWA

MARK	REVISION	DATE	BY
3	REVISED PER COUNTY COMMENTS	06-26-26	LJM
2	REVISED PER COUNTY COMMENTS	05-20-26	LJM
1	REVISED PER COUNTY COMMENTS	05-04-26	CWR

Engineer: CWR | Checked By: KMM
Technician: LJM | Date: 03/31/2026 | T-R-S: TTN-RRW-SS

Project No: 126.0329.01 | Sheet C300

SNYDER & ASSOCIATES

SNYDER & ASSOCIATES, INC.

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

Project No: 126.0329.01

Sheet C300

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Zoning and Subdivision Ordinance and Zoning Map Update

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED
Public Hearing
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. Staff Report

2. Draft Zoning Ordinance
3. Draft Subdivision Ordinance
4. Proposed Zoning Map

Agenda Item: Zoning and Subdivision Ordinance and Zoning Map Update
Report Date: June 24, 2026
Prepared by: Eric C. Jensen, AICP
Director of Development Services

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the proposed Zoning and Subdivision Ordinances and new Zoning Map.

Report:

Overview

Prior to the COVID pandemic, the City Council initiated a project to rewrite the City's Zoning and Subdivision Ordinances. The current Ordinances are nearly 60 years old and need updating and modernizing. While the project was slowed down during the pandemic, staff has now completed the final draft of the new Codes and proposed updated Zoning Map – all three are provided with this report. With this public hearing, the formal adoption process is underway. The tentative schedule is as follows:

Plan and Zoning Commission Public Hearing – July 7th
Plan and Zoning Commission Action – July 21st
City Council Public Hearing and consideration of 1st Reading – August 17th
City Council consideration of 2nd Reading – September 8th
City Council consideration of 3rd Reading – September 21st
Ordinances become effective – October 1st

This schedule is tentative and may be modified depending on the Commission and Council's review.

Below is an overview of some of the key updates included in the City's draft Zoning and Subdivision Code. These changes reflect several years of analysis, collaboration, and refinement, all with the goal of creating a clearer, more modern, and more effective development code for Ankeny.

The draft introduces a number of significant improvements that strengthen alignment with the City's Comprehensive Plan, modernize development standards, and streamline processes. The most notable changes include:

- **Alignment with *The Ankeny Plan 2040*** — Zoning Districts now directly correspond to the Plan's land-use categories, including the creation of a new Agricultural Zoning District and expanded residential zoning options for more flexibility.

- **Modernized lot, building, and design standards** — Common sense design standards have been created for improved clarity and usability.

- **Updated sign code** — The sign code has been revised in response to the U.S. Supreme Court decision *Reed v. Town of Gilbert (2015)*. The resulting sign code is clearer with a more content neutral and consistent structure.

- **Process improvements** — Development processes have been updated to better reflect real-world workflows and streamlined where possible. For example, surrounding property owner signature requirements have been eliminated for rezonings consistent with the Future Land Use Plan Map of the City's Comprehensive Plan. Another example is that Final Plats that are in conformance with an approved Preliminary Plat will bypass the Plan and Zoning Commission review and proceed directly to City Council for approval.

- **Updated permitted use regulations** — Outdated categories have been modernized and distinctions between similar commercial and industrial uses have been clarified.

- **Infrastructure-related updates** — Standards for private infrastructure have been codified and refined reflecting long-standing practice.

These changes represent a major step forward in ensuring that Ankeny's development regulations are clear, predictable, and aligned with the community's long-term vision.

Public Outreach

On May 1, 2026, staff placed the draft Ordinances and draft Zoning Map on the City's website along with staff contact information requesting input from the public regarding the Codes. Additionally, staff sent the draft Codes and Zoning Map to a list of stakeholders in the community consisting of large landowners, developers and consultants and asked for their feedback on the drafts as well. To date, there have been more than 270 visits to the webpage and staff has received comments from four people as summarized below.

- A property owner reached out to staff but did not have specific questions about the drafts. Their question was specific to Zoning and their property. They asked if their property could be rezoned from residential to industrial with this process. Staff explained that the draft Zoning Map is intended to align each property's current zoning or land use with the corresponding Zoning District of the draft Code. It is not intended to circumvent the legal rezoning process.

- One comment was received by a consultant suggesting that staff change the submittal requirements to eliminate the need for hard copy submittals. This is not something that would be resolved with this Code update as the Code simply requires that applicants provide the requisite application materials as outlined by the Development Services Department. This is left general in nature on purpose so that an Ordinance amendment is not required whenever the submittal requirements are modified. For the Commission's edification and in response to the question staff continually looks for opportunities to eliminate the need for hard copy submittals and are currently working toward all electronic submittals. There are still some limitations, mostly due to our current permit/development tracking system, that prevents the City from eliminating all hard copy submittals. However, this is an item that City staff continues to address. And it should be noted that not long ago, 15 hard copy submittals were required for a preliminary plat application. Today the requirement is only four hard copies, and we are working to move to a complete electronic submittal. But, again, this is not something to be addressed in the Zoning or Subdivision Ordinances.

- The third set of comments provided by a citizen included multiple comments regarding language in the Subdivision Ordinance. As a result of those comments, staff made the following two minor modifications to the draft Subdivision Ordinance:

    - Section 200.07.6.H. – Changed "Design Specifications" to "Design Standards" to use consistent terminology throughout the Code.

    - Section 200.07.6.F(4) – Changed this language regarding sidewalks/walkways on private streets to be more clarifying. Specifically, the language was changed from, "Sidewalks along the private streets connecting to the front doors of homes" to "Sidewalks shall be provided on both sides of all private streets and shall be constructed to the requirements of the Design Standards. All residential units shall have a walkway connection from the front door of the dwelling to the adjacent private street sidewalk."

- The fourth comment received was from a consultant asking for clarification on the Sign Code as it relates to interstate pylon signs and their allowed height. The current Sign Code limits interstate pylon signs to a maximum of 30 feet in height, regardless of the sign's relation to the grade of the adjacent interstate. The proposed Sign Code allows for interstate pylon signs to be a maximum of 30 feet in height measured from the main travel lane immediately adjacent to the sign. The question was whether entrance/exit ramps were considered "main travel lanes". It was not the intent of the proposed Sign Code to include entrance/exit ramps as main travel lanes as they often sit at different grades, either above or below the typical interstate travel lanes. Staff has added clarifying language to the Sign Code stating that entrance/exit ramps are not considered main travel lanes of the interstate.

Staff has received no other comments or questions regarding the draft Ordinances or the draft Zoning Map.

Additional Change To The Draft Ordinances

One additional change has been made since the draft Ordinances were provided to the public due to recent legislative action. On June 2, 2026, the Governor signed legislation that modified the appeal process for Variances granted by cities' Zoning Boards of Adjustment. Currently, any decision by the Board can be appealed to the District Court within 30 days of the filing of the decision by the Board. The new legislation also offers the ability for anyone affected by a Variance that is granted by the Board to appeal that decision to the City Council within 60 days. This only applies to Variances that are granted. It does not apply to Variances denied by the Board and it does not apply to any other decisions by the Board. It also does not preclude someone from appealing a Variance that is granted to District Court. Staff has amended Section 197.01.5.C. of the draft Code to reflect this legislative change.

Summary

Staff has drafted new Zoning and Subdivision Codes after several years of analysis, collaboration, and refinement, all with the goal of creating a clearer, more modern, and more effective development code for Ankeny. Staff has "test-driven" the Ordinances over the past year making refinements as necessary with the intent of working out any bugs that may existing in the draft Codes. The draft Codes and Zoning Map were made available for review by the public. The draft Codes received over 270 views during the review period which encompassed more than a month. Staff reviewed all comments and made amendments as necessary to the draft Codes. Staff is confident that the draft Codes and Zoning Map are significant advances over the currently adopted and outdated Codes. Further, the draft Codes are in alignment with the City's Comprehensive Plan – The Ankeny Plan 2040. Therefore, staff is recommending approval of the proposed Zoning and Subdivision Ordinances and Zoning Map.

CHAPTER 190

ZONING ORDINANCE

DEFINITIONS

190.01 TITLE. Chapters 190 through 197 of the Ankeny Municipal Code shall be known and may be cited and referred to as the "Zoning Ordinance" of the City.

190.02 MINIMUM REQUIREMENTS. In their interpretation and application, the provisions of this Zoning Ordinance shall be held to be minimum requirements. Where this Zoning Ordinance imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of this Zoning Ordinance shall control.

190.03 DEFINITIONS. For the purposes of the Zoning Ordinance, certain terms and words are defined as follows; the words "used" and "occupied" include the words "intended, designed or arranged to be used or occupied."

1. "Accessory Dwelling Unit" means an additional residential dwelling unit located on the same lot as the single-family residence that is either attached to or detached from the single-family residence.

2. "Accessory Structure" means a structure on the same lot with, detached from, and of a nature customarily incidental and subordinate to the principal structure, but not including incomplete or inoperable motor vehicles, recreational vehicles, or trailers. May also be referred to as "Accessory Building."

3. "Accessory Structure, Agriculture-Related" means a structure on the same lot with, detached from, and of a nature customarily incidental and subordinate to the principal structure, designed to house farm implements, hay, grain, poultry, livestock or other agricultural products. This structure does not contain habitable space or a place of employment where agricultural products are processed.

4. "Accessory Use" means a use on the same lot with, and of a nature customarily incidental and subordinate to the principal use.

5. "Adult Day Services" means a non-residential facility that provides daytime care, supervision, and social or recreational activities for elderly adults or adults with disabilities, offering health monitoring, meals, personal care, therapeutic activities, and a variety of health-related care, social services, and other support services for up to sixteen hours within a twenty-four-hour period to two or more individuals with functional impairments on a regularly scheduled, contractual basis.

6. "Agriculture" means the practice of farming, including cultivating the soil, growing crops and raising livestock.

7. "Agriculture Sales" means an establishment engaged in the retail or wholesale sale from the premises of feed, grain, fertilizers, pesticides and similar goods.

8. "Agriculture Support Service" means uses that support agricultural uses, including farm supply services, farm equipment dealers, grain storage, and large animal veterinarians.

9. "Alley" means a public way, other than a street, twenty feet or less in width affording secondary means of access to abutting property.

10. "Alter" or "Alteration" means any replacement, change, addition, or modification in the type of construction or in the supporting members of a sign or building, such as bearing walls or partitions, columns, beams or girders, beyond ordinary repairs and maintenance; or occupancy, including relocation.

11. "Amusement Enterprise" means a commercial establishment that provides entertainment or recreational activities for the public, such as amusement parks, arcades, carnivals, or similar venues, often featuring rides, games, shows, or other attractions.

12. "Animal, Crop, and Farm Equipment Storage" means a structure designed for the indoor storage of animals, harvested crops, and farm equipment, but not consisting of a feedlot.

13. "Animal Services Facility" means an establishment including, but not limited to, animal hospitals, veterinary clinics, boarding, daycare, grooming, training, and other services for animals.

14. "Animal Production" means the day-to-day management, housing, raising, boarding, training, or showing of livestock, dairy, or fowl for commercial purposes, but excluding feedlots and slaughterhouses.

15. "Apartment" means a room or suite of rooms in a multiple-family dwelling intended or designed for use as a residence by a single family.

16. "Assisted Living Facility" means a residential establishment providing personal assistance and health care services, including residential care facilities, intermediate care facilities, or nursing facilities under Iowa Code Chapter 135C.1; and, for the purposes of this Ordinance, hospice programs licensed under Iowa Code Chapter 135J.

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17. “Automotive Parts, Supplies, and Accessory Sales” means an establishment used for the purpose of retail and wholesale sales of equipment and parts used to repair, service, or customize vehicles.

18. “Automotive Sales, Leasing, and Rental” means an establishment engaged primarily in the sale, rental or leasing of vehicles, trailers, motorcycles, boats, farm equipment and accessories, including all repair work in connection with their own or customers’ vehicles, but not including uses in which the major source of revenue is from body and fender work.

19. “Automotive Service and Repair, Major” means a facility where motor vehicles are inspected, serviced, and repaired, including mechanical and electrical repairs, maintenance services, installation of parts and accessories, bodywork, or painting.

20. “Automotive Service and Repair, Minor” means a facility where motor vehicles are inspected, serviced, and repaired, including mechanical and electrical repairs, maintenance services, and installation of parts and accessories, but specifically excluding uses in which the major source of revenue is from bodywork or painting.

21. “Aviation Facility” means a site used for the takeoff, landing, and maintenance of aircraft, including airplanes and helicopters. This category includes airports, helipads, and landing fields. An aviation facility may encompass runways, taxiways, hangars, terminals, control towers, fueling stations, and other associated infrastructure and services.

22. “Bar, Tavern, or Lounge” means a commercial establishment primarily engaged in the sale and service of alcoholic beverages for on-premises consumption. Such establishments may also offer limited food services, entertainment, and recreational activities.

23. “Bed and Breakfast Home” means an existing single-family structure that (i) is an accessory use to the primary residence; (ii) was originally constructed for residential purposes; (iii) contains not more than five rooming units for accommodating, for compensation, each guest or visitor for no more than seven consecutive days during any one-month period; and (iv) is occupied by a full-time resident owner or resident manager.

24. “Bed and Breakfast Inn” means an existing single-family structure that (i) was originally constructed for residential purposes; (ii) contains not more than eight rooming units for accommodating, for compensation, persons who are transients; and (iii) accommodates each guest or visitor for no more than seven consecutive days during any one-month period.

25. “Boardinghouse or Rooming House” means a multiple dwelling containing three but not more than five guest rooms which are used by three but not more than five guests, where rent is paid in money, goods, labor or otherwise and complies with all the requirements for multiple dwelling units.

26. “Craft Brewery, Winery, or Distillery” means a facility where alcoholic beverages such as beer, wine, or spirits are manufactured, fermented, distilled, bottled, stored, and/or sold; and may include spaces for public tasting, retail sales, on-site consumption, and limited distribution, but specifically excluding vineyards or associated crop production.

27. “Building” means any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals or property but not including signs, towers, or swimming pools.

28. “Building Line” means the line parallel to the front lot line over which no portion of any building foundation may extend and which is a distance from the front lot line equal to the depth of the front yard required for the district in which such lot is located.

29. “Building Material Sales” means an establishment that sell materials and supplies to contactors, subcontractors, builders, or owners for the purpose of constructing, renovating, or maintaining structures or sites. Typical materials include, but are not limited to brick, stone, glass, lumber, asphalt, flooring, insulation, roofing, fencing, paint, and gravel.

30. “Building or Development Contractor Equipment Facility” means a space or establishment where building or development contactors operate, manage, and store materials and equipment related to construction projects. The space or facility serves as a base for business operations with office space and may or may not include outdoor storage.

31. “Campground or Recreational Vehicle Park” means a facility designed for temporary use by travel trailers, recreation vehicles, or tents. A campground shall limit the stay of guests to seven days and shall supply toilet and bathing facilities for the guests as essential characteristics.

32. “Car Wash” means an area of land or structure with machine or hand operated facilities used for the cleaning, washing, polishing, or waxing of motor vehicles.

33. “Caretaker’s Quarters” means a residence that is accessory to a nonresidential primary use of a site, where there is a need for security, or twenty-four-hour care or supervision.

34. “Carport” means a roofed structure providing space for the parking of motor vehicles and enclosed on not more than two sides and is considered as part of the principal building thus subject to all yard requirements.

35. “Catering Establishment” An establishment that prepares and stores food and beverages on-site for transport and service at off-site events, typically without offering on-site dining to the general public.

36. “Cemetery” means land used or intended to be used for the burial of the dead, including mausoleum, columbarium, and crematorium when operated in conjunction with and within the boundary of such cemetery.

37. “Child Care Facility” means a licensed child care center or registered child development home, as defined by Iowa Health & Human Services, but not operated within a dwelling.

38. “Clinic” means an establishment primarily engaged in providing medical outpatient services requiring a stay of less than 24 hours that may include consultation, diagnosis, treatment, minor surgical procedures, and therapeutic services provided by physicians, dentists, psychologists, or other licensed practitioners.

39. “Club, Lodge, Fraternal, or Veteran Organization” means a building in which members of a community or association may gather for social, educational, cultural, recreational, fraternal, civic, charitable, or similar purpose, but not including an organization engaged primarily in a service or activity customarily conducted as a business.

40. “College or University” means a public or private postsecondary educational institution accredited by a nationally recognized accrediting agency or association, including administrative buildings, classrooms, dormitories, athletic facilities, fraternities, sororities, and similarly related structures, but excluding commercial trade schools and business colleges.

41. “Commercial Trade, Business, or Vocational School” means an educational institution primarily engaged in offering specialized instruction and training in a specific trade, business, or vocation designed to prepare students for careers in a particular field. Such institutions include, but are not limited to, technical institutes, business colleges, and vocational training centers.

42. “Community Garden” means a private or public facility for cultivation of fruit, flowers, vegetables, or ornamental plants by more than one person or family.

43. “Condominium” means a building containing two or more units which are designed and intended to be separately owned in fee, as defined under Chapter 499B of the Iowa Code.

44. “Consumer Maintenance and Repair Service” means an establishment that cleans, restores, or repairs consumer products such as appliance repair services, tailors, dry cleaners, etc., but does not include small engine repair.

45. “Convenience Store” means an establishment whose principal business is the sale of a portion of or all of the following: Edible foodstuff, beverages, petroleum products for immediate use in automotives, and other consumer goods associated with the sale of such products.

46. “Correctional Facility” means a facility designated for the incarceration, rehabilitation, and supervision of individuals convicted of crimes or awaiting trial, including jails, prisons, juvenile detention centers, and other institutions for managing inmates.

47. “Country Club” – See “Golf Course.”

48. “Creative Arts Studio or Instructional Service” means a facility for the instruction, practice, and creation of music, art, or photography, including, but not limited to, classrooms for individual or group lessons, studio rentals, workshops, exhibitions, creative sessions, and related activities.

49. “Crop Production” means the growing and harvesting of crops such as grains, vegetables, fruits, trees, flowers, other ornamental horticulture, and including vineyards.

50. “Cultural Education Facility” means an establishment engaged in the collection, preservation, exhibition, or dissemination of cultural, artistic, historical, scientific, or educational materials, including, but not limited to, museums, galleries, aquariums, and libraries which may offer exhibits, educational programs, public lectures, research areas, reading spaces, and auxiliary services such as gift shops, cafes, and event hosting.

51. “Deck” means an exterior platform area abutting the wall of a building, accessible at or from above grade and attached to the ground, that is uncovered and unenclosed both above and below the exterior platform area.

52. “Density, Gross” means the calculation from dividing the number of dwelling units by the entire gross area of the site/lot/development.

53. “Density, Net” means the calculation from dividing the number of dwelling units by the net area of only the buildable lot(s).

54. “Department Director” means the director, or their designee, of the department that administers the building codes, this Zoning Ordinance, and other codes and ordinances related to the development of the City. The Department Director is also the designated Zoning Administrator.

55. “Development” means any manmade change to improved or unimproved real estates within the City, including but not limited to the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations.

56. “Distribution” means the process of moving products between wholesalers, retailers, or consumers within the fulfilment process. Distribution centers may partake in repackaging, quality control, and other similar processing.

57. “Dock” means any elevated protrusion intended or used for purposes of loading and unloading goods, merchandise, cargo, or other tangible goods.

58. “Dormitory” means a building used as a group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery or other similar institutional use.

59. “Drug Store” – means an establishment that primarily sells medications, health and wellness products, personal care items, and sometimes additional goods such as food, beverages, and household products.

60. “Duplex” – See “Dwelling, Two Family.”

61. “Dwelling” means any building or any portion thereof which is designed or used exclusively for residential purposes, but not including a tent, cabin, trailer, mobile home, or recreational vehicle, apartment house, boardinghouse, or hotel.

62. “Dwelling, Multi-Family” means a residence designed for or occupied by three or more families, with separate housekeeping and cooking facilities for each.

63. “Dwelling, Single-Family Attached” means a residence designed for or occupied by one family only which is erected on a separate lot and is joined to another such residence on one side by a vertical wall located on the lot line. The attached dwelling has yards on the remaining unattached sides. May also be referred to as “Bi-Attached Dwelling.”

64. “Dwelling, Single-Family Detached” means a residence designed for or occupied by one family only entirely surrounded by yard on the same lot.

65. “Dwelling, Townhouse or Rowhouse” means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof, and with a side yard or public way on not less than two sides.

66. “Dwelling, Two-Family” means a residence designed for or occupied by two families only, on a single lot, and with separate housekeeping and cooking facilities for each. May also be referred to as “Duplex” or “Single-Family Conversion.”

67. “Electric Vehicle (EV) Charging Station” means a public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

68. “Experimental, Research, Testing, and Development Laboratory” means a facility dedicated to conducting scientific experiments, research, testing, and development activities in various fields, such as technology, pharmaceuticals, engineering, and materials science, typically equipped with specialized equipment and staffed by trained personnel.

69. “Family” means an individual or two or more persons related by blood or marriage or a group of not more than five persons who need not be related by blood or marriage living together in a dwelling unit. Family specifically includes all persons living in “family homes” or “elderly family homes” as those terms are defined under, respectively, Iowa Code Sections 414.22 and 231A.1.

70. “Financial Institution” means an establishment primarily engaged in providing financial services and products to the public, including, but not limited to, banks, credit unions, savings and loan associations, mortgage companies, and investment firms.

71. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

72. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.

73. “Floodway” means the channel of a river or stream and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge floodwaters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one (1) foot.

74. “Floor Area, Gross” means the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or a portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

75. “Florist” means an establishment engaged in the business of selling, at wholesale or retail, flowers, shrubs, trees, ornamental plants, bridal bouquets, funeral floral designs or growing plants.

76. “Fuel Station” means an accessory use, but not a gas station, that is not available to the general public, used for fueling business and fleet vehicles.

77. “Funeral Home or Mortuary Service” means an establishment engaged in preparation, display and related ritual of the human deceased prior to burial or cremation.

78. “Garage” means an enclosed accessory structure intended for and used for the parking of motor vehicles of the owners or

tenants of the premise.

79. “Garden Center” means a retail operation that sells plants and related products for the domestic garden as its primary business. It is a development from the concept of the retail plant nursery but with a wider range of outdoor products and on-site facilities.

80. “Gas Station” means any building or premises used for the following:

A. The retail sale of liquefied petroleum products for the propulsion of motor vehicles and may include such products as kerosene, fuel oil, packaged naphtha, lubricants, tires, batteries, antifreeze, motor vehicle accessories, and other items customarily associated with the sale of such products;

B. The rendering of services and the making of adjustments and replacements to motor vehicles, and the washing, waxing, and polishing of motor vehicles as incidental to other services rendered; and

C. The making of repairs to motor vehicles except those of a major type which are defined to be spray painting, body, fender, clutch, transmission, differential, axle, spring and frame repairs, major overhauling of engines requiring the removal of the engine cylinder head or crankcase pan, repairs to radiators requiring the removal thereof, or complete recapping or retreading of tires.

81. “Golf Course” means an outdoor area designed for playing the game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a country club or other clubhouse, a driving range, putting greens, miniature golf, and shelters as accessory uses.

82. “Government Services” means facilities focused on the provision of a public service that are public in nature and serve a wide range of needs and patrons, including but not limited to, police stations, fire stations, emergency medical service stations, community centers, and libraries.

83. “Grade” or “Ground Level” means the reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

84. “Greenhouse” means a private building or structure constructed primarily of glass, glasslike, or translucent material which is devoted to the protection or cultivation of flowers or other tender plants.

85. “Grocery Store” means an establishment involved in the sale primarily of food, food products, beverages, or household products and may include accessory uses such as banking, coffee shops, and restaurants.

86. “Guest” means any person hiring or occupying a room for living or sleeping purposes.

87. “Guest Room” means any habitable room or rooms used, or intended to be used, by a guest for sleeping purposes. Every one hundred square feet of superficial floor area in a dorm area is a guest room.

88. “Habitable Room” means any room meeting the requirements of this Zoning Ordinance for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms or similar spaces.

89. “Handicraft or Artisanal Service” means a use for the production, service, or sale of handmade goods, including, but not limited to, woodworking, metalsmithing, candle making, cabinet or furniture making, leatherworking, upholstery, stone sculpting and carving, and glass blowing.

90. “Hard Surfacing” means having a surface of asphalt or Portland cement pavement, or such other surfaces as approved by the Department Director, so as to provide a durable and dustless surface.

91. “Hardware Store” means a use primarily engaged in selling tools, building materials, household goods, paint, plumbing and electrical supplies, garden equipment, and related items, which may also offer small engine maintenance and repair services as an accessory use provided such use is conducted within an enclosed building.

92. “Heavy Industrial, Generally” means a use including, but not limited to, animal processing and by-products (e.g., slaughterhouses, stockyards), chemical and material production and storage (e.g., explosives, cement, plaster), fuel and energy production and storage, scrap and waste management, mining and resource extraction (e.g., sand pits), and metal ore smelting (e.g., tin, copper, iron), and other similar uses with significant environmental impacts due to factors such as noise, odors, and emissions.

93. “Height” means the vertical distance of a structure other than a building measured from the average elevation of the finished grade within six feet of the structure to the highest point of the structure.

94. “Height, Building” means the vertical distance from grade to the average height of the roof measured to the highest roof surface.

95. “Home Occupation” means a service or business which is subordinate to the principal use of the premises as a dwelling and

does not change the character thereof.

96. “Hospital” means a facility in which patients or injured persons are given medical, surgical and/or psychiatric care on an inpatient or outpatient basis, or an institution for the care of contagious or incurable diseases.

97. “Hotel, Motel, or Inn” means a multiple dwelling containing six or more guest rooms intended or designed to be used, or which are used, rented or hired out to be occupied; or which are occupied for sleeping purposes by guests.

98. “In-Home Daycare” means a residential dwelling where childcare services are provided on a regular basis for a limited number of children, typically in the caregiver's own home. This use also includes “Child Care Home” and “Child Development Home” as defined by Iowa Health and Human Services.

99. “Junk, Scrap, or Salvage Yard” means a facility where waste, scrap, used, or second-hand materials—including but not limited to scrap iron, metal, paper, rags, rubber tires, automobiles, tractors, and machinery—are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, recycled, or otherwise handled for reclamation, disposal, or similar purposes. This use includes solid waste handling, disposal, or transfer stations; but excludes areas where such uses are conducted entirely within a completely enclosed building, and the processing of used, discarded, or salvaged materials as part of manufacturing operations.

100. “Landscape Buffer” means an area which acts as a buffer between two different zone districts or two land uses of different intensity in mixed-use areas that visually separates one use from another or shields or blocks noise, lights or other nuisances and is required to include trees and shrubs and may include fences and/or berms. May also be referred to as, “Open Space Buffer,” or “Buffer Yard.”

101. “Light Industrial, Generally” means a use typically involving the fabrication, production, manufacturing, assembly, repair, processing, storage, or operation of goods, materials, equipment, or technology systems, including, but not limited to: personal care products (e.g., drugs, cosmetics, toiletries) or items made from previously prepared materials such as cloth, metal, wood, plastic, and paper; pre-manufactured components including food products, pharmaceuticals, clothing, furniture, hardware, and small vehicle assembly; construction materials, including concrete and untreated wood products; facilities engaged in metal fabrication, machine work, and equipment manufacturing or repair, such as foundries, welding, and the production of sheet metal products and ventilation equipment; data centers and similar technology infrastructure facilities involving the housing, operation, and maintenance of servers, data storage systems, network equipment, and associated cooling and backup power systems; and other similar uses producing minimal off-site impacts such as noise, vibration, odors, or pollutants as determined by the Development Services Director.

102. “Liquor or Tobacco Store” means an establishment that sells alcoholic beverages, such as beer, wine, spirits (liquor), and sometimes mixers, tobacco, and other related products for consumption off premise.

103. “Lot” means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area and provides such yards and other open space as are required. Such lot shall have frontage on a public street or public way and may consist of the following:

A. A single lot of record;

B. A portion of a lot of record;

C. A combination of complete lots of record and portions of lots of record; and

D. A parcel of land described by metes and bounds or plat of survey.

In no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Zoning Ordinance.

104. “Lot, Corner” means a lot abutting upon two or more streets at their intersection.

105. “Lot Depth” means the mean horizontal distance between the front and rear lot lines.

106. “Lot, Double-Frontage or Through” means a lot having a frontage on two or more nonintersecting streets, as distinguished from a corner lot.

107. “Lot, Interior” means a lot other than a corner lot.

108. “Lot, Postage Stamp” means a lot typically contained within a larger owner’s association held common lot or outlot and is intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes.

109. “Lot, Reversed-Frontage” means a corner lot, the side street line of which is substantially a continuation of the front lot line of the first platted lot to its rear.

110. “Lot Line” means the property line bounding a lot.

111.“Lot of Record” means a lot which is a part of a subdivision recorded in the office of the Polk County Recorder, or a lot or parcel described by metes and bounds, the description of which has been recorded.

112.“Lot Width” means the width of a lot measured at the building line and at right angles to its depth.

113.“Lumberyard” means an establishment where lumber or wood-related products used in construction are processed, stored, or sold.

114.“Manufactured Home” means a single-family structure, which is wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have any permanently attached wheels or axles to its body or frame. For the purpose of this Zoning Ordinance, manufactured homes include factory-built homes, modular homes, and shall be considered the same as any site-built single-family detached dwelling.

115. “Manufacturing and Assembly, Heavy” means an establishment or use of land that manufactures, assembles, or fabricates using processes that generally create odor, noise, vibration, illumination or particulates that may impact surrounding properties.

116. “Manufacturing and Assembly, Light” means an establishment or use of land for the assembly or processing of previously processed components or manufactured parts using processes that do not create significant amounts of noise, vibration, illumination, or particulates that may impact surrounding properties.

117.“Medical Lab” means a facility performing testing and analysis of blood, blood fluids, pathological specimens, and DNA sampling and analysis. Generally, these services are not open to the general public on a walk-in basis.

118. “Mining, Mineral Processing, or Extraction of Raw Material” means a use involving on-site extraction of surface or subsurface mineral products or natural resources.

119.“Mobile Home” means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons.

120.“Mobile Home Park” means any site, lot, field or tract of land upon which two (2) or more occupied mobile homes are situated, either free of charge or for revenue purposes, and includes any building, structure, vehicle or enclosure used or intended for use as part of the equipment of such mobile home park

121.“Motor Freight or Truck Transportation Terminal” means a facility where freight brought by trucks is loaded, unloaded, sorted, and temporarily stored for shipping in interstate and intrastate commerce.

122.“Multi-Tenant Commercial Center” means a commercial development designed for two or more tenants, that provides for the sale of general merchandise, convenience goods or services, and other similar products.

123.“Nonconforming Structure” means a structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment of a Zoning Ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district in which it is constructed.

124.“Nonconforming Use” means a use or activity which was lawful prior to the adoption, revision or amendment of a Zoning Ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district in which it is conducted.

125.“Nursery, Retail or Wholesale” means a facility where flowers, shrubs, trees, grass, and other plants are raised for sale.

126.“Occupancy” means the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

127.“Office” means a room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

128. “Off-Street Parking Area” means any area containing parking spaces, driveways or access drives devoted to the parking of motor vehicles whether free or for compensation.

129.“Open Space Buffer” – see “Landscape Buffer.”

130.“Outdoor Display” means an area for the retail sale of finished products actively available for sale. Typical items include, but are not limited to, new or used motor vehicles, sheds, swimming pools, lawn mowers, grills, and similar items. This definition does not include products in shipping boxes, crates, on pallets, or other shipping containers, which shall be considered Outdoor Storage.

131. “Outdoor Service Area” means an accessory use, such as a patio or courtyard, used for serving and consuming food and beverages as part of a permitted principal use, and specifically including the serving and/or consumption of alcohol.

132. “Outdoor Storage” means the storing or safekeeping of any goods, material, merchandise, or vehicles in the same place for more than three days, including, but not limited to, typical items such as heavy equipment, freight or commercial motor vehicles, trailers, construction materials, and raw, processed or packaged materials including any products on pallets, in shipping containers, or in crates. This definition does not include areas for the retail sale of finished products actively available for sale, which shall be considered Outdoor Display.

133. “Park, Playground, or Common Open Space” means an area open to the general public and reserved for recreational, educational, environmental, or scenic purposes.

134. “Parking Lot or Structure” means an area or structure typically designed to accommodate vehicles for short-term or long-term parking, and may include designated spaces for cars, motorcycles, bicycles, and other modes of transportation.

135. “Parking Space” means a permanently surfaced area delineated to define its boundaries either within a structure or in the open, to be exclusive of driveway areas, except in one and two-family dwelling units. The space to be used for the parking of motor vehicles shall adjoin adequate area for ingress and egress and turning maneuvers which do not encroach on any public rights-of-way, except when such parking space abuts upon a public alley.

136. “Pawnbroker” means an establishment that makes loans or advancements upon pawn, pledge, or deposit of personal property, or who receives actual possession of personal property as security for loans, with or without a mortgage or bill of sale thereon, who, by advertisement, sign, or otherwise holds himself or herself out as a pawnbroker. Pawnbrokers are further regulated in Chapter 141 of the Ankeny Municipal Code.

137. “Passenger Transportation Terminal” means a facility serving as a point of boarding, arrival, departure, or transfer of passengers using public or private transportation services, such as commercial buses or trains, and may include ticket sales areas, reception areas, bus parking, refueling areas, and accessory retail sales, but does not include the storage, cleaning, or repair of buses.

138. “Personal Service” means a use that provides personal support and improvement services including, but not limited to, barbers, hair and nail salons, tanning salons, day spas, piercing and tattoo parlors.

139. “Place of Worship” means a building or structure intended for conducting organized religious services and associated accessory uses.

140. “Porch” means a covered structure that adjoins the exterior of a dwelling that is accessible at or from above grade and attached to the ground.

141. “Post Office” means a facility designated or licensed by the federal government to sell U.S. postage stamps and U.S. postal products and accept mail and packages for delivery.

142. “Premises” means all land and buildings, whether attached or unattached, under single ownership and may be served by common off-street parking facilities and driveway entrances and exits.

143. “Principal Use” means the predominant or primary use of land or structures.

144. “Property Line” - see “Lot Line”.

145. “Public Way” means a street, alley or other parcel of land which has been deeded, dedicated or otherwise permanently appropriated to the public for public use that is open to the outside air, leads to a street, and that has both a clear width and height of not less than 10 feet.

146. “Recreation Facility, Indoor” means a commercial establishment primarily engaged in providing indoor entertainment and recreational activities including, but not limited to, bowling alleys, arcades, pool halls, nightclubs, ballrooms, dancehalls, archery or firearm ranges, and similar venues. They may also provide additional services and amenities such as food and beverage services, event hosting, and equipment rental.

147. “Recreation Facility, Outdoor” means a commercial or public establishment primarily intended for organized sports, leisure activities, or spectator events, including, but not limited to, amphitheaters, commercial stadiums, running tracks, swimming pools, ball fields, drive-in theaters, and similar facilities. Recreational facilities may include seating areas, spectator amenities, locker rooms, and may host organized sports leagues, tournaments, or public recreational activities.

148. “Resort” means an establishment or complex offering a variety of recreational, leisure, and hospitality services and amenities to guests. Resorts typically provide lodging accommodations, dining options, recreational facilities (such as pools, spas, golf courses, or ski slopes), entertainment, and organized activities.

149. “Restaurant” means an establishment where food and drink are prepared and served within the structure or in a designated and permitted outdoor area, which may also include carry-out service but may not be a drive-in or drive-thru.

150. “Restaurant, Drive-In” means an establishment where patrons typically park in designated spaces, order from a menu, and have their orders delivered to their vehicle by restaurant staff, typically for on-premises consumption.

151. “Restaurant, Drive-Thru” means an establishment where patrons typically drive up to a window or kiosk, order from a menu, and have their orders delivered to their vehicle by restaurant staff, typically for off-premises consumption.

152. “Retail Sales Establishment” means a standalone use primarily engaged in the sale of goods directly to consumers, including, but not limited to, bicycle sales, bookstores, toy stores, camera stores, furniture stores, appliance sales and repair shops, jewelry stores, music stores, radio and television sales outlets, and sporting goods stores. This definition does not include the outdoor storage or display of such goods.

153. “Right-of-Way” – see “Public Way”

154. “School, Pre, Primary or Secondary” means preschool, elementary, middle, junior, high school, and other educational institutions having an established current curriculum the same as ordinarily given in public schools, but excluding boarding schools, nursery schools and childcare centers.

155. “Screening” means the creation of a physical barrier via landscaping, walls, fences, or other structures to minimize impacts between adjacent properties or land uses.

156. “Seasonal Sales Area” means a designated outdoor space used temporarily for the sale of goods and products related to specific seasons or holidays, such as Christmas trees, pumpkins, fireworks, or other seasonal merchandise, typically operating for a limited time period during the year.

157. “Self-Service Storage” means a facility consisting of a building or group of buildings providing individual storage units or spaces for rent, typically used for storing personal or business property. May also be referred to as, “mini storage,” “mini-warehouse,” or “self-storage.”

158. “Senior, Youth, or Community Center” means a building used as a place of meeting, recreation, or social activity and not operated for profit.

159. “Sexually Oriented Business” means any use or activity as prescribed under Chapter 140 of the Ankeny Municipal Code.

160. “Shed” means a detached accessory structure, with no door or entry wider than six (6) feet, used for indoor shelter or storage of equipment or goods, but not for licensed motor vehicles.

161. “Sign” means an accessory use depicting a name, identification, description, display, illustration, structure, device which is affixed to or painted or represented directly or indirectly upon a building, or other allowed outdoor surface or a piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business.

162. “Small Engine Maintenance and Repair” means an establishment engaged in the maintenance and repair of low-power internal combustion engines or low-power electric engines, such as for lawn mowers and snow blowers.

163. “Solar Panel Array, Large Scale” means a connected set of solar cells, measuring a minimum of 851 square feet, that convert energy from sunlight directly to electricity.

164. “Solar Panel Array, Small Scale” means a connected set of solar cells, measuring a maximum of 850 square feet and mounted on a roof or the ground, that convert energy from sunlight directly to electricity.

165. “Stable (Public or Commercial)” means a facility designed and used for the storage of horses and horse-drawn vehicles or both.

166. “Story” means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

167. “Story, First” or “Story Above Grade Plane” means any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is more than six feet above grade or more than 12 feet above the finished ground level at any point.

168. “Street” means a public or private thoroughfare which affords the principal means of access to abutting property.

169. “Street, Private” means any private way which shall be approved by the Council after recommendation by the Plan and Zoning Commission.

170. “Street, Public” means any thoroughfare or public way which has been dedicated to the public or deeded to and accepted by the City for street purposes.

171. “Street Line” means the right-of-way line of a street.

172. “Street Sign” means a sign used to direct and manage traffic or to identify named roads, generally those that do not qualify as

expressways or highways. Street signs are most often posted at intersections and driveways and are usually installed by the City, County or State in discharge of governmental functions as required by law, ordinance or other governmental regulation.

173. “Structure” means anything built, constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.

174. “Supermarket” see “Grocery Store”

175. “Swimming Pool” means any structure intended for swimming, recreational bathing, wading, or aesthetic purposes that is capable of containing water over 24 inches deep. This includes in-ground, above-ground, and on-ground pools, hot tubs, spas, fixed-in-place wading pools, and landscape ponds, but excludes manmade lakes or ponds created through the collection of storm water or drainage runoff.

176. “Television or Radio Studio” means a facility dedicated to the production, recording, broadcasting, and transmission of television or radio programs, including associated antennas and towers.

177. “Temporary Construction Building” means a building or structure located on an active construction site utilized for work incidental to on-site construction. Such buildings shall be removed upon completion or abandonment of the construction work.

178. “Temporary Real Estate Office” means the use of a dwelling within a residential development utilized as a job or real estate office. The dwelling structure may also be utilized as a model home for prospective buyers. This use shall terminate upon completion of the residential development.

179. “Temporary Seasonal Use” means a short-term, limited-duration activity or operation, conducted on a property that occurs during specific times of the year. The activity or operation is often tied to holidays, festivals, or seasonal demand. These uses are not permanent fixtures and are set-up and dismantled within a defined timeframe.

180. “Temporary Structure” means a structure that is designed, built, and intended to be used for a short period of time. These structures are typically not attached to a permanent foundation and are often used for specific events, construction purposes, or seasonal activities.

181. “Temporary Use” means a use or activity that is not permanent and is allowed to occur for a set period of time.

182. “Theater or Place of Public Assembly” means a facility used for the presentation of movies, live performances, or other forms of entertainment to an audience that usually includes seating for spectators, a stage or screen for the performance or projection, and may also include ancillary spaces such as lobbies, concession areas, and restrooms.

183. “Truck, Tractor, Trailer, or Bus Storage, Parking Yard, Lot or Garage” means a designated area or facility for the storage, parking, or garaging of commercial vehicles such as trucks, tractors, trailers, and buses. This includes open yards, parking lots, and enclosed garages where these vehicles are stored when not in use.

184. “Urgent Care” means an establishment that provides unscheduled, ambulatory walk-in care on an outpatient basis outside of a hospital emergency room.

185. “Use” means the activity occurring on a lot or parcel for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied, including all accessory uses.

186. “Utility, Major” means major infrastructure serving a site, development, or the City at-large. Major Utilities include public or private infrastructure serving the general community, that may or may not be maintained or regulated by a public or municipal entity and possibly having on-site personnel. Major utilities include: Electrical substation; electric generation plant; elevated water storage tank (water tower) solar panel array (large scale); telecommunication tower; water or wastewater treatment plant; and other similar uses.

187. “Utility, Minor” means minor infrastructure serving a site, development, or the City at-large. Minor Utilities include public or private infrastructure serving a limited area with no on-site personnel. Minor Utilities include: Collocated telecommunication antenna; small telecommunication tower; public or municipally-owned utilities; stormwater retention or detention facility; telephone exchange; and other similar uses.

188. “Wellness, Fitness, or Exercise Facility” means a commercial establishment focused on improving physical and mental well-being through various activities and services, including fitness gyms, gymnastics studios, dance studios, martial arts facilities, yoga studios, and similar venues that may offer exercise classes, personal training, wellness programs, and open exercise areas, along with auxiliary services such as locker rooms, showers, retail sales of wellness products, and health consultations.

189. “Yard” means an open space on the same lot with a building or structure unoccupied and unobstructed by any portion of a structure from thirty-six inches above the general ground level of the graded lot upward. In measuring a yard for the purpose of determining the depth or width, the least distance between the lot line and the main building foundation shall be used.

190. “Yard, Buildable Area” means the area unencumbered by a required yard setback and/or easement.

191.“Yard, Front” means a yard extending across the full width of the lot and measured between the front lot line and the foundation front of the main building or any projection thereof other than the projection exceptions listed in Chapter 196.03.2.

192.“Yard, Rear” means a yard extending across the full width of the lot and measured between the rear lot line and the rear of the building foundation other than the projection exceptions listed in Chapter 196.03.2. On both corner lots and interior lots, the rear yard shall be considered the opposite end of the lot from the front yard.

193.“Yard, Required” means the area between a lot line and the minimum required setback (front, rear, or side) to the building foundation.

194.“Yard, Side” means a yard extended from the front to the rear yard and measured between the side lot lines and the main building foundation or projection exceptions listed in Chapter 196.03.2.

195.“Warehousing (Retail and Wholesale)” means a building used primarily for the storage of goods and materials.

196.“Zoning Administrator” means Department Director or designee and is responsible for the duties assigned to the position in this Zoning Ordinance.

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CHAPTER 191

ZONING ORDINANCE

GENERAL REGULATIONS

191.01 ANNEXATION. All territory which may be annexed to the City shall be considered as lying in the AG District or the RL-1 District, whichever is most appropriate as determined by the Department Director, until such classification has been changed by amendment in accordance with the provisions of Chapter 196.04 of this Zoning Ordinance.

191.02 CONFORMANCE REQUIRED. Except as otherwise specified in this Zoning Ordinance, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, which does not comply with all of the district regulations established by this Zoning Ordinance for the district in which the building or land is located. To be built upon, a parcel of land shall be platted or meet the requirements and criteria in Chapter 200.01.6 and Chapter 200.01.7 of the Ankeny Municipal Code in order to be exempted from subdivision by the Council.

191.03 STREET FRONTAGE REQUIRED. Except as permitted in Section 196.03 of this Zoning Ordinance, all single-family lots shall abut for at least forty feet on at least one public street. All other lots shall have access to public streets either by abutting directly on them or by public way, provided driveway separations onto public streets conform to the City standards.

191.04 RESIDENCE DISTRICTS; FRONT YARD. In any residence district, there shall be a minimum required front yard as stated in the yard requirements for that particular district; provided, however, where lots comprising thirty percent or more of the frontage within 200 feet of either side lot line are developed with buildings at a lesser setback, the required front yard shall be the average of these building setbacks and the minimum required front yard for the undeveloped lots. In computing the average setback, buildings located on reverse corner lots or entirely on the rear half of lots shall not be counted. Exceptions are listed in Chapter 196.03 of this Zoning Ordinance.

191.05 CORNER LOTS. The front yard regulations shall apply to each street side of a corner lot and the Zoning Administrator shall confirm the rear yard on a corner lot. For corner lots platted or of record prior to March 19, 1959, the side yard regulations shall apply to the longer street side of the lot except in the case of reverse frontage where a corner lot fronts a different street than the lots to the rear of such corner lot. In this case, there shall be a side yard on the longer street side of the corner lot of not less than fifty percent of the front yard required on the lots to the rear of the corner lot, and no accessory structure on said corner lot shall project beyond the setback line of the lots to the rear; provided this regulation shall not be so interpreted as to reduce the buildable width of the corner lot facing the intersecting street to less than 28 feet or prohibit the erection of an accessory structure.

191.06 THROUGH LOTS. The Zoning Administrator shall designate the front yard of a through lot which shall generally be the yard adjacent to the local street or the street with the lower classification. For through lots with a platted landscape or open space buffer or easement across the designated rear yard, accessory structures shall be located outside any easements and visibility triangles (191.15) and may be located adjacent to the edge of the buffer or easement opposite the street right-of-way. In zone districts where one and two-family homes are permitted as a use-by-right and the one and two-family lots are platted without a landscape or open space buffer or easement across the designated rear yard, setbacks for accessory structures shall be outside any visibility triangles (191.15) and easements and set back a minimum of three (3') feet from the designated rear property line. For one-family and two-family residential lots there shall be no vehicular access to through lots from arterial streets. Buildings and structures for other than one- and two-family residential lots shall conform to Chapter 192.02, Site Plan Requirements.

191.07 ACCESSORY STRUCTURES.

1. Agriculture District. No accessory structure in the Agriculture District shall be erected in any required front or side yard setback, except as provided herein. Agriculture-related accessory structures exceeding 14 feet in height shall be set back a minimum of 35 feet from side lot lines and 50 feet from rear lot lines. Other typical residential accessory structures which do not exceed 14 feet in height shall adhere to the provisions of Chapter 191.07.2. The sum of all accessory structures, excluding Accessory Dwelling Units, on a lot in the Agriculture District shall not occupy more than twenty-percent (20%) of the total square footage of the lot.

2. One-family and two-family residence districts. No accessory structure in one-family and two-family residential zone districts shall be erected in any front yard or required side yard setback, except as provided herein. All accessory structures, including garages, shall be set back a minimum of three (3) feet from side and rear lot lines of adjoining lots in any residential zone district; and accessory structures, except for garages which front an alley, shall be setback a minimum of five (5) feet from alley right-of-way lines. Garages which front an alley in any residential district shall be set back either seven (7) feet or a minimum of 18 feet from the alley right-of-way. Accessory structures on corner lots shall conform to front yard setback regulations along both streets. (See Section 191.05.) Accessory structures, excluding Accessory Dwelling Units, on one and two-family residential lots shall not occupy more than ten-percent (10%) of the total square footage of the lot. No single accessory structure for one-family and two-family lots shall exceed 1,010 square feet in size, and all conforming one-family and two-family residential lots shall be permitted up to 720 square feet of detached accessory structure use.

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3. Accessory structures for all uses except agriculture and one- and two-family residential which are allowed by right shall be located in accordance with Chapter 192.02, Site Plan Requirements, and be as shown on the approved site plan.

4. Accessory structures shall not exceed the height for accessory structures specified in the zoning district in which located.

5. Except in the AG zoning district, no accessory structure shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory structure shall be used unless the main building on the lot is also being used.

191.08 SWIMMING POOL REQUIREMENTS.

1. Swimming pools shall be allowed as an accessory use in all zoning districts unless otherwise specifically prohibited in this Zoning Ordinance.

2. All swimming pools located in Agriculture and Residential Districts shall be located in the side or rear yard and shall be setback a minimum of four feet (4) from any property line.

3. All outdoor swimming pools shall be enclosed by a barrier to prevent unauthorized access by small children and to provide a degree of security. In the case of in-ground pools, this shall be accomplished using a fence or wall not less than four feet in height located not less than four feet from each side of such pool. In the case of aboveground pools, a combination of fence or wall and the water-enclosing wall of the swimming pool may be used, provided that the pool is reasonably secure and the effective enclosure height is not less than four feet. For all swimming pools, any opening to the swimming pool shall be equipped with a self-closing and self-latching device with locking provisions for keeping the gate or door securely closed at all times when not in actual use.

191.09 REDUCTION OF LOT OR YARD PROHIBITED. No yard or lot existing at the time of passage of the Zoning Ordinance shall be reduced in dimension or area below the minimum required by this Zoning Ordinance. No part of a yard or other open space, or off-street parking or loading space, provided about any building, structure or use for the purpose of complying with the provisions of this Zoning Ordinance, shall be included as part of a yard, open space or off-street parking or loading space for another building, structure or use. Off-street parking and loading areas may occupy part of any required yard, subject to the provisions of Chapter 194.01.

191.10 HEIGHT LIMITATIONS. The building height limitations of this Zoning Ordinance shall be modified as follows:

1. Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, penthouses, stacks, stage towers or scenery lofts, tanks, water towers, ornamental towers and spires, radio, cellular communication, or television towers, or necessary mechanical appurtenances may be erected to a height allowed in the zone district in which the structure is located and shall meet all height requirements stated in the adopted ordinances of the City.

2. Public, semipublic or private service buildings, hospitals, sanatoriums, schools, business colleges and related structures, churches and temples, and multi-family residential buildings, when permitted in a district, may be erected to a height not exceeding 125 feet, if the building is set back from each property line at least one foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is located.

191.11 BUILDING PERMITS PREVIOUSLY ISSUED. Nothing contained in this Zoning Ordinance shall require any change in the overall layout, plans, construction, size or designated use of any building or part thereof, for which approvals and required building permits have been granted before the enactment of the Zoning Ordinance, the construction of which in conformance with such plans has been started prior to the effective date of the Zoning Ordinance, and completion thereof has been carried on in a normal manner and not discontinued for reasons other than those beyond the builder's control.

191.12 DIVIDED PROPERTY; ZONING CLASSIFICATION. Where one parcel of property is divided into two or more portions by reason of different zoning district classifications, each of these portions shall be used independently of the others in its respective zoning classification and, for the purpose of applying the regulations of this Zoning Ordinance, each portion shall be considered as if in separate and different ownership.

191.13 FENCES, WALLS, AND PLANTINGS.

1. Permit Required. No person shall erect, alter or relocate any fence, wall, or other vision barrier without first obtaining a building permit, the fee for which shall be established by resolution of the City Council. Barbed wire and electric fences shall adhere to Chapter 41.08 of the Ankeny Municipal Code.

2. Fences shall be permitted in any yard in Agriculture and Residential Districts. Front and side yards adjacent to a street (corner lots) in Agriculture and Residential Districts shall be considered front yards and fences in front yards shall not exceed 48 inches in height; except that a six-foot tall fence may be constructed in a front side yard along the street if it is set back a minimum of 15 feet from the property line. Said six-foot tall fence shall not extend beyond the front wall line of the front façade of the dwelling (See Chapter 191.05, *Corner Lots*). In side and rear yards in Agriculture and Residential Districts, opaque and/or solid fences or walls shall not exceed six-feet in height, but fences may extend to eight-feet in height if the portion of fence higher than six feet is constructed with 70% of the surface area open. Fences in the designated rear yard of a though lot shall be located no closer to the

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street right-of-way than the far edge from the street right-of-way of the landscape or open space buffer or easement. No setback is required from the street-right-of-way for fences six feet and under in height in the designated rear yard of through lots when there is no landscape or open space buffer or easement. Residential fences taller than six feet in the designated rear yard of a through lot with no landscape or open space buffer or easement shall have a minimum setback of five feet from the property line. (See Chapter 191.06, *Through Lots*). All fences shall adhere to the requirements for visibility at intersections as prescribed in Chapter 191.15.

3. Fences shall be permitted in any yard in commercial and industrial zoning districts except that fences or walls shall not in any case exceed eight feet in height in side and rear yards. Fences in yards adjacent to street right-of-way lines on corner and interior lots shall be at the height and location shown on the approved site plan. Fences in the designated rear yard of a through lot shall be located no closer to the street right-of-way than the far edge from the street right-of-way of a landscape or open space buffer or easement or, when there is no buffer or easement, shall be at the height and location shown on the approved site plan. All fences shall adhere to the requirements for visibility at intersections as prescribed in Chapter 191.15.

4. Fences of any height shall be permitted in connection with any agricultural use within the AG zoning district, provided that the requirements of traffic visibility at intersections are observed in accordance with the provisions of Chapter 191.15.

5. Nothing in this Section shall be deemed to apply to public tennis courts, public swimming pools, public baseball fields, and any other public recreational use facility accessible to the public, except where traffic visibility is impaired.

6. Fences greater than 50% opaque crossing drainage easements shall be installed with the bottom of the fence above grade so as to not impede storm water drainage paths. Fences less than 50% opaque, and chain-link, are not required to be installed with the bottom of the fence above grade, though shall be maintained so as to preclude debris from impeding storm water drainage paths.

7. Fences erected within an easement may be removed for utility purposes with all costs for removal and restoration borne by the property owner.

191.14 MINIMUM OPEN SPACE AND OPEN SPACE LANDSCAPING.

1. The total land area devoted to open space, exclusive of agriculture and one- and two-family lots, shall not be less than twenty percent (20%) of the gross land area included in the building lot.

2. Such open space shall be maintained as grassed and landscaped areas, pedestrian walks, and ornamental structures, when part of the landscaping theme. Open space shall not include structures or buildings, off-street parking areas, loading areas and access drives.

3. Trees and shrubbery shall be provided at a minimum of one landscape unit per 3,000 square feet of required open space with one landscape unit consisting of two trees and six shrubs or three trees and three shrubs. The use of native grasses in lieu of open space shrubs may be approved by the Development Services Director or their designee.

4. There shall be a minimum of one landscape unit per building lot, which are required separate from and in addition to screen plantings.

191.15 VISIBILITY AT INTERSECTIONS.

1. No fence, wall, shrubbery, earthen berm, sign, billboard, or other obstruction to vision shall be permitted which serves to obstruct vision between a height of 30 inches and 10 feet on any corner lot within a triangle of 30 feet formed by intersecting street right-of-way lines; or in the case of interior lots, within a triangle of 20 feet formed by intersecting driveway edge and street right-of-way lines.

2. As an alternative to the 30-foot and 20-foot visibility triangles defined above, an unobstructed area between a height of 30 inches and 10 feet at intersections formed by intersecting street right-of-way lines or driveway edge and street right-of-way lines may comply with the sight distance specifications established by the Iowa State Urban Design Standards Manual (SUDAS) in Chapter 5, Roadway Design, Urban Geometric Design Criteria, if approved by the City.

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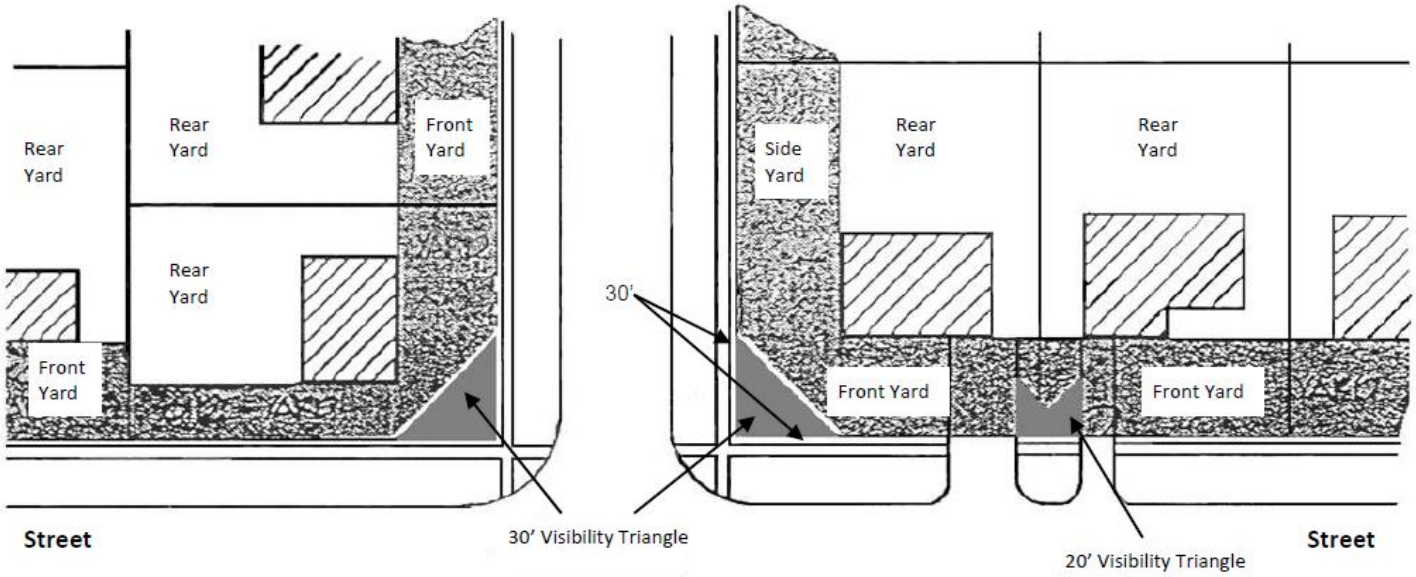

191.16 SCREENING OF OUTDOOR STORAGE AREAS. The outdoor storage of materials, equipment, or supplies, when permitted in any commercial or industrial district, shall be so located and screened, fenced, or landscaped to comply with a type "C" screen as described in Chapter 194.02 to prevent visibility of such storage from all street right-of-way and appropriate adjoining property lines as determined by the Department Director.

191.17 EXCEPTIONS TO SCREENING REQUIREMENTS. Nothing in this Zoning Ordinance shall be deemed to require screening from the street side of the outdoor display of new and used motor vehicles which are kept for resale to the general public by a licensed dealer. The screening of landscape plantings, or any new merchandise or products held for resale to the general public may be required, and such requirements shall be determined by the Department Director. If a property within a commercial zoning district is put to a residential use subsequent to the establishment of an outdoor storage area adjacent thereto, this Section shall not apply.

191.18 CHURCH-RELATED PRESCHOOL AND CHILD CARE FACILITIES. Nothing in this Zoning Ordinance shall be deemed to restrict the location or operation of a child care facility, or preschool, as defined in Chapter 190.03 of this Zoning Ordinance, if such child care facility or preschool is conducted within any church, cathedral, temple, or other similar place of religious worship.

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CHAPTER 192

ZONING ORDINANCE

DISTRICT REGULATIONS

192.01 DISTRICT ESTABLISHMENT AND ZONING MAP.

1. District Establishment. In order to carry out the purpose and intent of this Zoning Ordinance, the area is divided into zoning district classifications as follows:

AG	Agriculture District
RL-1	One-Family Residence District – 85’
RL-2	One-Family Residence District – 70’
RL-3	One-Family Residence District – 55’
RM-1	One-Family Residence District – 50’
RM-2	One-Family Attached District
RM-3	Mobile Home Park Residence District
RH	Multiple-Family Residence District
UP	Uptown District
NMU	Neighborhood Mixed-Use District
CMU	Community Mixed-Use District
NC	Neighborhood Commercial District
CC	Community Commercial District
BP	Business Park District
LI	Light Industrial District
HI	Heavy Industrial District
CU	Civic/Utility District
PUD	Planned Unit Development District

2. Zoning Map. The boundaries of the districts listed in Subsection 1 are indicated upon the Official Zoning Map of the City, which map is made a part of this Zoning Ordinance by reference to it in this Section. The Official Zoning Map and all the notations, references and other matters shown thereon shall be as much a part of this Zoning Ordinance as if the notations, references, and other matters set forth by said map were all fully described in this Section. The Official Zoning Map shall be on file in the office of the City Clerk and shall bear the signature of the Mayor, attested by the City Clerk, under the certification that this is the Official Zoning Map referred to in the Zoning Ordinance.

3. Changes; Ordinance Required. Changes in district boundaries or other matters portrayed in the Official Zoning Map shall be made by ordinance which shall identify the affected property by legal description, the zoning district in which it then lies, and the new district to be established for said property. The Clerk shall attach a certified copy of the amending ordinance to the Official Zoning Map.

4. Adoption of New Zoning Map. The Council may from time to time adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map, in the event that the Official Zoning Map becomes damaged or destroyed, or for purposes of clarity due to a number of boundary changes, or to correct drafting errors or omissions; provided, however, any such adoption shall not have the effect of amending the original Zoning Ordinance or any subsequent amendment thereof.

5. Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

A. Boundaries indicated as approximately following the centerlines of streets, highways, alleys or other public rights-of-way shall be construed to follow such centerlines.

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

C. Boundaries indicated as approximately following City limits shall be construed as following City limits.

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D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

E. Boundaries indicated as following shorelines shall be construed to follow such shorelines; and, in the event of change in the shoreline, shall be construed as following a platted lot line or for unplatted property, as moving with the actual shoreline. Boundaries described as generally following the centerline of drainageways, streams, water bodies, or other watercourses, shall be construed to generally follow the centerline. In the event of a natural change in the location of such streams or other watercourses, the zoning district boundary shall be construed as generally moving with the centerline.

F. Boundaries not capable of being determined in the previous paragraphs shall be as dimensioned on the Official Zoning Map; or, if not dimensioned, shall be determined by the scale shown on the Map.

192.02 SITE PLAN REQUIREMENTS.

1. Purpose and Application. It is the intent and purpose of this Section to establish a procedure which will enable the City to review certain proposed improvements to property within specified zoning districts of the City to ensure compliance with all applicable zoning, subdivision, and building regulations. Site plans in conformance with this Section, with the exception of site plans for one-family and two-family dwellings and their associated accessory structures (See Chapter 197.03), shall be required whenever any person proposes to place any building, structure or hard surfacing on any tract or parcel of land.

2. Site Plan Approval Prerequisite to Building Permit and Certificate of Occupancy and Use Issuance. No building permit shall be issued for the construction of any structure nor approval of hard surfacing that is subject to the provisions of this Section and/or Chapter 156 of the Ankeny Municipal Code until a site plan has been submitted covering the land upon which such structure or hard surfacing is to be located, and further, approved for such development in accordance with this Section and/or Chapter 156. No certificate of occupancy and use shall be issued for such structure or hard surfacing until all terms and conditions of the approved site plan have been satisfactorily completed or provided for.

3. Design Standards. The standards of design provided in this Section are intended to establish criteria for those items that affect the physical aspect of Ankeny's environment. These criteria are not intended to restrict design; however, they are intended to create a focus on development that maintains a satisfactory function and appearance within the City. It is the intent of these regulations to maintain or enhance neighborhood character, preserve values, and promote the public health, safety, and general welfare.

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.

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

(3) The site shall provide for adequate parking and circulation for vehicles, bicycles, and pedestrians. The site shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development, separate from vehicular traffic.

(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 as required per the currently adopted City policy.

(5) Parking areas shall be treated with plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.

(6) Loading and unloading docks, delivery areas, refuse and waste removal areas, outside storage areas, fuel tanks, and generators shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen them from view from public ways and adjoining properties.

(7) All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.

(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 all light spill onto adjoining properties in any AG, R, or MU Districts or onto residential uses and minimizing light spill on all other properties.

(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.

(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 City.

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(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.

(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. Street trees are encouraged along all abutting streets and if included, shall adhere to the regulations outlined in Section 200.04.02.O. of the Municipal Code

B. Building Design. The standards listed herein this section shall not apply to dwellings containing 12 contiguous dwelling units or less.

(1) Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.

(2) Materials selected for buildings shall provide compatible textures and colors with those of neighboring buildings.

(3) Materials selected for buildings shall be compatible with the architecture of the building. Materials selected for suitability to the type of buildings and the design in which they are used. Materials should provide for strength and permanence.

(4) All mechanical equipment or other utility hardware on roof, ground or buildings, trash and recycling bins, 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. Trash and recycling enclosures shall be constructed of permanent materials to match the building.

(5) Multiple buildings on the same site shall provide for compatible and complimentary design materials while limiting repetitive, monotonous design.

(6) Specific Building Material Standards:

a. Base. All buildings will have a base, at least three feet in height, around the entire perimeter of the building that consists of a durable, permanent material, such as:

a. Brick, including full-depth and thin brick;

b. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;

c. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;

d. Pre-cast concrete;

e. Other similar durable material as approved by the Plan and Zoning Commission; or

f. Secondary materials as outlined in Chapter 192.02.3.B(6)(c) may be used up to 20% of the required base per façade as part of an architectural accent and at the discretion of the Director and/or Plan and Zoning Commission.

b. Primary Materials. The primary building materials used for exterior finishes must be of high-quality and durability. These include:

a. Brick, including full-depth and thin brick;

b. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;

c. Glass;

d. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;

e. Pre-cast concrete; or,

f. Other similar high-quality materials as approved by the Plan and Zoning Commission.

c. Secondary Materials. The secondary building materials used for exterior building walls include:

a. Stucco (Portland cement plaster) with three coats of metal lath or wire fabric lath;

b. Exterior Insulation Finish System (EIFS), provided use of a wall drainage system (barrier wall systems are prohibited) and used only above the base of the building;

c. Lap siding (wood, composite, fiber cement, vinyl, steel or aluminum);

d. Pre-finished architectural panel;

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e. Architectural metal panel (minimum 26 gauge) with concealed fasteners;

f. Metal siding with concealed fasteners; or,

g. Other similar appropriate accent materials as approved by the Plan and Zoning Commission.

d. Prohibited Materials. The following exterior walls, siding, and cladding are prohibited:

a. Corrugated galvanized metal;

b. Corrugated metal panel;

c. Smooth-face concrete block;

d. Vinyl siding (nonresidential development);

e. Plastic siding;

f. Plywood or wood fiber;

g. Unfired clay, sand, or shale rock; and,

h. Fabric roofing, such as for a hoop structure building.

e. Material Requirements. Set out in Table 192.02.01, are the minimum percentage of Primary materials required on the applicable building elevations within each Zoning District or identified, applicable land uses. For existing developments that do not meet these minimum requirements, these standards may be lessened for new buildings or building additions to provide for compatible and complementary design at the discretion of the Director and/or Plan and Zoning Commission.

Table 192.02.1
Minimum Primary Material Requirements
(% of Each Building Wall)

Zoning District [1]	RL-1 RL-2 RL-3	RM-1	RM-2 [4]	RM-3	RH [4]	UP	NMU CMU	NC	CC	BP	LI	HI
Public Façade [2]	--	--	40	40	60	70	60	60	70	60	40	30
Other Façade [3]	--	--	10	10	40	50	40	40	50	40	30	20

Table Notes:

1. Institutional uses such as schools, churches and civic buildings, regardless of zoning district, shall adhere to the minimum primary material requirements listed in the RH district.
2. Public façade refers to building elevation(s) fronting on or most directly facing a public street, alley or park.
3. Other façade refers to interior side or rear elevations.
4. For developments containing more than 12 contiguous dwelling units.

(7) Specific Building Architectural Standards. In addition to the minimum building material standards, the following minimum architectural standards shall be applied.

a. Residential Uses. The following minimum standards shall be applied to all townhouse, rowhouse, and multiple-family dwellings containing more than 12 contiguous dwelling units:

i. All townhouse, rowhouse, and multiple-family residential developments shall adhere to the minimum primary building materials requirements per the respective zoning district set forth in Table 192.02.1.

ii. Street facing building facades must use vertical and horizontal elements, such as porches, stoops, bay windows, balconies or other recesses and projections, together with building material and color changes, to break up wall planes. For townhouse/rowhouse dwellings, individual dwelling units shall be clearly distinguished.

iii. Developments with three or more buildings must substantially vary the buildings elements, such as height, scale (number of units), materials, and color.

iv. Building and dwelling unit entrances shall be clearly distinguishable through its architectural design and treatment. Each unit facing a public street must have a clearly visible front pedestrian entrance with either a porch, portico, stoop or other architectural design element to clearly delineate the entrance.

v. Pitched roofs shall have the appropriate slope and shall have generous roof overhang for the architectural style of the structure. In no instance shall a pitched roof overhang be less than one foot in depth.

vi. Flat roofs shall have a generous architectural element at the top such as a cornice row or parapet to clearly delineate the top of the structure.

vii. Rooflines may not be one long continuous element and must be broken, have a change in slope or parapet height, or have architectural elements introduced, such as dormers, gables, or sheds.

viii. Driveways and garage doors facing public streets may be no wider than 50 percent of the linear front elevation of the unit it serves.

ix. When facing a public street, where two garages for different units are adjacent, the garage faces for the two units must be offset a minimum of two feet.

x. Detached garages must be accessed from a shared parking court or private drive and must generally meet the same building material and design standards required of the principal buildings.

b. Nonresidential uses. The following minimum standards shall be applied to all commercial, office, industrial, mixed-use, institutional, and civic buildings:

i. All commercial, office, industrial, and mixed-use developments shall adhere to the minimum primary building materials requirements per the respective zoning district set forth in Table 192.02.1. Civic and institutional buildings, such as schools, churches, and governmental buildings shall adhere to the minimum primary material requirements of the RH district listed in Table 192.02.1, regardless of the zoning district in which they are located.

ii. All building facades must use vertical or horizontal elements, such as articulated entries, windows, wall projections, recesses, alcoves, porticos, columns, staggered wall planes, soldier courses, to break up wall planes.

iii. A development with more than one building must be of a unified building design by using common building materials, colors and signage and to avoid monotony in design, the buildings shall vary in roofline, height and scale/mass/size.

iv. Building entrances must be clearly distinguishable through its architectural design and treatment and wall signage location.

v. Pitched roofs shall have the appropriate slope and shall have generous roof overhang for the architectural style of the structure. In no instance shall a pitched roof overhang be less than 18 inches in depth.

vi. Flat roofs shall have a generous architectural element at the top such as a cornice row or parapet to clearly delineate the top of the structure.

vii. Rooflines may not be one long continuous element and must be broken, change in slope, or have architectural elements introduced, such as dormers, gables, sheds, or change in parapet height.

C. Signs.

a. Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.

b. Building signs shall be designed as an integral architectural element of the building.

c. Monument signs shall be designed to provide elements compatible with the building design and architectural elements. Where pylon signs are allowed, pylons or poles shall be concealed using architectural materials compatible with the building.

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

D. Factors for Evaluation. The following factors and characteristics, which affect the function and appearance of a development, will govern the Plan and Zoning Commission's evaluation of a site plan submission:

a. Conformance to design standards and other applicable Code requirements;

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b. Location of the buildings, and the relationship to the development site and neighboring buildings and sites;

c. Layout and utilization of building, parking, driveways, and open spaces;

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

e. Circulation, vehicular and pedestrian;

f. Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

4. Submittal Requirements. All exhibits must be folded if larger than letter size and submitted at a suitable size and scale to be legible. However, large mounting boards, material samples, or other exhibits not meeting the criteria may be used for Commission presentation. An adequate number of color photographs are required to illustrate the site, including existing features and surrounding buildings. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal. Fees shall be provided in accordance with the current fee resolution adopted by City Council. Site plans shall be prepared by a Professional Engineer, Land Surveyor, Landscape Architect, or an Architect. The site plan must be certified as "substantially correct" by a Professional Engineer, Land Surveyor, Landscape Architect, or Architect, licensed by the State of Iowa. All required plans, unless waived by the Department Director, shall include as a minimum the following items of information:

A. Site Plan.

(1) Name, address, and phone number of the applicant, property owner(s), and person or firm preparing the site plan

(2) Property address(es)

(3) Date of preparation

(4) North Arrow

(5) Scale – not to exceed 1"=100'

(6) Legal Description

(7) Vicinity map at 1" = 500' or larger showing general location of property

(8) Plat or Survey

(9) References, location, and description of survey monument found

(10) All property and street placement lines and grades

(11) Dimensions of the present lot and lot area

(12) Lot numbers

(13) I.D. and ownership of adjacent land

(14) Lot survey, where possible ownership or boundary problems exist

(15) Existing and proposed zoning designation of the property and adjoining properties

(16) Existing and proposed buildings, additions, and structures including size and location, number of building, type of buildings, required building setback lines and dimensions from proposed building(s), site improvements to lot lines, number of dwelling units, proposed use for each building (to determine Code compliance), total floor area of each building, exact exterior dimensions of each building, location of entrances, square footage of each type of use

(17) Streets, including the location of adjacent public streets, private drives, intersections, dimensions of existing, adjacent, and proposed street widths, and street names

(18) Right-of-way (ROW) width dimensions

(19) Existing and proposed easements, including sizes

(20) Existing and proposed utility lines, including sizes and public/private designation

(21) Fire hydrant locations & hydrant coverage map

(22) Stormwater detention calculations and areas

(23) Location, grade, and dimension of existing and proposed paved areas and of all abutting streets

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(24) Parking calculations, including proposed building use, building square footage, and required and proposed number of off-street parking spaces

(25) Proposed ingress and egress to the site including sidewalks, parking area(s), parking stalls (regular and handicapped), and adjacent streets

(26) Traffic flow and control measures

(27) Existing and proposed contours (minimum of 2' intervals and if there is less than 2% slope, use 1' contours or spot elevations)

(28) Permanent improvements including sidewalks, bike paths, loading area, dividers, planters, etc.

(29) Location and type of buffers or screening for property boundaries, parking areas, outdoor storage and trash/recycling bins, and large storm water detention areas

(30) General type and location of any existing or proposed signage

(31) Location of floodplain, springs, streams, and other bodies of water, drainage, and storm water detention.

(32) Landscaping plan, including the location of existing trees with a diameter of six inches or greater and amount and type of proposed landscaping, plantings, fences, walls, or other screening as required by the zoning regulations and the design standards, planting schedule, and location of open space(s) including screening and shading calculations

(33) Location and type of any existing or proposed lighting on the property along with a photometric lighting plan

(34) A Traffic Impact Study meeting the requirements of the adopted City policies when applicable.

(35) Easement documents for all public easement areas in the format provided by the City.

(36) Any other information not herein stated above that is specific to the site plan and deemed necessary by the Department Director

B. Elevation Views.

(1) Exterior elevation views of all proposed building walls, including trash enclosures, mail kiosks, or other substantial structures, for the purpose of understanding the overall design of the structure, materials proposed to be used, the location of windows, doors, overhangs, projection height, etc., and the grade relationship to floor elevation, and the number of stories of each proposed building and of each building to be retained.

(2) General location of all proposed building signs.

5. Pre-Application Conference.

A. Whenever any person proposes to apply for a building permit for other than a one-family or two-family dwelling or related accessory structure, the applicant shall submit to the City a request for a pre-application conference.

B. The conference shall include the applicant or representative, the site designer/contractor and the Department Director or designee. The purpose of the conference shall be to acquaint the City staff with the proposed development and to acquaint the applicant or representative of the applicant with the procedures and with any issues that might be known regarding the site and proposal that may impact such development.

C. The applicant shall furnish a legal description of the platted real estate certified by a licensed land surveyor at the time of requesting a pre-application conference.

6. Technical Review Committee.

A. The technical review committee is the staff committee charged with review responsibility on official submittals. This committee generates comments on regulations affecting the proposed site development. A complete submittal for this meeting includes all items, quantities, and fees listed on the respective application currently published by the Development Services Department.

B. The technical review committee shall review an official site plan submittal consistent with the development schedule currently published by the Development Services Department. Pursuant to that review, the technical review committee shall notify the applicant in writing of any revisions or additional information needed to complete the review. If necessary, the applicant shall make revisions and resubmit the revised plan to the City according to the aforementioned development schedule.

7. Plan and Zoning Commission.

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A. This is the final review step for a site plan. If a site plan complies with requirements of the technical review committee, the site plan shall be submitted to the Plan and Zoning Commission for review consistent with the development schedule. A complete submittal for this meeting includes all items and quantities listed on the respective application currently published by the Development Services Department.

B. In the case of disapproval or approval subject to conditions, the Plan and Zoning Commission shall indicate the reasons therefor and shall return a copy of the plan to the applicant for revisions in accordance with action taken. The applicant shall then submit the revised plan for review by the Technical Review Committee and if the site plan complies with the requirements of this Section, the site plan shall be submitted for certification by the Plan and Zoning Commission.

C. The City shall retain the duly certified original in the City's permanent files.

8. Appeals.

A. The applicant may, upon notice to the Zoning Board of Adjustment, appeal in whole or in part any determination or action of the Plan and Zoning Commission made within the scope of this Section. Appeal shall be made without cost by written notification of the appeal received by the Recording Secretary within 90 days after the date of the action from which appeal is sought. The Recording Secretary shall place the matter on the agenda of the next regular meeting of the Zoning Board of Adjustment, provided such appeal is filed at least ten days prior to such meeting.

B. The Zoning Board of Adjustment shall decide all appeals within 30 days after written notification of the appeal has been received by the Recording Secretary, provided that the appellant may agree to a longer period not to exceed 60 days after the written notification of the appeal has been received by the Recording Secretary. Failure to decide the appeal within such period shall have the effect of overturning the Plan and Zoning Commission's disapproval and approving the site plan as appealed.

C. At the Zoning Board of Adjustment meeting, the appealing party or parties shall be presented a reasonable opportunity to present their views. A four-fifths vote of the Zoning Board of Adjustment shall be necessary to overturn or modify the action of the Plan and Zoning Commission.

D. A site plan that has been denied by the Plan and Zoning Commission or Zoning Board of Adjustment may be amended and resubmitted by the applicant to the City, pursuant to the terms of this section, upon payment of appropriate fees.

9. Validity of Approval. A site plan shall become effective upon certification of approval by the Plan and Zoning Commission. In the event that an appeal is filed, a site plan shall not become effective until all appeals have been decided. The approval of any site plan required by this Section shall remain valid for two years after the date of approval, after which time the site plan shall be deemed null and void if the development has not been established or actual construction commenced. For the purpose of this Section, "actual construction" means that a building permit has been issued and the permanent placement of construction materials has started and is proceeding without undue delay. Preparation of plans, securing financial arrangements, letting of contracts, grading of property, or stockpiling of materials on the site shall not constitute actual construction.

10. Site Plan Enforcement. Failure to comply with and maintain the approved site plan, unless another site plan has been submitted in accordance with this Section, shall be considered a violation of the Zoning Ordinance.

11. Site Plan Amendment. Any approved site plan may be amended in accordance with the standards and procedures established herein, including payment of fees; provided, the Department Director may waive such procedures for those minor changes listed in this Section. Such minor changes shall not be made unless the prior written approval for such changes is obtained from the Department Director. No fees shall be required for such minor changes, including, but not limited to:

A. Moving building walls within the confines of the original approved building; relocation of building entrances or exits, shortening of building canopies;

B. Changing to a more restrictive use, provided there is no reduction in the amount of off-street parking as originally approved; this does not apply to residential uses;

C. Changing angle of parking or aisle, provided there is no reduction in the amount of off-street parking as originally approved;

D. Substituting plant species, provided a nursery or landscape architect certifies the substituted species is similar in nature and screening effect;

E. Changing type and design of exterior lighting fixtures, provided a certified engineer or architect certifies there will be no change in the intensity of light at the property boundary;

F. Increasing peripheral yards.

G. Changing type and design of exterior elevations, provided the changes remain consistent with the original intent of the approved site plan.

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12. Applicability to Existing Site Plan. The requirements of this Section do not apply to any site plan that has been approved as of the date of the adoption of the Ordinance codified in this Section; provided, if the site plan has been deemed null and void under the provisions of Section 192.02.9, then a new site plan may be required.

13. Applicability to Existing Development. The requirements of this Section do not apply to the placement of any structure for which building permits have been issued as of the date of the adoption of the ordinance codified in this Section; provided, if such building permit shall expire, then a new building permit shall not be issued until the requirements of this Section have been met.

14. Exceptions to Site Plan Process.

A. For certain smaller development projects, an abbreviated administrative approval process may be allowed, which requires an official site plan submittal and review by the Technical Review Committee, as well as review and approval or denial by the Department Director. Such projects eligible for the abbreviated administrative approval process include:

(1) Building additions of twenty-five percent (25%) or less of the existing ground coverage and/or total floor area of the existing building; and

(2) Non-building uses of twenty-five percent (25%) or less of the existing non-building area of the site.

B. For certain projects deemed small or minor in nature, no official site plan submittal shall be required prior to permit issuance. Such projects include the development or redevelopment of a single-family dwelling or two-family dwelling in any zoning district, as well as those meeting any of the following criteria:

(1) A building addition not more than 600 square feet;

(2) An accessory structure not more than 600 square feet;

(3) Hard surfacing of not more than 2,000 square feet.

192.03 UNLISTED OR FUNCTIONALLY SIMILAR USES. Each of the use categories listed in Table 190.20.04-1, *Residential Permitted Uses by District*, and Table 190.20.05-1, *Nonresidential Permitted Uses by District*, are, and individual uses may be, defined in Chapter 190, *Definitions*. The Director is authorized to deem an unlisted use as functionally similar to a specifically listed use. The property owner or applicant may appeal the decision of the Director to the Zoning Board of Adjustment.

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192.04 AG AGRICULTURE DISTRICT. The AG District is intended and designed for the preservation of natural areas, continuation of agricultural uses, and accommodation of very low-density residential development.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1 *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the AG District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the AG District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the AG District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the AG District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the AG District in accordance with the provisions of Chapter 195.

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192.05 RL–1 ONE-FAMILY RESIDENCE DISTRICT – 85'. The RL–1 District is intended and designed to provide for single-family detached residential development of large sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RL-1 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, Accessory *Permitted Uses by District*, shall be permitted in the RL-1 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RL-1 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RL-1 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RL-1 District in accordance with the provisions of Chapter 195.

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192.06 RL–2 ONE-FAMILY RESIDENCE DISTRICT - 70'. The RL–2 District is intended and designed to provide for single-family detached residential development of moderate sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RL-2 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RL-2 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RL-2 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RL-2 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RL-2 District in accordance with the provisions of Chapter 195.

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192.07 RL–3 ONE-FAMILY RESIDENCE DISTRICT – 55'. The RL–3 District is intended and designed to provide for single-family detached residential development of small sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RL-3 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RL-3 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RL-3 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RL-3 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RL-3 District in accordance with the provisions of Chapter 195.

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192.08 RM–1 ONE-FAMILY RESIDENCE DISTRICT – 50'. The RM–1 District is intended and designed to provide for single-family detached residential development of very small sized lots together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RM-1 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RM-1 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RM-1 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RM-1 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RM-1 District in accordance with the provisions of Chapter 195.

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192.09 RM–2 ONE-FAMILY ATTACHED DISTRICT. The RM–2 District is intended and designed to provide for single-family attached, two-family, and lower density townhouse and rowhouse residential development together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RM-2 District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RM-2 District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RM-2 District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RM-2 District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RM-2 District in accordance with the provisions of Chapter 195.

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192.10 RM–3 MOBILE HOME PARK RESIDENCE DISTRICT. The RM–3 District is intended and designed to provide for certain residential areas of the City now developed with mobile home parks, which by reason of their design and location are compatible with surrounding residential areas and areas where similar development seems likely to occur.

1. Occupancy Outside Park Restricted. It is unlawful to use or occupy a mobile home as a dwelling place outside a mobile home park, unless such mobile home has been converted to real estate as provided by State law and meets with all the requirements of the building, plumbing, health, sanitary, electrical, and zoning ordinances of the City.

2. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses and those in accordance with the provisions of Subsection 5 of this Section, shall be permitted in the RM-3 District.

3. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, and those in accordance with the provisions of Subsection 5 of this Section, shall be permitted in the RM-3 District unless otherwise excluded.

4. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RM-3 District, subject to the height limitations found in Section 191.11 and the modifications contained in Chapter 196.03 of this Zoning Ordinance. The following additional minimum requirements shall be observed in the RM–3 District:

A. For any permitted use excepting a mobile home park, the minimum requirements shall be the same as those set out for the RM-3 District.

B. The minimum mobile home space excluding yard requirements shall measure at least 50 by 80 feet.

C. Mobile homes shall be located on each space so that there will be at least a 20-foot clearance between each mobile home; a 10-foot open space between the mobile home, including any permanently enclosed appendage and any driveway, walkway or mobile home space boundary; and a 10-foot open space at the rear of the mobile home.

5. Mobile Home Park Storm Shelters.

A. General Requirements. Every mobile home park of ten or more mobile home spaces which is constructed after the effective date of the ordinance codified in this Section shall be provided with above or below-grade storm shelters which shall:

(1) Have a minimum floor area of seven (7) square feet for each mobile home space in said mobile home community;

(2) Be designed by a licensed structural engineer or architect and built in accordance with plans as approved by the City Engineer, Building Official or licensed structural engineer or architect;

(3) Be designed and constructed to meet all Federal Emergency Management Agency (FEMA) structural guidelines.

(4) Be located outside of the floodplain or meet the requirements of Chapter 193, Floodplain Regulations.

(5) Be designed and constructed to meet the minimum lighting, ventilation and exiting requirements of the applicable City and State currently adopted construction and installation codes;

(6) Be designed and constructed to meet all applicable requirements of the Americans with Disabilities Act (ADA);

(7) Be located no farther than 1,320 linear feet from the furthest mobile home space in the mobile home community;

(8) Provide area for the parking of cars of residents who drive to the facility. This is not intended to require a structure built solely as a shelter to provide a paved parking lot.

B. Additions to Existing Mobile Home Parks. For any addition of ten or more mobile home spaces to any existing mobile home park, a storm shelter which complies with the general requirements of Paragraph A of this Subsection shall be provided to serve such additional spaces. For any addition of fewer than ten mobile home spaces to an existing mobile home park which otherwise complies with the requirements of this Section, there is no requirement that an additional shelter be provided to serve such additional spaces; provided, however, when two or more such additions of fewer than ten mobile home spaces results in a cumulative addition of ten or more mobile home spaces to a mobile home park which otherwise complies with the requirements of said subparagraphs, a storm shelter which complies with the general requirements of the Section shall be provided to serve such additional spaces.

C. Restroom Facilities. Restroom facilities in required storm shelters are not mandatory. When restrooms are installed, toilets may be either flush-type operating from normal water supply, chemical, or other approved types.

D. Access to Shelters. The mobile home park owner, or such owner's designated agent or representative, shall be responsible for making the storm shelter accessible and usable in times of need. It is unlawful for any required storm shelter to be used for storage purposes if such storage reduces the minimum floor area available for shelter of persons below the requirements of this

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Section.

E. Existing Nonconforming Mobile Home Parks. Any mobile home park of ten or more mobile home spaces which has an existing above or below-grade storm shelter as of the effective date of the ordinance codified in this Section which does not conform with the requirements of this Section, shall be deemed a nonconforming mobile home park with regard to the requirements for storm shelters and may continue to exist as a nonconforming mobile home park for so long as said existing shelter remains in place and usable; provided, however, that any mobile home spaces added to such park after the effective date of the ordinance codified in this Section shall require storm shelters as provided in this Section.

6. Petition to Develop.

A. Each petition for a change to the RM–3 Zoning district classification shall be accompanied by a mobile home park site plan. Said plan shall show each mobile home space, the water, electrical and sewer lines or septic tank location serving each trailer space, the location of garbage cans, water hydrants, service buildings, driveways, walkways, recreation areas, required yards, parking facilities, lighting, and landscaping.

B. The plan shall be considered by the Plan and Zoning Commission and the Council, who may approve said plan or require such changes thereto as are deemed necessary to effectuate the intent and purpose of this Section.

7. Off-Street Parking, Loading and Screening. Spaces for off-street parking and loading in the RM-3 District shall be provided in accordance with the provisions of Chapter 194.

8. Signs. Signs shall be permitted in the RM-3 District in accordance with the provisions of Chapter 195.

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192.11 RH MULTIPLE-FAMILY RESIDENCE DISTRICT. The RH District is intended and designed to provide for apartments and higher density townhouse and rowhouse residential development together with supporting public and civic uses.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.04-1, *Residential Permitted Uses by District*, including those listed as permitted nonresidential uses, shall be permitted in the RH District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the RH District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.04-2, *Residential Lot and Building Standards*, shall be observed in the RH District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the RH District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the RH District in accordance with the provisions of Chapter 195.

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192.12 UP UPTOWN DISTRICT. The UP District is intended to provide for a concentration and variety of residential development, retail stores, professional offices and service activities located within the Central Business District.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the UP District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the UP District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the UP District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. There is no minimum requirement for off-street parking and loading in the UP District.

5. Signs. Signs shall be permitted in the UP District in accordance with the provisions of Chapter 195.

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192.13 NMU NEIGHBORHOOD MIXED-USE DISTRICT. The NMU District is intended to provide for a mixture of residential and neighborhood commercial uses in a horizontal and/or vertical format at a neighborhood scale, which may be for transitioning areas along corridors, infill and redevelopment sites, or as a planned, mixed-use development.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the NMU District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the NMU District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the NMU District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading and Screening. Spaces for off-street parking and loading in the NMU District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the NMU District in accordance with the provisions of Chapter 195.

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192.14 CMU COMMUNITY MIXED-USE DISTRICT. The CMU District is intended to provide for a mixture of residential and community commercial uses in a horizontal and/or vertical format at a community scale, which may be for transitioning areas along corridors, infill and redevelopment sites, or as a planned, mixed-use development.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District,* shall be permitted in the CMU District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the CMU District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the CMU District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the CMU District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the CMU District in accordance with the provisions of Chapter 195.

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192.15 NC NEIGHBORHOOD COMMERCIAL DISTRICT. The NC District is intended to provide for the convenience shopping of persons living in neighborhood residential areas and for general uses and activities of a retail and personal service character. Only those uses are permitted which are necessary to satisfy the local needs which occur so frequently as to require commercial facilities in proximity to residential areas. Generally, these are low-intensity office and business establishments.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the NC District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the NC District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the NC District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the NC District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the NC District in accordance with the provisions of Chapter 195.

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192.16 CC COMMUNITY COMMERCIAL DISTRICT. The CC District is intended to provide for major retail shopping areas outside of Uptown and other neighborhood areas. These districts include much of the commercial property existing along the major streets and highways of the City. The uses permitted are intended to accommodate both the general retail consumer and the needs and services of the automotive-traveling consumer.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the CC District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the CC District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the CC District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the CC District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the CC District in accordance with the provisions of Chapter 195.

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192.17 BP BUSINESS PARK DISTRICT. The BP District is intended to provide a campus-like office, research, technology, and office-warehouse park with greater site and building design standards compared to the Industrial Districts.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the BP District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the BP District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the BP District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the BP District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the BP District in accordance with the provisions of Chapter 195.

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192.18 LI LIGHT INDUSTRIAL DISTRICT. The LI District is intended for less intensive industrial uses that may include office, warehousing, distributions, and light assembly of parts, materials, and equipment, with operations conducted indoors without the creation of smoke, gas, odor, dust, soot, or other noxious elements.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the LI District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District,* shall be permitted in the LI District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the LI District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading and Screening. Spaces for off-street parking and loading in the LI District shall be provided in accordance with the provisions in Chapter 194.

5. Signs. Signs shall be permitted in the LI District in accordance with the provisions of Chapter 195.

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192.19 HI HEAVY INDUSTRIAL DISTRICT. The HI District is intended to provide areas of the City for activities and uses of a heavy industrial character that may result in the creation of smoke, gas, odor, dust, soot, or other noxious elements. Such uses should be located away from major residential areas which are generally incompatible. The HI District is the least restrictive of any district and may accommodate the widest range of permissible uses; however, certain uses which, by reason of undesirable characteristics, may only be permitted subject to approval by the Board of Adjustment in accordance with appropriate safeguards.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the HI District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the HI District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the HI District, subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the HI District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the HI District in accordance with the provisions of Chapter 195.

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192.20 CU CIVIC/UTILITY DISTRICT. The CU District is intended for publicly owned and operated uses that are unique in nature and scale and warrant their own Zoning District. This District is also intended to allow for the development of major public utility facilities where required to serve the needs of the community.

1. Permitted Principal Uses. Only the uses of land or structures listed in Table 190.20.05-1, *Nonresidential and Mixed-Use Permitted Uses by District*, shall be permitted in the CU District.

2. Permitted Accessory Uses. Permitted accessory uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, listed in Table 190.20.06-1, *Accessory Permitted Uses by District*, shall be permitted in the CU District unless otherwise excluded.

3. Size and Area Regulations. The minimum requirements listed in Table 190.20.05-2, *Nonresidential Lot and Building Standards*, shall be observed in the CU District subject to the height limitations found in Chapter 191.10 and the modifications contained in Chapter 196.03 of this Zoning Ordinance.

4. Off-Street Parking, Loading, and Screening. Spaces for off-street parking and loading in the CU District shall be provided in accordance with the provisions of Chapter 194.

5. Signs. Signs shall be permitted in the CU District in accordance with the provisions of Chapter 195.

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192.21 PUD PLANNED UNIT DEVELOPMENT DISTRICT. The purpose of this district is to promote and encourage development or redevelopment of tracts of land on a planned, unified basis by allowing greater flexibility and diversification than is normally permitted by conventional single lot development in other zoning districts because of the substantial public advantages of planned development. Although Planned Unit Developments (PUDs) may appear to deviate in certain respects from a literal interpretation of the comprehensive plan, regulations adapted to such unified planning and development are intended both to accomplish the purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use through an improved level of amenities, appropriate and harmonious variety, creative design, and a better living environment.

1. Where Permitted. Planned Unit Developments shall be permitted on any two-acre or larger tract of land that has been zoned or rezoned for PUD purposes by the Council. Said PUDs may consist of residential, commercial, industrial, public, semi-public and/or conservancy land uses.

2. Procedure.

A. Pre-application Conference. In order to eliminate unnecessary expenditures of time and money, the developer shall first schedule a pre-application conference with the Department Director, who shall involve representatives of other departments as deemed appropriate. The Department Director may require submittal of a generalized sketch plan providing such information as follows:

(1) Location and size of the overall site, and of the individual types of development or uses proposed within the site.

(2) Existing topography, indicating major earthwork areas, storm water runoff and detention considerations, floodplain, and any problem areas.

(3) Existing tree masses, geological and environmentally important characteristics.

(4) Generalized vehicular and pedestrian systems and parking areas.

(5) Generalized building locations.

(6) Approximate gross density, and number and types of dwelling units in accordance with the comprehensive plan; approximate gross floor areas of commercial and industrial land use.

(7) Generalized utility line considerations with sanitary sewer capacity limitations so noted.

(8) Generalized public and private ownership boundaries, including common ownership areas, if any.

The Department Director shall have fifteen days in which to review and comment on the pre-application sketch plan. Following the department's review, the developer may request an informal consideration of the proposal by the Plan and Zoning Commission. Said consideration shall be non-binding on either party.

B. Application for Rezoning. Following the pre-application conference, the applicant shall submit a petition for rezoning in accordance with standard City procedures for rezoning, accompanied by a master plan and related documents containing the information required by other paragraphs of this Section, and required fees. The petition and master plan shall be referred to the Plan and Zoning Commission for study and report, and for public hearing as required by this Zoning Ordinance for rezoning. The Commission shall review the master plan for conformity to the standards of this Section, and may approve the plan as submitted; require the petitioner to modify, alter, adjust, or amend the plan as deemed necessary to preserve the intent and purpose of this Section to promote public health, safety, morals and general welfare; or recommend that it be denied. The action of the Commission shall be reported to the City Council, whereupon the Council may approve or disapprove the petition and master plan as reported or may require such changes thereto as deemed necessary to effectuate the intent and purpose of this Section.

C. Final Plans. Final plans for the Planned Unit Development shall be comprised of site plans and/or preliminary and final subdivision plats as appropriate to the situation due to requirements of the site planning and subdivision ordinances or specific provisions of the master plan. Such site plans and plats shall contain all information and be processed in the manner set forth in said ordinances, in addition to complying with any specific provisions of the master plan, and shall generally comply with the development concepts outlined in the master plan. No public notice or hearing shall be required for final plans unless required by the master plan or caused to be required by the Commission or Council as deemed appropriate, provided that deviation from the master plan may be permitted as refinements to the design and planning if not defined by this Zoning Ordinance as a substantial modification requiring amendment to the master plan. Such deviations shall be expressly set out and shall be approved by the Commission and Council. Final plans may cover all or part of the Planned Unit Development, provided that a final plan covering only a part of a PUD is hereby defined as a phase irrespective of contrary provisions by the master plan and shall demonstrate the ability to be self-sustaining in terms of access, services, utilities, open space, economic viability, and other major considerations. If it is the desire of the petitioner, preliminary plat and/or final site plan approval may be obtained at the time of master plan approval by expressly declaring such intent and filing all information required by the

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subdivision and site planning ordinances. Final site plan approval shall not be granted for an unplatted parcel. Upon approval of final plans, building permits shall be issued in the same manner as for building permits generally. In any event where platting is required, no building permits shall be issued until the final plat is approved and recorded and all other requirements complied with. Final plans shall be binding on the petitioner and any and all successors in title so long as PUD zoning applies to the land, unless amended in accordance with the procedures set forth.

D. Amendments or Modifications. Substantial modification to the master plan shall be processed in the same manner as a rezoning pursuant to Chapter 196.04. Notice and public hearing requirements and the effect of a denial shall be the same as for a rezoning, provided that the notification area shall be those property owners legally required to be notified as opposed to the entire PUD. Further provided, in the event a requested amendment for a portion of the entire PUD is denied, such action shall not create any limitations under rezoning procedure on the filing of an amendment to another portion of the PUD having a substantially different notification area. Any ambiguities or disputes between this Section and procedures for rezoning shall be resolved in favor of the more restrictive requirements. Substantial modifications are hereby defined to include, but are not limited to, the following:

(1) Increased density;

(2) Intensification of use by changing to a lower classification, with conventional single family being the highest classification and progressing to attached single family, multiple family, commercial offices, retail, warehousing, and light industry, to heavy industry;

(3) Addition of uses, or elimination of conditions or restrictions on a use or uses;

(4) Other modifications considered probable to generate increased traffic, sewage, water consumption, or other detrimental conditions;

(5) Significant modifications to peripheral buffering or screening, setbacks, height, locations of buildings, drives, or other improvements, which were intended for protection of proximate properties, provided that substitution of equivalent screening materials shall not be considered a substantial modification;

(6) Modifications to the street pattern, such as that of major streets or continuations of existing streets, which will have a demonstrable impact on traffic flow such as to effectively change the functional classification of the street;

(7) Modifications to access which may lead to increased congestion, or to additional commercial or industrial traffic on a local residential street; or

(8) Other changes deemed substantial by the Department Director.

A modification to the Master Plan not rising to the level of a Substantial Modification shall be considered a Minor Modification. Minor Modifications shall be processed similarly to Site Plan Amendments and shall be reviewed by City staff through the normal development review process and then ultimately approved or denied by the Plan and Zoning Commission. Modifications to final plans shall follow the procedures of the site planning or subdivision ordinances, as appropriate.

3. Information Required on Master Plan. The following information, plans and maps shall be submitted as part of the application for a Planned Unit Development:

A. Names, addresses, and telephone numbers of owners, developer, and designer; name of development, date, north point, and scale.

B. Legal description of the PUD, and map of the boundary of the proposed PUD as well as interior boundaries of proposed development phases, and of any existing separate ownerships.

C. Sufficient information on adjacent properties to indicate relationships to the proposed development, including such information as land divisions, land use, pedestrian and vehicular circulation, significant natural features or physical improvements, and drainage pattern.

D. Existing site conditions including contours at intervals sufficient to indicate topographic conditions (generally two feet), drainageways and floodplain, heavy woods or other significant natural areas, and existing structures; multiple family, commercial, and industrial structures, and recreation facilities; further delineating areas with different uses or building types, and gross density per acre.

E. General location and size of areas to be dedicated or reserved for common open space, park, schools, recreation area, and similar uses, and how any private facilities are proposed to be maintained.

F. Existing and proposed general circulation systems, including streets, pedestrian ways, and major points of access with estimated traffic generation.

G. Existing and proposed general sanitary and storm sewer systems, water mains, and drainage ways.

H. Proposed development standards, including but not limited to, uses, density, floor area ratios, or bulk regulations including open space, lot areas and widths, setbacks, and exceptions or variances from general requirements of zoning and other ordinances.

I. Proposed architectural standards for all structures located within the proposed PUD, including a listing of allowable building materials and elevations drawings or photos of typical buildings allowed within the PUD. It is intended that the architectural design is to be elevated above the normal, but in no case shall the architectural standards of the PUD be less than required in the Site Plan requirements for all other developments in the City.

J. Estimated sewer and water usage computations in accordance with the criteria of the regulating agency.

K. Treatment of transitional zones around the perimeter of the project for protection of adjoining properties, including setbacks and landscaping areas, fences or other screening, height limitations or other provisions.

L. A narrative or graphic explanation of the planning and design concepts and objectives the owner intends to follow in implementing the proposed development, including a description of the character of the proposed development; the rationale behind the assumptions and choices made; the compatibility with the surrounding area; and design considerations for architecture, engineering, landscaping, open space and so forth.

M. A statement of intent with regard to selling or leasing all or portions of the proposed development.

N. Proposed energy conservation methods, such as siting or design or structures.

O. Proposed phasing timetable.

The above information should be shown in a clear and logical manner at a legible scale. In addition to the required hard copies of the proposed PUD, where practical, the final document is required to also be submitted as one digital/electronic file that contains all pages of the PUD. Generally, existing conditions should be illustrated on a separate sheet for sake of clarity, although existing topography, access, utility and sewer lines and other items that are appropriate for understanding the proposal should also appear on the proposed development plan. It is strongly recommended that an architect, landscape architect, and civil engineer be employed to prepare the plans. The Commission or Council may require any additional information which may be needed to evaluate the proposed PUD on the basis of special or unforeseen circumstances, or may waive any of the above requirements if it is found that such information is unnecessary to properly evaluate the proposed PUD.

4. Development Controls. Although PUDs are intended to promote and permit flexibility of design and thereby may involve modifications of conventional regulations or standards, certain requirements which are set forth below shall be applied to ensure that the development is compatible with the intent of this Zoning Ordinance.

A. Any use that is approved and made a part of the master plan, subject to any conditions attached thereto, shall be permitted.

B. Height, setback, bulk, and other requirements set out in the master plan shall constitute the basis for and become the zoning requirement for that particular PUD, provided that refinements may be made through final plan approval if not defined as a substantial modification; in lack of any special provisions set out in the master plan, the requirements of the most proximate zoning district, as defined by use, shall be applied.

C. Project phases shall be substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, open space, screening and transitional elements and other support features, and be capable of supporting required operation and maintenance activities; temporary provisions, such as turnarounds or access easements, may be required for this purpose; the initial phases generally should not be comprised of the most intensive portions of the PUD, unless the City concurs this is the most feasible means of developing the property in terms of access, sewer service, or similar physical constraints, or will permit earlier development of common amenities.

D. Attention shall be given to mitigation of existing or potential land use conflicts through proper orientation, open space setbacks, landscaping and screening, grading, traffic circulation and architectural compatibility. It is the intent of this Section to recognize that appropriate use of design techniques will provide the required mitigation, and thereby eliminate the need for certain conventional regulations or standards. Examples of design techniques, not requirements, are: orienting views, access, and principal activities away from the land use needing protection by placing those least compatible activities farthest from the common boundary and those compatible nearest to create an effective buffer; using setbacks in conjunction with landscaping can mitigate conflicts by providing a visual buffer, controlling pedestrian access, softening visual contrast by subduing differences in architecture and bulk, and reducing heat generated by development, and the use of dense landscaping can reduce the width of physical separations needed for such purposes; the use of proper grading will control drainage, can alter views, subdue sound, and channel access; fences, walls and berms can be used to channel access and control visual, sound and light pollution; proper architectural use of color, bulk, materials and shape will enhance compatibility and reduce contrast, although details added to the building for esthetic purpose without consideration to form and surroundings may be detrimental rather than helpful; and proper design of pedestrian ways, streets and points of access and proper location of parking areas, will reduce

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congestion and safety hazards and help prevent introduction of noise, pollutants and other conflicts into areas with less intensive land use. Other techniques may also be used.

5. Validity. In the event the first development phase has not commenced within two years after the date of rezoning, or if subsequent phases are delayed more than two years beyond the indicated development schedule, the developer shall file appropriate information detailing the reasons for the delay with the City. The Department Director shall review the circumstances and prepare a report recommending appropriate action to be taken concerning the PUD. The Plan and Zoning Commission and Council shall review the matter, and may continue the PUD zoning with revised time limits; require that appropriate amendments be made or action taken, such amendments to comply with the procedures of this Section if deemed substantial; continue with PUD zoning for part of the area, with or without revised time limits, and initiate rezoning of the remainder to an appropriate district; or initiate rezoning of the entire parcel to an appropriate district, provided that the rezoning shall not be to a zone more restrictive than the one applied immediately prior to the rezoning to PUD except after comprehensive planning analysis. The Commission and Council may schedule such public hearings as deemed appropriate. Approval of a final site plan or preliminary plat shall be deemed to commence development, provided that the permanent placement of construction materials shall have started and be proceeding without delay within two years after the date of site plan approval, and a final plat approved and filed with the Polk County Clerk and Recorder within one year after the date of preliminary plat approval in the event a site plan is not required. Failure to comply with this provision shall void the site plan and preliminary plat approvals, and make the PUD subject to review as provided above. It shall be the responsibility of the developer to comply with all prescribed time limits without notice from the City.

6. Application to Existing PUD Districts. Existing PUD districts shall comply with the requirements and provisions of this Section, provided that no additional filings shall be required to maintain current valid status, and no currently expired approvals shall be deemed to have been reapproved by passage of this Section. Validity of existing PUDs shall be computed according to the time limits set forth herein from the effective date of the ordinance codified in this Section.

7. Fees.

A. Before any action shall be taken as provided in this Section, the party or parties proposing the change shall pay the fee as established by City Council Resolution.

B. Under no condition shall said sum or any part thereof be refunded for failure of such rezoning or substantial modification to be enacted into law.

C. Site plans and subdivisions in a PUD shall be subject to the normal fees for such filings.

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Table 190.20.04-1

Residential Permitted Uses by District

P = Permitted | C = Conditional | S = Special | "--" Prohibited

Use Category	Subtype	Zoning District								Notes
		AG	RL-1	RL-2	RL-3	RM-1	RM-2	RM-3	RH	
Residential										
Single-Family Detached	Single-Family Detached Dwelling	P	P	P	P	P	P	--	--	
	Manufactured Home	P	P	P	P	P	P	P	--	
	Mobile Home	--	--	--	--	--	--	P	--	
Single-Family Attached	Single-Family Attached or Bi-Attached Dwelling	--	--	--	--	--	P	--	P	
	Two-Family or Duplex Dwelling	--	--	--	--	--	P	--	P	
	Townhouse or Rowhouse	--	--	--	--	--	P	--	P	
Multiple-Family	Apartment, Condominium, Boardinghouse, or Rooming House	--	--	--	--	--	--	--	P	
	Assisted Living Facility	--	--	--	--	--	--	--	P	
Nonresidential										
Agriculture	Agriculture Sales	P	--	--	--	--	--	--	--	
	Agriculture Support Service	P	--	--	--	--	--	--	--	
	Animal or Crop Production	P	--	--	--	--	--	--	--	
	Craft Brewery, Winery, or Distillery	S	--	--	--	--	--	--	--	
	Nursery, Retail or Wholesale	P	--	--	--	--	--	--	--	
	Stable (Public or Commercial)	P	--	--	--	--	--	--	--	
Civic and Institutional	Aviation Facility (Airport, Helipad, Landing Field, etc.)	S	--	--	--	--	--	--	--	
	Campground or Recreational Vehicle Park	S	--	--	--	--	--	--	--	
	Cemetery	--	--	--	--	--	--	--	--	
	Club, Lodge, or Veteran Organization (no beer or liquor license)	--	--	--	--	--	--	--	P	
	College or University (Public and Private)	--	--	--	--	P	P	--	P	
	Commercial Trade, Business, or Vocational School	--	--	--	--	--	--	--	--	
	Community Garden	P	C	C	C	C	C	C	C	
	Golf Course, Country Club, Tennis or Swimming Club (Privately-Owned)	S	S	S	S	S	S	S	S	
	Golf Course, Golf Driving Range, Mini-Golf Course (Publicly-Owned)	P	P	P	P	P	P	--	P	
	Government Services (Public Safety Facilities, Library, Community Center, etc.)	P	P	P	P	P	P	--	P	
	Park, Playground, or Common Open Space (Public or Private)	P	P	P	P	P	P	--	P	
	Place of Worship	P	P	P	P	P	P	P	P	
	Post Office	P	P	P	P	P	P	--	P	
	School (including Preschool), Primary or Secondary (Public or Private)	P	P	P	P	P	P	--	P	
Utilities	Major Utility	S	S	S	S	S	S	--	S	
	Minor Utility	C	C	C	C	C	C	--	C	

Table 190.20.05-1 Nonresidential and Mixed-Use Permitted Uses by District P = Permitted | C = Conditional | S = Special | | "--" Prohibited												Notes
Use Category	Subtype	Zoning District										
		UP	NMU	CMU	NC	CC	BP	LI	HI	CU		
Residential												
Single-Family Detached	Single-Family Detached Dwelling	P	--	--	--	--	--	--	--	--		
Single-Family Attached	Single-Family Attached or Bi-Attached Dwelling	P	--	--	--	--	--	--	--	--		
	Two-Family or Duplex Dwelling	P	--	--	--	--	--	--	--	--		
	Townhouse or Rowhouse	P	P	P	--	--	--	--	--	--		
Multiple-Family	Apartment or Condominium	P	P	P	--	--	--	--	--	--		
	Boardinghouse or Rooming House	P	--	--	--	--	--	--	--	--		
Civic, Institutional, and Utility												
Civic and Institutional	Aviation Facility (Airport, Helipad, Landing Field, etc.)	S	S	S	S	S	S	S	S	S		
	Cemetery	S	S	S	S	S	S	S	S	S		
	College or University, Public and Private	S	--	P	--	P	P	P	--	P		
	Commercial Trade, Business, or Vocational School	--	--	P	--	P	P	P	--	--		
	Community Garden	P	P	P	P	P	P	P	--	P		
	Cultural Education Facility (Library, Museum, Gallery, Aquarium, etc.)	P	P	P	P	P	P	P	--	P		
	Government Services (Administration, Public Safety Facility, Emergency Services, etc.)	P	P	P	P	P	P	P	P	P		
	Park, Playground, or Common Open Space (Public or Private)	P	P	P	P	P	P	P	--	P		
	Place of Worship	P	P	P	P	P	P	P	P	P		
	Post Office	P	P	P	P	P	P	P	P	P		
	School (including Preschool), Primary or Secondary (Public or Private)	P	P	P	P	P	P	--	--	P		
	Senior, Youth, or Community Center (Public)	P	P	P	P	P	P	P	--	P		
Utilities	Utility, Major	S	S	S	S	S	S	S	S	P		
	Utility, Minor	P	P	P	P	P	P	P	P	P		
Commercial												
Assembly, Entertainment, and Recreation	Amusement Enterprise (Carnival, Circus, Rides, Shows, etc.)	--	--	--	--	--	--	C	--	--		
	Club, Lodge, Fraternal, or Veteran Organization	P	P	P	P	P	P	P	--	P		
	Golf Course, Country Club, Tennis or Swimming Club (Privately-Owned)	S	S	S	S	S	S	S	--	S		
	Golf Course, Golf Driving Range, Mini-Golf Course (Publicly-Owned)	--	--	--	--	--	--	--	--	P		
	Recreation Facility, Indoor (Public or Private)	P	--	P	--	P	P	P	--	P		
	Recreation Facility, Outdoor (Public or Private)	P	--	P	--	P	P	P	--	P		
	Theater or Place of Public Assembly	P	P	P	P	P	--	--	--	--		
Automotive	Automotive Parts, Supplies, and Accessory Sales	--	C	P	C	P	--	P	P	--		
	Automotive Sales, Leasing, and Rental	P	--	P	--	P	--	P	P	--		
	Automotive Service and Repair, Major	--	--	--	--	--	--	P	P	--		
	Automotive Service and Repair, Minor	S	S	C	S	C	--	P	P	--		
	Car Wash	--	--	P	--	P	P	P	P	--		
	Gas Station	--	C	P	C	P	P	P	P	--		
	Animal Services Facility	C	C	C	C	C	--	P	--	--		
	Building Material Sales or Lumberyard	--	--	--	--	C	C	C	P	--		
	Consumer Maintenance and Repair Service (Tailor, Dry Cleaner, etc.)	P	P	P	P	P	--	P	P	--		

Commercial Sales and Service	Convenience Store, Drug Store, Liquor or Tobacco Store	P	P	P	P	P	P	P	P	--	
	Florist, Greenhouse, or Garden Center	P	P	P	P	P	--	P	--	--	
	Grocery Store or Supermarket	P	P	P	P	P	P	P	--	--	
	Handicraft or Artisanal Service	C	C	P	C	P	C	P	P	--	
	Hardware Store	P	P	P	P	P	--	P	P	--	
	Multi-Tenant Commercial Center (up to 50,000 square feet)	P	P	P	P	P	P	P	--	--	
	Multi-Tenant Commercial Center (more than 50,000 square feet)	--	--	P	--	P	P	P	--	--	
	Pawnbroker	--	--	--	--	C	--	C	C	--	
	Personal Service (Nail Salon, Barber, etc.)	P	P	P	P	P	--	P	--	--	
	Retail Sales Establishment	P	P	P	P	P	--	P	--	--	
	Self-Service Storage	--	--	C	--	C	C	P	P	--	
	Sexually Oriented Business (Ch. 140, Ankeny Municipal Code)*	--	--	--	--	--	--	C	C	--	
	Small Engine Maintenance and Repair	--	--	--	--	P	--	P	P	--	
Food and Beverage	Bar, Tavern or Lounge	P	C	P	C	P	P	P	P	--	
	Craft Brewery, Winery, or Distillery	C	C	P	C	P	C	P	P	--	
	Catering Establishment	P	P	P	P	P	P	P	--	--	
	Restaurant	P	P	P	P	P	P	P	--	--	
	Restaurant, Drive-In or Drive-Thru	C	C	C	C	P	P	P	--	--	
Health and Human Services	Adult Day Services	P	P	P	P	P	--	--	--	P	
	Assisted Living Facility	P	P	P	P	P	--	--	--	P	
	Child Care Facility	P	P	P	P	P	P	P	--	P	
	Clinic or Urgent Care	P	P	P	P	P	P	P	--	P	
	Correctional Facility	--	--	--	--	--	--	--	S	S	
	Funeral Home or Mortuary Service	--	P	P	P	P	--	--	--	--	
	Hospital or Medical Lab	--	--	P	--	P	P	P	--	P	
	Wellness, Fitness, or Exercise Facility	P	P	P	P	P	P	P	--	--	
Lodging and Overnight Accommodations	Bed and Breakfast Inn	C	C	C	C	C	--	--	--	--	
	Campground or Recreational Vehicle Park	--	--	S	--	S	--	S	--	S	
	Hotel, Motel, or Inn	P	--	P	--	P	P	C	--	--	
	Resort	--	--	P	--	P	P	P	--	--	
Office and Studio	Creative Arts Studio or Instructional Service	P	P	P	P	P	P	P	--	--	
	Financial Institution	P	P	P	P	P	P	P	--	--	
	Office	P	P	P	P	P	P	P	P	--	
	Television or Radio Studio	P	--	P	--	P	P	P	P	--	
Industrial											
Agriculture	Agriculture Sales	--	--	P	--	P	P	P	P	--	
	Agriculture Support Service	--	--	--	--	--	P	P	P	--	
	Animal or Crop Production	--	--	--	--	--	--	P	--	--	
	Nursery, Retail	--	--	P	--	P	--	P	--	--	
	Nursery, Wholesale	--	--	--	--	--	--	P	--	--	
	Stable (Public or Commercial)	--	--	--	--	--	--	P	--	P	
	Building or Development Contractor Equipment Facility (with outdoor storage)	--	--	--	--	C	C	P	P	--	
	Building or Development Contractor Equipment Facility (without outdoor storage)	--	--	--	--	P	P	P	P	--	
	Experimental, Research, Testing, and Development Laboratory	--	--	--	--	--	P	P	P	--	

Light Industrial	Light Industrial, Generally	--	--	--	--	--	C	P	P	--	
	Manufacturing and Assembly, Light	--	--	--	--	--	C	P	P	--	
	Storage, Outdoor	--	--	--	--	--	--	C	C	--	
	Warehousing and Distribution (Retail or Wholesale)	--	--	--	--	--	P	P	P	--	
Heavy Industrial	Heavy Industrial, Generally	--	--	--	--	--	--	--	S	--	
	Manufacturing and Assembly, Heavy	--	--	--	--	--	--	--	S	--	
	Junk, Scrap, or Salvage Yard	--	--	--	--	--	--	--	S	--	
	Mining, Mineral Processing, or Extraction of Raw Material	--	--	--	--	--	--	--	S	--	
Transportation and Parking	Motor Freight or Truck Transportation Terminal	--	--	--	--	--	--	P	P	--	
	Parking Lot or Structure	P	--	P	--	P	P	P	P	P	
	Passenger Transportation Terminal (Bus Station, Railroad Passenger Station, etc.)	--	--	P	--	P	--	P	P	P	
	Truck, Tractor, Trailer, or Bus Storage, Parking Yard, Lot, or Garage	--	--	--	--	--	--	P	P	--	

Table 190.20.06-1
Accessory Permitted Uses by District

P = Permitted | C = Conditional | S = Special | | "--" Prohibited

Use Category	Subtype	Zoning District																Notes
		AG	RL-1	RL-2	RL-3	RM-1	RM-2	RM-3	RH	UP	NMU	CMU	NC	CC	BP	LI	HI	CU	
Accessory	Accessory Dwelling Unit	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	
	Bed and Breakfast Home	C	C	C	C	C	C	--	C	--	--	--	--	--	--	--	--	--	
	EV Charging Station	P	--	--	--	--	C	C	C	P	P	P	P	P	P	P	P	P	
	Garage or Carport (Detached)	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	
	Greenhouse (Personal)	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	
	Home Occupation	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
	In-Home Daycare	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Shed	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	
	Small Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Solar Panel Array, Small Scale	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	
	Swimming Pool	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	
	Animal, Crop, and Farm Equipment Storage	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	Stable (Private or Non-Commercial)	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	Car Wash	--	--	--	--	--	--	--	--	C	C	P	C	P	P	P	P	--	
	Caretaker's Quarters	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	
	Fuel Station	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	C	
	Nonresidential Accessory Use (Other than Listed)	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	
	Outdoor Display	--	--	--	--	--	--	--	--	C	C	C	C	C	C	P	P	--	
	Outdoor Service Area	--	--	--	--	--	--	--	--	P	S	S	S	S	S	S	S	S	
	Seasonal Sales Area	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	
	Solar Panel Array, Large Scale	--	--	--	--	--	--	--	--	C	C	C	C	C	C	P	P	P	
	Storage, Outdoor	--	--	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	
	Temporary Construction Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Temporary Real Estate Office	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--	
	Temporary Concrete or Asphalt Batch Plants	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Wireless Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Temporary Seasonal Use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

Table 190.20.04-2
Residential Lot and Building Standards

District	Housing/ Building Type	Minimum Lot [1] [2]			Maximum Height [4]	Minimum Setbacks [5]		
		Area	Width	Depth	Feet	Front	Side	Rear
Graphic Legend		A	B	C	D	E	G	H
AG - Agricultural								
AG	Rural Homestead / Single-Family Detached	10 AC	250	500	45	50	35	100
RL - Low-Density Residential								
RL-1	Single-Family Detached	10,000	85	110	35	35	8	35
RL-2	Single-Family Detached	8,000	70	110	35	30	7	35
RL-3	Single-Family Detached	7,000	55	110	35	30	6	35
RM - Medium-Density Residential								
RM-1	Single-Family Detached	6,000	50	110	35	30	5	35
RM-2	Single-Family Detached [10]	5,000 [9]	50 [9]	100 [9]	35	25	5	35
	Single-Family Attached / Bi-Attached [10]	5,000 [9]	40 [9]	100 [9]	35	25	0 [6] / 5	35
	Duplex / Two-Family [10]	5,000 [9]	40 [9]	100 [9]	35	25	0 [6] / 5	35
	Townhouse / Rowhouse [10]	2,000 [9]	20 [9]	100 [9]	35	25	0 [6] / 5	35
RM-3	Mobile Home Park [7]	3 AC	50	80	16	See note 7 below.		
RH - High-Density Residential								
RH	Townhouse / Rowhouse [10]	2,000 [9]	20 [9]	100 [9]	45	25	0 [6] / 5	35
	Multiple-Family	12,500 [3]	--	--	45 [12]	30	10	30
PUD - Planned Unit Development								
PUD	Mixed Housing Types	See lot and building standards above.						
Accessory Structures								
All	Accessory Dwelling Unit [13]	--	--	--	--	--	--	--
	Detached Garage	--	--	--	14	--	3	3 [8]
	Detached Structure (non-dwelling)	--	--	--	12 [11]	--	3	3

Notes:

1. Minimum lot area and width are calculated on a "per unit" basis, with the exception of the RM-3 district.

2. There is no minimum lot area, width, or depth for permitted non-residential uses.

3. Multiple-family dwellings require a minimum of 12,500 square feet for the first three units, with an additional 1,500 square feet for each additional dwelling unit.

4. Churches and schools located within any RL or RM district may be a maximum height of 45 feet.

5. Permitted non-residential uses require a 35' setback from all property lines. (See Table 190.20.04-1, *Residential Permitted Uses by District*)

6. Zero feet is for the shared party wall between attached units (including single-family attached/bi-attached, duplex/two-family, and townhouse/rowhouse dwellings).

7. A mobile home park may only be approved by a special use permit. The minimum area required to establish a park is three acres. When adjacent to public rights-of-way or an R or PUD district, the minimum setback is 50 feet, which is reduced to 30 feet when adjacent to an NC, CC, UP, MU, CI, BP, LI, OR HI district. A minimum 10-foot setback is required between mobile homes and between any mobile home (and appurtenances) and a lot line. (See Ch. 192.10: *RM-3, Mobile Home Park Residence District)*

8. Detached garages that access an alley shall be set back either seven feet or a minimum of 18 feet from the alley right-of-way.

9. There is no minimum lot area, width, or depth for townhouse or rowhouse dwellings which do not have access from a public street, such as postage stamp lots. The maximum density in the RM-2 district is 12 units/acre. The maximum density in the RH district is 24 units/acre.

10. A common outlot is required for postage stamp developments, which shall provide a 35-foot perimeter setback from all property lines. The minimum distance between separate dwelling unit structures is 10 feet.

11. The height of accessory structures in the AG district may be a maximum of 14 feet; or 75 feet for agriculture-related accessory structures.

12. For each foot that the multiple-family building is set back beyond the required front, side and rear yards, one foot may be added to the height limit of such building or portion thereof. No building, however, shall exceed 125 feet.

13. Accessory Dwelling Units shall comply with the height and setback requirements for principal structures for the Zoning District in which the property is located.

Table 190.20.05-2
Non-Residential Lot and Building Standards

District	Housing/Building Type	Minimum Lot			Maximum Height	Minimum Setbacks		
		Area	Width	Depth	Feet	Front	Side	Rear
Graphic Legend		A	B	C	D	E	G	H
Mixed-Use								
UP	Uptown	See note 6.			45	--	-- [3]	-- [3]
NMU	Neighborhood Mixed-Use	See note 6.			35	35	-- [1]	40 [2]
CMU	Community Mixed-Use	See note 6.			45	35	-- [1]	40 [2]
Commercial								
NC	Neighborhood Commercial	--	--	--	35	35	-- [1]	40 [2]
CC	Community Commercial	--	--	--	45	35	-- [1]	40 [2]
Industrial								
BP	Business Park	--	--	--	75	50	-- [4]	40 [5]
LI	Light Industrial	--	--	--	75	50	-- [4]	40 [5]
HI	Heavy Industrial	--	--	--	75	50	-- [4]	40 [5]
Civic/Utility								
CU	Civic/Utility	--	--	--	--	50	50	50
PUD - Planned Unit Development								
PUD	Planned Unit Development	See lot and building standards above.						

Notes:

1. No minimum requirement, except when adjoining any R district, in which case 25 feet. Any side yard adjoining an R district shall be buffered by use of landscaping, walls, or fences to effectively screen the commercial use from the adjoining R district.

2. Any rear yard adjoining an R district shall be buffered by use of landscaping, walls, or fences to effectively screen the commercial use from the adjoining R district.

3. No minimum requirement, except when adjoining any R district, in which case 10 feet.

4. No minimum requirement, except when adjoining any R district or street right-of-way line, in which case 50 feet.

5. Where a railroad right-of-way line lies immediately adjacent to the rear of a lot, the rear yard requirement need not apply.

6. No minimum requirement for non-residential uses. Residential uses are subject to the minimum lot area, width, and depth established in Table 190.20.04-2, *Residential Lot and Building Standards*

CHAPTER 193

ZONING ORDINANCE

FLOODPLAIN REGULATIONS

193.01 FLOODPLAIN REGULATIONS.

1. Statutory Authority. The Legislature of the State of Iowa has, in Chapter 414, Iowa Code, as amended, delegated the power to cities to enact zoning regulations to secure safety from flood and to promote health and the general welfare.

2. Findings of Fact. The flood hazard areas of the City of Ankeny are subject to periodic inundation which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare of the community. These flood losses, hazards, and related adverse effects are caused by (i) the occupancy of flood hazard areas by uses vulnerable to flood damages, which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding; and (ii) the cumulative effect of obstructions on the floodplain causing increases in flood heights and velocities. This ordinance relies upon engineering methodology for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources for analyzing flood hazards which is consistent with the standards established by the Department of Natural Resources.

3. Purpose. It is the purpose of this Section to protect and preserve the rights, privileges and property of Ankeny, and its residents and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing flood losses with provisions designed to:

A. Reserve sufficient floodplain area for the conveyance of flood flows so that flood heights and velocities will not be increased substantially;

B. Restrict or prohibit uses which are dangerous to health, safety or property in times of flood or which cause excessive increases in flood height or velocities;

C. Require that uses vulnerable to floods, including public utilities which serve such uses, be protected against flood damage at the time of initial construction;

D. Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard; and

E. Assure that eligibility is maintained for property owners in the City to purchase flood insurance through the National Flood Insurance Program.

4. Compliance. No structure or land shall hereafter be used, and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations which apply to uses within the jurisdiction of this Ordinance.

5. Warning and Disclaimer of Liability. The degree of flood protection required by this Zoning Ordinance is considered reasonable for regulatory purposes, and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. The ordinance codified in this Section does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This Section shall not create liability on the part of Ankeny, or any officer or employee thereof, for any flood damages that result from reliance on this Section, or any administrative decision lawfully made thereunder.

6. Abrogation and Greater Restrictions. It is not intended by this Ordinance to repeal, abrogate or impair any existing easements, covenants, or deed restrictions; however, where this Ordinance imposes greater restrictions, the provision of this Ordinance shall prevail. All other ordinances inconsistent with this Ordinance are hereby repealed to the extent of the inconsistency only.

7. Severability. If any section, clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

193.02 DEFINITIONS. The definitions found in Chapter 190 of this Zoning Ordinance apply to the provisions of this Chapter. The following additional words, definitions, terms and phrases, when used in this Chapter, shall have the meanings ascribed to them in this Chapter, except where the context clearly indicates a different meaning:

1. “Appurtenant Structure” means a structure which is on the same parcel of the property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

2. “Base Flood” means the flood having a one percent chance of being equaled or exceeded in any given year. Also, commonly referred to as "100-year flood."

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3. “Base Flood Elevation (BFE)” means the elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

4. “Basement” means any enclosed area of a building which has its floor or lowest level below ground level (sub-grade) on all sides. See also, "Lowest floor."

5. “Development” means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. "Development" does not include "minor projects" or "routine maintenance of existing buildings and facilities," as defined in this Section. It also does not include gardening, plowing, and similar practices that do not involve filling or grading.

6. “Enclosed Area Below Lowest Floor” means the floor of the lowest enclosed area in a building when all the following criteria are met:

A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of Chapter 193.05.2.B(4) of this Ordinance;

B. The enclosed area is unfinished (not carpeted, drywalled, etc.), and used solely for low damage potential uses such as building access, parking or storage;

C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least one foot above the base flood elevation; and

D. The enclosed area is not a "basement," as defined in this Section.

7. “Existing Construction” means any structure for which the "start of construction" commenced before the effective date of the first floodplain management regulations adopted by the community.

8. “Existing Factory-Built Home Park or Subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management regulations adopted by the community.

9. “Expansion of Existing Factory-Built Home Park or Subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

10. “Factory-Built Home” means any structure designed for residential use, which is wholly or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this Zoning Ordinance, factory-built homes include mobile homes, manufactured homes, and modular homes; and also include "recreational vehicles," which are placed on a site for greater than 180 consecutive days, and not fully licensed for and ready for highway use.

11. “Factory-Built Home Park or Subdivision” means a parcel or contiguous parcels of land divided into two or more factory-built home lots for rent or sale.

12. “Five-Hundred (500) Year Flood” means a flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year, or which, on average, will be equaled or exceeded at least once every 500 years.

13. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas, resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

14. “Flood Insurance Rate Map (FIRM)” means the official map prepared as part of (but published separately from) the Flood Insurance Study, which delineates both the flood hazard areas and the risk premium zones applicable to the community.

15. “Flood Insurance Study (FIS)” means a report published by FEMA for a community, issued along with the community's Flood Insurance Rate Map(s). The study contains such background data as the base flood discharge and water surface elevations that were used to prepare the FIRM.

16. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.

17. “Floodplain Management” means an overall program of corrective and preventive measures for reducing flood damages and promoting the wise use of floodplains, including, but not limited to, emergency preparedness plans, flood control works, floodproofing and floodplain management regulations.

18. “Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures, including utility and sanitary facilities, which will reduce or eliminate flood damage to such structures.

19. “Floodway” means the channel of a river or stream, and those portions of the floodplains adjoining the channel, which are

reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot.

20. “Floodway Fringe” means those portions of the Special Flood Hazard Area outside the floodway.

21. “Highest Adjacent Grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

22. “Historic Structure” means any structure that is:

A. Listed individually in the National Register of Historic Places, maintained by the Department of Interior, or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing of the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs, which have been approved by the Secretary of the Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either (i) an approved state program as determined by the Secretary of the Interior; or (ii) directly by the Secretary of the Interior in states without approved programs.

E. “Lowest Floor” means the floor of the lowest enclosed area in a building, including a "basement," as defined in this Section, except when the criteria listed in the definition of "Enclosed Area Below Lowest Floor" are met.

23. “Maximum Damage Potential Development” means hospitals and like institutions; buildings or building complexes containing documents, data, or instruments of great public value; buildings or building complexes containing materials dangerous to the public or fuel storage facilities; power installations needed in emergency or other buildings or building complexes similar in nature or use

24. “Minor Projects” means small development activities (except for filling, grading and excavating) valued at less than $500.

25. “New Construction (New Buildings, Factory-Built Home Parks)” means those structures or development for which the start of construction commenced on or after the effective date of the first floodplain management regulations adopted by the community.

26. “New Factory-Built Home Park or Subdivision” means a factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the effective date of the first floodplain management regulations adopted by the community.

27. “Recreational Vehicle” means a vehicle which is built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational camping, travel, or seasonal use.

28. “Routine Maintenance of Existing Buildings and Facilities” means repairs necessary to keep a structure in a safe and habitable condition that do not trigger a building permit, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include:

A. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;

B. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;

C. Basement sealing;

D. Repairing or replacing damaged or broken window panes; or

E. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

29. “Special Flood Hazard Area (SFHA)” means the land within a community subject to the "base flood," as defined in this Section. This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

30. “Start of Construction” includes substantial improvement, and means the date the development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement, was within 180 days of the permit date. The actual start means either (i) the first placement or permanent construction of a structure on a site, such as pouring of a slab or footings, the installation of pile, the construction of columns, or any work beyond the stage of excavation; or (ii) the placement of a factory-built home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial

improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

31. "Structure" means anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities, and other similar uses.

32. "Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before- damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

33. "Substantial Improvement" means any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (i) before the "start of construction" of the improvement; or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either (i) any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement officer, and which are the minimum necessary to assure safe living conditions; or (ii) any alteration that will not preclude the structure's continued designation as an historic structure.

B. Any addition which increases the original floor area of a building by 25 percent or more. All additions constructed on or after the first floodplain management regulations adopted by the City shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

34. "Variance" means a grant of relief by a community from the terms of the floodplain management regulations.

35. "Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations.

193.03 FLOODPLAIN OVERLAY ZONE ESTABLISHED. The Flood Insurance Rate Maps (FIRM) for Polk County and Incorporated Areas, City of Ankeny, Panels 19153C0045F, 0065F, 0070F, 0185F, 0205F, 0210F, 0215F, 0220F, dated February 1, 2019, were prepared as part of the Polk County Flood Insurance Study are hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Polk County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations. The Floodplain Zoning Map shall be used to identify flood hazard areas, and all areas shown thereon to be within the boundaries of the 100-year flood. The precise location of the 100-year flood boundary and the location at a particular site in question shall be determined by scaling distances on the official floodplain zoning map. Where interpretation is needed as to the exact location of the boundaries of the district as shown on the official zoning map, the Floodplain Manager shall make the necessary interpretation. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case and submit technical evidence. Where the 100-year flood elevation is locally calculated by a registered engineer and delineated upon a preliminary and/or final plat drawing, this line shall be used to delineate the floodplain boundary and the hydrological data used shall be retained on file in the City Engineer's office.

193.04 FLOODPLAIN SUBDISTRICTS ESTABLISHED. The floodplain areas within the jurisdiction of this Ordinance are divided into the following subdistricts:

1. Floodway (Overlay) Subdistrict (FW). The floodway subdistrict shall be consistent with the boundaries of the floodway as shown on the Official Floodplain Zoning Map.

2. Floodway Fringe (Overlay) Subdistrict (FF). The floodway fringe subdistrict shall be those areas identified as Zone AE on the Official Floodplain Zoning Map, but excluding those areas identified as Floodway.

3. General Floodplain (Overlay) Subdistrict (GF). The general floodplain subdistrict shall be those areas identified as Zone A on the Official Floodplain Zoning Map.

193.05 FLOODPLAIN SUBDISTRICT REGULATIONS. Uses within the floodplain overlay zone shall be restricted in accordance with the following subdistrict regulations:

1. Floodway (Overlay) Subdistrict (FW).

A. Permitted Uses. All development within the Floodway District shall be permitted to the extent that they are not prohibited by any other ordinance (or underlying zoning district), and provided they meet applicable performance standards of the Floodway District.

B. Performance Standards. All floodway subdistrict development allowed as a permitted or conditional use shall meet the following standards:

(1) No development shall be permitted in the floodway subdistrict that would result in any increase in the base flood

elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

(2) All development within the floodway subdistrict shall (i) be consistent with the need to minimize flood damage; (ii) use construction methods and practices that will minimize flood damage; and (iii) use construction materials and utility equipment that are resistant to flood damage.

(3) No development shall affect the capacity or conveyance of the channel or floodway or any tributary to the main stream, drainage ditch, or any other drainage facility or system.

(4) Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable performance standards of the floodway fringe subdistrict, and shall be constructed or aligned to present the minimum possible resistance to flood flows.

(5) Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.

(6) Storage of equipment or materials that are buoyant, flammable, explosive, or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway subdistrict within the time available after flood warning.

(7) Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Iowa Department of Natural Resources.

(8) Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.

(9) Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows.

2. Floodway Fringe (Overlay) Subdistrict (FF).

A. Permitted Uses. All development within the floodway fringe subdistrict shall be permitted to the extent that they are not prohibited by any other ordinance or underlying zoning district, and provided they meet applicable performance standards of the floodway fringe subdistrict.

B. Performance Standards. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. Where 100-year flood data has not been provided on the Flood Insurance Rate Map, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

(1) All development shall (i) be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure; (ii) be constructed with materials and utility equipment resistant to flood damage; and (iii) be constructed by methods and practices that minimize flood damage.

(2) Residential structures - All new or substantially improved residential structures shall have the lowest floor, including basements, elevated a minimum of one foot above the base flood elevation. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the base flood elevation, and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers or extended foundations) may be allowed, subject to favorable consideration by the Board of Adjustment and issuance of a conditional use permit, where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure, as well as withstand the various forces and hazards associated with flooding. All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood; however, this criterion shall not apply where the Administrator determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

(3) Nonresidential structures - All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of one foot above the base flood elevation, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the state of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood; and that the structure, below the base flood elevation, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are

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floodproofed shall be maintained by the Floodplain Manager.

(4) In all new and substantially improved structures, fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria: (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; (ii) The bottom of all openings shall be no higher than one foot above grade; and (iii) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. Such areas shall be used solely for parking of vehicles, building access and low damage potential storage.

(5) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(6) New and substantially improved structures must be constructed with electric meter, electrical service panel box, water heater, heating, air conditioning ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of nonresidential structures, optionally floodproofed) to a minimum of one foot above the base flood elevation.

(7) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of nonresidential structures, optionally floodproofed) a minimum of one (1) foot above the base flood elevation or designed to be watertight and withstand inundation to such a level.

(8) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors, as required by the State Building Code.

(9) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of one foot above the base flood elevation.

(10) All new and replacement sanitary sewage systems shall be designed to minimize and eliminate infiltration of floodwaters into the system, as well as the discharge of effluent into floodwaters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than one foot above the base flood elevation.

(11) On-site waste disposal and water supply systems shall be located or designed to avoid impairment to the system or contamination from the system during flooding.

(12) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than one foot above the base flood elevation.

(13) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

(14) Storage of materials and/or equipment that are flammable, explosive, or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot above the base flood elevation. Other material and equipment shall either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to floodwaters; or (ii) be readily removable from the area within the time available after flood warning.

(15) Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of three feet of design freeboard, and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Iowa Department of Natural Resources.

(16) No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.

(17) Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, the Department of Natural Resources must approve such alterations or relocations.

(18) Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards. Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by

wheeled vehicles during the base flood. Proposals for subdivisions greater than five acres or 50 lots (whichever is less) shall include base flood elevation data for those areas located within the Floodway Fringe (Overlay) subdistrict.

(19) The exemption of detached garages, sheds, and similar structures from the base flood elevation requirements may result in increased premium rates for insurance coverage of the structure and contents; however, such detached garages, sheds, and similar accessory type structures are exempt from the base flood elevation requirements when (i) its size shall not exceed 600 sq. ft.; (ii) those portions of the structure located less than 1-foot above BFE must be constructed of flood-resistant materials; (iii) the structure shall not be used for human habitation; (iv) the structure shall be designed to have low flood damage potential and be used solely for low flood damage potential purposes such as vehicle parking and limited storage; (v) the structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters; (vi) structures shall be firmly anchored to resist flotation, collapse, and lateral movement; (vii) the structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least one foot above the base flood elevation; and (viii) the structure's walls shall include openings that satisfy the provisions of Chapter 193.05.2.B(4) of this Ordinance.

(20) Recreational vehicles are exempt from the requirements of Chapter 193.05.2.B(8-9) of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied: (i) The recreational vehicle shall be located on the site for less than 180 consecutive days; and (ii) The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Recreational vehicles that are located on the site for more than 180 consecutive days or are not ready for highway use must satisfy requirements of Chapter 193.05.2.B(8-9) of this Ordinance regarding anchoring and elevation of factory-built homes.

(21) Pipeline river and stream crossings shall be buried in the streambed and banks, or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering.

(22) All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of one (1) foot above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to the North American Vertical Datum, 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where the 0.2% annual flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be constructed to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

3. General Floodplain (Overlay) Subdistrict (FP).

A. Permitted Uses. The following development shall be permitted within the general floodplain subdistrict to the extent they are not prohibited by any other ordinance or underlying zoning district; and provided they meet the applicable performance standards of the General Floodplain District.

B. Any development which involve placement of structures, factory-built homes, fill or other obstructions, storage of materials and/or equipment, excavation or alteration of a watercourse may be allowed only upon issuance of a conditional use permit by the Board of Adjustment, as provided for in Chapter 193.07.3 of this Ordinance. All such development shall be reviewed by the Department of Natural Resources to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. The applicant shall be responsible for providing the Department of Natural Resources with sufficient technical information to make the determination.

C. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where (i) the bridge or culvert is located on a stream that drains less than 2 square miles; and (ii) the bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(2), Iowa Administrative Code.

D. Performance Standards.

(1) All development, or portions thereof, to be located in the floodway as determined by the Iowa Department of Natural Resources shall meet the applicable provisions and standards of the floodway (overlay) subdistrict.

(2) All development, or portions thereof, to be located in the floodway fringe as determined by the Iowa Department of Natural Resources shall meet the applicable standards of the floodway fringe (overlay) subdistrict.

193.06 FLOODPLAIN DEVELOPMENT PERMIT.

1. Permit Required. A floodplain development permit issued by the Floodplain Manager shall be secured prior to initiation of any floodplain development (any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations) including the placement of factory-built homes.

2. Application for Permit. Application for a floodplain development permit shall be made on forms supplied by the Floodplain Manager and shall include the following information:

A. Description of the work to be covered by the permit for which application is to be made;

B. Description of the land on which the proposed work is to be done (i.e., lot, block, tract, street address or similar description) that will readily identify and locate the work to be done;

C. Location and dimensions of all buildings and building alterations;

D. Identification of the use or occupancy for which the proposed work is intended;

E. Elevation of the base flood;

F. Elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of structures, or of the level to which a structure is to be floodproofed;

G. For structures being improved or rebuilt, the estimated cost of improvements and market value of the building prior to the improvements; and

H. Such other information as the Floodplain Manager deems reasonably necessary for the purpose of this Ordinance.

3. Action on Permit Application. The Floodplain Manager shall, within a reasonable time, make a determination as to whether the proposed floodplain development meets the applicable provisions and standards of this Zoning Ordinance, and shall approve or disapprove the application. For disapprovals, the applicant shall be informed, in writing, of the specific reasons therefor. The Floodplain Manager shall not issue permits for conditional uses or variances except as directed by the Board of Adjustment.

4. Construction and Use to be as Provided in Application and Plans. Floodplain development permits issued on the basis of approved plans and applications authorize only the use, arrangement, and construction set forth in such approved plans and applications and no other use, arrangement, or construction. Any use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Section and shall be punishable as provided in Chapter 193.07.10 of this Ordinance. The applicant shall be required to submit certification by a professional engineer or land surveyor (as appropriate) registered in the State of Iowa, that the finished fill, building floor elevations, floodproofing, or other flood protection measures were accomplished in compliance with the provisions of this Section, prior to the use or occupancy of any structure.

193.07 ADMINISTRATION.

1. Duties and responsibilities. The Floodplain Manager is hereby appointed to implement and administer the provisions of this Ordinance and will herein be referred to as the Administrator.

2. Duties and responsibilities of the Administrator shall include, but not necessarily be limited to the following:

A. Review all floodplain development permit applications to assure that the provisions of this Ordinance will be satisfied.

B. Review floodplain development applications to assure that all necessary permits have been obtained from federal, state and local governmental agencies including approval when required from the Department of Natural Resources for floodplain construction.

C. Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures, or (ii) the elevation to which new or substantially improved structures have been floodproofed.

D. Notify adjacent communities/counties and the Department of Natural Resources prior to any proposed alteration or relocation of a watercourse, and submit evidence of such notifications to the Federal Emergency Management Agency.

E. Keep a record of all permits, appeals and such other transactions and correspondence pertaining to the administration of this Ordinance.

F. Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

G. Notify the Federal Insurance Administration of any annexations or modifications to the community's boundaries.

H. Maintain the accuracy of the community's Flood Insurance Rate Maps when:

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(1) Development placed within the Floodway (Overlay) subdistrict results in (i) an increase in the Base Flood Elevations, or (ii) alteration to the floodway boundary.

(2) Development placed in Zones A, AE, AH, and A1-30 that does not include a designated floodway that will cause a rise of more than one foot in the base elevation; or

(3) Development relocates or alters the channel.

I. Within 6 months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Revision.

J. Perform site inspections to ensure compliance with the standards of this Ordinance.

3. Conditional Uses. Requests for conditional uses shall be submitted to the Floodplain Manager who shall forward such to the Board of Adjustment for consideration. Such requests shall include information ordinarily submitted with applications as well as any additional information deemed necessary to the Board of Adjustment.

4. Appeals. Where it is alleged there is any error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Section, the aggrieved party may appeal such action. The notice of appeal shall be filed with the Board of Adjustment and with the official from whom the appeal is taken, and shall set forth the specific reason for the appeal. The official from whom the appeal is taken shall transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

5. Variances. The Board of Adjustment may authorize, upon request in specific cases, such variances from the terms of this Section that will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Section will result in unnecessary hardship. Variances granted must meet the following applicable standards:

A. No variance shall be granted for any development within any designated floodway which would result in any increase in the base flood elevation. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

B. Variances shall only be granted upon:

(1) A showing of good and sufficient cause;

(2) A determination that failure to grant the variance would result in exceptional hardship to the applicant;

(3) A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety or extraordinary public expense; create nuisances, or cause fraud on or victimization of the public; and

(4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

C. In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Zoning Ordinance, the applicant shall be notified in writing over the signature of the Floodplain Manager that:

(1) The issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as 25 dollars for 100 dollars of insurance coverage; and

(2) Such construction increases risks to life and property.

D. All variances granted shall have the concurrence or approval of the Department of Natural Resources.

6. Hearings. Upon the filing with the Board of Adjustment of an appeal, an application for a conditional use or a request for a variance, the board shall hold a public hearing. The Board shall fix a reasonable time for the hearing and give public notice thereof, as well as due notice to parties in interest. At the hearing, any party may appear in person or by agent or attorney, and present written or oral evidence. The Board may require the appellant or applicant to provide such information as is reasonably deemed necessary, and may request the technical assistance and/or evaluation of a professional engineer or other expert person or agency, including the Department of Natural Resources.

7. Decisions. The Board shall arrive at a decision on an appeal, conditional use, or variance within a reasonable time. In passing upon an appeal, the Board may, so long as such action is in conformity with the provisions of this Zoning Ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from; and it shall make its decision in writing, setting forth the findings of fact and the reasons for its decision. In granting a conditional use or variance, the Board shall consider such factors as contained in this Section and all other relevant sections of this Zoning Ordinance, and may prescribe such conditions as contained in Chapter 193.07.9.

8. Factors Upon Which the Decision of the Board Shall Be Based. In passing upon applications for conditional uses or requests for variances, the Board shall consider all relevant factors specified in other sections of this Zoning Ordinance and:

A. The danger to life and property due to increased flood heights or velocities caused by encroachments;

B. The danger that materials may be swept on to other lands or downstream to the injury of others;

C. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination and unsanitary conditions;

D. The susceptibility of the proposed facility and its contents to flood damage, and the effect of such damage on the individual owner;

E. The importance of the services provided by the proposed facility to the community;

F. The importance of the services provided by the proposed facility to the community;

G. The availability of alternative locations not subject to flooding for the proposed use;

H. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;

I. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area;

J. The safety of access to the property in times of flood for ordinary and emergency vehicles;

K. The expected heights, velocity, duration, rate of rise and sediment transport of the flood water expected at the site;

L. The cost of providing governmental services during and after flood conditions, including maintenance and repair of public utilities (sewer, gas, electrical and water systems), facilities, streets and bridges; and

M. Such other factors which are relevant to the purpose of this Zoning Ordinance.

9. Conditions Attached to Conditional Uses or Variances. Upon consideration of the factors listed above, the Board may attach such conditions to the granting of conditional uses or variances as it deems necessary to further the purpose of this Zoning Ordinance. Such conditions may include, but not necessarily be limited to:

A. Modification of waste disposal and water supply facilities;

B. Limitation on periods of use and operation;

C. Imposition of operational controls, sureties, and deed restrictions;

D. Requirements of channel modification, dikes, levees, and other protective measures, provided such are approved by the Department of Natural Resources and are deemed the only practical alternative to achieving the purposes of this Zoning Ordinance; or

E. Floodproofing Measures. Floodproofing measures shall be designed consistent with the flood protection elevation for the particular area, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board of Adjustment shall require that the applicant submit a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area.

10. Penalties for Violation. Violations of the provisions of this Ordinance or failure to comply with any of the requirements (including violations of conditions and safeguards established in connection with grants of variances) shall be considered a municipal infraction punishable by civil penalty provided in Chapter 4 of the Ankeny Municipal Code.

11. Amendments. The regulations and standards set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed. No amendment, supplement, change, or modification shall be undertaken without prior approval of the Department of Natural Resources.

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CHAPTER 194

ZONING ORDINANCE

PARKING, LOADING AND SCREENING

194.01 OFF-STREET PARKING AND LOADING.

1. Number of Parking Spaces Required.

A. All developments in all zoning districts other than the UP District shall provide a sufficient number of off-street parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.

B. The presumptions established by this Section are that: (i) a development must comply with the parking standards set forth in Paragraph F of this Section to satisfy the requirement stated in Paragraph A; and (ii) any development that does meet these standards is in compliance. However, the table of parking requirements is only intended to establish a presumption and should be flexibly administered as provided in Subsection 2.

C. In determining the number of parking spaces required by the table of parking requirements, if a fractional space results, any fraction less than one-half may be disregarded while fractions in excess of one-half shall be counted as one parking space.

D. For developments containing multiple uses, with the exception of multi-tenant commercial centers, which will provide parking in accordance with Paragraph F, each use shall be calculated independently from one another.

E. The City Council recognizes that the table of parking requirements set forth in Paragraph F of this Section cannot and does not cover every possible situation that may arise. Therefore, in cases not specifically covered, the Department Director is authorized to determine the parking requirements using this table and a similar use as a guide.

F. Table of Parking Requirements. See Table 194.01, *Off-Street Parking Requirements.*

2. Flexibility in Administration.

A. The Council recognizes that, due to particularities of any given development, the inflexible application of the parking standards set forth in Paragraph F of Subsection 1 may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, the Department Director may permit deviations from the presumptive requirements of Paragraph F of Subsection 1 and may require more parking or allow less parking whenever such deviations are more likely to satisfy the standard set forth in Paragraph A of Subsection 1 of this Section. Such deviations granted by the Department Director shall not exceed more than 10% of the required parking spaces.

B. Whenever the Department Director is considering a deviation to the parking standards set forth in Paragraph F of Subsection 1, the Director may require additional information from the developer/property owner to provide justification for the deviation. Such additional information may include anticipated parking demands, peak parking times, parking history from other, similar situations.

3. Off-Street Display and Storage Areas. In all districts in connection with every industrial, commercial, business, trade, institutional, recreational, or dwelling use, and similar uses, space for the storage and/or display area of vehicles and equipment when required and/or provided shall have driveways and access drives permanently surfaced with an asphaltic or Portland cement binder pavement.

4. Off-Street Parking – Requirements Generally. Every parcel of land used as a public or private parking area after the effective date of the Zoning Ordinance shall be developed and maintained in accordance with the following requirements:

A. No part of any parking area shall be closer than five feet to any established street or alley right-of-way or property line. Parking areas may encroach the parking setback when immediately adjacent to another parking area. In case the parking area adjoins any R district or use, it shall be effectively screened in accordance with the standard for an opaque screen, type "C" as described in Chapter 194.02. In case the parking area adjoins a street right-of-way or is located within a front yard it shall be effectively screened through the use of earthen berms and/or landscaping to a height of thirty inches.

B. All parking spaces, driveways and access drives shall be surfaced with an asphaltic or Portland cement binder pavement, or such other surfaces as shall be approved by the Department Director, so as to provide durable and dustless surface; shall be so graded and drained as to dispose of all surface water accumulations within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. Alternate surface materials, such as crushed Portland cement concrete or crushed asphalt cement concrete, may be used for parking, drive aisles, and circulation areas associated with active farming operations, which do not have the appearance or scale of a commercial or industrial farming operation, on properties zoned AG with the condition that the drive approach within the public right of way

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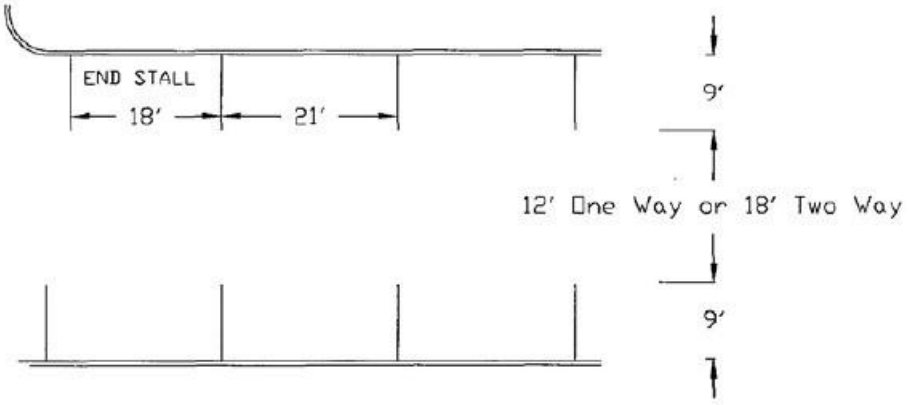
and the first 20 feet of driveway on the property were constructed to meet the initial hard surfacing requirement. All surface materials shall be maintained such that the driving and parking surfaces are fully covered with the approved surface material and do not create any dust or hazardous conditions. The portion of a driveway within public right-of-way shall be hard surfaced to city standards.

C. Any lighting used to illuminate any parking area shall be so arranged to prevent any light spill onto adjoining properties in any AG, R or MU Districts or onto any residential uses and minimizing light spill on all other properties.

D. Parking Area Layout Criteria. Parking areas are encouraged to be located in side and rear yards. Parking areas shall be designed to accommodate traffic volumes and consideration should be given to pedestrian circulation through the parking area. The use of islands, medians, and curbing is encouraged to delineate parking spaces from traffic and pedestrian circulation areas. Where the code specifies parking space that space size shall be determined in accordance with the layout criteria and the table of standard dimensions. Stalls for persons with disabilities shall be provided as required by Iowa Code. The spaces shall be delineated to define their boundaries exclusive of driveways, except for one- and two-family dwelling units, and shall be shown as a part of the parking lot plan on the site plan drawing. The schedule of standard parking stall dimensions shall be in general conformance with Exhibits A and B set out following this Section.

E. Parking Area Landscaping. All parking spaces, driveways, and access drives shall be required to provide natural shading,



through the use of deciduous trees, in an amount equal to twenty percent of the parking area. Trees used for this purpose shall be overstory shade trees and will be presumed to shade a circular area having a radius of fifteen feet. New and existing trees should be protected from damage by vehicles and surrounded by an appropriate amount of open space.

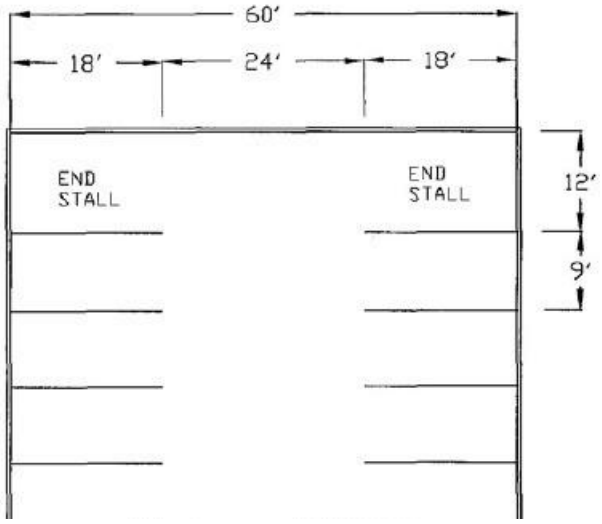


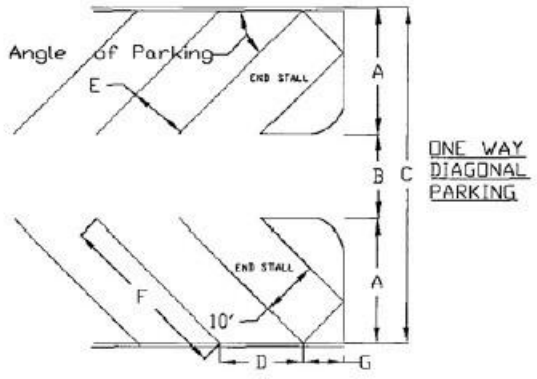
EXHIBIT "A"

SCHEDULE OF STANDARD DIMENSIONS

PARALLEL PARKING

EXHIBIT "B"

SCHEDULE OF STANDARD DIMENSIONS



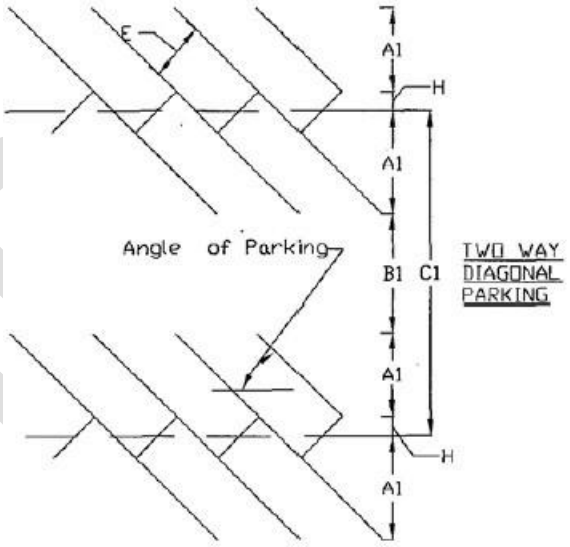


EXHIBIT "B" SCHEDULE OF STANDARD DIMENSIONS

		ONE-WAY			TWO-WAY						
	A	B	C	A1	B1	C1	D	E	F	G	H
Angle of Parking	Depth of Stall	Aisle Width	Width of Area	Depth of Stall	Aisle Width	Width of Area	Curb Width	Width of Stall	Length of Stripe		Depth of Overhang
30 deg	16'-10"	11'-0"	44'-8"	12'-11"	18'-0"	43'-10"	18'-0"	9'-0"	33'-7"	4'-6"	3'-11"
45 deg	19'-1"	13'-0"	50'-2"	15'-11"	18'-0"	49'-10"	12'-9"	9'-0"	27'-0"	6'-4"	3'-2"
60 deg	20'-1"	18'-0"	58'-2"	17'-10"	18'-0"	53'-8"	10'-5"	9'-0"	23'-2"	7'-10"	2'-3"

5. Off-Street Loading – Spaces Required. In any district in connection with every building or part thereof erected after the effective date of the Zoning Ordinance, which is to be occupied by any use that requires the receipt or distribution by vehicles of material or merchandise, all loading and unloading shall occur on-site. As such, there shall be provided and maintained at least one off-street loading space located on the same lot with such building.

194.02 SCREENING. The intent of screening regulations is to lessen the transmission from one lot to another of noise, dust, and glare; to lessen visual pollution by providing an impression of separation of spaces or entirely shielding one land use from another; and/or establishing a sense of privacy from visual or physical intrusion. The provisions of this Section are necessary to safeguard the public health, safety, and welfare.

1. General Screening Standard. Every development shall provide sufficient screening so that neighboring properties are shielded from any adverse external effects of that development; and the development is shielded from the negative impacts of adjacent uses including streets and railroads.

2. Compliance with General Standard.

A. The following table, in conjunction with the explanations set forth in Subsection 3 concerning types of screens, establishes screening requirements that presumptively satisfy the general standard established in Subsection 1 of this Section.

Table 194.02
Screening Requirements

Use	AG	RL-1	RL-2	RL-3	RM-1	RM-2	RM-3	RH	UP	NMU	CMU	NC	CC	BP	LI	HI	CU	PUD
AG	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RL-1	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RL-2	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RL-3	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RM-1	-	-	-	-	-	A	A	A	B	B	B	B	B	B	C	C	C	*
RM-2	A	A	A	A	A	-	A	A	B	B	B	B	B	B	C	C	C	*
RM-3	A	A	A	A	A	A	-	A	B	B	B	B	B	B	C	C	C	*
RH	A	A	A	A	A	A	A	-	B	B	B	B	B	B	C	C	C	*
UP	B	B	B	B	B	B	B	B	-	A	A	A	A	A	C	C	C	*
NMU	B	B	B	B	B	B	B	B	A	-	A	A	A	A	C	C	C	*
CMU	B	B	B	B	B	B	B	B	A	A	-	A	A	A	C	C	C	*
NC	B	B	B	B	B	B	B	B	A	A	A	-	A	A	C	C	C	*
CC	B	B	B	B	B	B	B	B	A	A	A	A	-	A	C	C	C	*
BP	B	B	B	B	B	B	B	B	A	A	A	A	A	-	C	C	C	*
LI	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	B	B	*
HI	C	C	C	C	C	C	C	C	C	C	C	C	C	C	B	-	B	*
CU	C	C	C	C	C	C	C	C	C	C	C	C	C	C	B	B	-	*
PUD	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	-
	*** Screening to be approved with PUD Approval.**																	

B. The zoning classifications contained in Paragraph A of this Subsection, Table of Screening Requirements, are keyed to those classifications described in Chapter 192 of this Zoning Ordinance. The letter designations within the table refer to the types of screening described in Subsection 3 of this Section. The table indicates the type of screening that is presumptively required between two uses. Where such screening is required the applicant or burdened/heavier use is responsible for installation prior to receiving an occupancy permit for the use in question.

3. Descriptions of Screens. The following three basic types of screens are established and are used as the basis for the table of screening requirements set forth in Table 194.02.

A. Broken Screen, Type 'A' – a screen composed of intermittent visual obstructions from the ground to a height of at least 20 feet. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. It may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants.

B. Semi-Opaque Screen, Type 'B' – a screen that is opaque from the ground to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least 20 feet. The semi-opaque screen is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. The semi-opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The zone of intermittent visual obstruction may contain deciduous plants.

C. Opaque Screen, Type 'C' – a screen that is opaque from the ground to a height of at least six feet, with intermittent visual obstructions from the opaque portion to a height of at least 20 feet. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may be composed of a wall, fence, landscaped earth berm, planted vegetation, or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet wide. The portion of intermittent visual obstructions may contain deciduous plants.

4. Storage Areas. The outdoor storage of materials, equipment, or supplies, when permitted in any commercial or industrial district, shall be so located and screened, fenced, or landscaped to comply with a type "C" screen as described in Chapter 194.02 to prevent visibility of such storage from all street right-of-way and appropriate adjoining property lines as determined by the Department Director. Such screening shall comply with the standard for an opaque screen type "C" as described in Paragraph C of Subsection 3 of this Section.

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Table 194.01

Off-Street Parking Requirements

Use Category	Subtype	Parking Requirement
Residential		
Single-Family Detached	Single-Family Detached Dwelling	2 spaces per dwelling unit, plus 1 space per room rented out
	Manufactured, Factory-Built, or Mobile Home	2 spaces per dwelling unit, plus 1 space per room rented out
Single-Family Attached	Single-Family Attached or Bi-Attached Dwelling	2 spaces per dwelling unit, plus 1 space per room rented out
	Two-Family or Duplex Dwelling	2 spaces per dwelling unit, except that one-bedroom units require only 1 space
	Townhouse or Rowhouse	2 spaces per dwelling unit, plus 1 space per room rented out, plus 1 additional space for every 4 units in the development
Multiple-Family	Apartment or Condominium	For multi-family units located in buildings where each dwelling unit has an entrance and living space on the ground floor, 1 ½ spaces for each 1 bedroom unit and 2 spaces for each unit with 2 or more bedrooms For multi-family units limited to persons of low or moderate income or the elderly, 1 space per unit For all other multifamily units, 1 space for each bedroom in each unit For all multifamily developments, 1 additional space for every 4 units in the development
	Boardinghouse or Rooming House	1 space per bedroom
Civic, Institutional, and Utility		
Civic and Institutional	Aviation Facility (Airport, Helipad, Landing Field, etc.)	1 space per 300/400 square feet of gross terminal floor area
	Cemetery	No requirement
	College or University (Public and Private)	1 space per 400 square feet of gross floor area
	Commercial Trade, Business, or Vocational School	1 space per 200 square feet of gross floor area
	Community Garden	1 space per 1,000 square feet of lot area used for storage, display, or sales
	Cultural Education Facility (Library, Museum, Gallery, Aquarium, etc.)	1 space per 300 square feet of gross floor area
	Government Services (Administration, Public Safety Facility, Emergency Services, etc.)	1 space per 200 square feet of gross floor area for operations designed to attract and serve customers 1 space per 400 square feet of gross floor area for operations designed to attract little or no customer traffic
	Park, Playground, or Common Open Space (Public or Private)	Refer to Park Facility Standards Manual.
	Place of Worship	1 space for every 80 square feet of worship area
	Post Office	1 space per 200 square feet of gross floor area
	School (including Preschool), Primary or Secondary (Public or Private)	2 spaces per classroom for elementary, middle, and junior high school; 5 spaces for high school
	Senior, Youth, or Community Center (Public or Private)	1 space per 300 feet of gross floor area
Utilities	Utility, Major or Minor	1 space for every 2 employees on maximum shift
Commercial		
Assembly, Entertainment, and Recreation	Amusement Enterprise (Carnival, Circus, Rides, Shows, etc.)	Refer to Conditional Use Requirements in Chapter…
	Club, Lodge, or Fraternal or Veteran Organization	1 space per 200 square feet of gross floor area
	Golf Course, Driving Range Country Club, Tennis or Swimming Club (Publicly/Privately-Owned)	1 space per 200 square feet of gross floor area for publically accessible buildings (club houses, event spaces, etc.) , plus 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
	Recreation Facility, Indoor/Outdoor (Public or Private)	1 space for every 3 persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion – for example, tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such a calculation.
	Theater or Place of Public Assembly	1 space for every 4 seats
Automotive	Automotive Parts, Supplies, and Accessory Sales	1 space per 200 square feet of gross floor area
	Automotive Sales, Leasing, and Rental	1 space per 200 square feet of gross floor area
	Automotive Service and Repair, Major	1 space per 200 square feet of gross floor area
	Automotive Service and Repair, Minor	1 space per 200 square feet of gross floor area
	Car Wash	Conveyor Type: 1 space for every 3 employees on the maximum shift, plus 3 stacking spaces per queue lane. Self-Service Type: 2 stacking spaces in front of each bay.
	Gas Station	1 space per 200 square feet of gross floor area
Commercial Sales and Service	Animal Services Facility	1 space per 200 square feet of gross floor area
	Building Material Sales or Lumberyard	1 space per 200 square feet of gross floor area, plus 1 space per 1,000 square feet of lot area used for storage, display, or sales.
	Consumer Maintenance and Repair Service (Tailor, Dry Cleaner, etc.)	1 space per 200 square feet of gross floor area
	Convenience Store, Drug Store, Liquor or Tobacco Store	1 space per 150 square feet of gross floor area
	Florist, Greenhouse, or Garden Center	1 space per 200 square feet of gross floor area, plus 1 space per 1,000 square feet of lot area used for greenhouse or garden center operations.
	Grocery Store or Supermarket	1 space per 200 square feet of gross floor area
	Handicraft or Artisanal Service	1 space per 400 square feet of gross floor area
	Hardware Store	1 space per 200 square feet of gross floor area
	Multi-Tenant Commercial Center (up to 50,000 square feet)	0 - 25,000 square feet: 5 spaces per 1,000 square feet of gross floor area 25,001 - 50,000 square feet: 4.5 spaces per 1,000 square feet of gross floor area
	Multi-Tenant Commercial Center (more than 50,000 square feet)	50,001 - 100,000 square feet: 4 spaces per 1,000 square feet of gross floor area 100,001 - 200,000 square feet: 3.5 spaces per 1,000 square feet of gross floor area 200,001 or more square feet: 3 spaces per 1,000 square feet of gross floor area
	Pawnbroker	1 space per 200 square feet of gross floor area
	Personal Service (Nail Salon, Barber, etc.)	1 space per 200 square feet of gross floor area
	Retail Sales Establishment	1 space per 200 square feet of gross floor area
	Self-Service Storage	1 space per 10 storage units, plus 1 space per 400 square feet of gross floor area dedicated to retail and/or office space
	Sexually Oriented Business (Ch. 140, Ankeny Municipal Code)*	1 space per 200 square feet of gross floor area
	Small Engine Maintenance and Repair	1 space per 400 square feet of gross floor area
Food and Beverage	Bar, Tavern or Lounge	1 space per 150 square feet of gross floor area, plus 1 space for every 4 outside seats
	Craft Brewery, Winery, or Distillery	1 space per 300 square feet of gross floor area, plus 1 space for every 4 outside seats
	Catering Establishment	1 space for every 2 employees on maximum shift, plus 1 space for every delivery vehicle on premise
	Restaurant	1 space per 150 square feet of gross floor area, plus 1 space for every 4 outside seats.
	Restaurant, Drive-In or Drive-Thru	1 space per 150 square feet of gross floor area, plus 1 space for every 4 outside seats, plus 5 stacking spaces per drive through window
Health and Human Services	Adult Day Services	1 space for every employee on maximum shift, plus 1 space for every 400 square feet of gross floor area
	Assisted Living Facility	3 spaces for every five beds except for uses exclusively serving children under 16, in which case 1 space for every 3 beds shall be required
	Child Care Facility	1 space per employee plus 1 space per 300 square feet of gross floor area, plus 1 space per 5,000 square feet of gross floor area or any portion thereof
	Clinic	1 space per 250 square feet of gross floor area
	Correctional Facility	1 space for every 2 employees on maximum shift
	Funeral Home or Mortuary Service	1 space per 200 square feet of gross floor area
	Hospital, Medical Lab, or Urgent Care	1 space per 250 square feet of gross floor area.
	Wellness, Fitness, or Exercise Facility	1 space for every 3 persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion – for example, tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such a calculation.

Lodging and Overnight Accommodations	Bed and Breakfast Inn	1 space per room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities
	Campground or Recreational Vehicle Park	1 space for every 4 stalls dedicated to campground or recreational vehicles
	Hotel, Motel or Inn	1 space per room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities
	Resort	1 space per room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities
Office and Studio	Television or Radio Studio	1 space per 400 square feet of gross floor area
	Creative Arts Studio or Instructional Service	1 space per 300 square feet of gross floor area
	Financial Institution	1 space per 400 square feet of area within main building, plus 3 stacking spaces per drive though window
	Office	1 space per 200 square feet of gross floor area for operations designed to serve customers or clients on the premises, otherwise 400 square feet.
Industrial		
Agriculture	Agriculture Sales	1 space per 400 square feet of gross floor area
	Agriculture Support Service	The Department Director shall determine the parking requirements as authorized per section 194.01(D)
	Animal or Crop Production	1 space for every 2 employees on maximum shift
	Nursery, Retail or Wholesale	1 space per 1,000 square feet of lot area used for storage, display, or sales
	Stable (Public or Commercial)	1 space per horse that could be kept at the stable when occupied to maximum capacity
Light Industrial	Building or Development Contractor Equipment Facility (with outdoor storage)	1 space per 400 square feet of gross floor area
	Building or Development Contractor Equipment Facility (without outdoor storage)	1 space per 400 square feet of gross floor area
	Outdoor Storage	1 space for every 2 employees on the maximum shift
	Experimental, Research, Testing, and Development Laboratory	1 space for every 2 employees on the maximum shift
	Light Industrial, Generally	1 space for every 2 employees on the maximum shift
	Manufacturing and Assembly, Light	1 space for every 2 employees on the maximum shift
	Warehousing and Distribution (Retail or Wholesale)	1 space for every 2 employees on the maximum shift or 1 space per 5,000 square feet of area devoted to warehousing or storage
Heavy Industrial	Heavy Industrial, Generally	1 space for every 2 employees on maximum shift
	Manufacturing and Assembly, Heavy	1 space for every 2 employees on maximum shift
	Junk, Scrap, or Salvage Yard	1 space for every 2 employees on maximum shift
	Mining, Mineral Processing, or Extraction of Raw Material	1 space for every 2 employees on maximum shift
Transportation and Parking	Motor Freight or Truck Transportation Terminal	1 space for every 2 employees on maximum shift
	Parking Lot or Structure	N/A
	Passenger Transportation Terminal (Bus Station, Railroad Passenger Station, etc.)	1 space per 200 square feet of gross floor area
	Truck, Tractor, Trailer, or Bus Storage, Parking Yard, Lot, or Garage	N/A

CHAPTER 195

ZONING ORDINANCE

SIGNS

195.01 TITLE

1. This chapter shall be known and may be cited and referred to as the "Sign Ordinance" of the City of Ankeny, Iowa, and shall apply to all properties within the City. This ordinance is adopted as part of the City of Ankeny Zoning Ordinance per Iowa Code 414.

195.02 STATEMENT OF INTENT AND SEVERABILITY

1. In the interest of promoting the general welfare of the community and public safety, it is recognized that the community should be aesthetically attractive as well as financially prosperous. The purpose of this chapter is to regulate signs in such a way as to establish a compatibility of sign usage with the land use patterns and standards for the zoning district, and to permit such signs which will not, by reason of their size, location, construction or manner of display cause an annoyance or disturbance to citizens, detract from the community's aesthetic attractiveness, diminish property values, create a hazard, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public health or safety. The intent of this chapter is to regulate signs by their physical characteristics and not by their message.

2. If one or more provisions of this chapter is found by a court of jurisdiction to be unlawful, invalid, unenforceable, or preempted by applicable state or federal law or regulations, such provisions shall be severed from this chapter. The remaining provisions of this chapter remain in full force and effect.

195.03 DEFINITIONS. For the purpose of this chapter, the following definitions shall apply:

1. “Awning, canopy, or marquee” means an attached structure designed to provide cover for entrances, walkways, and windows.

2. “Decorative device” means a temporary ornamental element such as a pennant, streamer, or similar accessory that does not contain any advertisement or information.

3. “Development” means a tract of land containing one or more abutting parcels of land developed or to be developed as a unit under single ownership or unified control which is included in a single site plan, preliminary plat, neighborhood plan, or PUD.

4. "Flag" means any sign printed or painted on cloth, plastic, canvas, or other like material with words, colors, patterns, or symbols that is attached or appended to a flagpole, staff, line or frame, but does not include feather flag signs.

5. “Flag, Government” means any fabric, banner or bunting containing words, numbers, colors, patterns or symbols, used as a symbol of a government or political subdivision, including flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction.

6. “Flagpole” means a freestanding or attached structure designed specifically for displaying a flag, which includes the pole or mast on which the flag is raised, any associated halyard, pulleys, cleats, or other equipment necessary for raising, lowering, or securing the flag. The height of a flagpole shall be measured from the base of the structure to the highest point of the pole, including any ornamental caps or finials. Flagpoles may be constructed from various materials including, but not limited to, metal, wood, or fiberglass.

7. “Fuel pump island canopy” means a structure that provides shelter over fuel pump islands.

8. “Moving, flashing, or glaring light” means any flashing lights, strobe lights, rotating beams, pulsating lights, moving lights, beacons, exposed neon, or exposed fluorescent tubes or light bulbs.

9. “Multi-Occupancy Building” means a building designed to be occupied by two or more separate businesses.

10. “Mural” means a hand-painted, tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message, including, but not limited to, advertising a business, services rendered, or goods produced or sold.

11. “Decorative device” means decorative elements, including, but not limited to, spinners, streamers, or pennants, typically made of lightweight materials like fabric, plastic, or paper used for promotional or advertising purposes.

12. “Roofline” means that line at which an exterior wall surface of a building structure departs from a vertical plane.

13. “Sign” means an accessory structure depicting a name, identification, description, display, illustration, structure, device which is affixed to or represented directly or indirectly upon a building, or other allowed outdoor surface or a piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business.

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A. “Sign, A-frame” means a freestanding sign, other than a portable sign, that may be placed adjacent to the building at or near the entrance to the business, intending to only serve to advertise to pedestrian traffic at the building. May also be referred to as, “sandwich board sign” or “sidewalk sign.”

B. “Sign, Advertising” means a sign or billboard which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than on the premises.

C. “Sign, Awning, canopy, or marquee” means a sign that is attached to the surface of an awning, canopy, marquee, or similar structure.

D. “Sign, Balloon” means an inflatable balloon or device used as a sign.

E. “Sign, Banner” means a temporary display of information on material such as canvas or plastic.

F. “Sign, Bench” means a sign painted upon or otherwise attached to or a part of a sitting bench at a DART designated bus stop.

G. “Sign, Billboard” – See also, “Sign, Off-premises.”

H. “Sign, Building” means a sign attached to the exterior surface of a building, including, but not limited to, walls, windows, and doors.

I. “Sign, Changeable” means a sign or portion of a sign with separate inset letters, pictures, and/or symbols which can easily be removed and which are periodically changed.

J. “Sign, Construction or Development” means a temporary sign located on the site of a new development that lists owners, developers, builders, contractors, financers, suppliers, or similar identifying information.

K. “Sign, Digital advertising” means an off-premises sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. A digital advertising sign shall not be considered a flashing sign, video sign, changeable sign or electronic message center sign. See also, “Sign, Billboard” and “Sign, Off-premises.”

L. “Sign, Directional” means a sign, but not an informational sign, that is erected upon private property and legible from off-site, to provide pedestrian or traffic directions and which may bear a company logo or color scheme in addition to the directional arrow or word message.

M. “Sign, Double face” means a sign displaying identical information on opposite sides.

N. “Sign, Drive-thru facility” means a sign customarily listing drive-up items in conjunction with a business serving customers in a vehicle.

O. “Sign, Electronic message center” means a sign with separate inset electronic panels, letters, and/or symbols which are periodically changed.

P. “Sign, Feather flag” means a temporary sign consisting of a flexible, vertical pole to which a long, narrow, often teardrop-shaped or feather-shaped banner is attached. The height of a feather flag shall be measured from the ground to the top of the banner, including the supporting pole.

Q. “Sign, Flashing” means any illuminated sign in which the artificial light is not maintained both stationary and constant in intensity and color at all times when a sign is in use, but excluding electronic message center signs and video signs.

R. “Sign, Freestanding” means a pylon sign, freeway-oriented sign, or monument sign that is not part of the principal structure.

S. “Sign, Freeway-oriented” means a freestanding sign located on property abutting the interstate, with a width of base not less than 40 percent of the width of the sign structure supported by the base.

T. “Sign, Fuel pump island” means a single- or double-faced sign located on a fuel pump, and not intended to be viewed from off-site.

U. “Sign, Fuel pump island canopy” means a sign located on a fuel pump island canopy.

V. “Sign, Government” means any sign that is constructed, placed or maintained by or at the direction of the federal, state, county, or local government.

W. “Sign, Illuminated” means any sign which has characters, letters, figures, design, or outline illuminated by electric lights or luminous tubes as part of the sign face.

X. “Sign, Informational” means a sign, but not a directional sign, that is erected upon private property and not legible from off-site, to identify or locate building or site functions, such as car wash bay or drive-in window.

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Y. "Sign, Monument" means a freestanding sign, which is not a pylon sign or freeway-oriented sign, erected upon or supported by the ground.

Z. "Sign, Moving" means any sign which has any visible movement achieved by electrical, mechanical, or air-activated means, including intermediate electrical pulsations, or by action of normal wind currents.

AA. "Sign, Off-premises" means a sign identifying or advertising a business, person, activity, goods, products or service, which is not related to, or available at the premises where the sign in located. See also, "Sign, Billboard," "Sign, Advertising," and "Sign, Digital Advertising."

BB. "Sign, Political" means a temporary sign which displays information pertaining to an upcoming governmental district, city, county, state, or national election.

CC. "Sign, Portable" means a sign, other than an A-frame sign, so designed as to be movable from one location to another and not permanently attached to the ground or to any immobile structure. A portable sign may consist of a panel supported by legs or wheels and/or a mobile structure such as a trailer, panel truck, semi-truck trailer, or other device whose primary function during a specific time period is to be stationary and used as a sign.

DD. "Sign, Projected image" means a sign that projects an image onto a surface from a distant electronic device, rather than originating from the surface itself.

EE. "Sign, Projecting" means a building sign, also referred to as a blade sign, which projects from and is supported by a wall of a building or structure.

FF. "Sign, Civic Event" means a temporary sign which promotes civic events or promotions limited to City-recognized activities, events, and/or celebrations.

GG. "Sign, Public interest landmark sign" means any sign intended to identify an area or landmark which serves the public interest, but is not a government sign.

HH. "Sign, Pylon" means a freestanding sign erected upon a single post or posts or shafts that converge at a common base with the posts not more than 15 feet apart, with the display portion mounted on top thereof.

II. "Sign, Real estate" means a sign intended to aid on the sale, rental, or lease of real property.

JJ. "Sign, Roof" means a permanent sign located on the roof of a building or structure, extending above the parapet or roofline.

KK. "Sign, Temporary" means any sign which is erected for a limited time and/or special purpose.

LL. "Sign, Traffic directional" means a sign erected by a public agency for the purpose of guiding vehicular and pedestrian traffic in a safe and convenient manner, which bears no advertising information, and which complies with the *Manual on Uniform Traffic Control Devices* (MUTCD).

MM. "Sign, Video" means a sign containing electronic panels capable of producing full color video images and intended for this purpose to display full motion video similar to television or motion picture images.

NN. "Sign, Window" means a sign considered as a building sign, that is affixed or applied to the exterior surface of a window or door. Signs affixed or applied to the interior surface of a window or door are not considered window signs.

14. "Sign area" means that area within the marginal lines or extreme outside edge of the surface which bears the advertisement (sign cabinet); or in the case of messages, figures, or symbols attached directly to any part of a building (no sign cabinet), that area which is included within three geometric shapes which can be made to circumscribe any message, figure, or symbol displayed thereon. For a sign with not more than two back-to-back faces, only the area of one side is computed in determining the sign area.

15. "Sign grade" means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the sign and a line five feet from the sign.

16. "Sign height" means the dimension calculated from the sign grade to the uppermost surface of any part of the sign or support structure, whichever is taller.

17. "Sign setback" means the shortest distance between a property or public right-of-way line and the surface or main supporting structure of a sign, whichever is closest.

18. "Visibility triangle" means a triangular area established at the intersection of streets and driveways protected from encroachments greater than 30 inches tall and intended to protect the line of sight of drivers, pedestrians, and bicyclists (191.15).

195.04 GENERAL PROHIBITIONS AND REQUIREMENTS

1. No sign shall be allowed except as permitted by this chapter.

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2. No sign shall be located within the required sign setback or visibility triangle (191.15) of street intersection as defined in Chapter 191.15. No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring a driver's or pedestrian's vision.

3. No person shall install, erect, construct, hang, or alter any sign within the City without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this chapter.

4. No person shall replace an existing sign or sign face without first obtaining from the City a Sign Permit, unless such sign is otherwise exempt under this chapter.

5. Signs shall be properly erected or attached to a structure and kept in good repair. Any lettering, logo, design, and other markings placed upon the sign shall be clear, distinct, and readable and maintained in that condition.

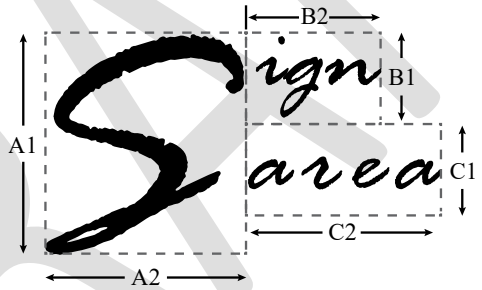
195.05 SIGN AREA FORMULAS

1. The sign area is determined by the Development Services Director, using actual dimensions where practical or approximate dimensions when irregularity of a sign shape warrants. The area of each sign type is to be measured with either Formula A or Formula B as noted below.

2. For building signs that are applied via channel lettering or similar application that does not utilize a cabinet or backer panel surface other than a typical raceway, the sign area shall be calculated using Formula A. For building signs fixed upon a cabinet or backer panel surface that is separate from and not customarily part of the building wall, the sign area shall be calculated using Formula B. All freestanding signs shall have their sign area calculated using Formula B.

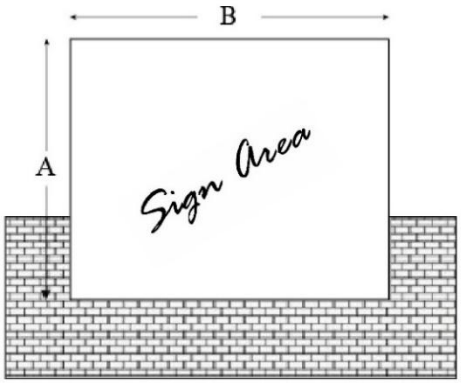
A. Formula A. The sign area is the sum of the area of up to three (3) contiguous rectangles, squares, or circles that enclose the extreme points or edges of all copy, logos and symbols of said sign.

Formula A: (A1 x A2) + (B1 x B2) + (C1 x C2) = Sign Area



B. Formula B. The sign area is the area of one rectangle, square or circle that encloses the extreme points or edges of all areas where copy may be placed on a sign. This area does not include structural or architectural features of the sign where copy will not be located.

Formula B: A x B = Sign Area



195.06 PROHIBITED SIGNS. The following signs shall not be allowed, erected or maintained on any property within the City unless otherwise specified in this chapter.

1. Moving, flashing, or glaring lights. Signs incorporating any flashing lights, strobe lights, rotating beams, pulsating lights, moving lights, beacons, exposed neon, or exposed fluorescent tubes or light bulbs are prohibited outside of buildings or visible from the outside in all zoning districts, except for special events approved by the City Council per the City's special event procedures, or when legally displayed as emergency or warning lights. Sign illumination must be designed to reflect light away from residential properties and motorists' vision.

2. Painting directly on exterior walls, windows, or doors, or freestanding signs. Signs shall not be painted directly on any exterior building surface or freestanding sign surface but shall be on a separate frame. Signs, letters, and symbols may be attached directly to a wall, window, door, or freestanding sign by adhesive or mechanical means.

3. Banner signs, feather flag signs, or decorative devices, except as specified in this chapter as a permitted temporary sign.

4. Moving signs.

5. Balloon signs.

6. Hazardous signs as prescribed in Chapter 195.13.

7. Obstructions. Signs that constitute an obstruction so as to prevent free ingress or egress through any door, window or fire escape.

8. Prohibited attachment. No sign or other advertising structure of any kind shall be attached to a standpipe or fire extinguisher.

9. Obscene matter. Signs that display obscene matters in violation of Iowa Code 728.

10. Portable signs, except as specified in this chapter as an allowed temporary sign.

11. Roof signs.

12. Billboards or off-premises signs, except those allowed in Chapter 195.11.

13. Pylon signs.

14. Signs projecting over public right-of-way. No permanent or temporary signs shall be upon or overhang the public right-of-way or the boundary of adjacent property except traffic signs erected by the City, County, or State; and except for signs in special areas such as the District at Prairie Trail or Uptown business/entertainment districts as defined in Chapter 143.01, and authorized by the Plan and Zoning Commission and City Council. See also Chapters 195.10 and 195.14.

15. Discontinued use. Signs on a property that is vacant or un-occupied for a period of more than six (6) months.

16. Unlawful signs. Any sign unlawfully installed, erected or maintained in violation of this chapter.

17. Mobile signs and signs attached to or painted on an inoperable or unlicensed vehicle or trailer.

18. Temporary signs, except those that are specifically allowed by this chapter.

19. Projected image signs.

195.07 EXEMPTIONS

1. The following signs shall not require a sign permit:

   A. Government signs and flags are exempt from the Sign Regulations, the Sign Design Standards, and the Sign Permits and Fees requirement.

   B. Signs located within the confines of a building, including signs affixed or applied to the interior surface of a window or door.

   C. Building addresses on buildings and signs as required by the City.

   D. Murals, to the extent they meet the standards herein this chapter.

   E. Construction or development signs, provided that no final plat contains more than two such signs exceeding 64 square feet each.

   F. Informational signs.

   G. Real estate signs, provided that no single lot has more than one such sign not to exceed 8 square feet for one- and two-family lots; or 32 square feet for all other lots.

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H. A-frame signs, provided they do not exceed 2 feet by 3 feet, are unlighted, and shall not occupy parking spaces or block sidewalks or walkways.

I. Civic event signs. Signs in promotion of a special civic event recognized by the City Council, and not exceeding 32 square feet in area for each sign, are permissible for no more than 60 days before the first day of an event, celebration, or festival and shall be removed immediately upon the completion of the event, celebration, or festival. Such signs may be located in any zoning district subject to the permission of the property owner.

J. Fuel pump island signs. A single- or double-faced sign with a single side not in excess of three (3) square feet shall be permitted on each gasoline pump, and not intended to be viewed from off-site.

K. Political signs. Temporary political campaign signs may be placed no more than 12 months prior to and shall be removed within ten days after the election for which they are applicable. In all cases where campaign signs are not removed within the time limit allowed or after notice to be removed by the City, the City may cause the signs to be removed and the cost of removal shall be charged to the person named on the sign.

L. Bench Signs, which shall be permitted in any district.

M. Public interest landmark signs, subject to approval by the City Council.

N. Flags, but not including feather flag signs, to the extent they meet the standards herein this chapter.

195.08 SIGN TYPES. For the purposes of this chapter, the following sign types as defined herein are placed into the following categories:

1. Permanent Signs
   - A. Building Signs
   - B. Freestanding Signs
     - (1) Monument Signs
     - (2) Freeway-Oriented Signs
     - (3) Directional Signs
     - (4) Drive-Thru Facility Signs
2. Temporary Signs
3. Flags

195.09 SIGN REGULATIONS

1. Permanent and temporary signs permitted by zoning district are subject to the provisions listed in Table 195.09, *Sign Regulations.*

195.10 SIGN DESIGN STANDARDS

1. Building Signs.

   A. All illuminated signs shall have an indirect or diffused light source and be designed so as not to direct rays of light onto public streets or adjacent property, thereby creating a nuisance or hazard.

   B. Projecting signs or awning, canopy, or marquee signs, where permitted, shall comply with the following standards:

   (1) Application. Projecting signs as regulated by this chapter shall include any sign which projects from, and is supported by a wall of a building or structure, including awning, canopy, or marquee signs.

   (2) Construction. Every projecting sign or awning, canopy, or marquee sign, including the frame, braces and supports thereof, shall meet current Building Code standards.

   (3) Clearance height. No part of any projecting sign or awning, canopy, or marquee sign shall be less than eight (8) feet above ground level, except that every projecting sign or awning, canopy, or marquee sign to be erected over public or private driveways or thoroughfares shall be placed not less than fifteen (15) feet above the level of same.

   C. Building signs located on a multi-occupancy building shall have the allowable sign area calculated on a per-unit basis by the tenant frontage upon which they are located.

2. Freestanding Signs.

   A. Monument Signs and Freeway-Oriented Signs, Generally.

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(1) Monument signs throughout the City of Ankeny shall be considered as freestanding signs with the exception that properties abutting the interstate may be allowed to erect a freeway-oriented sign.

(2) Lighting regulations. All illuminated signs shall have an indirect or diffused light source and be designed so as not to direct rays of light onto public streets or adjacent property, thereby creating a nuisance or hazard.

(3) Sign area. The sign area of freestanding signs shall be calculated using Formula B as described in Chapter 195.05.2.B.

(4) Sign height. The height of freestanding signs shall be calculated from the sign grade to the uppermost surface of the sign or support structure, whichever is taller.

(5) Sign setback. No sign shall be located within the required sign setback or visibility triangle (191.15) of street intersection as defined in Chapter 191.15. No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring a driver's or pedestrian's vision.

(6) Sign base. The base or support structure for freestanding signs shall complement the design of the building to which it is accessory by incorporating materials such as brick, stone, decorative block, or similar substantial materials used in the construction of the building. The base of monument signs shall be a minimum of two feet in height in all zoning districts. At the discretion of the Department Director, residential signage may be incorporated into a landscape theme in lieu of the required base.

B. Changeable signs and electronic message center signs. Any monument sign as permitted by this chapter may contain a changeable sign or electronic message center sign, provided conformance with the following:

(1) Such sign shall not exceed fifty percent (50%) of the total sign area.

(2) Electronic message center signs shall be required to adjust in intensity related to ambient light levels.

(3) The images and messages displayed on an electronic message center sign must have a minimum dwell time of at least seven (7) seconds before changing to the next image or message.

(4) There shall be no flashing signs or use of flashing messages or pictures of any type. For the purpose of this section, electronic message center signs with smooth transitions such as fading or slow scrolling would not be considered flashing.

(5) The messages and images for each electronic message center sign shall be limited to three (3) colors. An approved monument sign may have more than one electronic message center sign provided the total area of all such electronic displays does not exceed 50% of the total sign area.

(6) The brightness of any electronic message center sign shall not exceed a maximum illumination of 5,000 candelas per square meter (nits) during daylight hours and a maximum illumination of 250 candelas per square meter (nits) between dusk and dawn, as measured from the brightest element on the sign's face. Electronic message center signs must be equipped with a light detector or photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

C. Fuel Pump Island Canopy Signs.

(1) Fuel pump island canopies shall be entitled to two fuel pump island canopy signs in addition to those otherwise permitted on the principal structure.

(2) Fuel pump island canopy signs shall not exceed 10 feet in length or 20 square feet each, and shall not be located on the same side of the canopy.

(3) Fuel pump island canopy signs shall be placed in a manner that will allow a six-inch minimum border between the top, bottom, and sides of a fuel pump island canopy face. The sign area for fuel pump island canopy signs is determined by measuring the text only. Stripes or colors do not contribute to the sign area computation.

D. Video Signs are permitted under the following conditions:

(1) Video signs shall only be allowed as a component of a freeway-oriented sign and shall not exceed 50 percent of the sign area.

(2) Video signs shall be required to automatically adjust in intensity related to ambient light levels.

3. Temporary Signs; promotions or special events.

A. The following types of temporary signs may be allowed without a permit in accordance with the regulations herein this chapter.

(1) Freestanding signs, including, but not limited to, banner signs or feather flag signs.

(2) Banner signs attached to a building wall or window or covering and affixed to an existing building sign.

(3) Bag signs covering and affixed to an existing monument sign.

(4) Additional banners, feather flags, or decorative devices which bear no advertisement may be allowed as part of an issued temporary sign permit.

B. Time Limit. No temporary sign shall be in place for a period greater than 30 days per calendar year.

195.11 NONCONFORMING SIGNS

1. Continuation of Previously Permitted Signs. Existing signs, other than temporary signs, which were permitted under sign regulations in effect prior to enactment of the ordinance from which this chapter is derived may be kept as and where they were then located, even though they may not conform to these regulations. Upon replacement of any elements of the sign other than the sign face within an existing cabinet, unless the replacement is for the purpose of repair or maintenance and is essentially identical in nature to the original as determined by the Department Director, the sign must comply with the regulations herein this chapter.

2. New off-premises advertising signs (billboards) are not permitted. Existing non-conforming billboards are allowed to be converted to digital advertising signs subject to the following criteria:

1. For every one existing sign face converted from non-electronic to a digital advertising sign, two other existing non-electronic billboard sign faces must be removed. Sign faces shall be removed so that in no instance shall a sign face be left on a structure without another sign face backing up to it and consequently exposing the back side of the sign structure.

2. The digital advertising sign may not exceed the sign height or sign area of the existing sign being replaced.

3. The digital advertising sign shall be supported by a monopole structure, unless otherwise approved by City staff or the Plan and Zoning Commission.

4. The maximum brightness of the digital advertising sign shall not exceed a luminance of 5,000 NITS during daylight hours. The maximum brightness of the sign shall not exceed a luminance of 500 NITS during the period from dusk to dawn.

5. The digital advertising sign shall have an automatic dimmer control or ambient light monitors to produce an illumination change from a higher illumination level to a lower one for the period of time from dusk to dawn.

6. A digital advertising sign shall contain static imagery or messages only, and shall not have any type of motion, animation, scrolling of text, sequential displays, movement or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or the varying of light intensity.

7. Any image or message displayed on the digital advertising sign must have a minimum duration time of eight seconds.

8. The transition from one image to another shall appear instantaneous. The use of special effects or specialized transitions is prohibited.

9. Digital advertising signs shall not be within 1000’ of each other when facing the same way.

10. All approved digital advertising signs shall be made available for usage for Amber Alerts and other Emergency Community Notifications as deemed necessary by appropriate Emergency and Law Enforcement Agencies and community information approved by the City Council and City staff.

11. All digital advertising signs will be permitted only after obtaining all applicable permits from the City and payment of all permit fees, provided the standards and restrictions in this section, as well as all applicable requirements of all other adopted ordinances and regulations of the City, are met.

195.12 MAINTENANCE; REFUSE AND REMOVAL

1. All signs shall be maintained in good condition and the areas around them kept free from debris, bushes, and high weeds and from anything else which would be a nuisance.

2. All business signs shall be removed from the building and property by the owner of the property within 30 days after business or use is terminated except for framework that is expected to be used for a future business sign.

3. All signs shall contain current information. Outdated signs or signs with outdated information shall be removed by the owner.

4. When any sign is removed, the enforcing officer shall be notified and the entire surrounding area shall be cleared of all debris and unsightly projections and protrusions.

5. When a sign placed on private property is not in compliance with this chapter and has not been removed by the owner or operator of a business, the City shall have the right to remove the sign, after ten days’ written notice, and charge the cost of removal

to the owner or operator. Where a safety hazard exists, the City may remove the sign without notice.

195.13 SIGNS NOT TO CONSTITUTE A HAZARD

1. No sign shall be installed or allowed to exist when constituted as a hazardous sign, which is any sign that:

A. Is structurally unsafe; or

B. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment; or

C. Directs rays of light onto public streets; or

D. Is not kept in good repair; or

E. Is capable of causing electrical shocks to persons likely to come in contact with it; or

F. By reason of position, shape, color, or wording, would interfere with the proper functioning of any official traffic sign, signal, or device.

195.14 SIGNS ON PUBLIC PROPERTY OR RIGHT-OF-WAY

1. It is unlawful for any person to paint, print or in any way affix any picture, bill, sign, signboard, poster or advertising material on any post, utility pole, fire escape, hydrant, curb, sidewalk, tree, lamppost or other structure of any kind on, or so as to overhang or protrude over, any property owned by the City or any easement of the City unless otherwise authorized by this chapter.

2. Any sign not in compliance with this Chapter that is placed on, or protruding over, City-owned property or a City right-of-way easement without City approval shall be forfeited to the public and subject to confiscation. If a sign on public property violates this chapter, the City shall have the right to remove it immediately and store it for not less than three days, whereupon the City may dispose of the sign in a manner similar to other abandoned property. The City shall have the right to recover from the sign owner or person placing such a sign the full costs of removal and disposal of such sign.

195.15 SIGN ADMINISTRATION

1. Compliance with Chapter. No sign shall be erected, installed, constructed, altered, relocated, or painted within the City, except as otherwise specified in this chapter and unless it shall conform to and meet the requirements of this chapter.

2. Application for Permit. Application for permits shall be made in such form as required by the Development Services Department, and shall contain or have attached thereto all items listed on the respective application currently published by the Development Services Department.

3. Enforcing Officer. The Department Director shall be the enforcing officer of this chapter.

4. Permit Fees. Permit fees for signs shall be as established by City Council Resolution.

195.16 VARIANCES AUTHORIZED

1. To provide reasonable flexibility in the sign regulations, the Board of Adjustment may approve a variance for a sign otherwise not permitted by these regulations where an exception would not be inconsistent with the intent of the sign regulations.

2. Conditions to Granting. No variance shall be granted unless the Zoning Board of Adjustment shall find that either of the conditions outlined in paragraph A and B exists:

A. All of the following requirements must be met:

(1) Special conditions exist which are peculiar to the land, structure, and building involved and which are not applicable to other lands, structures, or buildings in the same district;

(2) The special conditions and circumstances do not result from the actions of the applicant;

(3) A literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district and the terms of these sign regulations;

(4) That granting the variance requested would not confer on the applicant any special privilege for a use not common to other lands, structures or buildings in the same district; and

(5) The proposed use of the property shall have an appearance that will not have an adverse effect upon adjacent properties and there will be no deterrence to development of vacant land.

B. Any proposed signage beyond the maximum square footage permitted would have the primary function of providing a public service.

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3. Requests and Fees. All requests for variances shall be made in writing to the City on the form provided by the City and the request shall include the fee specified in the City Council Resolution. All information required when applying for a sign permit, as outlined in this chapter, shall be required before the request for a variance is considered by the Zoning Board of Adjustment.

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Table 195.09 Sign Regulations			
Permanent Signs	**Zoning District**		
	AG / RL / RM / RH	**UP / NMU / CMU / NC / CC / CU**	**BP / LI / HI**
Building Signs			
Quantity Allowed	1 sign per principal building wall facing a public street for multi-family residential and permitted non-residential uses.	Building signs may be located on any side of a building, with each building wall calculated separately per the maximum sign area formula below.	
Maximum Sign Area	For buildings set back up to 40 feet: 1 square foot per lineal foot of building frontage, not to exceed 60 square feet	For buildings set back up to 40 feet: 1 square foot per lineal foot of building or tenant frontage, not to exceed 100 square feet	
	For buildings set back 41-100 feet: 1 square foot per lineal foot of building frontage, not to exceed 100 square feet	For buildings set back 41-100 feet: 1.5 square feet per lineal foot of building or tenant frontage	
	For buildings set back greater than 100 feet: 1 square foot per lineal foot of building frontage, not to exceed 200 square feet	For buildings set back greater than 100 feet or abutting I-35: 2 square feet per lineal foot of building or tenant frontage	
Monument Signs			
Quantity Allowed	2 per development, but not to exceed 1 per lot	1 per lot, or 2 for through-lots	
Maximum Sign Area	40 square feet per sign	80 square feet per sign	100 square feet per sign
Maximum Sign Height	15 feet		
Sign Setback	5 feet from any property line		
Freeway-Oriented Signs			
Quantity Allowed	--	1 for each lot adjacent to I-35 right-of-way	
Maximum Sign Area	--	150 square feet per sign, using sign area Formula B as defined herein this chapter	
Maximum Sign Height	--	30 feet measured from the grade of the main interstate travel lane immediately adjacent to the sign, but in no case shall exceed 60 feet in height measured from the sign grade. Entrance and exit ramps shall not be considered main travel lanes.	
Sign Setback	--	5 feet from any property line	
Directional Signs			
Quantity Allowed	2 per access to site, legible from public street or adjacent property		
Maximum Sign Area	4 square feet per sign using formula B as defined herein this chapter		8 square feet per sign, using formula B as defined herein this chapter
Maximum Sign Height	8 feet		
Sign Setback	5 feet from any property line		
Drive-Thru Facility Signs			
Quantity Allowed	--	3 per drive-thru lane	
Maximum Sign Area	--	60 square feet of total sign area per drive-thru lane	
Maximum Sign Height	--	8 feet	
Sign Setback	--	5 feet from any property line	
Temporary Signs	**Zoning District**		
	AG / RL / RM / RH	**UP / NMU / CMU / NC / CC / CU**	**BP / LI / HI**
Quantity Allowed	1 per lot	2 per lot	
Maximum Sign Area	32 square feet per sign		
Maximum Sign Height	6 feet	12 feet	
Sign Setback	5 feet from any property line		
Flags	**Zoning District**		
	AG / RL / RM / RH	**UP / NMU / CMU / NC / CC / CU**	**BP / LI / HI**
Quantity Allowed	4 per lot	4 per lot	
Maximum Area	15 square feet per flag	32 square feet per flag	
Maximum Height	8 feet unless fixed to a flagpole, then 35 feet	10 feet unless fixed to a flagpole, then 45 feet	
Setback	5 feet from any property line		

CHAPTER 196

ZONING ORDINANCE

NONCONFORMITIES, CONDITIONAL AND SPECIAL USES, EXCEPTIONS, AND AMENDMENTS

196.01 NONCONFORMING USES AND STRUCTURES. Within the various districts established by this Zoning Ordinance, or amendments that may later be adopted, there exist structures and uses of land and structures which were lawful prior to the adoption of this Zoning Ordinance but which would now be prohibited, regulated or restricted under the provisions of this Zoning Ordinance. It is the intent of this Zoning Ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared to be incompatible with permitted uses in the districts involved. It is further the intent of this Zoning Ordinance that such nonconformities shall not be enlarged upon, expanded, or extended.

1. Determination of Nonconforming Status. A property owner may request a determination of the lawful status of a nonconforming use or structure from the Zoning Administrator.

A. The burden of establishing that any nonconforming use or structure is lawful shall be upon the owner of the nonconforming use or structure and not the City.

B. A determination may be appealed to the Board of Adjustment under the provisions of Chapter 197.01.

2. Any existing, nonconforming use which was not a lawful nonconforming use under the previous Zoning Ordinance shall not be authorized to continue as a nonconforming use pursuant to this Ordinance, or amendments thereto, and shall be considered an unlawful use.

3. Permits Previously Issued. Nothing herein contained shall require any change in the overall layout, plans, construction, size, or designated use of any structure or part thereof for which approvals and required permits have been granted before the enactment of this Ordinance provided that the construction of said building in conformance with such plans shall have been started prior to the effective date of this Ordinance and completion thereof carried on in a normal manner and not discontinued for reasons other than those beyond the builder's control.

4. Maintenance. Any structure existing on the effective date of this Ordinance and not in conformance with this Chapter may be maintained in a safe condition, but no alteration, modification, or improvement of said structure shall occur, unless installed in conformance with this Chapter.

5. Nonconforming Uses. Any lawful use which becomes nonconforming under the terms of this Ordinance may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. A conforming structure devoted to a nonconforming use may not be enlarged, extended, reconstructed, altered, or relocated on the site, unless the use is changed to a use permitted in the district.

B. No nonconforming use located outside of a structure shall be enlarged or increased to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.

C. Any existing residential use in any nonresidential district which is considered nonconforming by this Chapter may be structurally altered or enlarged by issuance of a Special Exception by the Board of Adjustment.

(1) This modification shall be limited to patios, decks, garages, and minor building additions.

(2) Any addition to a principal structure shall adhere to the lot area, lot coverage, frontage, width, yard, height, and parking requirements of the district in which it is located.

(3) Any modification to an accessory structure shall follow the provisions of Chapter191.07.

(4) When evaluating a special exception request, the Board of Adjustment may consider the following:

a. The length of time before a transition to conforming use may occur

b. The enhancement made to habitability

c. The maintenance and upkeep of the property

d. The effect the improvements may have upon the development of adjacent properties according to their current zoning.

D. Any nonconforming use shall not be moved in whole or in part to any other portion of the lot or parcel which was not occupied by such use at the effective date of adoption or amendment of this Ordinance unless such movement shall bring the nonconformance into compliance with this Ordinance.

E. If any nonconforming use ceases for any reason for a period of more than six (6) months, any subsequent use of land shall

conform to district regulations for the district in which such land is located. Disconnection of any services, including but not limited to water, sewer, or electric, for a period of more than six (6) months shall be considered a cease of use for the purposes of this provision.

6. Nonconforming Structures. Where a lawful nonconforming structure or building exists at the effective date of adoption or amendment of this Ordinance, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No such building or structure may be enlarged or altered in a way which increases its nonconformity.

B. If the site improvements on an existing building site do not conform to the requirements of this Ordinance, the use of the site cannot be expanded or new buildings constructed, unless the site improvements are brought into conformance with this Ordinance.

C. In the event municipal acquisition of right-of-way causes an existing structure to be in violation of the setback or lot area provisions of the zoning code, said property shall be exempt from the provisions in Paragraph B and D of this Subsection to the extent said violation is caused by right-of-way acquisition, subject to the following provisions:

(1) Any property subject to a change of zoning subsequent to municipal acquisition of right-of-way shall no longer be exempt as described above and must comply with the setbacks of the district or otherwise be considered nonconforming.

(2) Nothing within this provision shall be construed to permit any obstruction which is otherwise determined herein to be a hazard.

D. Destruction.

(1) Should any legal nonconforming structure be destroyed by any means to an extent of 60 percent or more of its replacement cost at the time of its destruction, exclusive of the foundations, it shall not be reconstructed except in conformity with the provisions of this ordinance.

(2) If the structure is less than 60 percent destroyed above the foundation, it may be reconstructed and used as prior to the event, provided it is done within six (6) months of such event, and is built of similar materials.

196.02 CONDITIONAL AND SPECIAL USE STANDARDS

1. Applicability. Conditional Uses are reviewed and approved by the Director or his/her designee pursuant to Section 196.02.8. and Special Uses are reviewed and approved by the Zoning Board of Adjustment pursuant to Section 196.02.7. Uses shown as Conditional "C" or Special "S" on use tables 190.20.04-1, 190.20.05-1, and 190.20.06-1 may only be approved if they meet the standards of this Section and all other applicable standards of the Municipal Code. These standards apply when:

A. Establishment. A use is established; or

B. Structure Expansion. An existing structure is expanded by more than 10 percent of the gross floor area devoted to the use; or

C. Use Expansion. There is an expansion of the use to or within an existing building, in an outdoor area devoted to the use, or a combination thereof.

2. Purpose. This Section provides for compatibility among land uses through the imposition of standards, limitations, and conditions.

3. Validity. The authorization of a conditional use and approval of a special use permit is valid for a period of one year from the date of issuance, within which:

A. Building Permit. A building permit must be issued and construction must begin and thereafter diligently pursued to completion; or

B. Certificate of Occupancy. A certificate of occupancy is obtained and the use is commenced.

4. Authorization and Expiration. A special use permit may only authorize the use for which the permit was issued, which will automatically expire and cease to be of any force or effect if the use, for any reason, is discontinued for a period of six consecutive months or more.

5. Standards for all Conditional and Special Uses. An application for a conditional or special use may be authorized if, in addition to the standards of this Section, it is demonstrated that:

A. Plans. The proposed use in its proposed location will not conflict with the implementation of adopted plans; and

B. Compatibility. The use is compatible with surrounding land uses and the natural environment and will not materially detract from the character of the immediate area or negatively affect the anticipated development, (e.g., creating a critical mass

of similar uses that may discourage permitted uses by making the vicinity less desirable for them).

C. Property Value. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.

D. Neighborhood Context. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:

(1) The location, nature and height of buildings, structures, walls and fences on the site; and

(2) The nature and extent of landscaping and screening on the site.

E. Parking and Loading. Off-street parking and loading areas will be provided in accordance with the standards set out in Chapter 194.01. Such areas will be screened from adjoining residential uses pursuant to Chapter 194.02, and located so as to protect such residential uses from any injurious effect.

F. Infrastructure. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

G. Access. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

H. Other. Any other standards for special uses that are specifically identified in this Ordinance.

K. The Board shall not grant a special use permit unless, in each specific case, it makes specific written findings of fact, based upon the particular evidence presented to it, that all the following standards have been met:

6. Specific Standards for Individual Use. In order for approval of all Conditional Use Permits and Special Use Permits, the following conditions must be met for each specific use:

A. Accessory Dwelling Unit

(1) A single accessory dwelling unit may be located only on a lot with an existing single-family home and may be either attached or detached.

(2) An accessory dwelling unit shall comply with all applicable building regulations as defined in Chapter 103A of the State Code.

(3) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

B. Amusement Enterprise.

(1) Any amusement enterprise establishment shall be located at least 200 feet from any R district boundary.

C. Animal Services Facility.

(1) Any exercising runway for an animal services facility or similar use shall be at least 200 feet from any R district boundary.

D. Automotive Parts, Supplies, and Accessory Sales.

(1) All merchandise sold or services performed shall be within an enclosed building or structure.

(2) This use specifically excludes automotive service and repair shops, body and fender shops, and junk, scrap, or salvage yards.

E. Automotive Service and Repair, Minor.

(1) This use shall not be construed to include automotive, tractor or machinery wrecking and rebuilding, and used parts yards.

(2) All vehicle repair work shall take place within a fully-enclosed building.

F. Bar, Tavern, or Lounge.

(1) This use shall provide a minimum 300-foot separation from property line to property line from a place of worship, primary or secondary school, or an RL, RM, or RH Zoning District.

G. Bed and Breakfast Inn or Home.

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(1) Meals for Guests. Meals shall be provided to overnight guests only.

(2) Parking and Traffic. The use shall not create parking or traffic congestion or otherwise unreasonably interfere with the peace and enjoyment of surrounding homes as a place of residence.

(3) Buffering. All off-street parking shall be fully screened from the view of the public and adjacent properties with a Type 'B' landscape buffer.

H. Building or Development Contractor Equipment Facility (with outdoor storage)

(1) Outdoor storage of inoperable or unsafe vehicles constituting a junk, scrap, or salvage yard is prohibited.

(2) Outdoor storage of equipment or materials shall be so located and screened, fenced, or landscaped to comply with a type "C" screen as described in Chapter 194.02 to prevent visibility of such storage from all adjoining property lines and street right-of-way.

I. Car Wash

(1) All mechanical equipment, excluding vacuum units, shall be enclosed within a building.

(2) A Type 'C' landscape buffer shall be required adjacent to an abutting residential district or use.

(3) Bay access shall be oriented, and/or screen walls shall be provided, to prevent headlights from shining onto any abutting residential districts or use.

(4) Accessory equipment (e.g., vacuum facilities) shall be set back a minimum of 20 feet from any abutting residential district or use.

J. Fuel Station.

(1) A Type 'C' landscape buffer shall be required adjacent to any abutting R district or use.

(2) Fuel pump island canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch.

(3) Refueling or delivery trucks shall not take ingress and egress from a residential street.

(4) If the use includes a car wash as an accessory use, then the standards of Chapter 196.02.6.I. shall apply.

K. Gas Station

(1) A Type 'C' landscape buffer shall be required adjacent to any abutting R district or use.

(2) Fuel pump island canopies shall be connected to or integrated into the architectural design of the building in terms of color, cladding, roofing and roof pitch.

(3) Refueling or delivery trucks shall not take ingress and egress from a residential street.

(4) If the use includes a car wash as an accessory use, then the standards of Chapter 196.02.6.I. shall apply.

(5) Minor automotive repairs may be included as an accessory use, in accordance with Chapter 196.02.6.E., but not as the principal use.

L. Heavy Industrial, Generally

(1) All principal or accessory structures containing a use permitted only in the HI District shall be located at least 200 feet from any R or NC District and not less than 100 feet from any other district except an LI District.

(2) Outdoor storage of equipment or materials shall be so located and screened, fenced, or landscaped to comply with a type "C' screen as described in Chapter 194.02 to prevent visibility of such storage from all adjoining property lines and street right-of-way.

M. Home Occupations.

(1) Such use shall be conducted entirely within a dwelling and solely by members of the family residing in the same dwelling, and shall not exceed one-half of the floor area of one floor.

(2) No exterior indications of the home occupation shall be permitted.

(3) Such use shall not require mechanical equipment not customary in dwellings or cause or produce unreasonable noise, vibration, smoke, dust, odors, heat, or glare, or in any way be detrimental to the neighborhood.

(4) Such use shall not substantially increase traffic in the neighborhood.

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N. Junk, Scrap, or Salvage Yard.

(1) The yard shall be completely enclosed with a wall or fence not less than six feet in height and completely obscuring the activity, which has no more than one opening for each 200 feet of length facing public right-of-way.

(2) In addition to the wall or fence required in 196.02(7.) (O)(1), landscaping shall be provided to comply with a type "C" screen as described in Chapter 194.02.

(3) The best practical disposal of refuse matter or water-carried waste shall be employed, and the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisances shall be required.

(4) All principal or accessory structures shall be located at least 200 feet from any R district boundary; and not less than 100 feet from any other district boundary.

O. Outdoor Display

(1) Motor vehicles which are kept for resale to the general public by a licensed dealer are not required to be screened from adjacent properties or street right-of-way.

(2) The outdoor display of merchandise or products shall not interfere with any site plan requirements listed in Chapter 192.02, such as minimum parking requirements, required ingress/egress, or pedestrian access.

(3) The Department Director shall have the authority to determine screening requirements for any merchandise or products held for resale to the general public.

P. Pawnbroker.

(1) The establishment shall meet all requirements provided in Chapter 141.18, *Permitted Locations*, of the Ankeny Municipal Code.

Q. Seasonal Sales Area.

(1) An approved site plan depicting the proposed seasonal sales area approved by the Development Services Department Director shall be required.

(2) The outdoor display of merchandise or products shall not interfere with any site plan requirements listed in Chapter 192.02, such as minimum parking requirements, required ingress/egress, or pedestrian access.

R. Self-Service Storage.

(1) Only self-storage facilities accessed by a common building entrance are allowed, and may not include access to storage units via individual exterior doors.

S. Service Area, Outdoor. With the exception of properties located within Entertainment Districts as defined and regulated in Chapter 143 of the Ankeny Municipal Code, premises with a beer permit or liquor control license not contained within a completely enclosed and covered structure and located less than five hundred feet from a residential zoning district; provided the following standards are met:

(1) The applicant meets all other requirements listed in Chapter 130 of the Ankeny Municipal Code.

(2) The Special Use Permit, if granted, shall expire one year after the grant thereof, subject to renewal. The applicant shall file a letter of request for renewal at least 60 days prior to the expiration date of the granted permit. The applicant shall set forth that said permittee has and will continue to comply with all the requirements of this Zoning Ordinance and with the conditions attached to the issuance of the original permit or subsequent modifications or such other information as may be required by said Board. At any time within the 60 days prior to said anniversary date and after notice to the permittee, the Board may hold a hearing on whether or not such permit shall be amended, modified or revoked for any reasons which would cause the Board to deny or attach conditions to the grant of such permit the same as if the application were first being heard. In the event such hearing is not held and the statement herein is filed as required, such shall be automatically renewed for an additional period of one year on the same conditions. Nothing contained in this Section shall prevent the Board, after notice and hearing, from at any time revoking a permit because of violations of its terms. Notice hereunder shall be in writing and mailed by certified mail to the permittee at the address of the premises concerned in the permit, such mailing to be at least ten days prior to the hearing.

(3) Any permittee issued a Special Use Permit in accordance with Chapter 196.02 must comply with, and enforcement will be in accordance with, Municipal Code Chapter 44, Noise Control. When a Noise Permit is issued in accordance with Chapter 44, hours of operation for the event shall be consistent with the hours approved by the Special Use Permit and

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those hours shall be specifically set out in the Noise Permit.

(4) The Board may exact any other regulations and assurances, covenants, and warranties as may be necessary to protect the rights of the neighboring residents, including but not limited to the following: (a) hours of operation; (b) lighting; and (c) screening.

(5) Notwithstanding anything contained elsewhere in this Code, a Special Event Permit does not need to be obtained from the Board of Adjustment for a one-time event that is otherwise required to obtain a Special Event Permit in accordance with Chapter 11 of the Ankeny Municipal Code.

T. Sexually Oriented Business.

(1) The establishment shall meet all requirements provided in Chapter 140.12, *Location Restrictions*, of the Ankeny Municipal Code.

U. Small Wind Energy Conversion Systems.

(1) Intent. The intent of this Section is to balance the need for clean, renewable energy resources and the necessity to protect the public health, safety, and welfare of the community. The City finds these regulations are necessary to ensure that Small Wind Energy Conversion Systems are appropriately designed, sited, and installed.

(2) Definitions. For the purposes of this Section, the following definitions shall apply:

a. "Height, total system" means the height above grade of the system, including the generating unit and the highest vertical extension of any blades or rotors.

b. "Lot" (or Parcel) means any legally established lot or parcel which contains or could contain a permitted or permitted conditional principal use as provided by Section 190.03(54) of this Code.

c. "Off grid" means an electrical system that is not connected to utility distribution and transmission facilities or to any building or structure that is connected.

d. "Shadow flicker" means changing light intensity caused by sunlight through the moving blades of a wind energy conversion system.

e. "Small Wind Energy Conversion System" (SWECS) means a wind energy conversion system which has a nameplate rated capacity of up to fifteen (15) kilowatts for residential uses and districts and up to one hundred (100) kilowatts for commercial and industrial districts and which is incidental and subordinate to a principal use on the same parcel. A system is considered a SWECS only if it supplies electrical power solely for use by the owner on the site, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed by the owner for on- site use may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code, as amended from time to time.

f. "Small Wind Energy Conversion System, free standing" means a SWECS which is elevated by means of a monopole tower only and is not located on another supporting structure except that the tower shall have an appropriately constructed concrete base. Guyed, lattice, or other non-monopole style towers shall not meet this definition.

g. "Small Wind Energy Conversion System, horizontal axis" means a small wind energy conversion system that has blades which rotate through a horizontal plane.

h. "Small Wind Energy Conversion System, building mounted" means a SWECS which is securely fastened to any portion of a principal building in order to achieve desired elevation, whether attached directly to the principal building or attached to a tower structure which is in turn fastened to the principal building.

i. "Small Wind Energy Conversion System, vertical axis" means a small wind energy conversion system that has blades which rotate through a vertical plane.

j. "Tower" means the vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground. No other apparatus or mechanical/electronic equipment, such as cellular antennas, microwave dishes, or satellite dishes shall be attached to a SWECS tower.

k. "Wind Energy Conversion System" (WECS) means an aggregation of parts including the foundation, base, tower, generator, rotor, blades, supports, guy wires and accessory equipment such as utility interconnect and battery banks, etc., in such configuration as necessary to convert the power of wind into mechanical or electrical energy, e.g., wind charger, windmill or wind turbine.

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l. “Wind turbine generator” means the component of a wind energy conversion system that transforms mechanical energy from the wind into electrical energy.

(3) General Regulations.

a. Special Use: A Small Wind Energy Conversion System (SWECS) shall be allowed only as a Special Use as prescribed in Chapter 196.02 of this Zoning Ordinance, and shall be accessory to a permitted principal use. A site plan must also be approved for a SWECS as prescribed in Chapter 196.02, prior to construction. A WECS that does not meet the definition of a SWECS is prohibited within the City of Ankeny.

b. Zoning: SWECS may be allowed in all zoning districts subject to the provisions contained herein and elsewhere within this Municipal Code.

c. Permit Required: It is unlawful to construct, erect, install, alter or locate any SWECS within the City of Ankeny, unless a Special Use permit has been obtained from the Zoning Board of Adjustment. The permitted Special Use Permit may be revoked by resolution of the Zoning Board of Adjustment any time the approved system does not comply with the rules set forth in this Chapter and the conditions imposed by the Zoning Board of Adjustment. The owner/operator of the SWECS must also obtain any other permits required by other federal, state and local agencies/departments prior to constructing the system.

d. Number of Systems Per Zoning Lot:

a. Residential Use: No more than one freestanding SWECS may be placed on any parcel or lot for residential use. Building mounted SWECS shall be prohibited on any parcel or lot containing a one- or two-family use.

b. Commercial, Industrial, and Institutional Use: No more than one freestanding SWECS may be placed any parcel or lot with a commercial, industrial, or institutional use that is taller than the tallest existing principal building located on said parcel or lot. Additional freestanding SWECS which conform to setback requirements contained herein and which are no taller than the tallest existing principal building located on said parcel or lot may be allowed. Additional building mounted SWECS may be allowed within the parameters herein below.

c. Mixed Use: Any building containing both residential and commercial uses or described as a “Mixed Use” building, shall be considered to be a commercial use for the purposes of this Section.

e. Tower: Only monopole towers shall be permitted for freestanding SWECS. Lattice, guyed or towers of any other type shall not be considered to be in compliance with this Section. SWECS towers shall be utilized for the sole purpose of supporting wind energy conversion systems, not other uses shall be permitted on SWECS towers.

f. Color: Freestanding SWECS shall be a neutral color such as white, sky blue or light gray. Building mounted SWECS shall match the color of the building on which it is mounted. Other colors may be allowed at the discretion of the Zoning Board of Adjustment. The surface shall be non-reflective.

g. Lighting: No lights shall be installed on the tower, unless required to meet FAA regulations.

h. Signage: No signage or advertising of any kind shall be permitted on the tower or any associated structures.

i. Climbing Apparatus: The tower must be designed to prevent climbing within the first ten feet.

j. Maintenance: Facilities shall be well maintained in accordance with manufacturer’s specifications and shall remain in an operational condition that poses no potential safety hazard nor is in violation of any provisions contained within this Section or elsewhere within this Municipal Code.

k. Displacement of Parking Prohibited: The location of the SWECS shall not result in the net loss of required parking as specified elsewhere in this Municipal Code.

l. Utility Notification: The City shall notify the utility of receipt of an application to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this notification requirement.

m. Interconnection: If connected to the grid, the SWECS shall meet the requirements for interconnection and operation as set forth by the utility and the Iowa Utilities Board. No permit of any kind shall be issued until the City of Ankeny has been provided with a copy of an executed interconnection agreement. Off-grid systems shall be exempt from this requirement.

n. Restriction on Use of Electricity Generated: A SWECS shall be used exclusively to supply electrical power to the owner for on-site consumption, except that excess electrical power generated by the SWECS and not presently needed for use by the owner may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code, as may be subsequently amended.

o. Noise: A SWECS shall be designed, installed, and operated so that the noise generated does not exceed the maximum noise levels established in Chapter 44 of the Ankeny Municipal Code.

p. Shadow Flicker: No SWECS shall be installed and operated so to cause a shadow flicker to fall on or in any existing residential structure.

q. Safety Controls: Each SWECS shall be equipped with both an automatic and manual braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades, or turbine components. Said automatic braking system shall also be capable of stopping turbine rotation in the event of a power outage so as to prevent back feeding of the grid.

r. Shut Off: A clearly marked and easily accessible shut off for the wind turbine will be required as determined by the Building Official of the City of Ankeny.

s. Electromagnetic Interference: All SWECS shall be designed and constructed so as not to cause radio and television interference. If it is determined that the SWECS is causing electromagnetic interference, the owner/operator shall take the necessary corrective action to eliminate this interference including relocation or removal of the facilities, subject to the approval of the City of Ankeny. A permit granting a SWECS may be revoked if electromagnetic interference from the SWECS becomes evident.

t. Wind Access Easements: The enactment of this Section does not constitute the granting of an easement by the City of Ankeny. The SWECS owner/operator shall have the sole responsibility to acquire any covenants, easements, or similar documentation to assure and/or protect access to sufficient wind as may or may not be necessary to operate the SWECS.

u. Insurance: The owner/operator of a SWECS must demonstrate and maintain liability insurance of not less than $1,000,000 coverage.

v. Engineer Certification: Applications for any freestanding or building mounted SWECS shall be accompanied by standard drawings of the wind turbine support structure, including the tower, base, and footings, or existing structure if applicable. An engineering analysis of all components of the SWECS showing compliance with the applicable regulations and certified by an Iowa licensed professional engineer shall also be submitted.

w. Installation: Installation must be done according to manufacturer's recommendations. All wiring and electrical work must be completed according to the applicable building and electric codes. All electrical components must meet code recognized test standards.

x. Removal: If the SWECS remains nonfunctional or inoperative for a continuous period of six (6) months, the system shall be deemed to be abandoned. The SWECS owner/operator shall remove the abandoned system at their expense. Removal of the system includes the entire structure, transmission equipment and fencing from the property excluding foundations. Non-function or lack of operation may be proven by reports from the interconnected utility. For off-grid systems the City of Ankeny shall have the right to enter the property at its sole discretion to determine if the off-grid system is generating power. Such generation may be proven by use of an amp meter. The SWECS owner/operator and successors shall make available to the City of Ankeny all reports to and from the purchaser of energy from the SWECS if requested. If removal of towers and appurtenant facilities is required, the City of Ankeny shall notify the SWECS owner/operator. Removal shall be completed within six (6) months of written notice to remove being provided to the owner/operator by the City of Ankeny.

y. Right of Entrance: As a condition of approval of a Special Use Permit an applicant seeking to install SWECS shall be required to sign a petition and waiver agreement which shall be recorded and run with the land granting permission to the City of Ankeny to enter the property to remove the SWECS pursuant to the terms of approval and to assure compliance with the other conditions set forth in the permit. Removal shall be at the expense of the owner/operator and the cost may be assessed against the property.

z. Feasibility Study: A feasibility study shall be made of any site prior to installing a wind turbine. The feasibility study shall include measuring actual wind speeds at the proposed turbine site for at least three (3) months.

(4) Bulk Regulations.

a. Setbacks: The minimum distance between any freestanding SWECS and any property line shall be a distance that is equivalent to:

a. 150% of the total system height for towers up to 65 feet in height.

b. 200% of the total system height for towers that are 65 feet and up to 80 feet in height.

c. 250% of the total system height for towers that are 80 feet and up to 100 feet in height.

d. 300% of the total system height for towers that are 100 feet and taller in height.

The setback shall be measured from the property line to the point of the SWECS closest to the property line.

The required setback for any building mounted SWECS shall be equal to the required setback of the principal building to which the SWECS is to be attached at such time that the application to install a building mounted SWECS is received by the City of Ankeny.

b. Maximum Height: Height shall be measured from the ground to the top of the tower, including the wind turbine generator and blades.

a. For lots of more than three (3) and fewer than five (5) acres, the maximum height shall be 65 feet.

b. For lots of five (5) and up to forty (40) acres, the maximum height shall be 80 feet.

c. For lots of forty (40) acres and up to one hundred (100) acres, the maximum height shall be 100 feet.

d. For lots that are one hundred (100) acres and larger, the maximum height shall be 140 feet.

e. Building mounted SWECS may be a maximum of 10 feet higher than the point of attachment to the building on which they are attached.

c. Minimum Lot Size.

a. The minimum lot size for a freestanding SWECS shall be three (3) acres.

b. The minimum lot size for a building mounted SWECS shall be one (1) acre for any building of less than five (5) stories in height.

c. There shall be no minimum lot size for building mounted SWECS to be mounted on buildings of five (5) or more stories in height.

d. Blade Length. The length of each individual blade shall not exceed 50% of the height of the tower.

e. Clearance of Blade. No portion of a horizontal axis SWECS blade shall extend within 30 feet of the ground. No portion of a vertical axis SWECS shall extend within 10 feet of the ground. No blades may extend over parking areas, driveways or sidewalks. No blade may extend within 20 feet of the nearest tree, structure or above ground utility facilities.

f. Location.

a. No part of a SWECS shall be located within or over drainage, utility or other established easements.

b. A freestanding SWECS shall be located entirely in the rear yard for residential uses. For a freestanding SWECS for all other uses, the location shall be appropriate to the property and setting and shall be determined through the special use permit and site plan review process.

c. A SWECS shall be located in compliance with the guidelines of applicable Federal Aviation Administration (FAA) regulations as amended from time to time.

d. No SWECS shall be constructed so that any part thereof can extend within 20 feet laterally of an overhead electrical power line (excluding secondary electrical service lines or service drops). The setback from underground electric distribution lines shall be at least five (5) feet.

e. Building mounted SWECS shall be prohibited unless the owner has obtained a written analysis from an Iowa licensed structural engineer determining that installation of a SWECS will not cause damage to the structure and that the SWECS can be securely fastened so as to not pose a hazard caused by detaching from the structure.

(5) Application Required. Application for SWECS shall be made on forms provided by the City of Ankeny. No action may be taken regarding requests for SWECS until completed applications have been filed and fees paid.

V. Storage, Outdoor.

(1) Outdoor storage of inoperable or unsafe vehicles constituting a junk, scrap, or salvage yard is prohibited.

(2) Outdoor storage of equipment or materials shall be so located and screened, fenced, or landscaped to comply with a type “C” screen as described in Chapter 194.02 to prevent visibility of such storage from all street right-of-way and appropriate adjoining property lines as determined by the Department Director.

W. Swimming Pool.

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(1) All swimming pools located in residential districts shall be located in the side or rear yard and shall be setback a minimum of four feet (4) from any property line.

X. Temporary Concrete Batch Plants or Temporary Asphalt Batch Plants or Concrete or Asphalt Recycling Plants under the following conditions:

(1) Permitted until termination of such project or projects.

(2) The contractor shall submit a routing of trucks to and from the proposed plant to the City Engineer as a condition prior to approval.

(3) The contractor shall be required to restore the area to its original productive state.

(4) Such facility shall only be allowed access via arterial or collector roads and highways. Access via local residential and/or collector roads serving residential areas shall be prohibited.

(5) Entire site must be 1,000 feet from a residential dwelling.

Y. Temporary Seasonal Uses, such as haunted houses and corn mazes, subject to the following conditions:

(1) The temporary use is limited to a maximum of 30 days.

(2) The temporary use is compatible with adjacent uses and will not adversely affect the surrounding neighborhood by means of odor, noise, dust or other nuisance.

(3) The site of the temporary use will be at least five (5) acres in size.

(4) Adequate off-street parking is provided on-site.

(5) Increased traffic by the temporary use will not adversely affect the surrounding neighborhood or City at large.

(6) All signage shall conform to the requirements of Chapter 195.04 of the Municipal Code.

(7) The temporary use is consistent with all Comprehensive Plan, Municipal Code and City and State regulations.

(8) The property owner/applicant shall obtain and maintain all necessary permits and licenses required for the use, as required elsewhere in the Municipal Code or by law.

Z. Utility, Major.

(1) The proposed location, design, construction, and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.

(2) Such use shall not impair an adequate supply of light and air to surrounding property.

(3) Such use shall not unduly increase congestion on streets or public danger of fire or flood, and shall not endanger public safety.

(4) Such use shall not diminish or impair established property values in adjoining or surrounding property.

(5) Such use shall be in accord with the intent, purpose, and spirit of this Zoning Ordinance and the Comprehensive Plan of the City.

AA. Utility, Minor.

(1) The proposed location, design, construction, and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property.

(2) Such use shall not impair an adequate supply of light and air to surrounding property.

(3) Such use shall not unduly increase congestion on streets or public danger of fire or flood, and shall not endanger public safety.

(4) Such use shall not diminish or impair established property values in adjoining or surrounding property.

(5) Such use shall be in accord with the intent, purpose, and spirit of this Zoning Ordinance and the Comprehensive Plan of the City.

BB. Wireless Telecommunication Facility.

(1) Purpose. It is the intent of this Ordinance to provide fair regulation among providers of functionally equivalent services and to allow for the provision of personal wireless communication facilities.

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(2) Scope. The provisions of this Section apply to, and apply only to, the placement, construction and modification of that which is called "personal wireless service facilities" in Section 704 of the Telecommunications Act of 1996.

(3) Definitions. For the purpose of this Section, the following definitions shall apply:

a. “Antenna Height” means the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades of the support structure shall be used in calculating the antenna height.

b. “Antenna Support Structure” means any tower or any other structure that supports a device used in the transmitting or receiving of radio frequency energy.

c. “Cell Site” means a tract or parcel of land that contains the wireless communication antenna, its support structure, accessory structure(s), and parking and may include other uses associated with and necessary for wireless communication transmission.

d. “Tall Structure” means any structure the top of which is more than 50 feet above grade.

(4) Special Permit Not Required. A cell site with antenna that is attached to an existing communications tower, smoke stack, water tower, or other tall structure is permitted in all zoning districts. The height of the antenna shall not exceed the height of the existing tall structure by more than 20 feet. If the antenna is to be mounted on an existing tall structure, a Site Plan shall not be required.

(5) Special Permit Required. A cell site with antenna that is neither mounted on an existing tall structure nor is more than 20 feet higher than the tall structure on which it is mounted shall not be permitted except pursuant to a Special Use Permit issued by the Zoning Board of Adjustment pursuant to both Chapter 196.02 and the provisions of this Section.

(6) Action. Any request for authorization to place, construct, or modify personal wireless service facilities shall be acted on within a reasonable time after the request is duly filed with the proper city office, considering the scope and nature of such request. Any decision to deny a request to place, construct or modify personal wireless service facilities shall be in writing and supported by evidence contained in a written record.

(7) Criteria. All wireless communication facilities must meet the following criteria:

a. Necessity. The wireless communications company shall demonstrate, using technological evidence, that the antenna must be located where it is proposed in order to satisfy the antenna's function in the company's grid system.

b. Location. It is the intention that cell sites with antenna locate in areas containing commercial, industrial or institutional land uses. Cell sites with antenna are discouraged from locating within or directly adjacent to, low-density residential neighborhoods.

(8) Site Plan. A full site plan, as outlined in Chapter 192.02, shall be required for all cell sites requiring approval of a Special Use Permit, showing the antenna, antenna support structure, building, fencing, buffering, landscaping, parking, and access. Such site plan shall be submitted with the request for Special Use Permit.

(9) Setback. The minimum distance between the base of the antenna support structure and any property line shall be 35 feet.

(10) Structure Type. All antenna support structures shall be "stealth monopoles" except in Industrial Zoning Districts in which regular monopole towers may be located. Lattice or guyed towers are prohibited in all Zoning Districts.

(11) Painting. Antenna support structures should be painted in such a manner as to reduce the visual impact and create a harmonious appearance with its surroundings.

(12) Fencing. An opaque fence constructed of wood or masonry material, or other substantial material, that is consistent with the existing structures on the proposed site and approved by the Zoning Board of Adjustment, shall be installed around the antenna support structure and other equipment unless the antenna is mounted on an existing structure.

(13) Required Parking. If the cell site is fully automated, adequate parking shall be required for maintenance workers. If the site is not automated, the number of required parking spaces shall equal the number of people on the largest shift.

(14) Ancillary Activities. All other uses and activities ancillary to the antenna and associated equipment (including a business office, maintenance depot, vehicle storage, etc.) are prohibited from a cell site, unless otherwise permitted pursuant to the regulations for the zoning district in which the cell site is located.

(15) Co-location Effort. If the wireless communications company proposes to build a tower (as opposed to mounting the antenna on an existing tall structure), it shall demonstrate that it contacted the owners of tall structures within a one-quarter-mile radius of the site proposed, asked for permission to install the antenna on those tall structures, and was denied for

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reasons other than failure to agree on compensation. The Zoning Board of Adjustment may deny the permit if it concludes that the applicant has not made a good faith effort to mount the antenna on an existing tall structure.

(16) Antenna Height and Co-Location. In order to reduce the number of antenna support structures needed in the community in the future, the proposed support structure shall be designed to accommodate other users, including other wireless communications companies and local police, fire and ambulance companies. The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the antenna is the minimum height required to function satisfactorily and provide for future co-location. No antenna that is taller than this minimum height shall be approved. In addition, all cell sites shall comply with the height limitations outlined in Chapter 201.04 of the Ankeny Regional Airport Zoning Code.

(17) Safety. The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris, or radio frequency interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

(18) FCC License. The wireless communication company shall provide proof that it is licensed by the Federal Communications Commission.

(19) Air Safety. Support structures 200 feet in height or taller, or those near airports, shall meet all applicable Federal Aviation Administration regulations.

(20) Changes. There shall be no change in the exterior appearance of a cell site, including any change in the profile of the antenna support structure that is a departure from what was shown or represented in the initial application for the granted special use permit. Additional antenna devices may be attached as provided for in Chapter 196.02.6.BB(4) as a means to accomplish the objective of co-location as specified in Chapter 196.02.6.BB(15) and (16).

(21) Engineered Addition. If an additional antenna is installed on an existing antenna support structure, engineering data and certification by a licensed professional engineer assuring that the installation is structurally sound within the standards of good engineering practice shall be provided to the City staff.

(22) Removal. If a cell site, or any antenna support structure, is not used for a period of one year, it shall be the duty and obligation of the party then in possession and control of the site to have the unused antenna support structure and any other unused cell site apparatus completely dismantled and removed from the site.

7. Pre-Issuance Review; Special Use Permit. Before issuing any Special Use Permit for any of the above buildings or uses, the Board of Adjustment shall review the conformity of the proposed building or use with the standards of the comprehensive plan and with recognized principles of civic design, land use planning and landscape architecture. The Zoning Board of Adjustment may approve the Special Use Permit as submitted or, before approval, may require that the applicant modify, alter, adjust or amend the proposal as the Zoning Board of Adjustment deems necessary to the end that it preserves the intent and purpose of this Zoning Ordinance to promote public health, safety, morals and the general welfare. The Board may impose conditions as may be necessary to prevent or mitigate adverse effects upon other property. Such conditions shall be expressly set out in the resolution authorizing the special use and in the permit. Violation of such conditions shall be a violation of this Ordinance.

8. Pre-Issuance Review; Conditional Use Permit. Before issuing any Conditional Use Permit for any of the above buildings or uses, the Director or their designee shall review the conformity of the proposed building or use with the standards of the comprehensive plan and with recognized principles of civic design, land use planning and landscape architecture. The Director may approve the Conditional Use Permit as submitted or, before approval, may require that the applicant modify, alter, adjust or amend the proposal as the Director deems necessary to the end that it preserves the intent and purpose of this Zoning Ordinance to promote public health, safety, morals and the general welfare.

9. Application; Feasibility Evidence and Site Plan Required. Application for a Conditional Use Permit or a Special Use Permit under the terms of this Section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property; and shall include a site plan defining the areas to be developed for buildings, the areas to be developed for parking, the locations of sidewalks and driveways and the points of ingress and egress, including access streets where required, the location and heights of walls, the location and type of landscaping, and the location, size and number of signs.

10. Changes; Resubmittal Required. In the event that a Conditional Use Permit or a Special Use Permit is granted under the terms of this Section, any change thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal.

196.03 EXCEPTIONS AND MODIFICATIONS.

1. Existing Lots of Record – Yard Requirements. In any district where dwellings are permitted, a single-family dwelling may be

located on any lot or plot of official record, recorded prior to the effective date of the Zoning Ordinance, irrespective of its area or width; provided, however, if two or more lots or plots with continuous frontage in single ownership were of record prior to the effective date of said ordinance, such lots shall be considered buildable only in combinations that most nearly approximate the lot width and area requirements of the district in which located. The following yard requirements shall apply:

(1) The sum of the side yard widths of any such lot or plot shall not be less than thirty percent of the width of the lot, but in no case less than ten percent (10%) of the width of the lot for any one side yard.

(2) The depth of the rear yard of any such lot need not exceed twenty percent of the depth of the lots, but in no case less than 20 feet.

2. Yard Setback Exceptions. Exceptions to the required setbacks may be modified as follows:

A. All zone districts:

(1) Front Yard. Usual steps.

(2) Rear Yard. Elevated docks and usual steps.

(3) Side Yard. Elevated docks, air conditioning and/or heating units, and usual steps.

B. Residential Districts Only:

(1) Front Yard. Decks less than 36-inches in height which project not more than ten-feet into the required yard.

(2) Rear Yard.

a. Unenclosed, above and below, decks or porches which project not more than 12 feet into the required rear yard.

b. Enclosed or covered decks, porches, sunrooms, and building additions which project not more than 12 feet into the required rear yard, provided they are not more than 20 feet in width.

c. Egress window wells, cantilevers, and chimneys provided they do not project more than two (2) feet into the required rear yard setback.

(3) Side Yard. Egress window wells, cantilevers, and chimneys provided they do not project more than two (2) feet into the required side yard setback; however, cantilevers shall not be less than five (5) feet from any property line.

3. Residence Districts – Inaccessible Water and Sewer Lines. In any residence district where neither a public water supply nor a public sanitary sewer is accessible, the lot area and frontage requirements shall be as follows: lot area, one acre; lot width at building line, 130 feet. However, where a public water supply system is accessible, these requirements shall be one-half acre and 100 feet respectively.

4. Approved Plats Not Meeting Minimum Requirements. In the event a plat which has been approved has one or more lots that do not meet the minimum requirements for the district in which located, the following exceptions shall apply:

A. Front Yard – same as specified for the district in which located.

B. Lot Width and Side Yard – No lot shall be approved for building purposes having a width less than 40 feet, except as otherwise provided in this Zoning Ordinance. Side yards shall be the same as specified for the district in which located.

C. Rear Yard – The rear yard may be reduced proportionately to the variance permitted from standard lot size, which will be 100 feet of depth for the purpose of this Section.

5. Yards – Unobstructed Opening to the Sky. Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for permitted accessory structures and for the ordinary projections of sills, belt courses, cornices and ornamental features projecting in side and rear yards, but not to exceed 24 inches.

6. Side Yards – Mixed-Use Requirements. In instances where buildings are erected containing two or more uses housed vertically, the required side yards for the first-floor use shall control.

196.04 AMENDMENTS.

1. Council's Authority. The Council may from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after a report by the Plan and Zoning Commission, amend, supplement or change the boundaries or regulations in this Zoning Ordinance or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council.

2. Additional Notices; Public Notification Signs. Any person who requests a land use plan amendment or rezoning of property shall cause to be erected at all of the street frontages of the property a public notification sign, stating a notification message as

prescribed by City staff, and intended to inform the public of the proposed change and the time and place of the hearing on said change. Public notification signage will be black letters on a white sign board and will be installed in accordance with the following minimum standard:

Speed Limit	Minimum Size	Lettering Height	Quantity Per Street Frontage
20 MPH to 35 MPH	2' x 2'	3 inches	one per 300 feet
36 MPH and greater	4' x 8'	6 inches	one per 1,000 feet

Such public notification signs shall be erected no less than seven days before the hearing before the Plan and Zoning Commission, and shall remain in place until the final hearing before the City Council. It shall be the responsibility of the property owner to ensure that the signs are erected and maintained to be visible from the street rights-of-way in accordance with the provisions of this Section. The failure on the part of the property owner to erect and maintain the public notification signs may be considered by the Commission and Council, along with all other facts and circumstances, in determining whether the request for rezoning shall be granted. The property owner shall remove the signage within seven days of the date of the final action on the rezoning or land use plan amendment by the City Council. Any person who removes a public notification sign erected by the property owner, without the property owner's consent, shall be guilty of a misdemeanor.

3. Petition Requirements. Whenever any amendment or change is proposed to district boundaries which does not generally align with the Future Land Use Map in the Comprehensive Plan, petitions will be required which clearly describe the property and its boundaries for which the change or amendment is desired. The petitions should be duly signed by the owners of at least fifty-one percent of the area of all real estate included within the boundaries of the amendment as described in said petitions and, in addition, duly signed by the owners of sixty percent of the area of all real estate lying outside of said amendment boundary but within 300 feet of the boundary. Whenever any amendment or change is proposed to district boundaries which do align with the Future Land Use Map in the Comprehensive Plan, a petition will only be required of the owners within the boundaries of the amendment as described above. It shall be the duty of the Council to vote upon such petition within a reasonable time after the filing of such petition with the Development Services Department.

4. Re-filing. In case the proposed amendment, supplement or change is disapproved by the Plan and Zoning Commission, or a protest is presented duly signed by the owners of twenty percent or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot not to exceed 200 feet therefrom, or of those directly opposite thereto, extending the depth of one lot not to exceed 200 feet from the street frontage of such opposite lots, such amendments shall not become effective except by the favorable vote of at least four-fifths of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning or regulations contained in this Zoning Ordinance or subsequently established has been denied by the Council, then no new petition covering any of the same property or the same property and additional property shall be filed with or considered by the Council until one year has elapsed from the date of the filing of the first petition.

5. Filing Fees. Before any action shall be taken as provided in this Zoning Ordinance, the owner or owners of the property proposed or recommended to be changed in the zoning district regulations or zoning district boundaries shall pay a fee as established by City Council Resolution.

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CHAPTER 197

ZONING ORDINANCE

ADMINISTRATION

197.01 ZONING BOARD OF ADJUSTMENT.

1. Established. A Zoning Board of Adjustment is established which shall consist of five members. The terms of office of the members of the Zoning Board of Adjustment shall be for five (5) years on a staggered basis and their appointment shall be made by the Mayor, with the approval of the Council. Any member of the Board who shall thereafter be absent from three meetings of the Board during any one calendar year, without good cause, shall be deemed to have vacated such office on the occasion of such third absence. The Chairperson shall immediately report such vacancy to the Mayor who shall, with the approval of the Council, fill such vacancy for the unexpired term.

2. Meetings. The meetings of the Zoning Board of Adjustment shall be held at the call of the Chairperson and at such other times as the Board may determine. Such Chairperson, or in the absence of the Chairperson, the acting Chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member of each question, or if a member is absent or fails to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. The presence of three members shall be necessary to constitute a quorum.

3. Appeal Procedure.

A. Appeals to the Zoning Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the City affected by any decision of the Zoning Administrator. Such appeal shall be taken within ten days by filing with the Development Services Department a notice of appeal specifying the grounds thereof. The Department shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from is taken. An appeal stays all proceedings in furtherance of the action appealed from unless the Zoning Administrator certifies to the Board, after notice of appeal has been filed with the Department, that by reason of the facts stated in the certificate, a stay would in the opinion of the Zoning Administrator cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the Department and the Zoning Administrator and on due cause shown.

B. The Board shall fix a reasonable time for the hearing on the appeal, shall give public notice thereof as well as due notice to the parties in interest, and shall decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney. Before an appeal is filed with the Zoning Board of Adjustment, the appellant shall pay a fee as established by City Council Resolution.

4. Powers and Duties. The Zoning Board of Adjustment shall have the following powers and duties:

A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in enforcement of this Zoning Ordinance.

B. To grant a variation in the regulations when a property owner can show that his property was acquired in good faith; that by reason of exceptional narrowness, shallowness, or shape of a specific piece of property or by reason of exceptional topographical conditions or other extraordinary or exceptional situation, the strict application of the terms of this Zoning Ordinance actually prohibits the use of this property in the district; and that the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this Zoning Ordinance would result in unnecessary hardship; provided, however, all variations granted under this clause shall be in harmony with the intended spirit and purpose of this Zoning Ordinance. In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Zoning Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation and punishable under Chapter 197.05. Under no circumstances shall the Board grant a variance to allow a use not permissible under the terms of this Zoning Ordinance in the district involved, or any use expressly or by implication prohibited by its terms in said district.

C. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance

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will not significantly alter the essential character of the surrounding neighborhood.

D. To permit the following exceptions to the district regulations set forth in this Zoning Ordinance; provided, that all exceptions shall by their design, construction and operation adequately safeguard the health, safety and welfare of the occupants of adjoining and surrounding property, shall not impair an adequate supply of light and air to adjacent property, shall not increase congestion in the public streets, shall not increase public danger of fire or endanger the public safety, and shall not diminish or impair established property values in surrounding areas:

(1) To permit erection and use of a structure or the use of premises or vary the height, yard, or area regulations in any location for a public service corporation for public utility purposes, or for purposes of public communication, including the distribution of newspapers, which the Board determines is reasonably necessary for the public convenience or welfare.

(2) To permit the use of property in residential districts for off-street parking purposes as accessory to permitted residential district uses where said parking lots do not immediately adjoin the permitted residential district use.

(3) To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown on record or by existing contract or purchase at the time of the passage of the Zoning Ordinance, but in no case shall such extension of the district boundary line exceed forty feet in any direction.

(4) To hear and decide upon permit applications for conditional uses in the Floodplain Overlay Zone as outlined in Chapter 193 of this Zoning Ordinance.

5. Appeal.

A. In exercising the powers and duties set forth in Chapter 197.01.4, the Zoning Board of Adjustment may, in conformity with the provisions of law, reverse or affirm, wholly or partly, or modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as it believes proper. To that end it shall have all the powers of the Zoning Administrator. The concurring vote of three of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Zoning Ordinance; provided, however, the action of the Board shall not become effective until after the resolution of the Board, setting forth the full reason for its decision and the vote of each member participating therein, has been filed. Such resolution immediately following the Board's final decision shall be filed in the office of the Board and shall be open to public inspection.

B. Every variation and exception granted or denied by the Board shall be supported by a written testimony or evidence submitted in connection therewith.

C. Any individual who is affected by any decision of the Board, may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty days after the filing of the decision in the office of the Board. In the alternative, any individual who is affected by a variance granted by the Zoning Board of Adjustment may appeal the variance to the City Council by submitting a written request for appeal to the City Clerk within sixty (60) days of the Board's decision. A variance's effective date is not automatically stayed during the 60-day appeal period, however, if an appeal is filed, the effective date of the variance shall be stayed during the Council's review of the appeal.

D. The City Council may review appeals, variances, exceptions or other requests granted by the Board before their effective date and may remand a decision to grant an appeal, variance, exception or other request to the Board for further study. Upon City Council action to remand a decision by the Board, the effective date of the decision shall be delayed for thirty (30) days from the date of the remand.

197.02 OCCUPANCY AND COMPLIANCE CERTIFICATES.

1. Application. Certificates for occupancy and compliance shall be applied for coincidentally with the application for a building permit and shall be issued within ten days after the lawful erection or alteration of the building is completed. A record of all certificates shall be kept on file with the Development Services Department, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.

2. Land and Buildings. No land shall be occupied or used and no building, erected or structurally altered after the effective date of the Zoning Ordinance, shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the Building Official stating that the building and use comply with the provisions of this Zoning Ordinance and the building and health ordinances of the City.

3. Change of Use of Buildings. No change of use shall be made in any building or part thereof, erected or structurally altered after the effective date of the Zoning Ordinance, without a permit being issued therefor by the Building Official. No permit shall be issued to make a change unless the changes are in conformity with the provisions of this Zoning Ordinance.

4. Building Alterations. No permit for excavation for, or the erection or alteration of, any building shall be issued before the application has been made for a certificate of occupancy and compliance, and no building or premises shall be occupied until the certificate and permit are issued.

5. Nonconforming Uses. Nothing in this part shall prevent the continuance of a nonconforming use as authorized in Chapter 196.01, unless a discontinuance is necessary for the safety of life or property.

197.03 SITE PLANS. Each application for a building permit shall be accompanied by a site plan which meets the requirements specified in Chapter 192.02 with the exception that applicants for building permits on single family and duplex lots shall submit a site plan, drawn to scale, showing the actual dimensions of the lot to be built upon, the size, shape and location of the structure to be erected, and such other information as may be necessary to provide for the enforcement of this Zoning Ordinance. A record of applications and site plans shall be kept in the office of the Zoning Administrator.

197.04 ZONING ADMINISTRATOR. The Department Director or designee is the Zoning Administrator, and in that capacity shall exercise the following duties:

1. To inspect and approve building permit applications for conformance to this Zoning Ordinance, before the building permit is issued by the Building Official;

2. To investigate reports of violations of this Zoning Ordinance including a written report of the facts pertaining to such violation;

3. To attend all meetings of the Plan and Zoning Commission.

4. To act as Secretary of the Zoning Board of Adjustment and to carry out and enforce any decisions or determinations by said Board;

5. To administer and enforce the Floodplain Regulations as outlined in Chapter 193 of this Zoning Ordinance.

6. Keep a record of all permits, appeals, variances and such other transactions and correspondence pertaining to the administration of this Zoning Ordinance;

7. Review subdivision proposals to ensure such proposals are consistent with the purpose of this Zoning Ordinance and advise the City Council of potential conflicts.

197.05 ENFORCEMENT. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this Zoning Ordinance, the City, in addition to other remedies, shall institute any proper action or proceedings in the name of the City to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of said building, structure or land; or to prevent any illegal act, conduct, business or use in or about said premises. Each day that a violation is permitted to exist constitutes a separate offense. The Zoning Administrator is designated and ordered to enforce this Zoning Ordinance.

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CHAPTER 200

SUBDIVISION ORDINANCE

200.01 AUTHORITY; INTERPRETATION; EXCEPTIONS; WAIVERS; PENALTIES.

1. Application. The regulations contained in this Chapter shall apply to the subdivision of a lot, tract or parcel of land into two or more lots, tracts or other divisions of land for the purpose of sale, transfer, or of building development, whether immediate or future, including the resubdivision or replatting of lots or land. They shall also apply to each situation where there is a dedication of streets, alleys, easements or land for other public use.

A. Any subdivision of land as described above shall not create substandard lots as defined or set out by any existing applicable ordinances.

B. The above provisions shall not be construed to limit the acceptance of deeds, right-of- way or other land by the Council when such acceptance is in the public interest.

C. These provisions shall not be construed to prohibit the sale of a portion of a legally platted lot by one owner to the owner of an adjoining legally platted lot provided:

(1) The grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning, or subdivision ordinances of the City; and

(2) The number of building parcels is not increased as a result of such conveyance.

D. The conveyance of an easement shall not be considered a subdivision for the purpose of this Chapter.

2. Authority. These regulations are adopted pursuant to Chapter 354 of the Iowa Code.

3. Extra-territorial jurisdiction. Pursuant to Section 354.9 of the Iowa Code, the City hereby establishes its authority to review and approve subdivisions located within two miles of its corporate boundaries. At the discretion of the Department Director, staff may waive the review authority of those plats or plats of survey located within two miles of the corporate boundaries but outside the Planning Boundary established by the Future Land Use Map of the Comprehensive Plan.

4. Interpretation. The provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare.

5. Conflicts. These regulations are not intended to interfere with, abrogate, limit, repeal, or annul any other ordinance, rule or regulation, statute, provision of law, or easement, covenant, or other private agreement or restriction. Where any provision of these regulations imposes a restriction different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, statute or other provision of law, whichever provisions are more restrictive or impose a higher standard shall control and prevail.

6. Exceptions. Whenever the tract to be subdivided is of such unusual topography, size or shape that the strict application of the subdivision requirements would result in substantial hardship or whenever the strict application of the subdivision requirements would be contrary to the public interest, the Council, upon recommendation of the Commission, may vary or modify such requirements so that the subdivider is allowed to develop their property in a reasonable manner; provided, such exception or modification will not have the effect of nullifying the intent and purpose of the subdivision regulations for the City or of interfering with carrying out the Comprehensive Plan. In no case shall any exception or modification be more than the minimum necessary to eliminate the hardship. In so granting an exception, the Council may impose such additional conditions as are necessary to substantially secure the objectives of the requirements so varied, modified, or waived.

7. Waivers for subdivisions of existing platted lots. The Council may waive the requirements of this Chapter where existing platted lots are subdivided if all of the following conditions are satisfied:

A. The resulting lots are not substandard as defined or set out by existing applicable ordinance.

B. All public improvements are installed or will be installed as a condition of the waiver of said platting requirements.

C. All necessary public rights-of-way or easements are provided.

D. A restrictive covenant is filed of record or other sufficient assurance is provided to deter or prohibit further resubdivision without compliance with this Chapter.

E. No more than two lots are created as a result of the subdivision.

8. Recording of plat. No subdivision of land within the area of jurisdiction of these regulations shall be filed for record with the

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County Recorder until such subdivision has been reviewed and approved pursuant to this Chapter. Upon the approval of a final plat by the Council, it shall be the duty of the subdivider to immediately file such plat with the County Recorder as provided by Chapter 354 of the Iowa Code. Unless such plat has been duly recorded and evidence thereof filed with the Clerk within 90 days of approval by the Council, such approval shall be revocable by the Council.

9. Enforcement, violations and penalties.

A. No building permit shall be issued unless the land upon which the proposed work is to be done is platted pursuant to the provisions herein this Ordinance. A building permit shall not be issued permitting the construction of any building or other structure on any lot designated on any plat as an outlot, without such lot being replatted in accordance with the provisions herein this Ordinance. Such platting may be waived by City Council if it is determined that no portion of the land is needed for public purposes or if that portion needed for public purposes, as determined by the Council, is dedicated to the City; provided further, that such platting may be waived by the Development Services Director if the requested building permit is for one of the following purposes:

(1) Any accessory structure or building addition for a one-or two-family residence; or

(2) Freestanding signs; or

(3) The removal, repair, or alteration of a structure on unplatted premises, provided that there is no change in the use of classifications of such structure; or

(4) The term "alteration" shall be deemed to mean any change or modification of a structure that does not serve to increase the size of the original structure by more than ten percent.

10. The Development Services Director shall be responsible for the enforcement of these regulations.

11. No owner, or agent of an owner, of land shall transfer or sell any lot or parcel divided from a larger parcel except in compliance with these regulations.

12. Any person who fails to comply with or violates this Chapter shall be subject to penalties as provided in Chapter 4, Municipal Infractions, of the Ankeny Municipal Code.

13. Nothing contained herein shall in any way limit the City's right to any other remedies available to the City for the enforcement of this Chapter.

14. The Council shall establish, from time to time, by resolution, fees for the review of plats. No plat for any subdivision or resubdivision shall be considered filed with the Clerk until all fees applicable to the plat have been received.

15. Preliminary and final plats of owners may be rejected for processing under this Chapter of the Ankeny Municipal Code when the owner has another subdivision in process and with respect thereto is failing or refusing to meet the requirements of this Chapter.

200.02 DEFINITIONS. The following words are defined for use in this Chapter and shall be interpreted as follows:

1. "Abutting" means having a common boundary.

2. "Addition" means an expansion of an existing building or structure.

3. "Adjacent" means nearby, which may or may not be abutting.

4. "Aliquot Part" means a one-half, one-quarter, one-half of one-quarter or one-quarter of one-quarter fractional part of a section within the United States public land survey system.

5. "Alley" means a minor right-of-way dedicated to the public use, which is primarily for vehicular access to the back or the side of properties otherwise abutting on a street.

6. "Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also, commonly referred to as "100-year flood."

7. "Base Flood Elevation (BFE)" means the elevation floodwaters would reach at a particular site during the occurrence of a base flood event.

8. "Block" means a land area within a subdivision which is entirely surrounded by public streets, streams, railroad rights-of-way, etc., or a combination thereof.

9. "Buildable Area" means the area of a lot remaining, which may be built upon, after requirements of Chapters 190 through 197, Zoning Ordinance, and any easements and site-specific physical limitations have been observed.

10. "City Engineer" means the City Engineer of the City of Ankeny or their designee.

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11. “Commission” means the Plan and Zoning Commission of the City of Ankeny.

12. “Comprehensive Plan” means the plan or series of plans made for the future development of the area as approved and adopted from time to time by the Council. Such plans may indicate the general locations recommended for major streets, parks, public facilities, land uses, and other public improvements. Such plans may also contain statements of policy of the City with respect to the physical development of the community.

13. “Conveyance” means a form of deed or contract.

14. “Cul-de-Sac” means a dead-end street having its closed end terminated in a vehicular turnaround or a circular paved area used for a vehicular turnaround at the end of a dead-end street.

15. “Days” mean unless otherwise specified, calendar days.

16. “Dedication” means a grant by the owner of title in fee simple of real property to the City for use as a public street, park, or other public facility.

17. “Design Standards” means the latest edition of Iowa Statewide Urban Design and Specifications (SUDAS) and the City of Ankeny’s Supplemental Specifications to SUDAS as approved by the Ankeny City Council.

18. “Developer” See "subdivider."

19. “Director of Development Services” means the Director of Development Services of the City of Ankeny or their designee.

20. “Director of Municipal Utilities” means the Director of Municipal Utilities of the City of Ankeny or their designee.

21. “Director of Public Works” means the Director of Public Works of the City of Ankeny or their designee.

22. “Division” means dividing a tract or parcel of land into two parcels of land by conveyance or for tax purposes. The conveyance of an easement, other than a public highway or street easement, shall not be considered a division for the purpose of this Chapter.

23. “Easement” means authorization by a property owner for the use by another of any designated part of said person's property for a specified purpose.

24. “Engineering Department” means the Public Works Department and/or Municipal Utilities Department of the City of Ankeny.

25. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas, resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.

26. “Flood Hazard Area” means any land susceptible to being inundated by water as a result of a flood, otherwise referred to as the floodplain; as designated by the Iowa Department of Natural Resources (including best available data), the Federal Insurance Administration, or specific engineering studies conducted on behalf of the City.

27. “Floodplain” means any land area susceptible to being inundated by water as a result of a flood.

28. “Floodway” means the channel of a river or stream, and those portions of the floodplains adjoining the channel, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not cumulatively increase the water surface elevation of the base flood by more than one foot.

29. “Frontage” means that side of a lot abutting on a street and ordinarily regarded as the front of the lot.

30. “Grade” means the slope of a road, street, or other public way expressed in terms of the ratio of rise to run as a percent.

31. “Grading Plan” means a drawing of a proposed subdivision on a contour or topographic map showing existing and proposed contours.

32. “Improvements” mean the furnishing of all materials, equipment, work and services, including plans and engineering services, staking and supervision necessary. Changes and modifications to land necessary to prepare it for building sites, including but not limited to street paving and curbing, grading, monuments, drainageways, sewers, fire hydrants, water mains, sidewalks, street trees, pedestrian ways and other public and private works and appurtenances.

33. “Legal Description” means a description defining land boundaries legally sufficient for the purpose of sale and conveyance, tax assessment and collection, and recording.

34. “Lot” means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area and provides such yards and other open space as are required. Such lot may consist of the following:

A. A single lot of record;

B. A portion of a lot of record;

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C. A combination of complete lots of record and portions of lots of record; and

D. A parcel of land described by metes and bounds or plat of survey.

35. “Lot, Corner” means a lot abutting upon two or more streets at their intersection.

36. “Lot, Double-Frontage or Through” means a lot having a frontage on two or more nonintersecting streets, as distinguished from a corner lot.

37. “Lot, Interior” means a lot other than a corner lot.

38. “Lot, Postage Stamp” means a small lot typically contained within an owner’s association held common lot or outlot and intended to define the immediate area surrounding the perimeter of an individual townhouse or rowhouse unit or commercial building for ownership purposes.

39. “Lot, Reversed-Frontage” means a corner lot, the side street line of which is substantially a continuation of the front lot line of the first platted lot to its rear.

40. “Lot Depth” means the mean horizontal distance between the front and rear lot lines.

41. “Lot Line” means the property line bounding a lot.

42. “Lot of Record” means a lot which is a part of a subdivision recorded in the office of the Polk County Recorder, or a lot or parcel described by metes and bounds, the description of which has been recorded.

43. “Lot Width” means the width of a lot measured at the building line and at right angles to its depth.

44. “Metes and Bounds Description” means a legal description of land, which describes the boundaries of the parcel by using distances and angles or bearings, or by reference to physical features of the land.

45. “Minimum Protection Elevation (MPE)” means the lowest elevation at which a new structure or addition can be built to prevent flood damage. MPE’s shall meet the current requirements of FEMA, Iowa Department of Natural Resources, and City standards.

46. “Outlot” means a portion of a platted subdivision or other parcel of land not intended by its owner for immediate building development.

47. “Owner” means the legal entity holding title to or having proprietary interest in the land being subdivided or such representative or agent as is fully empowered to act on its behalf.

48. “Parcel” means a part of a tract of land.

49. “Parcel Number” means a unique number or combination of numbers assigned to a parcel of land pursuant to Section 441.29 of the Iowa Code; also referred to as Geoparcel Number.

50. “Park Facility Standards Manual” means the adopted manual, in support of the Parks Master Plan, that established the minimum standards for construction of parks and recreation facilities by private developers.

51. “Parks Master Plan” means the adopted plan, in support of the Comprehensive Plan, that establishes goals, timelines, and guiding principles for the management, improvement, and development of the City’s parks, trails, recreation programs, and open space. The plan may also contain statements of policy of the City.

52. “Performance Bond” means a surety bond made out to the City in an amount equal to the full cost of the improvements which are required by these regulations for a final plat, said surety bond being legally sufficient to secure to the City that the said improvements will be constructed in accordance with this Chapter.

53. “Plat” means the map or other graphical representation and supporting documentation of the subdivider's plan for division of land.

54. “Plat, Auditor’s” means a subdivision plat required by either the Auditor or the Assessor, prepared by a licensed professional land surveyor under the direction of the County Auditor in accordance with Sections 354.13 through 354.17 of the Iowa Code.

55. “Plat, Final” means a subdivision plat map drawn to the standards of Section 355.8 of the Iowa Code and satisfying the provisions of Sections 354.6 through 354.11 of the Iowa Code which is presented for approval pursuant to this Chapter prior to filing with the County Recorder, Auditor and Assessor.

56. “Plat, Official” means either an auditor's plat or a subdivision plat, which has been filed for record in the offices of the County Recorder, Auditor and Assessor.

57. “Plat, Preliminary” means a drawing and supportive information as required in Chapter 200.03, indicating the proposed manner of layout of the subdivision to be approved by the Commission and the Council upon finding conformance with the requirements

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and standards of this Chapter and other City policies.

58. “Plat, Sketch” means a sketch of a proposed layout of lots, blocks, streets, and public improvements prepared for a pre-application conference prior to submittal of a preliminary plat.

59. “Plat, Subdivision” means the graphical representation of the subdivision of land, prepared by a licensed professional land surveyor, having a number or letter designation for each lot within the plat and a succinct name or title that is unique within Polk County.

60. “Plat of Survey” means the graphical representation of a survey of one or two parcels of land, including a complete and accurate description of each parcel within the plat, prepared by a licensed professional land surveyor.

61. “Public Improvement Plan” means maps, engineering drawings, specifications, plans, and such other information as may be necessary to define and describe the location, design, capacity, materials, and other characteristics of a proposed subdivision improvement.

62. “Replat” means a subdivision plat representing land that has previously been included in an official plat. May also be referred to as, “Resubdivision.”

63. “Right-of-Way” means a parcel of land intended to be occupied for streets, sidewalks, utilities, and other public purposes. In a plat, rights-of-way are to be separate and distinct from other lots or parcels. Rights-of-way intended for public facilities shall be dedicated to public use and title transferred to the appropriate public agency.

64. “Special Flood Hazard Area (SFHA)” means the land within a community subject to the "base flood," as defined in this Section. This land is identified on the community's Flood Insurance Rate Map as Zone A, A1-30, AE, AH, AO, AR, and/or A99.

65. “Street” means a roadway serving more than one parcel of land which provides principal vehicular and pedestrian access to adjacent properties.

66. “Street, Dead-End” means a street having only one end open to traffic.

67. “Street, Frontage/Backage” means a street located parallel to an expressway, major arterial street, or railroad to provide access to abutting properties.

68. “Street Tree” means a tree planted in the public right-of-way between the back of curb and the sidewalk/trail. Only tree species listed on the City’s approved street tree list shall be allowed.

69. “Stormwater Management Plan” means a detailed study, prepared by a state of Iowa registered engineer, showing hydrology and drainage calculations that meet the requirements of Section 200.04.2.I of this Chapter and all duly adopted plans or policies by the Council.

70. “Subdivider” means the owner or agent under legal authority of the owner who undertakes to cause a parcel of land to be designed, constructed, and recorded as a subdivision.

71. “Subdivision” means a division of a tract of land into two or more lots or parcels.

72. “Subdivision, Major” means any subdivision which is not a minor subdivision because it requires either the construction of any public improvements or proposes new public or private streets or contains more than four lots. Unless otherwise specified, the term "subdivision" as used within this Chapter shall be assumed to refer to a major subdivision.

73. “Subdivision, Minor” means any subdivision in which no new public or private streets are proposed and which does not require the construction of any public improvements and which contains no more than four lots.

74. “Surveyor” means a licensed professional land surveyor who engages in the practice of land surveying pursuant to Chapter 355 of the Iowa Code.

75. “Tract” means an aliquot part of a section, a lot within an official plat or a government lot.

76. “Transportation Master Plan” means the adopted plan, in support of the Comprehensive Plan, that outlines the community’s long-term vision for transportation and mobility. The Transportation Master Plan (TMP) may identify the community’s transportation needs and values, prioritize future transportation projects and programs, and guide maintenance and funding of infrastructure. The TMP may also contain statements of policy of the City.

77. “Utility” means services and facilities required to provide for the physical functions and activities in developed real property including, but not limited to, sanitary sewer, storm sewer, water main, natural gas, electricity, telephone, cable television and other facilities and services. Utilities may either be provided by public or private agencies.

200.03 PROCEDURES AND SUBMISSION REQUIREMENTS FOR PLATS.

1. Classification of plats and subdivisions. Plats and subdivision shall be classified as minor subdivisions, major subdivisions and auditor's plats, as defined in Chapter 200.02.

2. Pre-application conference. Whenever a major or minor subdivision is proposed within the platting jurisdiction of the City, the subdivider shall request a pre-application conference with City staff. The purpose of the pre-application conference is to acquaint the City staff with the proposed subdivision and to acquaint the subdivider with the procedures and standards of the City with respect to the proposed subdivision. All information shared by the applicant and by City staff at the pre-application meeting is considered preliminary and may not cover all potential issues. Nothing stated at the pre-application meeting shall be considered binding on the applicant or on the City. The official review shall begin upon submittal of preliminary or final plat application to the City.

3. Sketch plat. At the pre-application conference, the subdivider shall provide a map or sketch plat showing the location of the subdivision, the general location of any proposed streets and other improvements, and the general layout and arrangement of intended land uses, in relation to the surrounding area. The subdivider may request that the sketch plat be submitted to the Commission for review prior to preparation of preliminary and final plats in order to determine the acceptability of the concepts for development of the land contained therein.

4. Plats required. In order to secure approval of any proposed subdivision, the subdivider shall submit plats and other information to the City as required by this Chapter.

A. Major subdivision plats required. The subdivider of any major subdivision shall comply with the submittal requirements for a preliminary plat and for a final plat.

B. Minor subdivision plats required. The subdivider of any minor subdivision is not required to submit a preliminary plat. Specific portions of the documents required for a preliminary plat may be required as part of the final plat submission if requested by City staff, the Commission, or Council.

5. Procedure for review of preliminary plats.

A. Filing. The subdivider shall file the appropriate number of copies of the preliminary plat materials in accordance with established procedures outlined in the application packet provided by the Development Services Department.

(1) Filing fee. The preliminary plat submittal shall be accompanied by a filing fee in accordance with the schedule of fees as adopted by Resolution of the Council.

(2) Deadline. The preliminary plat shall be filed in accordance with the filing schedule as established by the Development Services Department. Preliminary plats filed without all required documentation or filed later than this deadline will not be considered complete applications and will not be accepted. Once all required documentation has been submitted then the submittal will be considered complete and begin through the approval process.

B. Distribution. The Development Services Department shall distribute copies of the preliminary plat and supporting documentation to the appropriate City departments.

C. Staff review. The appropriate City staff shall review the preliminary plat and prepare reports of their findings and comments to the Commission and the Council.

D. Commission review. The Commission shall examine the plat and staff reports and such other information as it deems necessary or desirable, to ascertain whether the plat conforms to the ordinances of the City, the Comprehensive Plan and other duly adopted plans and policies of the City. The Commission shall forward a report and recommendation regarding the preliminary plat to the Council. If such recommendation is for disapproval of the plat, the reasons therefor shall be set forth in writing and a copy of the report and recommendation shall be provided to the subdivider.

E. Council review.

a. The Council shall examine the preliminary plat and the reports of the Commission, staff, and such other information, as it deems necessary or desirable. The Council shall ascertain whether the plat conforms to the ordinances of the City, the Comprehensive Plan, and other duly adopted plans and policies of the City.

b. The Council may approve, approve subject to conditions, or disapprove the plat. If the Council disapproves the plat, the reasons therefor shall be set forth in writing by the Council.

c. If additional information or modifications are required before an approval can be granted, the Council may table the matter until the conditions have been met or the necessary information provided.

d. Submittal of the approved preliminary plat. Following Council approval of a preliminary plat if subject to conditions, but prior to the submittal of the public improvement plans to the City Engineer, the subdivider shall file the appropriate number of copies of the approved preliminary plat with the Development Services Department in accordance with

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established administrative procedures.

e. Distribution of the approved preliminary plat. The approved preliminary plat shall be stamped by the Development Services Department. The Development Services Department shall distribute the stamped copies of the approved preliminary plat to the appropriate City departments, the public utilities and such other persons as necessary.

f. Duration of approval of preliminary plat. The approval of a preliminary plat by the Council shall be valid for a period of two years from the date of such approval. After a period of two years, such approval of the preliminary plat shall be void unless some portion of the preliminary plat is filed as a final plat or the Council approves an extension on the period of validity. If the preliminary plat expires, the subdivider shall be required to resubmit a new preliminary plat for approval subject to the then current subdivision and zoning regulations before any development of the subdivision will be allowed.

6. Required information on Preliminary Plat. The preliminary plat shall show or include the following:

A. Plat Name

B. Name, address, and phone number of the Land Surveyor, Property Owner(s), and Developer

C. Date of preparation

D. North arrow

E. Scale – not to exceed 1"=100'

F. Vicinity sketch showing location of the project and street alignment of existing and proposed subdivisions with a scale less than 1"=500'

G. I.D. and ownership of adjacent land

H. Zoning

I. Contour intervals of no more than five feet

J. Effective National Flood Insurance Program Flood Insurance Rate Map number and effective date, Special Flood Hazard Areas, flood zone designation, regulatory floodway, cross sections with 1% annual chance, and base flood elevation data. In the absence of effective Flood Insurance Rate Maps, best available base flood elevations and data shall be used.

K. Location of surface features including property lines, buildings, railroads, watercourses, topography, terrain, surface water drainage, and other similar items affecting development

L. Location and size of existing and proposed subsurface features including sanitary sewers, storm sewers, water mains, and other utilities

M. Location and dimension of existing and proposed street features including street width, right-of-way width, street names, and adjacent street widths and names

N. When street trees are proposed to be included, a street tree planting plan showing the general location and species of all street trees in the subdivision. For subdivisions abutting an existing street, street trees may be provided on the adjacent side of the existing street. The species shall be varied and from the City's list of approved street trees.

O. Legal description of the property to be platted

P. Boundary lines including dimensions

Q. Lot lines

R. Lot dimensions

S. Lot numbers

T. Easements including location, width, and purpose

U. Corner radii

V. Existing addresses

W. Sidewalk and bike paths

X. Site for public lands – schools, parks, playgrounds, or other public uses in accordance with the comprehensive plan

Y. Lots to be dedicated or reserved

Z. References, location, and description of survey monuments found

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AA. Sidewalk/street lighting note (rural)

BB. Traffic Impact Study meeting all requirements of the adopted City policies.

7. Procedure for review and approval of final plats.

A. Filing. To initiate consideration of a final plat, the subdivider shall file copies of the final plat map with the Development Services Department of the City in accordance with established procedures outlined in the application packet provided by the Development Services Department.

(1) Filing Fee. The final plat shall be accompanied by a filing fee in accordance with the schedule of fees as adopted by Resolution of the Council.

(2) Deadline. The final plat shall be filed in accordance with the filing schedule as established by the Development Services Department. Final plats submitted without general approval of the preliminary plat, the required fee, all required documentation or filed later than this deadline will not be considered complete applications and will not be accepted. Once all required documentation has been submitted then the submittal will be considered complete and begin through the approval process.

B. Staff review. The appropriate City staff shall review the final plat and prepare reports of their findings and comments to the Commission and the Council.

C. Commission review.

(1) If the final plat is in conformance with an approved preliminary plat for the area, no review or recommendation by the Commission is required prior to review by the City Council.

(2) If there is no approved preliminary plat or the final plat is not substantially in conformance with the approved preliminary plat, the Commission shall examine the final plat and the reports of the City Engineer and the Development Services Director and such other information as it deems necessary or desirable, to ascertain whether the plat conforms to the approved preliminary plat, the ordinances of the City, the Comprehensive Plan, and other duly adopted plans and policies of the City. The Commission shall, forward a report and recommendation regarding the plat to the Council. If the recommendation is for disapproval of the plat, the reasons therefor shall be set forth in writing and a copy of the report and recommendation shall be provided to the subdivider.

D. Council review. The Council shall examine the final plat, the reports of the Commission, the Development Services Director, the City Engineer and such other information as it deems necessary or desirable. Upon completion of such examination, the Council shall ascertain whether the final plat conforms with an approved preliminary plat, the ordinances of the City, the Comprehensive Plan, other duly adopted plans and policies of the City. If all findings are affirmative, the Council shall approve the final plat.

E. The Council may refuse to consider a final subdivision plat submitted by a subdivider if that subdivider is not in compliance with the terms and conditions of a previously approved preliminary plat.

8. Required information on final plat. The final plat shall show the following:

A. Plat/Subdivision name

B. Name, address, and phone number of the Land Surveyor, Property Owner(s), and Developer

C. Land Surveyor certificate and seal

D. Date of preparation

E. North Arrow

F. Scale – not to exceed 1”=100’

G. Vicinity sketch showing location of the project and street alignment of existing and proposed subdivisions with a scale less than 1”=500’

H. I.D. and ownership of adjacent land

I. Zoning

J. Legal description of the property to be platted

K. Tract boundary lines including dimensions

L. Lot lines

M. Lot dimensions

N. Lot numbers

O. Easements including location, width, and purpose

P. Corner radii

Q. Interior angles

R. Curve data

S. Street widths

T. Right-of-way widths

U. Street names

V. Addresses

W. Lots to be dedicated or reserved

X. References, location, and description of survey monuments found

Y. Sidewalk/street lighting note (rural)

Z. Effective National Flood Insurance Program Flood Insurance Rate Map number and effective date, Special Flood Hazard Areas, flood zone designation, and regulatory floodway.

9. Material Accompanying Final Plat. The following material shall accompany the final plat:

A. A statement by the proprietor(s) that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietor(s) may also include a dedication to the public of all land within the plat designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.

B. A statement from the mortgage holder(s) or lienholder(s), if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Iowa Code may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

C. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this Section.

D. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Iowa Code.

E. A Public Improvement Plan meeting the requirements of Chapter 200.04 and any other duly adopted policies by the City.

F. A Stormwater Management Plan meeting the requirements of Chapter 200.04.2.I and any other duly adopted policies by the City.

G. A Traffic Impact Study meeting the requirement of adopted City policies.

H. All protective covenants, affecting the subdivided land, in form for recording.

I. Warranty deed(s) by the owner(s) dedicating streets and any lots for public use.

J. A separate Minimum Protection Elevation (MPE) sheet in form for recording. A standard template form can be provided by the City upon request. MPE's shall meet the current requirements of FEMA, Iowa Department of Natural Resources, and City Standards.

K. Easement documents for all public easement areas in the format provided by the City.

L. Such other certificates, affidavits, endorsements, or deductions as may be required by the Commission in the enforcement of these regulations.

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200.04 IMPROVEMENTS.

1. General requirements for improvements.

A. Improvements required. The subdivider shall, at their expense, construct the improvements required by this Chapter. The required improvements shall be designed in accordance with the requirements set forth in the Design Standards. The drawings and technical specifications shall be approved by the City Engineer prior to commencing construction of the proposed improvements. The proposed improvements shall be constructed in accordance with the drawings and technical specifications as approved by the City Engineer.

B. Plans required. Plans and specifications shall be in essential conformity with the approved preliminary plat and grading plan and shall conform to standard engineering practices and the Design Standards of the City.

C. City Engineer's review. The City Engineer shall review the public improvement plans for conformance to the Design Standards and the approved preliminary plat and grading plan and shall either approve, approve with conditions or disapprove the public improvement plans by written statement within a reasonable time after their filing. If the City Engineer's review of the plans as submitted reveals a deficiency or error requiring the material revision and resubmittal of the plans, the approval process shall recommence at the time of submittal of the revised plans. The public improvement plans shall be reviewed by the City Engineer prior to the Commission and/or Council consideration of the final plat. The final plat shall not be considered by the Council until the public improvement plans have been approved by the City Engineer. No construction shall begin on subdivision public improvements until the public improvement plans have been approved. No construction field changes shall be made without the written approval of the City Engineer.

D. Installation of improvements. Before the final plat of any subdivision is approved and recorded, the public improvements required under this Section shall have been installed and final inspected by the City Staff. The acceptance of the public improvements will be concurrent with the final plat approval at Council. In the alternative, as provided for in Section 200.04.3., if approved by the City Engineer, before the final plat of any subdivision is approved and recorded, the public improvements required under this Section shall have been secured as outlined in said Section.

E. Improvement requirements for extraterritorial subdivisions. Whenever, pursuant to Chapter 200.01.3., the City reviews a subdivision located in its extraterritorial review jurisdiction, the City may require, in lieu of construction and installation of sanitary sewers, sidewalks, storm sewers, Portland cement concrete street paving, municipal water service, or any one or more of these public improvements, the subdivider enter into an agreement to pay for said improvements or to allow for the installation and assessment of all the costs of said improvements at the time of or subsequent to voluntary or involuntary annexation.

2. Required improvements.

A. Monuments. Monuments shall be made of a permanent material sensitive to a dip needle and shall be 5/8 inch in diameter or larger and shall extend at least 30 inches below the finished grade. Permanent monuments shall be placed at all section and quarter section corners within the subdivision and at each block corner, lot corner, point of curvature, and points of tangency of street lines and at each angle point. Deviations from and/or substitutions for these standards must have the prior approval of the City Engineer.

B. Grading of lots. The subdivider shall grade any or all portions of the property subdivided with lots so that each lot will be suitable and usable for the erection of structures thereon and according to the approved grading plan.

C. Erosion and sediment control.

(1) All development shall comply with the applicable City, state, and federal erosion and sediment control and stormwater quality regulations.

(2) A developer shall grade any portion of the area to be subdivided only in conformity with an approved grading plan, including an approved erosion and sedimentation plan for the entire area.

(3) No building or structure shall be constructed that is not in general conformance with the approved grading plans or with an amended plan that has been approved by the City.

(4) The developer shall provide to the City a copy of the National Pollutant Discharge Elimination System (NPDES) Discharge Permit Authorization from the Iowa Department of Natural Resources (IDNR) for coverage of the subdivision. A copy of the notification to the IDNR shall also be submitted as development continues into the next phase of the subdivision.

(5) Storm sewers shall not outlet onto a property unless adequate erosion control measures are taken to assure compliance with applicable NPDES permits, state and/or federal regulations, and Chapter 169 of the Ankeny Municipal Code.

(6) The developer shall submit a Soil Management Plan that may be a standalone document or integrated into any

Stormwater Pollution Prevention Plan (SWPPP) prepared for the site. The Soil Management Plan (SMP) identifies where soils and vegetation will not be disturbed and the methods used to restore the health (quality) of disturbed or compacted soils. The plan should include technical assessments such as Web Soil Survey data and geotechnical reports (when available). Infiltration tests are required for areas where infiltration BMPs are planned (also consider how these soils may be affected by site construction). The SMP should identify where soils will not be disturbed. It should assess the existing depth of topsoil and make a plan for how that soil will be preserved and replaced. It needs to identify stockpile placement and methods used to replace or remediate the soils. Soil conditions shall be considered when preparing a site conceptual layout and when selecting and designing stormwater BMPs. Topsoil management shall meet the requirements of the NPDES permit, and other duly adopted plans and policies of the Council.

D. Sidewalks.

(1) A minimum of five-foot wide concrete sidewalks shall be constructed on both sides of the street in all subdivisions in conformance with the Design Standards.

(2) Notwithstanding the above, the Council may defer the requirement for installation of required sidewalks at the time of construction of improvements for the subdivision in excess of the aforementioned timeframe if it is determined there is no immediate public need for sidewalks. At such time as the City Council deems the sidewalk to be necessary, installation by the property owner shall be required. Such installation requirement shall be documented in the resolution approving the final plat.

E. Street construction. When a proposed subdivision abuts an existing or proposed non-urbanized street, as illustrated in the Comprehensive Plan or Transportation Master Plan, the subdivider shall be responsible for the dedication of one half of the street right-of-way as well as the urbanized construction of one half of the street. As it may not be practical to construct one half of the street, the exact form, manner and timing of such improvement will be determined on a case by case basis and may be documented in a development agreement and/or require a petition and waiver. Such development agreement would be required to be executed with the City Council approval of the Preliminary Plat or Final Plat. The required right-of-way will be dedicated with the final plat. Should the traffic impact study for the proposed development determine the street or street improvements are required to support the proposed development, it shall be the subdivider's responsibility to construct the full-width street or street improvements, as necessary. The City shall pay a Council-established amount of cost share for street infrastructure. Any such street infrastructure shall become the property of the City, upon the City's inspection, approval, and acceptance of such street infrastructure.

F. Extension of public improvements. The subdivider shall extend public improvements to include street paving, sanitary sewer, storm sewer, water main and sidewalk throughout the subdivision to assure availability to contiguous property.

G. Sanitary sewer. The subdivider shall install sanitary facilities as specified in the approved public improvement plans and in conformance with the Design Standards. Sanitary facilities shall include sanitary sewer connection to the public sanitary sewer system and shall be extended to serve adjacent properties in a location approved by the City Engineer. Prior to the connection with the existing sanitary sewer system of the City, it may be necessary for the developer to pay a connection fee in accordance with requirements of the City. The City shall pay a Council-established amount of cost share for 15-inch trunk sanitary sewer mains. Sanitary sewer trunk lines 18-inch or larger may require a development agreement for installation and shall be negotiated at the time of the Final Plat. Any such sanitary sewer facilities shall become the property of the City, upon the City's inspection, approval, and acceptance of such sanitary sewer facilities.

H. Water supply. The subdivider shall install water supply facilities as specified in the approved public improvement plans and in conformance with the Design Standards, and public water main shall be extended to serve adjacent properties at a location approved by the City Engineer. Fire hydrants shall be installed in conformance with the Design Standards subject to approval of the location thereof by the Fire Chief. Prior to the connection with the existing potable water system of the City, it may be necessary for the developer to pay a connection fee in accordance with requirements of the City. Water main may be required to be installed that is larger than necessary to meet the needs of the area to be subdivided but is of a size necessary to complete the City water distribution system as it relates to both the area to be subdivided and other areas which may reasonably be anticipated to be subdivided or otherwise developed or used. The City shall pay a Council-established amount of cost share for upsizing. Any such water supply facilities shall become the property of the City, upon the City's inspection, approval, and acceptance of such water supply facilities.

I. Stormwater management.

(1) Any subdivision shall make adequate provision to control the rate of storm or flood water runoff including by storm water management measures necessary and appropriate for conveying by pipe or surface channelization any spring or surface water that may exist at the time of subdivision or be reasonably expected to be created by development or use of the area to be subdivided.

(2) Any required storm sewers including foundation drain collector lines shall be separate from any required sanitary

sewers and shall be installed at the subdivider's expense and subject to requirements of the City and shall be adequate to serve all lots or parcels of land within the area to be subdivided.

(3) The storm sewer system shall be designed with due regard to the present and reasonably foreseeable needs of the area to be subdivided and to the location and capacity of existing storm sewers and other storm water management measures available to serve existing and reasonably anticipated development or use of areas abutting the area to be subdivided.

(4) Any such storm sewers may become the property of the City, upon the City's inspection, approval, and acceptance of such sewers.

(5) Existing downstream restrictions shall be considered in the design of new or redevelopment sites and may restrict release rates from new or redeveloped sites. This is a normal existing condition consideration that has always been included in the professional design of stormwater management and will not be considered as "more restrictive than what is allowed or required" per Iowa Code Section 364.3, Code 2024.

a. The City may require the predeveloped condition to be equal to an undeveloped condition if drainage problems are occurring downstream due to existing development at the proposed site or in the watershed.

(6) Use a Runoff Curve Number (CN) for "newly graded areas" for pervious areas in new developments or redeveloped sites, unless SQR or decompaction or other equal method is utilized to increase infiltration per SUDAS and IDNR GP2 guidance.

(7) Existing condition of the site at the time the construction commences shall be defined using the following guidance:

a. For new development sites this means as a farm field, wooded, etc.

b. For redevelopment sites this means all impervious areas that are to be removed for the redevelopment will be taken into consideration and not included in the existing condition.

c. Determination of existing condition soil groups will consider that most farm fields in this area have field tiles, and are therefore considered drained.

d. Where existing site conditions include existing depressions, areas of existing ponding, etc., these existing areas of ponding will be included when developing the existing site Time of Concentration (Tc).

(8) For detention requirements the City may allow unified sizing criteria with justification for a reasonable CN assumed for existing conditions instead of requiring capacity to release the 100-year storm event at a rate not exceeding the existing peak runoff rate of a 5-year storm event with existing conditions, if requested by the subdivider and approved by the City.

(9) Stormwater management is required when the site adds a cumulative of 10,000 SF of impervious area to the site when compared to the existing site plan or site condition or if known adverse conditions exist which negatively impact upstream or downstream areas.

(10) Considerations shall be made for buffers or setbacks when developments are adjacent and/or include named waterways or tributaries.

J. Off-site improvements. In the event that a subdivision is determined to require new or enhanced public improvements outside of the property being subdivided, it shall be the responsibility of the subdivider to provide such public improvements in a form as may be acceptable to the City Engineer.

K. Franchise utilities.

(1) Installation. Franchise utilities such as electricity, natural gas, telephone and cable television may be installed to provide service to each building lot within the subdivision.

(2) Underground utilities. All utility transmission lines, including, but not limited to, electric, telephone, street lighting, cable television, and fiber optic systems shall be installed underground. Appurtenances and associated equipment, such as but not limited to surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed above ground.

(3) Waivers. The Council may waive all or part of the requirements of this Section if it is determined that soil, topographical or other conditions make such installations within the subdivision unreasonable or impractical. If overhead utility lines or wires are permitted, they shall be placed in the rear of the lots in residential and commercial zoning districts. Overhead utility lines, when permitted in industrial districts, shall be located as the Council direct.

L. Streetlighting. Streetlighting shall be installed by the electric utility company at the expense of the subdivider in compliance with the City's standards for streetlight location. The City Engineer shall approve of the type and location of streetlighting fixtures as part of the public improvement plans.

M. Street signs. Permanent street identification and traffic control signs and devices shall be installed at the subdivider's expense at the direction of the City Engineer.

N. Buffers and screening. When one- and two-family lots are proposed that are through lots with frontage onto two non-intersecting public streets, a 20-foot-deep buffer yard shall be provided along the rear of the proposed lots.

When any residential lots are proposed that abut any interstate right-of-way, a 30-foot-deep buffer yard shall be provided along the setback that abuts the interstate right-of-way.

Such buffer yards shall be provided in an outlot, intended to be owned and maintained by an association and shall be landscaped to the Type 'B' standards as outlined in Chapter 194.02. No structures or fences are allowed within the buffer yard outlot unless part of a unified landscaping and fencing plan for the overall development and approved by the Plan and Zoning Commission and City Council as part of the Preliminary Plat or Site Plan review and approval. Outlots containing buffer yards shall not be included when factoring setback requirements.

O. Street trees. Street trees are encouraged along all public streets. In general, street trees, when included, shall be planted in the parking area (green space) midway between the back of curb or edge of pavement and the front of sidewalk. Street trees shall be planted in such a manner as to avoid interference with, or obstruction of any improvements installed for public betterment such as public utilities, street signs, overhead utility lines, streetlights, and utility poles. More specifically, when street trees are included, the following standards shall apply:

(1) A minimum of one (1) street tree shall be planted for every 60 feet of frontage and there shall be at least one tree per lot frontage.

(2) For corner lots, the street tree shall be planted a minimum of 50 feet from the back of curb of the intersecting street.

(3) Such trees shall be located in the right-of-way adjacent to such lot and shall be from the City's list of approved street trees.

(4) Street trees shall be a minimum of 1.5" caliper in size, and the height shall be at least six (6) feet after pruning.

(5) Where the distance between the back of curb and the sidewalk line is 8 feet or less, the tree shall be centered in the space. Where the distance between the back of curb and the sidewalk line is greater than 8 feet, trees shall be planted within 4 feet of the sidewalk line.

(6) Street trees shall be planted a minimum of 15 feet from a street sign, streetlight or traffic signal pole, fire hydrant, water valve, or utility access; and, 20 feet from the edge of driveways for all types of properties.

Installation of street trees adjacent to lots in subdivisions may be deferred until a building permit has been issued for the adjacent lot. The deferral of street trees within a final plat beyond five (5) years shall not be extended unless specifically approved by City Council. No certificate of occupancy shall be issued until such time as the street trees have been installed.

3. Guarantees of performance.

A. In lieu of the requirement that public improvements be completed prior to approval of the final plat, the subdivider shall enter into a three-party contract to complete said public improvements. The performance of such construction shall be secured with the filing of a surety bond issued by an insurance company or bonding company acceptable to the Council upon which the subdivider is a principal and the City is the sole obligee. The bond shall be in an amount equal to the cost of the improvements. The assignment of subcontractor bonds by the subdivider will not satisfy the provisions of this Paragraph.

B. Building permits for any structures within the subdivision shall not be issued until all public improvements are accepted by the City Council. The City Engineer may release specific lots within the subdivision for building permit issuance, if, and only if, all public improvements needed to provide services to the lot have been inspected and approved by City staff, with the exception of minor punch list items.

C. All documents guaranteeing performance of the contract shall be in a form approved by the City Attorney. If improvements are not completed within the time specified, the Council may use the security or any necessary portion thereof to complete said improvements. The City Engineer may allow an extension of time for completion of improvements consistent with the security provided. The subdivider may enter into an agreement with the City with respect to any unusual circumstances relative to construction of, or cost sharing for, any required public improvements.

4. Inspection and testing of improvements. The subdivider or their designee shall notify the City Engineer before construction of each public improvement in order to facilitate the inspection to assure that said improvements are constructed in accordance with the approved plans, profiles and specifications. It is the ultimate responsibility of the subdivider and their professional engineer to provide assurance that the required improvements are constructed in accordance with the approved public improvement plans for the subdivision, the Design Standards and with any specific standards contained in the Ankeny Municipal Code. The City Engineer

may require testing by qualified professional testing services of the capacity, durability and other factors regarding the installation of public improvements as they may deem necessary to assure that the public improvements meet the Design Standards and any specific standards contained in the Ankeny Municipal Code or the laws of the State of Iowa or the United States. The Council may establish a schedule of fees for City inspection of public improvements and/or to cover City expenses related to such testing. The developer shall pay all costs required by this Section.

5. Acceptance. Acceptance of completed public improvements by resolution of the Council shall be based upon favorable recommendation by the City Engineer following receipt of maintenance bonds as prescribed in the Design Standards. The public improvements shall become the property of the City upon acceptance.

200.05 PARK AND OPEN SPACE DEDICATION. This Section is enacted to ensure that land is properly located and preserved for use by the public for park and recreational purposes in accordance with future community growth; and to further ensure that the cost of providing the park and recreational sites and facilities necessary to serve the additional residents brought into the community through subdivision development may be most equitably apportioned on the basis of the additional public requirements created by such subdivision development.

1. Parkland dedication; reservation or payment in lieu of dedication. As a condition of approval of a final plat of subdivision, each subdivider or developer shall be required to dedicate land without cost to the City for park and recreational purposes to serve the immediate and future needs of the neighborhood, in accordance with the following criteria:

A. Criteria for Requiring Parkland Dedication.

(1) The amount of parkland dedication shall be determined by the following formula:

Residential Zoning District	Percentage of Land Area
AG, RL-1, RL-2, RL-3	5%
RM-1, RM-2, RM-3, RH	10%

(2) Land area shall be the total area of the proposed subdivision plat minus any public right-of-way and any land located within an outlot for, or encumbered by, a storm water management facility maintenance covenant permanent easement agreement.

(3) The Comprehensive Plan and the Parks Master Plan, as adopted by the City, as well as the criteria and standards contained in the subdivision regulations shall be used as guidelines in locating sites and determining site size.

B. Determination of Percentage of Land Area. In determining the percentage of land area that is required, the zoning district in which the plat is located shall govern. If the plat is located within NMU, CMU, UP or PUD zoning districts and will not be used for residential purposes, no parkland dedication shall be required; provided, however, that the developer submits restrictive covenants running with the land for a period of no less than 20 years and in a form approved by the City Attorney warranting that the land within the plat will not be used for residential purposes, otherwise the dedication requirement will be 10%.

C. Release of Covenants. Such covenants shall run in favor of the City only. In the event that, subsequent to the filing of such covenants and approval of the final plat, the owner chooses to increase the density of the plat in excess of that permitted in such covenants, said owner may obtain a release of such covenant upon dedication to the City of the amount of land which would otherwise have been dedicated under this Section or the amount of cash contribution which would have been accepted after being credited with any amount of land or cash contribution previously dedicated or paid.

D. Payment In Lieu of Parkland. Where dedication of land is not compatible with the Comprehensive Plan or Parks Master Plan, the developer and City may agree to a cash payment in lieu of the dedication of such land. In this event, the developer may pay to the City a cash payment as hereinafter determined, which shall be placed in a special fund by the City and shall be used solely for the acquisition and/or development of park and recreational lands to serve the residents of the subject subdivision and surrounding neighborhoods.

(1) Method of Payment. The payment in lieu of land shall be based on the fair market value of the acres of land in the development that otherwise would have been dedicated as parkland. The fair market value shall be determined by the City by taking the total per- acre value of the total development and determining the proportionate value of the dedication of land required, as determined under Paragraph 1.A(1) of this Section. For purposes of this Section, fair market value shall be determined by the following method:

a. Annually, City Staff from the City Manager, Development Services and Economic Development Departments shall make a study of the average per-acre value of undeveloped real estate within the City limits, as well as nearby

lands likely to develop, giving due consideration to sales of such real estate during the preceding year and shall, based upon all available information, determine the average market value of all undeveloped land lying within and near the City. City Staff shall thereupon make this recommendation to the Council.

b. The Council shall, by resolution, thereupon establish the average per-acre fair market value, which shall be used to determine the basis for the cash contribution permitted under this Section until such value is changed or amended by subsequent resolution.

(2) Percentage Contribution. In no event shall any payments required under the provisions of this Section be in a greater percentage in relation to the total value of the land within the plat than the maximum required percentage of total land area as set forth in Paragraph 1.A(1) of this Section.

(3) Criteria for Requiring Dedication and a Payment In Lieu of Land. There may be situations when a combination of land dedication and a contribution in lieu of land are both advisable. These occasions will arise when:

a. Only a portion of the land to be developed is proposed as the location for parkland per the City's adopted Comprehensive Plan and Parks Master Plan. That portion of the land within the subdivision falling within the park location shall be dedicated as a site as aforesaid and a payment in lieu of land shall be accepted for any additional land that would have to be dedicated.

b. A major part of the local park or recreational site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a payment in lieu thereof may be accepted.

E. Park Infrastructure Improvements in Lieu of Parkland.

A. Where dedication of land is not compatible with the Comprehensive Plan or Parks Master Plan, the developer and City may agree to park infrastructure improvements in lieu of the dedication of such land. In that event, the developer shall construct or install park infrastructure improvements that are equal in value to that of the minimum land dedication, had a land dedication been accepted, within existing or proposed city parks that can serve the new development.

B. In all cases where it is determined that park infrastructure is to be constructed or provided in lieu of a land dedication, the minimum value of the park infrastructure that is to be provided shall be determined in the following manner:

a. The amount of parkland dedication required shall be determined pursuant to Paragraph 1.A(1) of this Section.

b. The cash value shall be determined pursuant to Paragraph 1.D. of this Section.

c. The developer shall provide an invoice or other documentation confirming that the value of proposed park infrastructure is equal in value to the minimum land dedication requirement.

C. Park infrastructure improvements provided by a developer shall be constructed on lands dedicated as public parkland and shall be designed, constructed and installed to meet the requirements of the Park Facility Standards Manual and in accordance with related Federal, State and local Codes.

D. If park infrastructure is being provided in lieu of a land dedication, it shall be completed prior to the recording of the final plat unless surety is provided in favor of the city to guarantee that the park infrastructure will be installed at a later date.

E. Should this option be exercised, the City and the developer shall, prior to initiation of work on such improvements, enter into a development agreement outlining the improvements and value of the improvements.

F. Procedures.

(1) Pre-Application Conference for Plat Submittal. At the pre-application conference, the City and the developer shall review the requirements for parkland dedication, the plan for parks as contained in the Comprehensive Plan and Parks Master Plan, and criteria and standards as described in the subdivision regulations.

(2) Preliminary Plat. At the time of filing a preliminary plat with the Commission, the owner or developer of the property shall, as part of such filing, indicate whether they desire to dedicate property for park and recreational purposes or whether they desire to pay a fee in lieu thereof. If the owner or developer desires to dedicate land for this purpose, they shall designate the area thereof on the preliminary plat or site plan as submitted.

(3) Review and Recommendation by City staff. Land parcels that are unsuitable for development are typically unsuitable for a neighborhood park and therefore should be selected prior to a subdivision being platted and acquired as a part of the development process. Land proposed for park development, whether public or private, must strive to provide recreational opportunities and serve the public or residents of the subdivision in a meaningful way. The land must be of appropriate

shape, size and location and must have convenient access and parking to meet the needs of the public or residents of the subdivision. In cases where the land proposed for parkland dedication is unsuitable for parks or public recreation purposes, the developer and City may agree to a cash payment in lieu of the dedication of such land. When an area of less than three (3) acres is required to be dedicated as public parkland, the City, at its discretion, may elect to accept a fee in-lieu of public parkland as alternative compliance. The City is authorized to allow phasing of parkland dedication below the requirement for each phase of development if the City finds the proposed phasing of parkland provides a more effective means of parkland dedication than would have otherwise been provided through the standard phasing. When the preliminary plat is received which proposes the dedication of parkland, City staff shall review the same and make recommendations and suggestions thereon with regard to placement, size, design and location of said park or recreational area. The following general criteria shall be utilized to form City staff's recommendation:

a. The proposed parkland is located in an area recommended for public parkland in the Comprehensive Plan or Parks Master Plan.

b. The size dedicated meets the minimum amount required under Paragraph 1.A(1) of this Section.

c. In the event the area to be dedicated only accounts for a portion of the overall parkland to be dedicated in the immediate vicinity, such parkland dedication shall be located so as to be easily combined with previous or future parkland dedication.

d. Land must have connectivity to a public street. Parkland should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.

e. If the City finds it necessary for optimum park placement, tracts to be dedicated may be split into two (2) or more separate park sites as long as:

i. Each site meets parkland standards; and

ii. Splitting the tract will not adversely affect ecological connectivity for wildlife habitat, vegetative species diversity, or interfere with other City Comprehensive Plan goals and city policies.

f. Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain if, due to its elevation, it is suitable for park improvements. Any area of parkland proposed for dedication that contains floodplain or may be considered "floodable" shall be calculated at one-third (1/3) the amount of actual land area for the purposes of dedication.

g. Should the City consider an area of parkland proposed for dedication that contains a waterway or floodway, it shall be calculated at 1/5 the amount of actual land area for the purposes of dedication. Proposed areas being considered as future parkland located in a waterway or floodway will require:

i. Where there is no mapped floodway identified on the effective FIRM or best available data for the floodway, the buffer shall be a minimum of 50-feet (undisturbed) on each side of the stream's belt width as measured using the Iowa Department of Natural Resources (IDNR) Method.

ii. Where there is a mapped floodway identified on the effective FIRM or best available data for the floodway, the buffer shall be a minimum of 50-feet (undisturbed) on each side of the floodway boundary, measured from the edge of the floodway boundary.

iii. Prior to dedication of any stream buffers to the City, the applicant's engineer shall analyze the stability of all drainageways within the stream buffer. Recommendations shall be reviewed and approved by city staff prior to acceptance. The City shall require the developer to complete any improvements determined necessary to prevent or stop drainageway erosion and maintain long-term bank stability.

h. A minimum of 75% of the required parkland area, with the exception of areas designated as open space, shall be graded to accommodate active recreation. The active recreation area shall be graded such that slopes are not less than 1.5% or greater than 5%, except under special conditions when greater slopes are desired to enhance recreation, such as a sledding hill, as determined by the City Council. On-site drainage patterns shall be designed and constructed to ensure runoff is not directed across active recreation areas and approved by the City. The City, at its discretion, may require the developer to mitigate existing/adjacent City owned property to ensure a cohesive park.

i. The interior of a park should be visible from an existing or proposed public right-of-way. In order to achieve this visibility, a park should include at least forty (40) feet of right-of-way frontage for every acre of credited parkland, with the exception of land dedicated for greenway/greenbelt purposes which shall have a corridor or point of connection that is at least thirty (30) feet wide to accommodate recreational trails and at least sixty (60) feet wide where required by the City to accommodate park access drives and trail. Right-of-way frontage on at least two sides

of a park is recommended. Exceptions to the recommended frontage may be acceptable to accommodate environmental, historical, topographic, or other constraints; a park that serves mainly as a greenbelt; or a critical park need.

j. Adequate vehicular access shall be provided for parkland operation and maintenance. For public parkland areas not fronting a public street right-of-way or backing up to single-family and duplex residential properties, an access lot encumbered by a public ingress/egress easement containing a trail connection, not less than thirty (30') feet in width, shall be dedicated and conveyed to connect to the public parkland a minimum of every 1,000 linear feet along the public street. The access lot shall be owned and maintained by a home owner's association.

k. No on-site topsoil, within the proposed parkland limits, shall be excavated and hauled off-site for use elsewhere. Topsoil excavated from within existing and/or proposed parkland shall be stockpiled and used on-site as finish grade material in predesignated areas, unless approved by the City Engineer.

l. Site shall not have been used as a staging area, to stockpile material or as a disposal site during construction unless approved in writing by the City.

m. The proposed land shall not be encumbered by recorded easements, or easements proposed to be recorded, such that it prevents construction of recreation amenities desired on the parkland.

n. Where appropriate, sites with existing trees or other scenic elements are preferred and may be reviewed by the City's Arborist to make recommendations.

o. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for dedication pursuant to this article. Areas that provide an opportunity for linkages between parks or that preserve the natural character of the surrounding environment may be required by the City to be included in the parkland dedication.

p. Stormwater detention/retention areas shall not be used to meet dedication requirements.

q. Prior to acceptance of required parkland dedications, the applicant/developer shall complete the following items for all proposed dedication areas:

i. The developer shall clear, fill, and/or final grade all land to the satisfaction of the City.

ii. All utilities shall be stubbed out at boundary of property (electrical, water, storm drainage, sewer).

iii. Improvements of street frontage (curb, gutter, pedestrian trail, sidewalk, street lights and street trees) must be provided.

iv. The developer shall seed and stabilize the parkland with four (4) inches of clean, lightly compacted topsoil. Seeding shall be completed using permanent seed mixtures. The City will determine the type of seed mix based on planned use of the property.

v. The developer shall submit a current Phase I Environmental Site Assessment completed according to the most current version of the American Society of Testing and Materials (ASTM) standards (ASTM E 1527). The City may accept parkland for dedication that has a historical recognized environmental condition, a controlled environmental condition, or a recognized environmental condition, to be calculated at an equal or lesser amount of actual land area being dedicated as parkland only with the approval of the City Engineer and if the land meets the Comprehensive Plan, Parks Master Plan, and other duly adopted applicable policies and plans.

vi. The developer shall be responsible for the location and installation of permanent property corner markers for all dedicated parkland property corners, in accordance with the property metes and bounds description.

r. The City shall have the right to refuse the conveyance of land that is deemed unsuitable for park or public recreation purposes, which includes:

i. Waterways, stormwater detention and retention, unless specifically recommended for parkland by the Comprehensive Plan or Parks Master Plan.

ii. Lands in excess of four-to-one (4:1) slope used to transition grades between city and non-city lands. The maximum distance of a sustained slope may, at the discretion of the City, be limited. The decision to limit how far a slope may extend longitudinally will be based on an analysis of the ability to provide the required programmatic elements of the park or open space and the collective impact that all surrounding slopes will have on the public use and function of the site. Retaining walls or other treatments may be required to reduce the impacts of sloped areas.

iii. Lands that are already encumbered from development such as deed restricted areas; lands protected by conservation easements; utility easements for gas pipelines, overhead electric transmission lines, and waterlines

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which restrict the installation of plant material and public use amenities.

iv. Neighborhood entry features, monumentation and signage.

v. Street rights-of-way and streetscapes.

vi. Medians and traffic-related intersection improvements.

vii. Private clubhouses, splashpads, community and recreation centers (including associated parking lots).

(4) Plan and Zoning Commission Action. As a part of its recommendations to the Council on the preliminary plat or preliminary site plan, the Commission shall make recommendations on the location of the proposed land dedication, delineating the boundaries thereof. If the developer requests to make a cash contribution in lieu of dedication, he or she must so advise the Commission, which will then determine the amount of such contribution, using the formula herein provided.

(5) Prerequisites for Approval of Final Plat or Site Plan. Where a dedication is required it shall be accomplished by providing the City with a properly executed warranty deed, dedicating the required land to the City without cost to the City. Where fee in lieu of dedication is accepted, the same shall be paid in the manner hereinafter set forth. If the developer chooses to make a cash contribution in lieu of land dedication, he or she may make payment to the City prior to approval of the final plat.

(6) Development of Dedicated Area. It shall be the duty of the City to properly develop and maintain the dedicated area for park and recreational purposes.

2. Applicability to Existing Subdivisions or Developments. The requirements of this Section are not applicable to: (i) existing subdivisions or developments which are presently constructed, (ii) developments for which building permits have been issued, or (iii) in the case of plats or site plans where preliminary approval has been granted at the time of enactment of the ordinance codified in this Chapter. If such building permits or plats expire prior to completion of the subdivision or development for which it was issued or approved, renewal or reissuance of the building permit or extension of time for the preliminary plat shall not be deemed to bring such subdivision or development within the terms of this Section.

3. Partial Dedication. The percentage of parkland dedication required under Paragraph 1.A(1) of this Section shall be determined at the time of the submission of the preliminary plat. If the final plat submitted for approval represents only a portion or a part of the approved preliminary plat and does not contain within its boundaries the land dedicated to the City, the final plat shall not be accepted until the developer shall deliver to the City his warranty deed to the parcel of land dedicated, pursuant to the preliminary plat; or in lieu thereof, shall submit the covenant, running with the land, and in favor of the City only, that such parcel is reserved solely for use as a public park and further assuring that said land will be dedicated to the City upon approval of the final plat of which it is a part. Any remaining final plat submitted shall be in substantial compliance with the approved preliminary plat. Any land conveyed by the developer within the approved preliminary plat shall be subject to these provisions. No additional land shall be required for parkland purposes from the developer upon submission of subsequent partial final plat in excess of that which was required in the preliminary plat; provided, however, nothing in this Section shall be deemed to prevent the City and the owner, at a later time, from altering the placement, size, design or location of the proposed park, due to a change of circumstances since the approval of the preliminary plat. No changes shall be made, however, without an agreement on the part of both the developer and the City.

4. Title Opinion. All warranty deeds submitted pursuant to the requirements of this Section shall be accompanied by an opinion from a licensed attorney, certifying that the fee title to the tract is in the owner's name and is free and clear of encumbrances.

200.06 MAINTENANCE OF PRIVATE LAND

1. Developments with land held in common shall create and record with the Polk County Clerk and Recorder a covenant to run with the land that states the owner or owners of the land or their successors in interest will maintain in compliance with City ordinances all interior streets, parking areas, storm water basins and easements, open space buffers and easements, sidewalks, common land, parks and plantings which have not been dedicated to and accepted by the City.

200.07 STANDARDS FOR DESIGN OF SUBDIVISIONS.

1. Standards prescribed. The standards set forth in this Chapter shall be considered the minimum standards necessary to protect the public health, safety, and general welfare. General standards for layout of the subdivision are set out in this Section. Specific standards for design and construction of public improvements are set out in the Design Standards and other policies most currently approved by the Council.

2. Land suitability. The Council shall not approve the subdivision of land which they find during the subdivision review and approval process to be unsuitable for development by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography or other conditions likely to be harmful to the public health, safety or general

welfare. The Council may require engineering analysis of conditions to determine whether land proposed for subdivision is suitable for development. The cost of said engineering studies shall be borne by the developer. If a subdivision is proposed for land which contains land unsuitable for development, the subdivider may proceed if it is determined during the review and approval process that the proposed subdivision provides adequate developable land within each lot and that all services can be provided to each lot and that the public interest is served. If the Council finds that the land within a proposed subdivision is unsuitable for development, the reasons for the determination shall be stated in writing and the subdivider shall be afforded an opportunity to present data regarding such unsuitability. Thereafter, the Council may reaffirm, modify or withdraw its determination regarding such unsuitability. The City Engineer may require at the subdivider's cost any tests and information necessary to determine the suitability of the land for development including recommendations for corrective measures for any unsuitable conditions identified.

3. Land subject to flooding. The subdivision of any land subject to the base flood shall conform to the provisions of Chapter 193, Floodplain Regulations, of the Ankeny Municipal Code.

4. Conformity with the plans and ordinances of the City. The arrangement, character, extent, width, and location of all streets and other public improvements, and the general nature and extent of all lots and uses proposed shall conform with the Comprehensive Plan, any other plan officially adopted by the City, and with the Ankeny Municipal Code.

5. Street standards. The following standards shall apply to all public streets to be located within a subdivision:

A. Where the subdivision encompasses the alignment for a major street as identified in either the Comprehensive Plan or the Transportation Master Plan, the plat shall provide for such major street on an alignment and with a right-of-way width in conformance with said adopted plans and the Design Standards.

B. Minor streets. Minor streets (local service) should be planned so as to conveniently channel traffic to the collector and arterial streets.

C. Street connectivity. A connected street network is required within neighborhoods. Street classifications below collectors shall not directly connect two or more arterial streets, or an arterial and collector street to avoid cut-through traffic.

D. Street continuity. Streets shall provide for the continuation of street alignments and grades from adjoining platted areas, and for the extension of streets into adjacent unplatted areas. Street alignments and grades shall take into consideration access needed to develop adjoining properties. Public streets shall not terminate directly into private streets or access without providing for a means of public turnaround, as approved by the City Engineer.

E. Temporary dead-end streets. Dead-end streets are prohibited; however, if a street is planned to continue beyond the subdivision, a temporary dead-end turnaround may be required. If required, a temporary dead-end turnaround meeting the Design Standards shall be provided and maintained until such time as the street is extended.

F. Cul-de-sacs. Streets which connect to other streets are preferred for maintenance, fire protection, and circulation, but cul-de-sacs may be permitted where topography, or other conditions justify their use. Cul-de-sac streets shall not exceed 500 feet in length, measured from centerline of adjacent street to centerline of cul-de-sac bulb, and must terminate in a circular right-of-way of not less than 133 feet in diameter.

G. Street right-of-way. Street right-of-way shall be required within all subdivision plats consistent with the street classification identified in the Comprehensive Plan, Transportation Master Plan and Design Standards. Unless additional right-of-way is required per the subdivider's required traffic impact study, the minimum right-of-way widths are as follows:

Street Type	Minimum Right-of-Way Dimension (Feet)
Major Arterial	120
Minor Arterial	100
Collector	70
Local	60
Cul-de-Sac / Bulb Minimum Radius	133 / 50
Alley	20

H. Intersection angles. Streets shall intersect as nearly as possible to right angles. No streets shall intersect at an angle of less than 75°.

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I. Offset intersections. Street intersection offsets shall meet the requirements of the Design Standards and any duly adopted plans and policies by the Council.

J. Street grades. Street grades shall conform with the overall drainage pattern of the locality of the subdivision and shall be in compliance with the Design Standards. Street grades and alignments shall be set to achieve safe vertical and horizontal sight distances as specified in the Design Standards.

K. Street naming. New street names shall follow the street naming policy of the City.

6. Private streets and access easements. The City Council may approve the use of private streets as part of a subdivision. Private streets are subject to the following requirements:

A. The proposed private street serves as access to a cluster of small group of housing units and is not intended for use by through traffic. Private streets may also serve as access to townhouse-style developments.

B. The proposed private street is designed and constructed such that it meets or exceeds the Design Standards regarding pavement profile, base, and drainage. The typical private street will have a minimum design life of 30 years.

C. Verification of construction completed according to approved plans shall be provided to the City by the engineer-of-record or other qualified engineer.

D. Responsibilities for intersection control and street name signage, maintenance, upkeep, and snow removal by the property owners is established through a legally binding instrument. The City shall have no responsibilities for private streets.

E. A permanent easement for shared access and emergency vehicle access is recorded.

F. The design and layout of the private streets shall address the following:

(1) Street width to allow for two-way traffic, 24-foot minimum width.

(2) Fire access and turnaround requirements as required by the Ankeny Fire Code.

(3) For developments of six or more single-family detached or attached dwellings along a block face, provides on-street parking spaces similar to the spacing included on a public street or provides for guest parking bays within the common area.

(4) Sidewalks shall be provided on both sides of all private streets and shall be constructed to the requirements of the Design Standards. All residential units shall have a walkway connection from the front door of the dwelling to the adjacent private street sidewalk.

G. All platted streets within the City are for public use, the dedication to be by deed or other appropriate conveyance. Where unusual conditions make a private street desirable, provided adequate covenants and agreements ensure that the City shall not assume any maintenance or other responsibility for such street. The City may consider approval of private streets and access easements under the following circumstances:

(1) When the street will serve a very limited group of people and is designed and situated so as to discourage use by the general public;

(2) When the street is proposed in a location for which adequate right-of-way does not exist to meet public street standards because of natural topographical conditions; or

(3) When the street will serve as access and/or required frontage for only one single-family dwelling unit.

H. Design Standards. Private streets and access easements shall meet all requirements of this Section and the Design Standards with the exception that private streets and access easements which serve as public access to or provide required frontage for only one single-family residence need not be terminated with a circular turnaround. All private streets and access easement streets shall be installed and constructed in accordance with plans, profiles, and cross sections submitted to and approved by the City Engineer.

I. Maintenance and liability. The owners and/or assigns of private streets and access easements shall be responsible for maintenance of said streets, and the City shall have no liability for injuries or damages sustained on the premises.

7. Private utilities and grading. The City Council may approve the use of private utilities, water, sanitary sewer, and storm sewer as part of a subdivision. The proposed private utilities shall be designed and constructed such that it meets or exceeds the Design Standards. The owners and/or assigns of the private utilities shall be responsible for maintenance of said utilities, and the City shall have no responsibilities for said utilities. Verification of construction completed according to approved plans shall be provided to

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the City by the Applicant's engineer or other qualified engineer.

8. Block and lot standards. The following standards shall apply to the design of blocks and lots in all subdivisions and, to the extent possible, in all resubdivisions, and shall be observed except in special conditions where variations are warranted:

A. No residential block shall be longer than 1,000 feet measured from street centerline to street centerline.

B. The size and shape of all lots shall comply with all requirements of Chapters 190 through 197, Zoning Ordinance, for the zoning district in which the lot is located, and shall be adequate to meet the setback, parking, loading, and other requirements for such uses contained in said Chapters.

C. Corner lots shall have sufficient extra width to permit the required corner side yard setbacks as specified in Chapter 192 of the Zoning Ordinance.

D. Double frontage lots and reversed frontage lots shall be avoided except where necessary to provide separation of development access from arterial streets or to overcome specific topographic and/or orientation problems.

E. Dwelling units shall not be given direct driveway access to any arterial and major collector streets except:

(1) Where existing lots of record abut on arterial streets; or

(2) In special instances where the configuration of the tract prevents the construction of an access road or an interior roadway, after review and approval by the City Council.

F. All buildable lots shall have frontage on a public or private street or be served by an approved public ingress/egress easement.

9. Easement standards. The following standards shall apply to the provision of easements when required in all subdivisions.

A. Easements shall be required in those cases where the infrastructure must be located outside of the public right-of-way.

B. Legal easement documents shall be provided and recorded for all easements provided in every subdivision.

C. The easement documents shall be prepared by the subdivider and shall utilize the easement template documents provided by the City. All requested changes to the easement template documents shall be reviewed and approved by the City.

D. The easement rights provided pursuant to this Section shall be granted by the subdivider to the City for the benefit of the appropriate utility operator.

E. Drainage easements for storm sewers and/or open channels shall be required where storm drainage cannot be practically carried by streets or other rights-of-way. The location of drainage easements shall be based upon evidence of natural drainage patterns and/or grading and drainage plans submitted with the subdivision documentation in accordance with the Design Standards. The width of drainage easements shall be determined based upon a combination of the design width of any open channel drainageway as determined by the Design Standards and of the need to use large motorized equipment to maintain the storm sewer or open channel.

F. No buildings shall be placed or erected on or over any easement. Certain structures, such as fences and signs, may be located on or over an easement with specific approval by the City. A permit and a hold harmless agreement may also be required, as determined by City Staff.

G. Easements as recorded on a subdivision plat, shall not thereafter be changed or vacated without the approval of the City Council by Ordinance based upon releases from the benefitting utility operators and recommendation from City staff.

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Number	PUD Name
1	36 West
2	Anderson Investment Company
3	Ashland Meadows
4	Avondale Trace
5	Berwick Estates
6	Brandywine
7	Briarwood Commercial
8	Canyon Landing
9	Centennial Pointe
10	Chimney Point
11	Corporate Woods Business Park
12	Courtyards at Rock Creek
13	Creekside
14	Crossroads Business Park
15	Crosswinds Business Park
16	Deer Creek
17	Diamond Hills
18	Fieldstream Apartment Homes
19	Greenview Crossing
20	Grove Landing
21	Grove View
22	High Point North
23	High Point South
24	Hope Crest
25	Hope Crest II
26	Hope Crossing
27	Hope Kimberley
28	Hy-Vee Ankeny Store No. 3
29	I-80 Commerce Center
30	Ledgestone
31	Miller Farm Property
32	Moeckly
33	Moyer Four Mile Drive
34	North Grove
35	Northgate East
36	Northstar Power
37	Old Dominion
38	Old Dominino Freight Line West
39	Otter Creek
40	Otter Ridge
41	Pine Lake Estates
42	Prairie Trail
43	Renaissance Villas
44	Reunion
45	Rock Creek Commercial
46	Rueter Property
47	Siena Hills
48	South Ankeny Mini Storage
49	St. James Place
50	St. Luke the Evangelist Catholic Church
51	The Bridges at Ankeny
52	The Village at Somersby
53	The Villas at Stone Haven
54	The Woodland Reserve
55	Tradition
56	Tradition Greens
57	Trestle Point
58	Trestle Ridge Estates
59	Trestle Ridge Estates Phase 3
60	Twin Gates
61	Villas at Brinmore Estates
62	Willow Run
63	Willow Run West

OFFICIAL ZONING MAP

City of Ankeny, Iowa

ADOPTED
April XX, 2026

Bobbi B. Bentz, Mayor

ATTEST:

Michelle Yuska, City Clerk

N

1 inch = 1,333 feet

Community Development Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023-1751
Phone: (515) 963-3550
www.ankenyiowa.gov

LEGEND

General Features

- Corporate Limits
- Parcels
- Hydrology

Zoning Districts

- PUD
- AG
- CU
- RL-1
- RL-2
- RL-3
- RM-1
- RM-2
- RM-3
- NMU
- CMU
- NC
- RH
- CC
- UP
- BP
- LI
- HI

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME

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

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)

City Council initiated the process and referred to the Plan & Zoning Commission for its study and recommendation prior to further consideration by the Council.

FISCAL IMPACT

Convert nontaxable right-of-way into taxable property.

PUBLIC OUTREACH EFFORTS

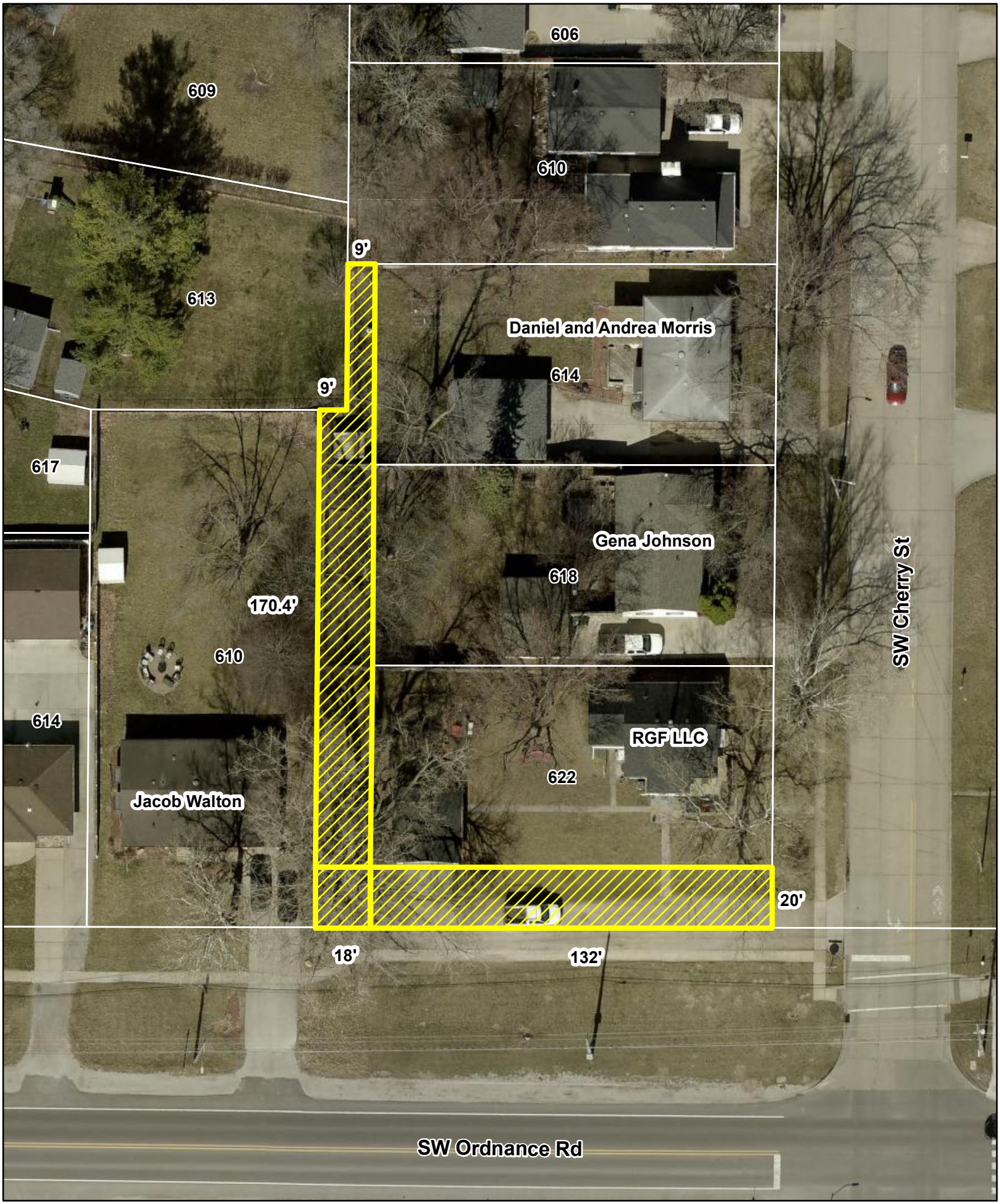
A letter was sent to the four adjacent property owners on April 27, 2026.

ACTION REQUESTED

Consider MOTION to recommend City Council approve a street right-of-way vacation on a portion of SW Ordnance 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 (+/-).

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. 1930s Aerial
4. 1950s Aerial
5. 2025 Aerial
6. Letter to Property Owners



N

1 inch = 40 feet

Date: 6/23/2026

SW Ordnance Road and Alley Vacation Area

Ankeny
bringing it all together.

Plan & Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: SW Ordinance Road and Alley – Street Right-of-Way Vacation
Report Date: June 29, 2026
Prepared By: Deb Gervais, AICP ESL
Senior Planner

Staff Recommendation:

That the Plan & Zoning Commission recommend City Council approve a street right-of-way vacation on a portion of SW Ordnance 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 (+/-).

Chapter 153.02 of the Ankeny Municipal Code:

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

Discussion:

On July 6th, 2026, the City Council initiated a street right-of-way vacation on a portion of SW Ordnance Road and an alley between 610 SW Ordnance Road and SW Cherry Street, legally described as follows:

THE NORTH 20 FEET OF THE SW ORDNANCE ROAD RIGHT-OF-WAY LYING IMMEDIATELY SOUTH OF AND ADJACENT TO LOT A AND LOT 6, BLOCK 5, THOMAS 2ND ADDITION; AND

LOT A LYING WEST OF AND ADJACENT TO LOTS 4,5, AND 6, BLOCK 5, THOMAS 2ND ADDITION, EXCEPT THE WEST ½, EAST OF AND ADJACENT TO LOT 9, ANKENY VILLAGE PLAT 2;

ALL INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, CONTAINING 0.14 ACRES (6,131 S.F.).

The subject right-of-way was originally deeded to the City with the approval of Thomas 2nd Addition in 1908. The final plat names this street section Seventh Street. From aerial photos

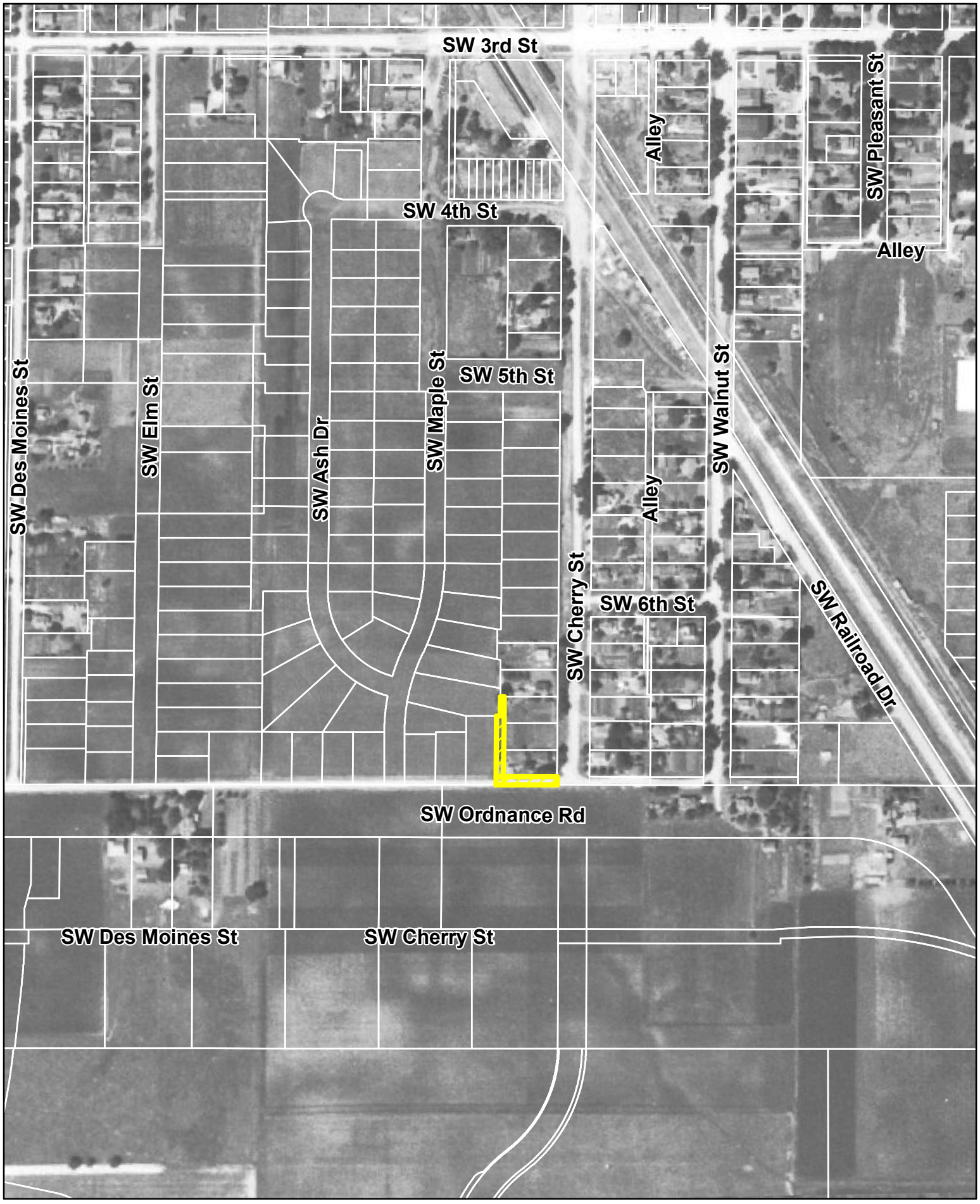
taken in the 1930's, it appears that Seventh Street did exist. Then, in the 1950's, and after World War II, the aerial photos show SW Ordnance Road in its current alignment.

City staff, including the Public Works Department, have determined the north 20-feet of SW Ordnance Road and the alley are no longer needed as a public right-of-way. The proposal has been reviewed by applicable franchise utilities and only Century Link needs to hold on to a 25-foot by 10-foot easement in the southwest corner of the vacation area. We would process the vacation ordinance, then accept the Century Link easement prior to the resolution authorizing the sale of property.

The excess right-of-way to the east and west of this section has already been vacated. In fact, it is believed that this portion of right-of-way was intended to be vacated in 1962 with the passing of Ordinance 147. However, there are no records of deeds conveying to adjacent owners.

A letter was sent to the four adjacent property owners on April 27, 2026, describing the intention to vacate the property. The ownership and responsibility for this portion of land will be transferred to the adjacent property owners. The adjacent property owners will be responsible for continued maintenance. The vacation will convert non-taxable right-of-way into taxable property.

The proposal aims to optimize the land use and is consistent with the right-of-way vacations that have occurred to the east and west of this section. The vacated property may better serve the needs of adjacent property owners. City staff have reviewed the vacation request and have determined that the vacation request is appropriate.



N

1 inch = 300 feet

Date: 6/23/2026

Ankeny 1930's

Ankeny
bringing it all together.

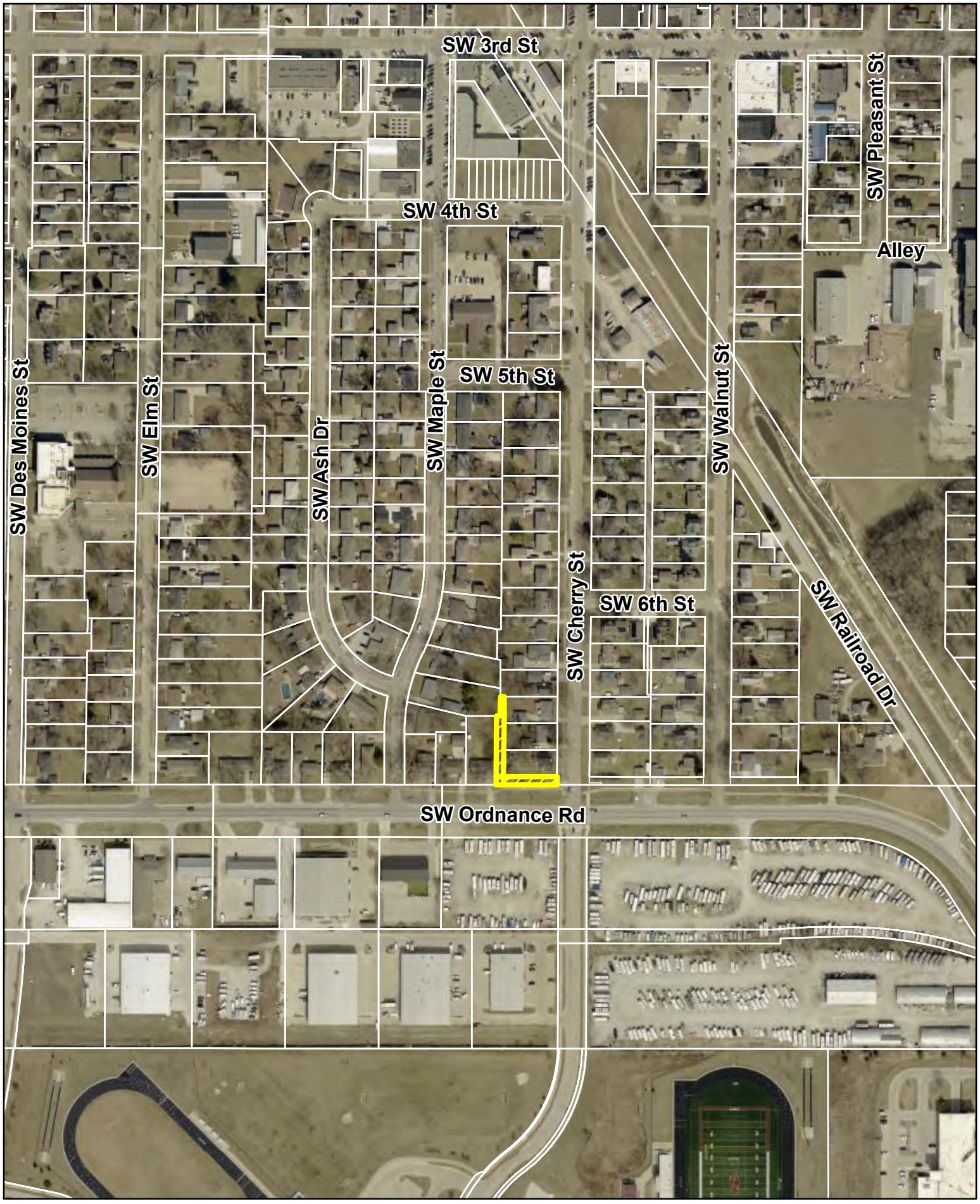
N

1 inch = 300 feet

Date: 6/23/2026

Ankeny 1950's

Ankeny
bringing it all together.



N

1 inch = 300 feet

Date: 6/23/2026

Ankeny 2025

Ankeny
bringing it all together.

April 27, 2026

DANIEL AND ANDREA MORRIS
614 SW CHERRY ST
ANKENY, IA 50023-2914

RE: Notification of Proposal for Adjacent Right-of-Way Vacation and Deed Transfer

Dear Mr. and Mrs. Morris,
I am reaching out to inform you of a proposed vacation of the right-of-way located adjacent to your property at 614 SW Cherry Street. This proposal is currently under review by the City and applicable franchise utilities. If approved, the vacated right-of-way would be deeded to you as the adjacent property owners.

City staff have determined that the alley located to the rear of your property constitutes excess right-of-way. Vacating this portion may better serve your needs and aligns with similar right-of-way vacations that have occurred north of this section. The proposal is intended to optimize land use in the area.

If approved by City Council, ownership and responsibility for this portion of land will be transferred to you. Please note that, as the new owners, you will be responsible for ongoing maintenance and any applicable property taxes.

If you have questions or need further clarification about this process, please feel free to contact me at (515) 963-3558 or via email at dgervais@ankenyiowa.gov. I am happy to assist and provide any additional information you may need.

Thank you for your attention to this matter.

Sincerely,

Deb Gervais
Senior Planner
City of Ankeny

April 27, 2026

GENA JOHNSON
618 SW CHERRY ST
ANKENY, IA 50023-2914

RE: Notification of Proposal for Adjacent Right-of-Way Vacation and Deed Transfer

Dear Gena Johnson,
I am reaching out to inform you of a proposed vacation of the right-of-way located adjacent to your property at 618 SW Cherry Street. This proposal is currently under review by the City and applicable franchise utilities. If approved, the vacated right-of-way would be deeded to you as the adjacent property owners.

City staff have determined that the alley located to the rear of your property constitutes excess right-of-way. Vacating this portion may better serve your needs and aligns with similar right-of-way vacations that have occurred north of this section. The proposal is intended to optimize land use in the area.

If approved by City Council, ownership and responsibility for this portion of land will be transferred to you. Please note that, as the new owners, you will be responsible for ongoing maintenance and any applicable property taxes.

If you have questions or need further clarification about this process, please feel free to contact me at (515) 963-3558 or via email at dgervais@ankenyiowa.gov. I am happy to assist and provide any additional information you may need.

Thank you for your attention to this matter.

Sincerely,

Deb Gervais
Senior Planner
City of Ankeny

April 27, 2026

RGF, LLC
2820 NW ABILENE RD
ANKENY, IA 50023-4879

RE: Notification of Proposal for Adjacent Right-of-Way Vacation and Deed Transfer

Dear RGF, LLC,
I am reaching out to inform you of a proposed vacation of the right-of-way located adjacent to your property at 622 SW Cherry Street. This proposal is currently under review by the City and applicable franchise utilities. If approved, the vacated right-of-way would be deeded to you as the adjacent property owners.

City staff have determined that the alley located to the rear of your property constitutes excess right-of-way. Vacating this portion may better serve your needs and aligns with similar right-of-way vacations that have occurred north of this section. The proposal is intended to optimize land use in the area.

If approved by City Council, ownership and responsibility for this portion of land will be transferred to you. Please note that, as the new owners, you will be responsible for ongoing maintenance and any applicable property taxes.

If you have questions or need further clarification about this process, please feel free to contact me at (515) 963-3558 or via email at dgervais@ankenyiowa.gov. I am happy to assist and provide any additional information you may need.

Thank you for your attention to this matter.

Sincerely,

Deb Gervais
Senior Planner
City of Ankeny

April 27, 2026

JACOB WALTON
610 SW ORDNANCE RD
ANKENY, IA 50023-2922

RE: Notification of Proposal for Adjacent Right-of-Way Vacation and Deed Transfer

Dear Mr. Walton,
I am reaching out to inform you of a proposed vacation of the right-of-way located adjacent to your property at 610 SW Ordnance Road. This proposal is currently under review by the City and applicable franchise utilities. If approved, the vacated right-of-way would be deeded to you as the adjacent property owners.

City staff have determined that the alley located to the east of your property constitutes excess right-of-way. Vacating this portion may better serve your needs and aligns with similar right-of-way vacations that have occurred north of this section. The proposal is intended to optimize land use in the area.

If approved by City Council, ownership and responsibility for this portion of land will be transferred to you. Please note that, as the new owners, you will be responsible for ongoing maintenance and any applicable property taxes.

If you have questions or need further clarification about this process, please feel free to contact me at (515) 963-3558 or via email at dgervais@ankenyiowa.gov. I am happy to assist and provide any additional information you may need.

Thank you for your attention to this matter.

Sincerely,

Deb Gervais
Senior Planner
City of Ankeny

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		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

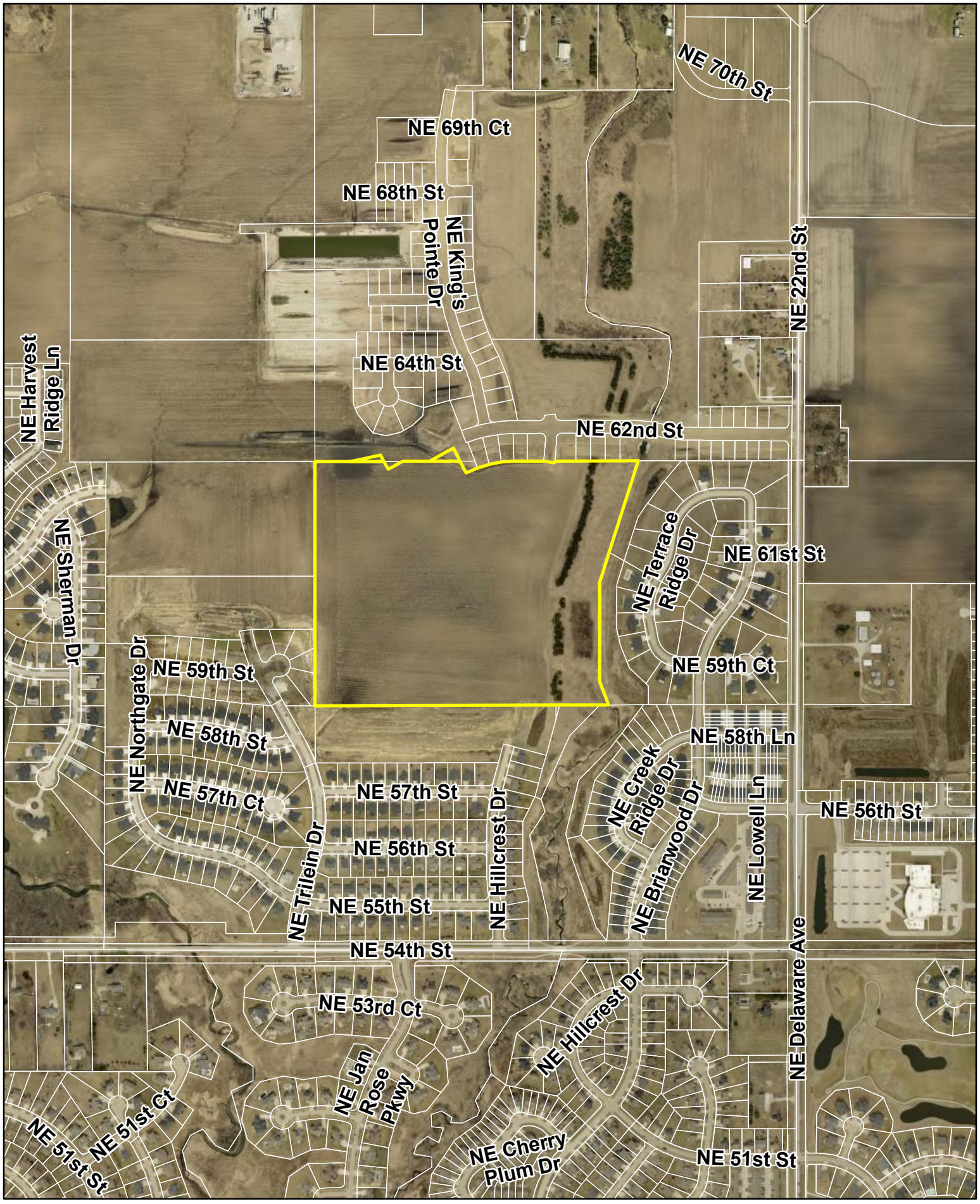
PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

Consider MOTION to 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.

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

Ankeny
bringing it all together.

city of Ankeny
bringing it all together

Plan and Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: Kimberley Estates Rezoning – Action
Report Date: July 1, 2026
Prepared By: Bryan Morrissey EJC
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 54th 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 5th. 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 9th, providing the required seven days of notification prior to the public hearing.

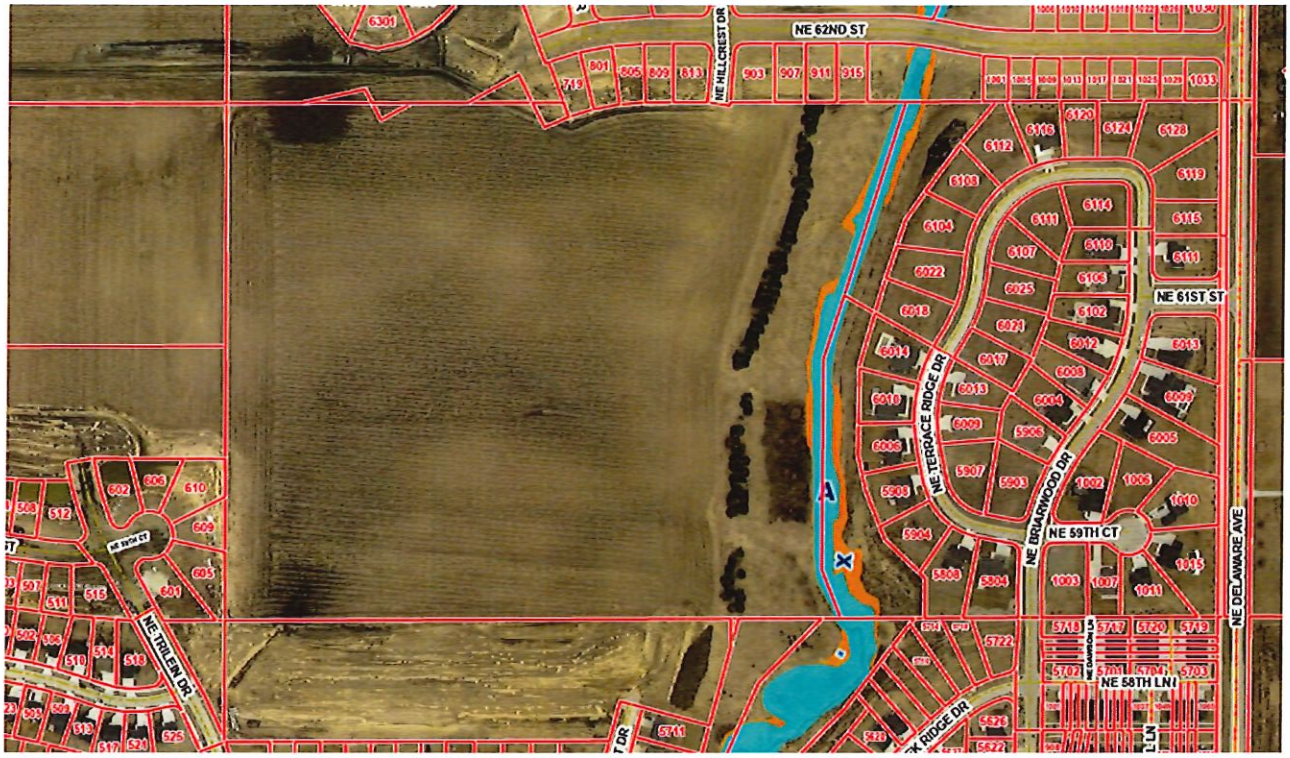
Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on June 16, 2026. During the public hearing there was a presentation from City Staff, followed by comments by members of the public. The following topic was the only point of discussion from the public during the hearing:

Existing Trees on Subject Property

Although multiple citizens spoke during the public hearing, the comments from the neighboring property owners all centered around the existing line of trees within the rezoning area and the neighbors desire for those trees to remain in place both during and after construction. It was mentioned during the public hearing, but it is worth reiterating that this is simply a rezoning proposal from the applicant. Plans and

construction documents are not required by staff at this point in the process and anything shared by the developer during this phase is considered conceptual in nature. With that in mind, although staff recognizes that these trees may provide value from an aesthetic and screening prospective for residents to the east, the trees are not required by Code. Therefore, the City does not have jurisdiction when it comes to requiring that the trees remain in place once construction begins. Ultimately, the property owner will have the final say on whether the trees remain on their property. City staff encourages residents to contact the developer to share any concerns they have regarding the trees.



Map showing the line of trees discussed during the public hearing

Summary

Based on the factors mentioned previously, City staff has determined that the proposed rezoning of approximately 48.73 acres (+/-) from R-1, One-Family Residence District to R-3, Multiple-Family Residence District Restricted to Single-Family Residential is appropriate.

Therefore, staff recommends that the Plan and Zoning Commission 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.

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 62nd 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,

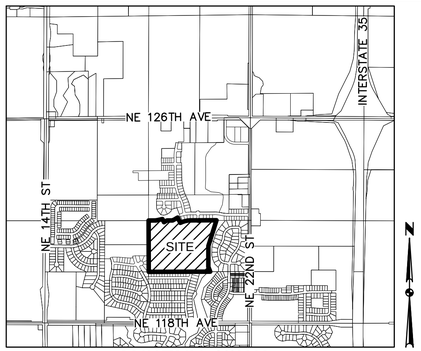
CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike

Erin K. Ollendike, P.E.

cc: Ken Bonus, Kimberley Development Corporation

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

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

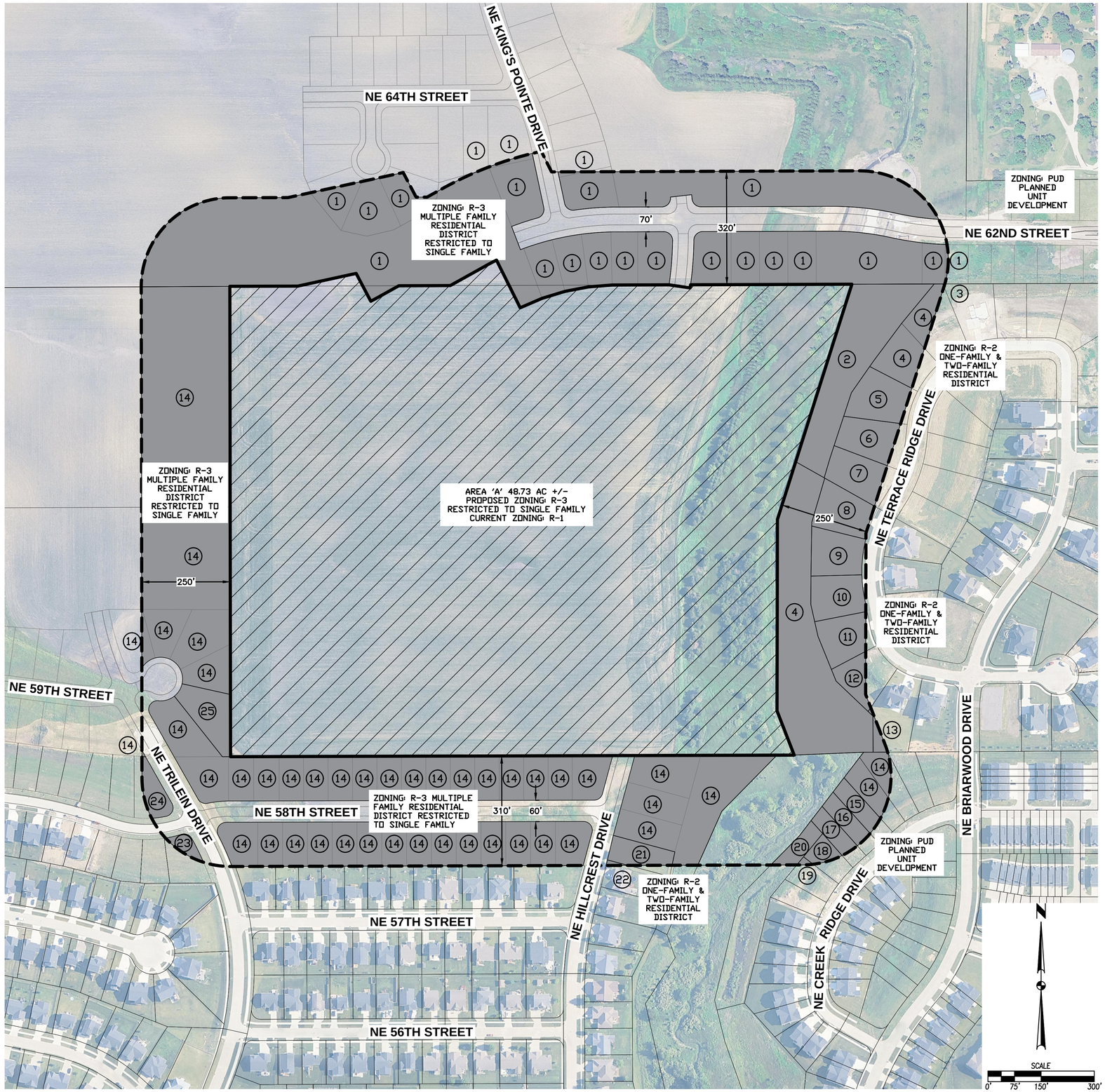
KIMBERLEY ESTATES PLATS 1 AND 2, BOTH BEING OFFICIAL PLATS;

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



REVISIONS	DATE
SECOND SUBMITTAL	06/05/2026
FIRST SUBMITTAL	05/15/2026

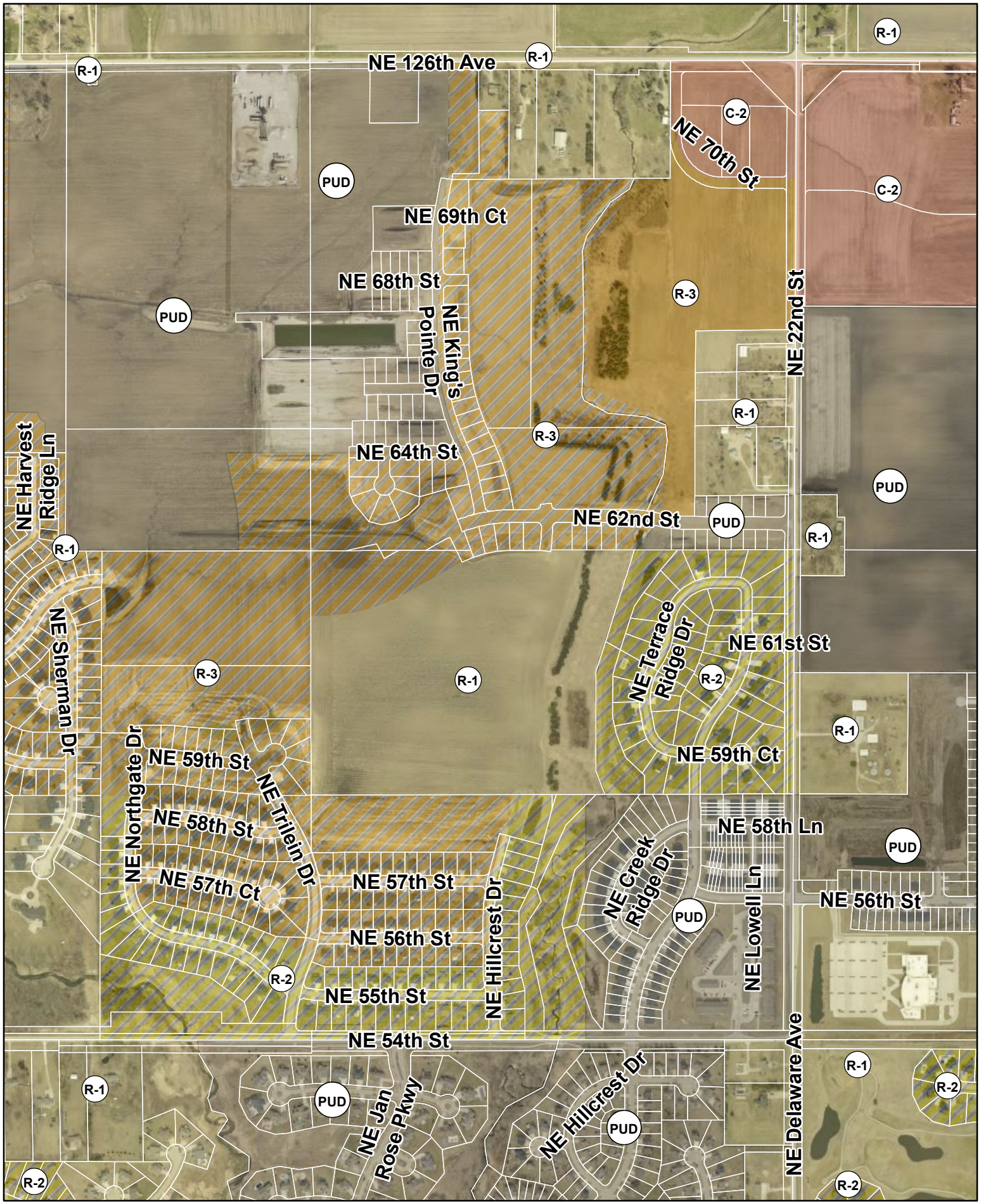
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: GH
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

KIMBERLEY ESTATES
REZONING MAP

1 / 1
2108.649

FILE: N:\2021\2108649\DWG\01-EXHIBIT\2108649-KIMBERLEY ESTATES REZONING.DWG
PLOT DATE: 5/15/2026 8:31 AM
PLOTTED BY: ERIN ALLEMONG



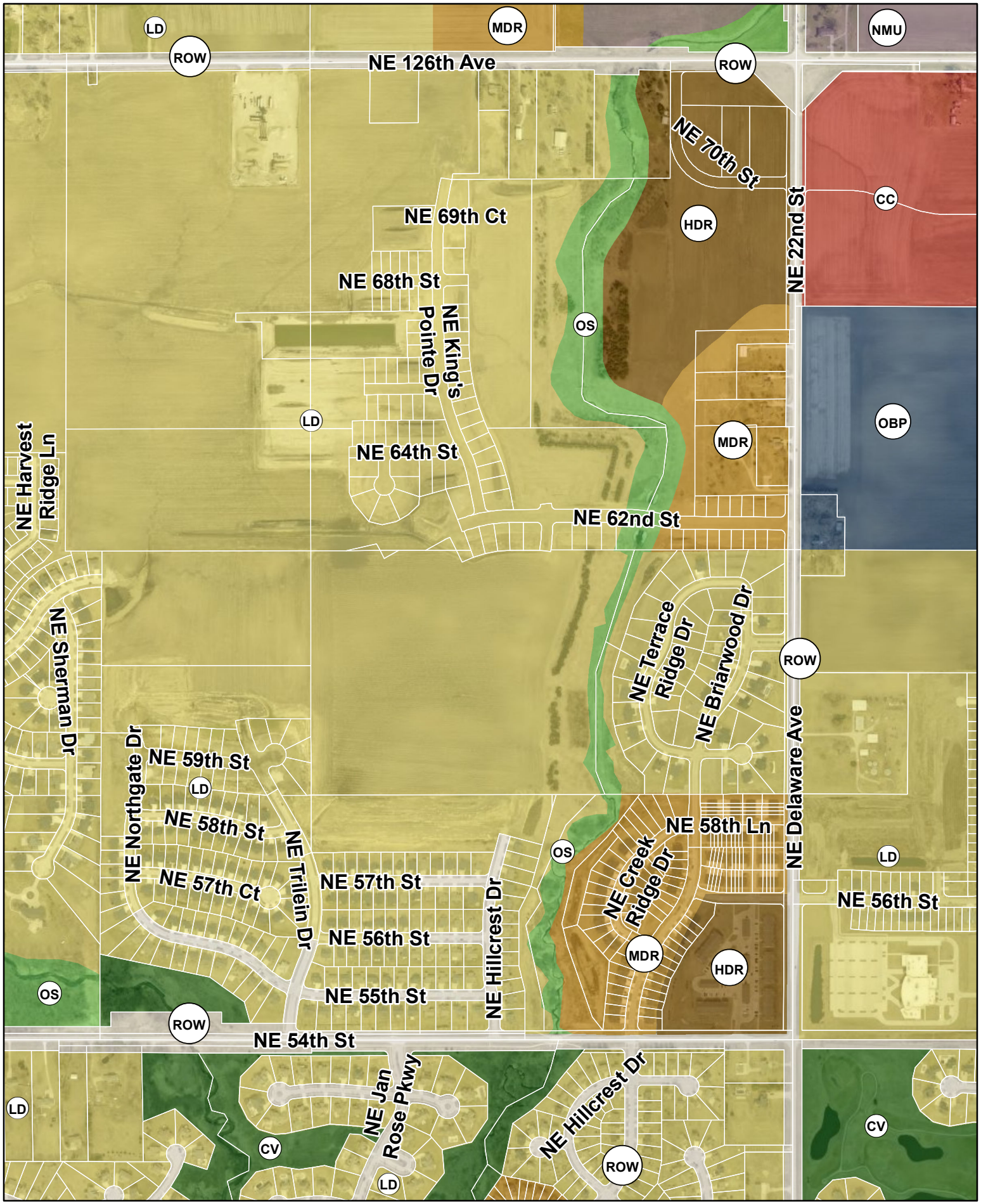
N

1 inch = 660 feet

Date: 6/11/2026

Kimberley Estates
Current Zoning

Ankeny
bringing it all together.



N

1 inch = 660 feet

Date: 6/11/2026

Kimberley Estates
Future Land Use Map

Ankeny
bringing it all together.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack	Lisa West	Todd Ripper
Joseph Herst		Phil Tuning

ITEM NAME
3219 SE 36th Circle Raptor Properties — Building Material Standards

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL

ACTION REQUESTED
Motion
LEGAL

EXECUTIVE SUMMARY

Staff report attached.

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

Plan and Zoning Commission recommended approval of the site plan for 3219 SE 36th Circle Raptor Properties on April 8, 2025.

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

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.

ATTACHMENTS

1. Aerial Map
2. Staff Report
3. Applicant Letter
4. Approved Building Elevations
5. Site Plan Requirements Ordinance

N

1 inch = 700 feet

Date: 3/31/2025

3219 SE 36th Circle -
Raptor Properties Site Plan

Ankeny
bringing it all together.

Ankeny
bringing it all together.

Plan and Zoning Commission
Staff Report

Meeting Date: July 7, 2026

Agenda Item: 3219 SE 36th Circle Raptor Properties – Building Material Standards
Report Date: July 1, 2026
Prepared by: Bryan Morrissey ESC
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission deny the request from All-Star Concrete to allow the use of exposed fasteners on the warehouse building at 3219 SE 36th Circle.

Project Summary

On April 8, 2025, the Plan and Zoning Commission approved the site plan and building elevations for the Raptor Properties Site Plan at 3219 SE 36th Circle. The approved site plan includes two buildings on the property, one for office use and the other to be utilized for warehouse operations. Typical features were shown on the site plan such as dedicated parking areas, an outdoor storage area, a detention area for stormwater runoff, and landscaping. The approved building elevations depicted the office building as being constructed primarily of masonry (brick and split face) and metal siding. Similarly, the approved building elevations showed the warehouse as being comprised of masonry and metal siding as well.

Per Ankeny Municipal Code Section 192.02(3)(B)(6), metal siding is allowed to be utilized as a secondary material for new construction; however, any fasteners on the metal siding must be concealed. In May 2026, during construction on the site, staff was notified that the fasteners on the warehouse building were not concealed and were visible on the property. Although the approved building elevations included a keynote indicating that the office building would use concealed fasteners for the metal siding, the keynote for the warehouse did not specify whether the fasteners would be concealed or exposed. As the warehouse keynote did not identify exposed fasteners, staff had no basis to determine that the proposed siding did not comply with the Code. Had the keynote clearly identified exposed fasteners, staff would have notified the applicant that they were prohibited, and the plans would not have been forwarded to the Commission for approval.

Although City staff recognizes that requiring corrective action may result in delays, the Code's building material standards are clear: metal siding is only permitted with concealed fasteners. To date, no other exposed fasteners have been installed since the adoption of the building material standards. Approving the exposed fasteners after installation would be inconsistent with the building material standards of the Code and would establish a precedent for future buildings in a growing industrial area. Taking that into consideration, staff is recommending that the Plan and Zoning Commission deny the request from All-Star Concrete to allow exposed fasteners on the warehouse building at 3219 SE 36th Circle. If the Commission chooses to allow the exposed fasteners to remain, staff would ask for additional guidance regarding exposed fasteners in the future.

June 26, 2026

Eric Carstens
Planning Manager
City of Ankeny
1210 NW Prairie Ridge Dr
Ankeny, IA 50023

RE: 3219 SE 36th St, Ankeny
All Star Concrete Warehouse

Dear Mr. Carstens-

I am representing Alex Vazquez with All-Star Concrete, the building owner of the above referenced property. Per the City of Ankeny final inspection, the city noted the exterior metal siding was installed with exposed fasteners. We are requesting this siding be allowed to remain. I would like to request the property be put on the agenda for the July 7th, 2026, Planning and Zoning meeting to discuss the building design requirements.

Per Chapter 192.02 of the City of Ankeny Zoning Ordinance, the Building Design Guidelines are in place, "*to create a focus on development that maintains a satisfactory function and appearance within the City. It is the intent of these regulations to maintain or enhance neighborhood character, preserve values, and promote the public health, safety, and general welfare.*" It is our belief that the building as designed and constructed achieves all of these goals. I would further like to point out the following:

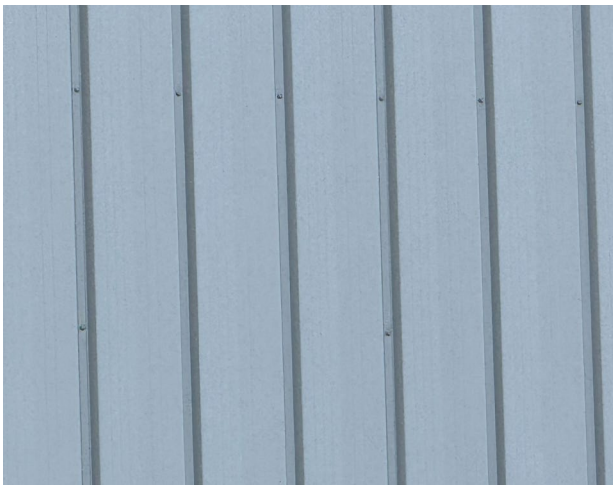
1. Material requirements in the zoning ordinance are incorporated to protect the aesthetic nature of buildings. Aesthetic preferences are subjective. While the ordinance addresses what is perceived as the unsightliness of the fasteners it ignores other, equally important properties of metal wall siding. Mainly, oil canning that occurs in smooth panels that are the basis of many concealed fastener panels. The ribs in panels are designed to strengthen the panel and prevent oil canning. I would offer that the siding installed on this project will look as good, if not better, than the adjacent buildings after being exposed to a hot, Iowa summer.
2. The requirement for concealed fastener verses exposed is purely aesthetic. In my 35 years of experience as an architect, metal building distributor, and general contractor I have never seen wall panels fail at the fastener.

3. The Owner of the property went above and beyond the adjacent developers in other exterior material requirements. Whereas the adjacent buildings stepped their primary materials down at the sides and rear of the building the owner of this property thought would look bad, so he matched the primary material elevation on all four sides of the building which put us well over the minimum required on the sides and rear. He also matched the primary material to the clay fired brick on the office building as well as included fiber cement panel siding accents that also matched the office building. Both of these materials cost substantially more than they needed but were included to improve the appearance of the building.
4. In looking at pictures taken from the street, the sidewalk, 35’ away and 15’ away, the fasteners are unnoticeable until you are 15’ away. (Include Photos)

Photograph from the street (60’)

Photograph from Sidewalk (35’)

Photograph from front yard (25’)



Photograph from next to building (10’).

*Photos taken on semi-cloudy day for clarity. Photographs taken on a sunny day the fasteners were completely lost in the shadow line of the panels.

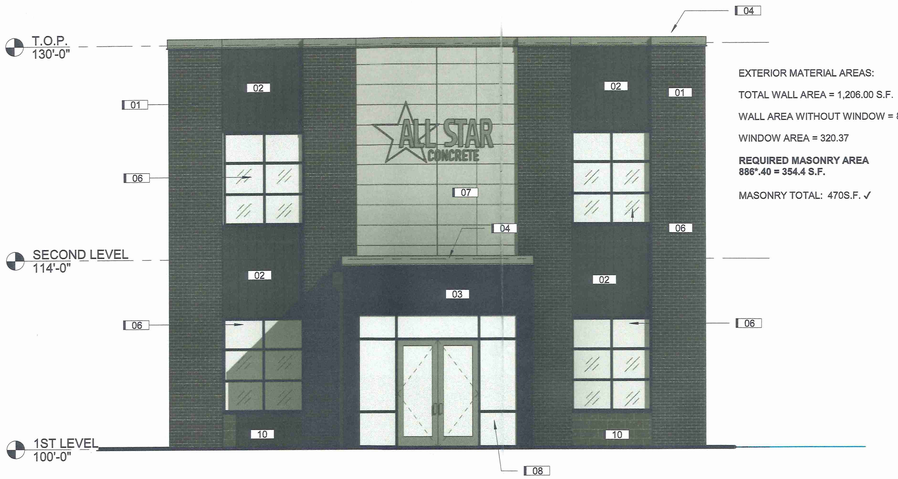
5. The fasteners on this building are recessed into the shadow line of the groove making it nearly impossible to see the fasteners from any angle other than straight on.
6. The bottom of the wall panels are 12’ above grade. You never have the opportunity to stand next to the wall panels.
7. Many communities who have adopted “Form Based” zoning codes have differentiated the metal siding allowed in residential and commercial areas from the more industrial areas, allowing the more economical siding to be installed in the industrial areas.

For the above reasons we are requesting the installed siding be allowed to remain. Please let me know if you have any questions or would like to discuss this prior to the meeting.

Sincerely,

Karl Chambers, AIA
President
Imprint Architects

CC: Alex Vazquez, All-Star Concrete



EXTERIOR MATERIAL AREAS:

TOTAL WALL AREA = 1,206.00 S.F.

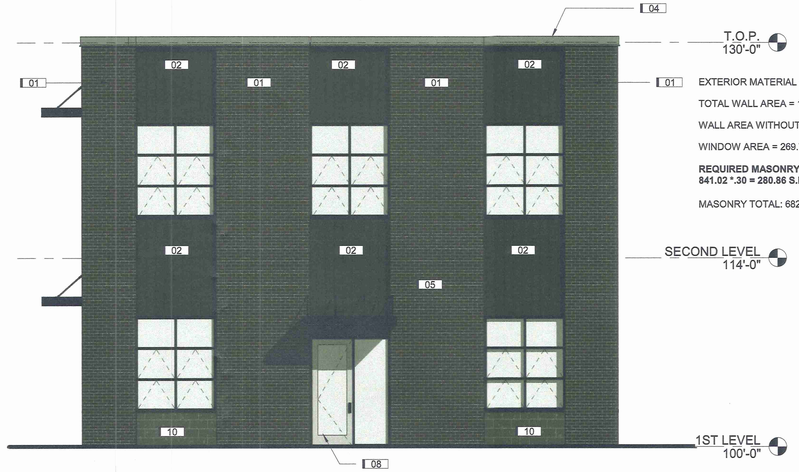
WALL AREA WITHOUT WINDOW = 886

WINDOW AREA = 320.37

REQUIRED MASONRY AREA
886*.40 = 354.4 S.F.

MASONRY TOTAL: 470S.F. ✓

3 **EXTERIOR ELEVATOIN - WEST**
3/16" = 1'-0"



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WALL AREA WITHOUT WINDOW = 936.23

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REQUIRED MASONRY AREA
841.02 *.30 = 280.86 S.F.

MASONRY TOTAL: 682 S.F. ✓

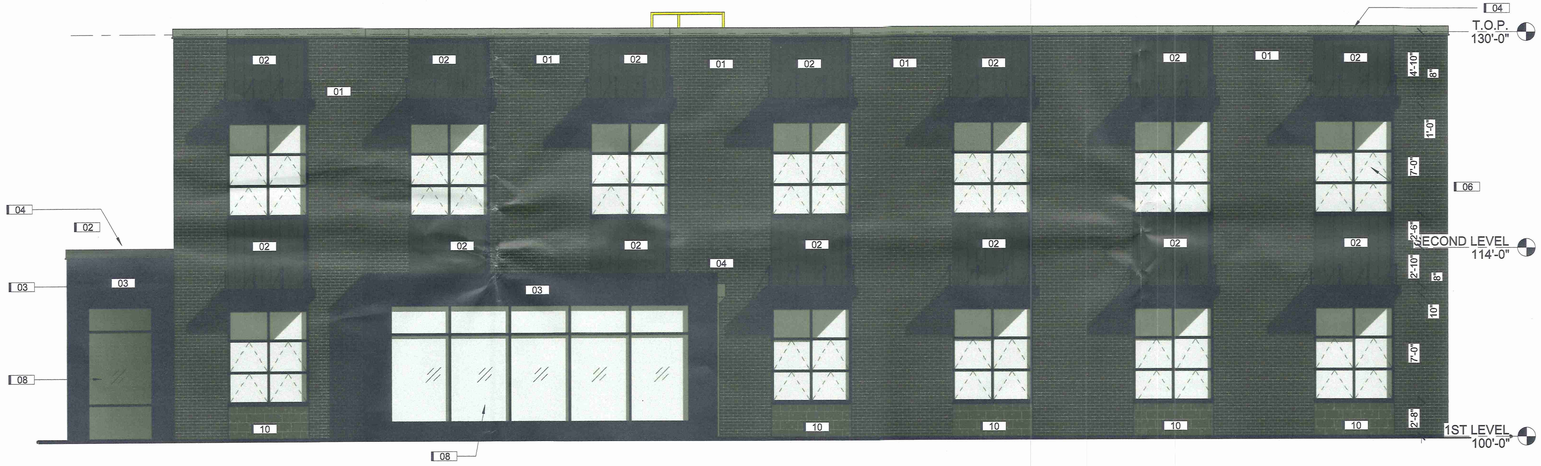
4 **EXTERIOR ELEVATION - EAST**
3/16" = 1'-0"

ELEVATION GENERAL NOTES

1. ARCHITECTURAL 100' - 0" = SURVEY XXXX.XX'
2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.

IA-KEYNOTE - FLOOR PLANS	
Key Value	Keynote Text
01	MASONRY- BRICK
02	METAL SIDING - PAC CLAD CONCEALED WALL PANEL SYSTEM - PRECISION SERIES HWP
03	METAL SIDING - PAC CLAD CONCEALED WALL PANEL SYSTEM - FLUSH & REVEAL WALL PANELS
04	PRE- FINISHED METAL COPING
05	PRE- MANUFACTURED METAL CANOPY - MAPES
06	PELLA IMPERVIA FIBERGLASS WINDOW
07	NICHIHA INDUSTRIAL BLOCK GRAY
08	ALUMINUM STOREFRONT WITH INSULATING GLAZING
09	PRE-FINISHED DOWNSPOUT AND COLLECTOR
10	MASONRY - SPLIT FACE

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date April 8, 2025
Ayes 4 Nays 0 Abstain 1 Absent 2
APPROVED
T Pape Chairperson
Secretary



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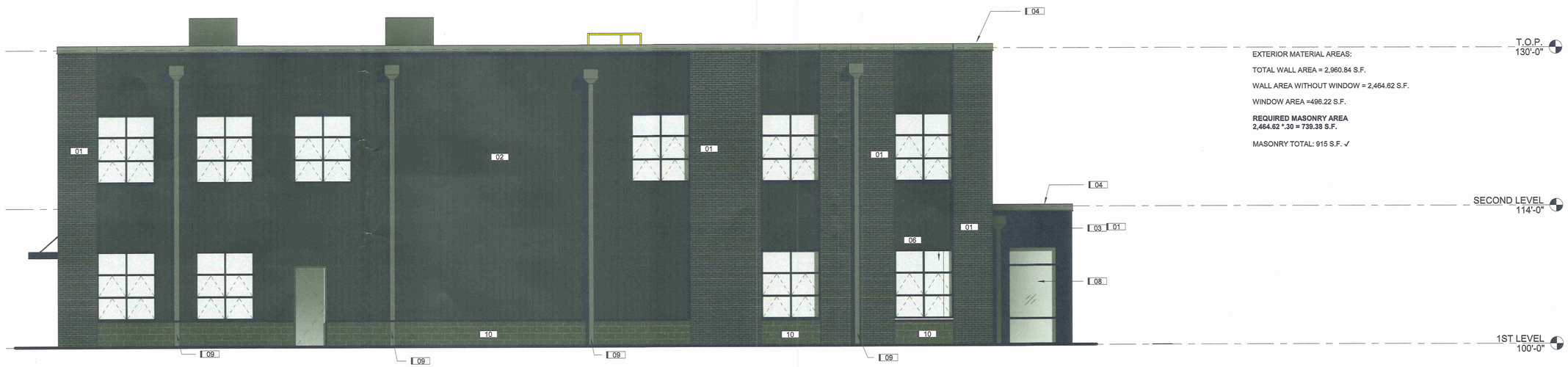
WALL AREA WITHOUT WINDOW = S.F.

WINDOW AREA =850.36 S.F.

REQUIRED MASONRY AREA
2,110.84 *.30 = 633 S.F.

MASONRY TOTAL: 1,438 S.F. ✓

2 **EXTERIOR ELEVATION - SOUTH**
3/16" = 1'-0"



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WINDOW AREA =496.22 S.F.

REQUIRED MASONRY AREA
2,464.62 *.30 = 739.38 S.F.

MASONRY TOTAL: 915 S.F. ✓

1 **EXERIOR ELEVATION - NORTH**
3/16" = 1'-0"

RECEIVED
JUN 03 2025
CITY OF ANKENY

PRELIMINARY - NOT FOR CONSTRUCTION

24-140

PROJECT:
ALL STAR CONCRETE - OFFICE
ALL STAR CONCRETE
LOT 4- ALBAUGH FOUR MILE INDUSTRIAL PARK

DATE:	DRAWN BY:	CHK'D BY:
01/17/2025	CR	JW

REVISED:

EXTERIOR ELEVATIONS

A200

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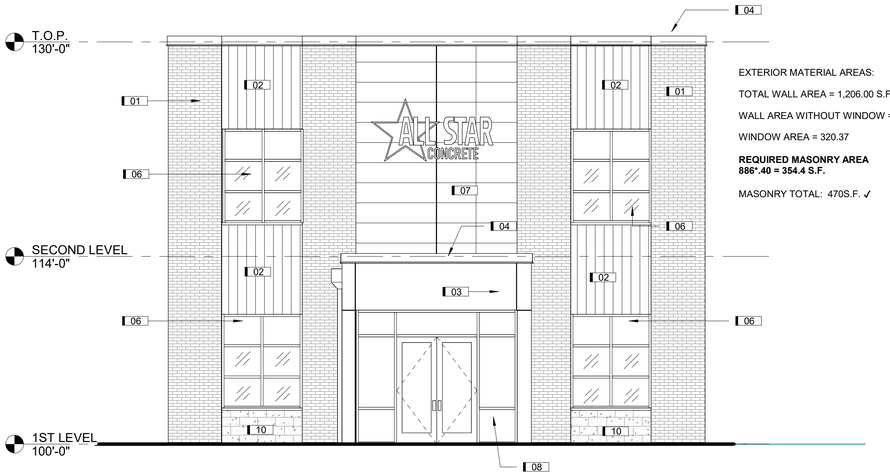

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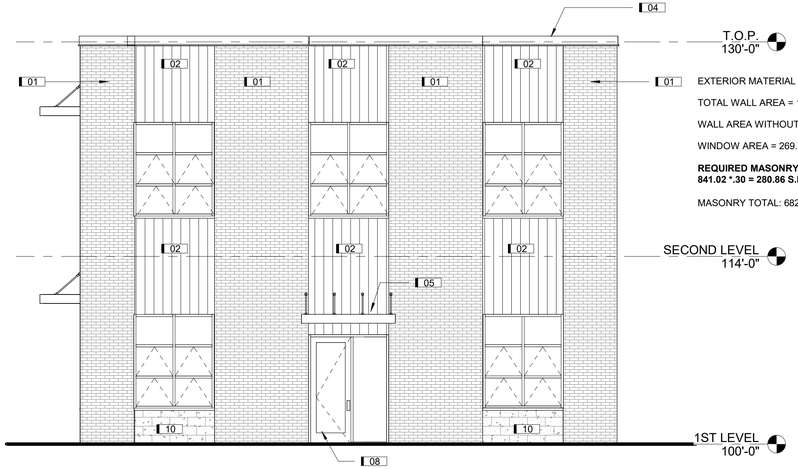

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3/16" = 1'-0"

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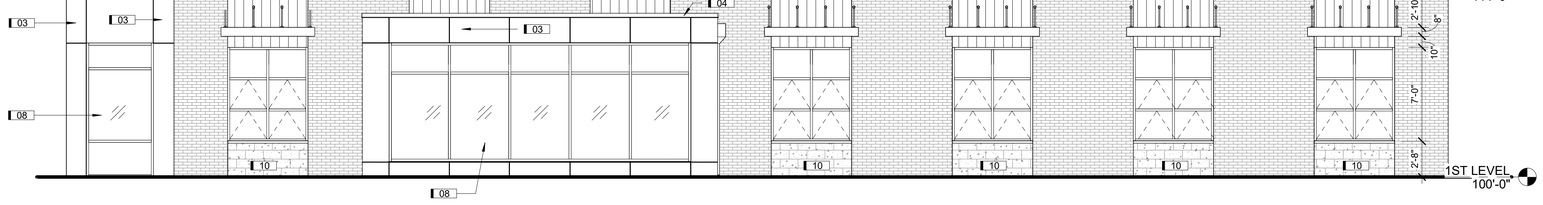

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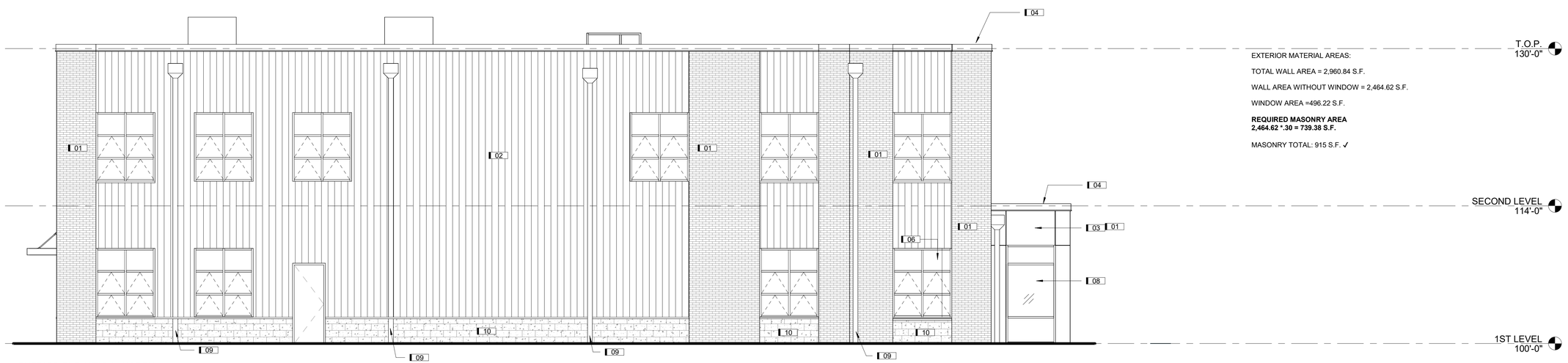

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PRELIMINARY - NOT FOR CONSTRUCTION

24-140

PROJECT:
ALL STAR CONCRETE - OFFICE
ALL STAR CONCRETE
LOT 4- ALBAUGH FOUR MILE INDUSTRIAL PARK

DATE:	DRAWN BY:	CHK'D BY:
01/17/2025	CR	JW

REVISED:

EXTERIOR ELEVATIONS

A200

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FAX: (515) 965-5335
info@imprintarchitects.com

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KEYNOTE LEGEND	
KEY	NOTE
01	24 GAUGE DOUBLE LOCK STANDING SEAM MTL. ROOF BY P.E.M.B
02	24 GAUGE RIB METAL WALL - KYNAR FINISH
03	DOWNSPOUT BY P.E.M.B.
04	GUTTER BY P.E.M.B.
05	RAKE TRIM BY P.E.M.B.
06	METAL CANOPY BY P.E.M.B.
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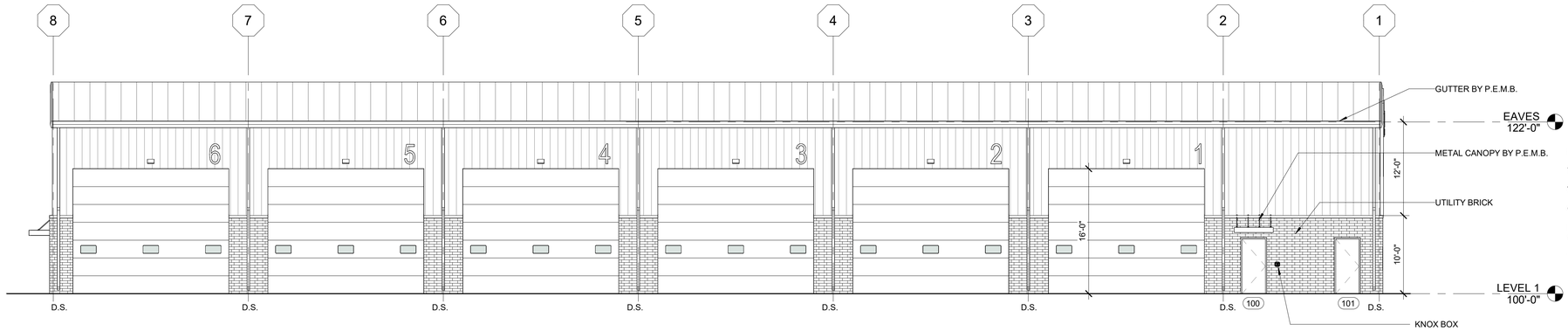


4 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL AREAS:

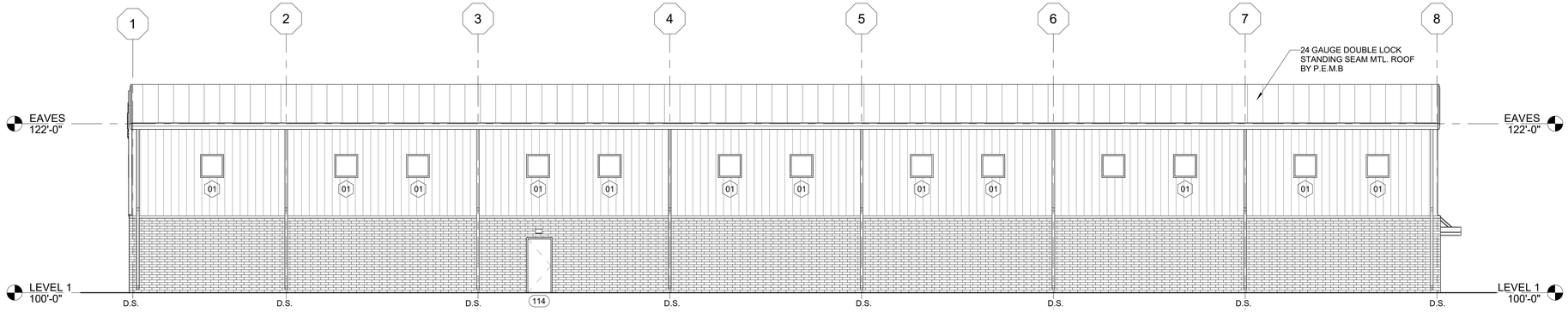
TOTAL WALL AREA = 3,742.75 S.F.

WALL AREA WITHOUT WINDOW = 1,798.86 S.F.

OPENING AREA = 1943.89 S.F.

REQUIRED MASONRY AREA
1,798.86 *.30 = 539.658 S.F.

MASONRY TOTAL: 486.53 S.F.



3 SOUTH ELEVATION
1/8" = 1'-0"

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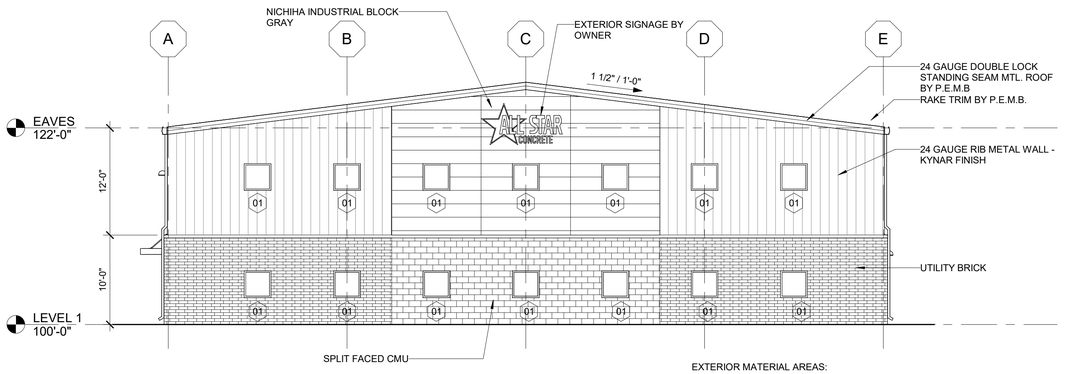
TOTAL WALL AREA = 3,742.75 S.F.

WALL AREA WITHOUT WINDOW = 3,601.86 S.F.

OPENING AREA = 140.89 S.F.

REQUIRED MASONRY AREA
3,601.86 *.30 = 1,080.55 S.F.

MASONRY TOTAL: 1,718 S.F. ✓



1 WEST ELEVATION - STREET FACING
1/8" = 1'-0"

EXTERIOR MATERIAL AREAS:

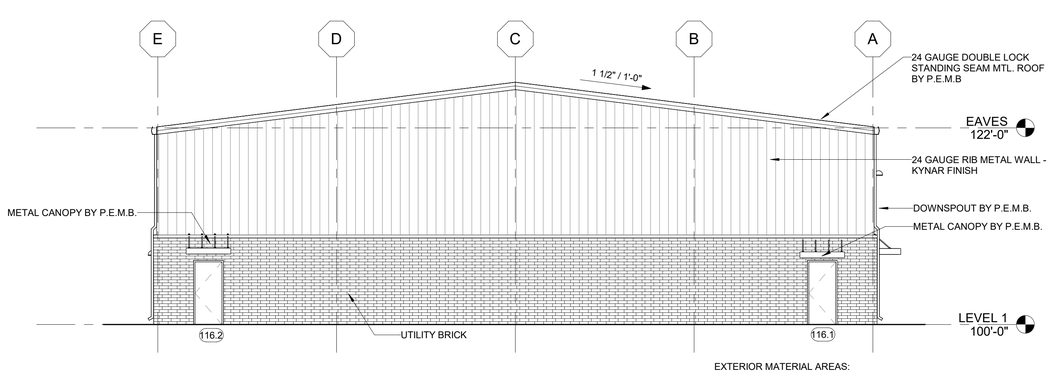
TOTAL WALL AREA = 1,911 S.F.

WALL AREA WITHOUT WINDOW = 1,784.78 S.F.

OPENING AREA = 126.22 S.F.

REQUIRED MASONRY AREA
1,784.78 ***.40 = 713.91 S.F.**

MASONRY TOTAL: 746 S.F. ✓



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WALL AREA WITHOUT WINDOW = 1,863.22 S.F.

OPENING AREA = 47.78 S.F.

REQUIRED MASONRY AREA
1,863.22 *.30 = 559.966 S.F.

MASONRY TOTAL: 758 S.F. ✓

PRELIMINARY - NOT FOR CONSTRUCTION

24-140

PROJECT:
ALL STAR CONCRETE - WAREHOUSE
ALL STAR CONCRETE
LOT 4 - ALBAUGH FOUR MILE INDUSTRIAL PARK

DATE:	DRAWN BY:	CHK'D BY:
01/28/2025	CR	JW
REVISED:		

EXTERIOR ELEVATIONS

A200

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C:\Users\crodriguez\Documents\24-140 All Star Concrete Warehouse_R23_cristina4YCKA.rvt

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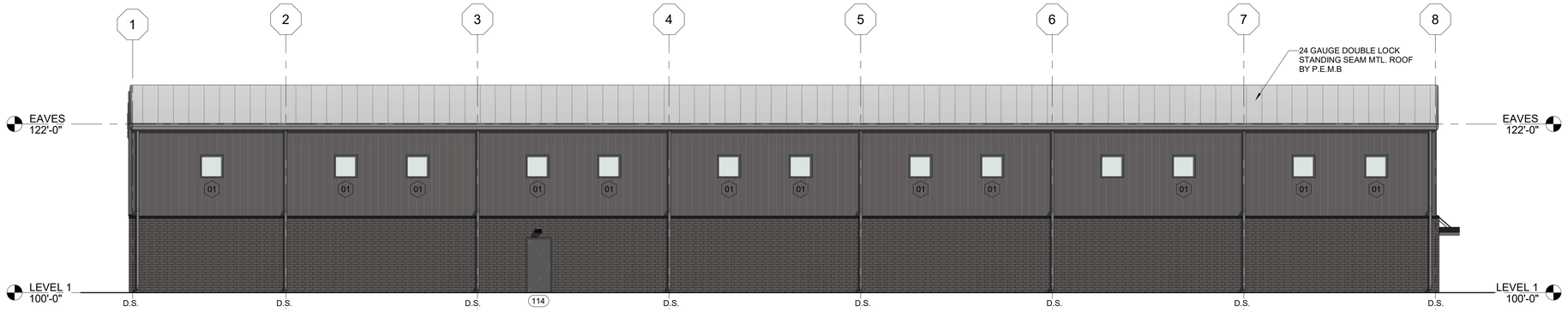

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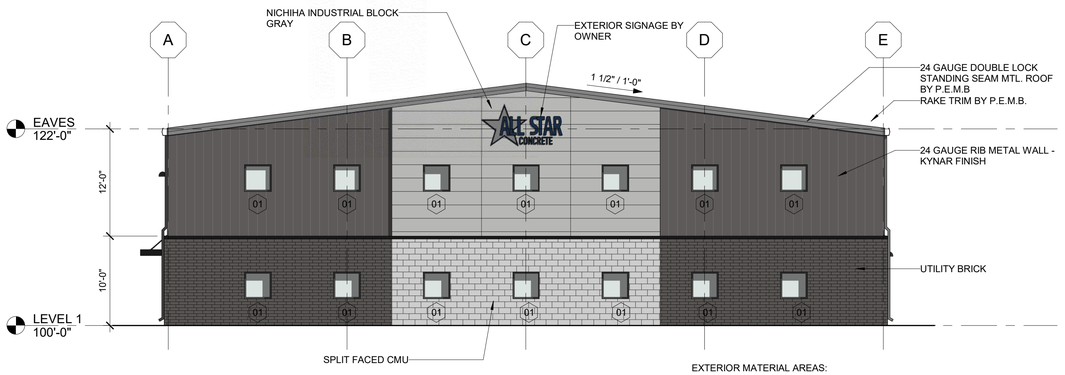

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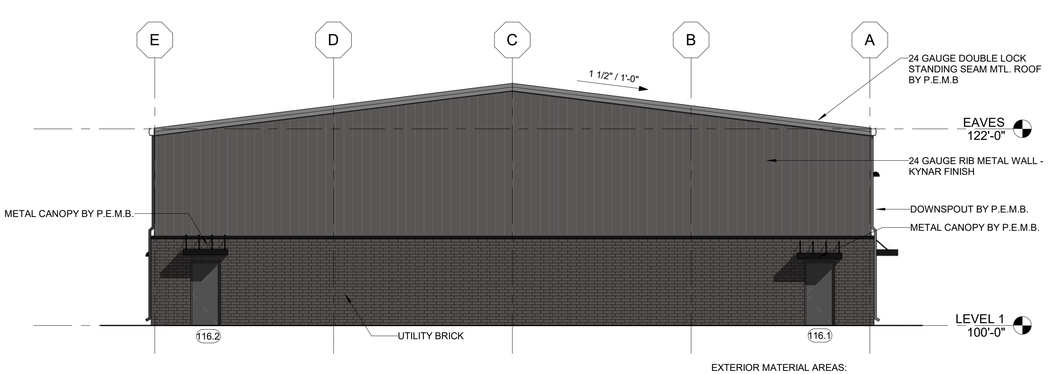

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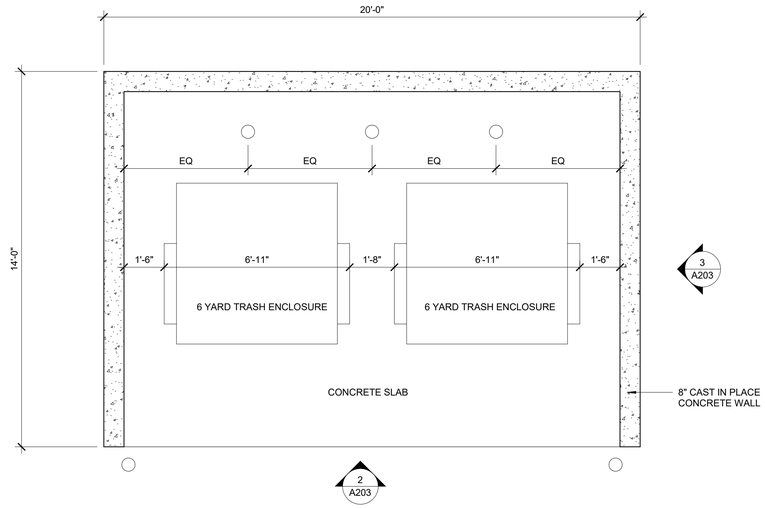
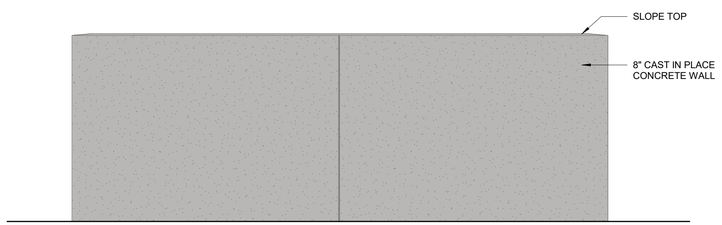


4 **TRASH ENCLOSURE**
3/8" = 1'-0"

THE OWNER REQUESTED THE TRASH ENCLOSURE TO BE AN 8" REINFORCED CAST-IN-PLACE CONCRETE WALL ENCLOSURE WITHOUT GATES. SINCE THE TRASH BINS ARE FREQUENTLY USED THROUGHOUT THE WORKDAY, THE OWNER OPTED TO OMIT THE GATES FOR IMPROVED WORKFLOW. ADDITIONALLY, THE TRASH ENCLOSURE IS SITUATED WITHIN A GATED PROPERTY AT LEAST 200 FEET AWAY FROM PUBLIC ACCESS.



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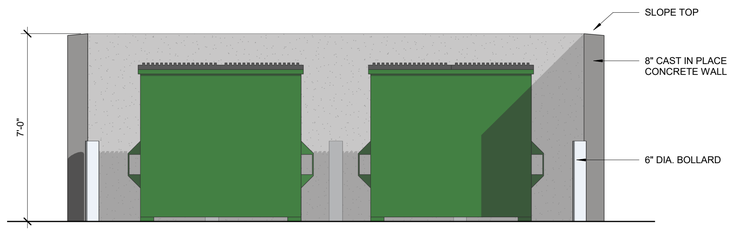

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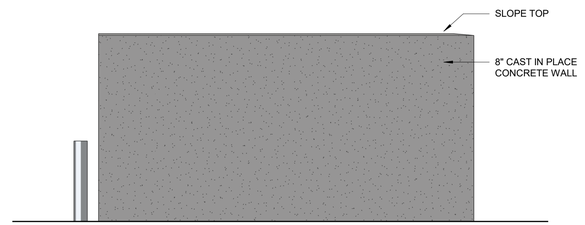
3/8" = 1'-0"



3 **SIDE OF TRASH ENCLOSURE**
3/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
ALL STAR CONCRETE - WAREHOUSE
ALL STAR CONCRETE
LOT 4 - ALBAUGH FOUR MILE INDUSTRIAL PARK

DATE:	DRAWN BY:	CHK'D BY:
04/03/25	CR	JF

REVISED:

TRASH ENCLOSURE

A203

IMPRINT ARCHITECTS
617 SW 3RD ST. SUITE #108
ANKENY, IOWA 50023
PHONE: (515) 965-5336
FAX: (515) 965-5335
info@imprintarchitects.com

4/3/2025 4:34:39 PM
C:\Users\crodriguez\Documents\24-140 All Star Concrete Warehouse_2_cristina4YCKA.rvt

1. Purpose and Application. It is the intent and purpose of this section to establish a procedure which will enable the City to review certain proposed improvements to property within specified zoning districts of the City to insure compliance with all applicable zoning, subdivision, and building regulations. Site plans in conformance with this section, with the exception of site plans for one-family and two-family dwellings and their associated accessory buildings (See Section 197.03), shall be required whenever any person proposes to place any building, structure or hard surfacing for which a building permit is required under any other section of this code, on any tract or parcel of land.

2. Site Plan Approval Prerequisite to Building Permit and Certificate of Occupancy and Use Issuance. No building permit shall be issued for the construction of any structure or hard surfacing that is subject to the provisions of this section and/or Chapter 156 until a site plan has been submitted covering the land upon which such structure or hard surfacing is to be located, and further, approved for such development in accordance with this section and/or Chapter 156. No certificate of occupancy and use shall be issued for such structure or hard surfacing until all terms and conditions of the approved site plan have been satisfactorily completed or provided for.

3. Design Standards. The standards of design provided in this section are intended to establish criteria for those items that affect the physical aspect of Ankeny's environment. These criteria are not intended to restrict design; however, they are intended to create a focus on development that maintains a satisfactory function and appearance within the City. It is the intent of these regulations to maintain or enhance neighborhood character, preserve values, and promote the public health, safety, and general welfare.

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.

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

(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.

(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 Department Director.

(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.

(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 them from view from public ways and adjoining properties.

(7) All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.

(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.

(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.

(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 Department Director.

(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.

(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.

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.

(2) Materials selected for buildings shall provide compatible textures and colors with those of neighboring buildings.

(3) Materials selected for buildings shall be compatible with the architecture of the building. Materials selected for suitability to the type of buildings and the design in which they are used. Materials should provide for strength and permanence.

(4) 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.

(5) Multiple buildings on the same site shall provide for compatible and complimentary design materials while limiting repetitive, monotonous design.

(6) Specific Building Material Standards:

a. Base. All buildings will have a base, at least three feet in height, around the entire perimeter of the building that consists of a durable, permanent material, such as:

i. Brick, including full-depth and thin brick;

ii. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;

iii. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;

iv. Pre-cast concrete; or,

v. Other similar durable material as approved by the Plan and Zoning Commission.

b. Primary Materials. The primary building materials used for exterior finishes must be of high-quality and durability. These include:

i. Brick, including full-depth and thin brick;

ii. Stone, including natural or cultured stone that simulates natural stone, limestone, granite, and marble;

iii. Glass;

iv. Architectural (textured, not smooth face) concrete masonry units (CMU), including split face, weathered face, sandblasted face, or ground face block;

v. Pre-cast concrete; or,

vi. Other similar high quality materials as approved by the Plan and Zoning Commission.

c. Secondary Materials. The secondary building materials used for exterior building walls include:

i. Stucco (Portland cement plaster) with three coats of metal lath or wire fabric lath;

ii. Exterior Insulation Finish System (EIFS), provided use of a wall drainage system (barrier wall systems are prohibited) and used only above the base of the building;

iii. Lap siding (wood, composite, fiber cement, vinyl, steel or aluminum);

iv. Pre-finished architectural panel;

v. Architectural metal panel (minimum 26 gauge) with concealed fasteners;

vi. Metal siding with concealed fasteners; or,

vii. Other similar appropriate accent materials as approved by the Plan and Zoning Commission.

d. Prohibited Materials. The following exterior walls, siding, and cladding are prohibited:

i. Corrugated galvanized metal;

ii. Corrugated metal panel;

iii. Smooth-face concrete block;

iv. Vinyl siding (non-residential development);

v. Plastic siding;

vi. Plywood or wood fiber; and,

vii. Unfired clay, sand, or shale rock.

e. Material Requirements. Set out in Table 192.02.01, are the minimum percentage of Primary materials required on the applicable building elevations within each Zoning District or identified, applicable land uses.

Table 192.02.01

Minimum Primary Material Requirements (% of each building wall)

Districts or Uses	1&2 Family[3]	SFA[4]	MF[5]	C-1	C-2/C-2A/C-3	M-1	M-2
Public-Facing[1]	NA	40	60	60	70	40	30
Other Facades[2]	NA	10	40	40	50	30	20

Table Notes:
1. Public Facing refers to building elevation(s) fronting on or most directly facing a public street or a rear/side elevation that abuts a

parking lot of a separate use, e.g., shopping center with pad sites.

2. Other Facades refers to interior side or rear elevations.

3. 1&2 Family = Single Family Detached and Duplex/Bi-Attached/Two-Unit Structures regardless of Zoning District.

4. SFA = Single Family Attached Structures with three units or more regardless of Zoning District.

5. MF = Multiple Family Structures regardless of Zoning District.

(Ord. 2041 - Jan. 21 Supp.)

C. Signs.Table

(1) Every sign shall have good scale and proportion in relationship to its site and function, as well as the signage and use of neighboring properties.

(2) Building signs shall be designed as an integral architectural element of the building.

(3) Yard signs shall be designed to provide elements compatible with the building design and architectural elements. Where pylon or pole signs are used, pylons or poles shall be concealed using architectural materials compatible with the building.

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

D. Factors for Evaluation. The following factors and characteristics, which affect the function and appearance of a development, will govern the Plan and Zoning Commission's evaluation of a site plan submission:

(1) Conformance to design standards and other applicable Code requirements;

(2) Location of the buildings, and the relationship to the development site and neighboring buildings and sites;

(3) Layout and utilization of building, parking, driveways, and open spaces;

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

(5) Circulation, vehicular and pedestrian;

(6) Impact on sanitary sewer, storm sewer, drainage, water, and street systems.

4. Submittal Requirements. All exhibits must be folded if larger than letter size and submitted at a suitable size and scale to be legible. However, large mounting boards, material samples, or other exhibits not meeting the criteria may be used for Commission presentation. An adequate number of color photographs are required to illustrate the site, including existing features and surrounding buildings. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal. All required plans, unless waived by the Department Director, shall include as a minimum the following items of information:

A. Site Plan.

(1) Date of preparation, north point, and scale.

(2) Legal description and address of the property to be developed.

(3) Name, address, and phone number of the record property owner, the applicant and the person or firm preparing the site plan.

(4) The existing and proposed zoning of this and adjoining sites.

(5) All property and street pavement lines, grades, and site layout dimensions, including street right-of-way widths.

(6) The existing and proposed contours, showing areas of grading/earthwork and soil erosion control practices. Contours should be at a minimum of two-foot intervals or as necessary to show drainage. Where existing topography is on a slope of less than two percent, either one-foot contours or spot elevations shall be provided.

(7) All existing and proposed utility lines and easements, including sizes, hydrant locations and coverage, in accordance with the City of Ankeny standard specifications and subdivision regulations.

(8) If parking is involved, show calculations for determining the required number of off-street parking spaces as required by the City's zoning ordinance. Give the number of spaces actually proposed and the maximum number of employees, customers, and office vehicles that would be in each building or unit at any one time.

(9) Proposed ingress and egress to the site, sidewalks, on-site parking areas, parking stalls including those for persons with disabilities, adjacent streets; delineation of traffic flow with directional arrows and location of directional signs or other motorist's aids.

(10) All sidewalks, bike paths, loading areas, dividers, planters, and other similar permanent improvements.

(11) Location and type of buffer screens between the parking area and all adjacent properties and rights-of-way.

(12) Delineation of all required yard setbacks.

(13) Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets and street names.

(14) Location of existing trees six inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred year storm.

(15) Location, amount and type of any proposed landscaping, plantings, fences, walls, or other screening as required by the zoning regulations and the design standards.

(16) The number and type of all existing and proposed buildings, the units of each, proposed uses for all buildings, and total floor area of each building.

(17) Location and type of any existing or proposed lighting on the property which illuminates any part of any required yard.

(18) Location and type of any existing or proposed signs.

(19) Description of size, material, and colors of any proposed signs and wind stress calculations, if required.

(20) A vicinity map at a scale of one inch equals five hundred feet or larger, showing the general location of the property, and the adjoining land uses and zoning.

(21) Soil tests and similar information, if deemed necessary by the Department Director, to determine the feasibility of the proposed development in relation to the design standards.

(22) Lot survey, where possible ownership or boundary problems exist, as determined by the Department Director.

(23) Any other information not herein stated above that is specific to the site plan and deemed necessary by the Department Director.

B. Elevation Views.

(1) Location, shape and two different exterior elevation views of all proposed buildings, for the purpose of understanding the overall design of the structure, materials proposed to be used, the location of windows, doors, overhangs, projection height, etc., and the grade relationship to floor elevation, and the number of stories of each proposed building and of each building to be retained;

(2) All freestanding, ground and building signs.

5. Pre-Application Conference; Application Requirements.

A. Whenever any person proposes to apply for a building permit for other than a one-family or two-family dwelling or related accessory structure, the applicant shall submit to the City a request for a pre-application conference.

B. The conference shall include the applicant or representative, the site designer/contractor and the Department Director or designee. The purpose of the conference shall be to acquaint the City staff with the proposed construction and to acquaint the applicant or representative of the applicant with the procedures and with any special problems that might relate to such construction.

C. The applicant shall furnish a legal description of the platted real estate certified by a licensed land surveyor at the time of requesting a pre-application conference. The conference shall be held within seven days of such request.

6. Technical Review Committee Review. The technical review committee is the staff committee charged with review responsibility on submittals. This committee generates comments on regulations affecting the proposed site development. A complete submittal for this meeting would include the following:

A. Fifteen sets of all plans containing the required information;

B. Two sets of storm water detention calculations;

C. Two sets of complete floor plans and building elevations for structures being proposed for immediate construction;

D. Two sets of any public improvement plan and profiles for any public improvements being installed with site development;

E. One compact disk (CD) in the IBM disk format with a PDF file that contains all pages of the Site Plan.

F. Any other information which might assist the City in making this review;

G. Filing fees as set by Council resolution.

7. Action on Site Plan.

A. The technical review committee shall promptly notify the applicant in writing of any revisions or additional information needed to complete the review. If necessary, the applicant shall make revisions and resubmit the revised plan to the City for acceptance. If the site plan complies with requirements set forth in this section, the applicant's plan shall be submitted to the Plan and Zoning Commission for approval, disapproval or approval subject to conditions.

B. Plan and Zoning Commission. This is the final review step for a site plan. A complete submittal would include the following:

(1) Fifteen copies of all plans and/or information required and one compact disk (CD) in the IBM disk format with a PDF file that contains all pages of the Site Plan;

(2) A letter to accompany the presentation that requests project approval and describes the project, timetable for construction, and provides any other information to assist the Commission in making its decision;

(3) Performance bonds for any public improvement being proposed with the site plan. See final plat process for more information on the process required for public improvements if needed with the site plans.

C. In the case of disapproval or approval subject to conditions, the Plan and Zoning Commission shall indicate the reasons therefor and shall return a copy of the plan to the applicant for revisions in accordance with action taken. The applicant shall then submit the revised plan for review by the Technical Review Committee and if the site plan complies with the requirements of this section, the site plan shall be submitted for certification by the Plan and Zoning Commission.

D. The City shall retain the duly certified original in the City's permanent files.

8. Appeals.

A. The applicant may, upon notice to the City Council, appeal in whole or in part any determination or action of the Plan and Zoning Commission made within the scope of this section. Appeal shall be made without cost by written notification of the appeal received by the Clerk within 90 days after the date of the action from which appeal is sought. The Clerk shall place the matter on the agenda of the next regular meeting of the City Council, provided such appeal is filed at least ten days prior to such meeting.

B. The City Council shall decide all appeals within 30 days after written notification of the appeal has been received by the Clerk, provided that the appellant may agree to a longer period not to exceed 60 days after the written notification of the appeal has been received by the Clerk. Failure to decide the appeal within such period shall have the effect of overturning the Plan and Zoning Commission's disapproval and approving the site plan as appealed.

C. At the City Council's meetings, the appealing party or parties shall be presented a reasonable opportunity to present their views. A four-fifths vote of the Council shall be necessary to overturn or modify the action of the Plan and Zoning Commission.

D. A site plan that has been denied by the Plan and Zoning Commission or City Council may be amended and resubmitted by the applicant to the City, pursuant to the terms of this section, upon payment of appropriate fees.

9. Validity of Approval. A site plan shall become effective upon certification of approval by the Plan and Zoning Commission. In the event that an appeal is filed, a site plan shall not become effective until all appeals have been decided. The approval of any site plan required by this section shall remain valid for two years after the date of approval, after which time the site plan shall be deemed null and void if the development has not been established or actual construction commenced. For the purpose of this section, "actual construction" means that a building permit has been issued and the permanent placement of construction materials has started and is proceeding without undue delay. Preparation of plans, securing financial arrangements, letting of contracts, grading of property, or stockpiling of materials on the site shall not constitute actual construction.

10. Site Plan Enforcement. Failure to comply with and maintain the approved site plan, unless another site plan has been submitted in accordance with this section, shall be considered a violation of the Zoning Ordinance.

11. Site Plan Amendment. Any approved site plan may be amended in accordance with the standards and procedures established herein, including payment of fees; provided, the Department Director may waive such procedures for those minor changes listed in this section. Such minor changes shall not be made unless the prior written approval for such changes is obtained from the Department Director. No fees shall be required for such minor changes as follows:

A. Moving building walls within the confines of the smallest rectangle that would have enclosed each original approved building; relocation of building entrances or exits, shortening of building canopies;

B. Changing to a more restrictive commercial or industrial use, provided there is no reduction in the amount of off-street parking as originally approved; this does not apply to residential uses;

C. Changing angle of parking or aisle, provided there is no reduction in the amount of off-street parking as originally approved;

D. Substituting plant species, provided a nursery or landscape architect certifies the substituted species is similar in nature and screening effect;

E. Changing type and design of exterior lighting fixtures, provided a certified engineer or architect certifies there will be no change in the intensity of light at the property boundary;

F. Increasing peripheral yards.

12. Applicability to Existing Development. The requirements of this section do not apply to the placement of any structure for which building permits have been issued as of the date of the adoption of the ordinance codified in this section; provided, if such building permit shall expire, then a new building permit shall not be issued until the requirements of this section have been met; and provided further, if an existing structure is to be reconstructed, enlarged, expanded or otherwise increased in an amount equal to or greater than the expansions listed below, then the provisions of this section still apply:

A. In the case of building uses twenty-five percent or greater of its existing ground coverage and/or total floor space;

B. In the case of non-building uses or non-building portion of uses, twenty-five percent or greater of the existing non-building area of the site development.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 2026
6:30 PM

Ted Rapp, Chair
Randy Weisheit, Vice Chair

Trina Flack
Joseph Herst
Lisa West
Todd Ripper
Phil Tuning

ITEM NAME
Local Option Sales Tax Presentation

ORIGINATING DEPARTMENT
Development Services

COUNCIL GOAL
Ensure Economic Vitality

ACTION REQUESTED

LEGAL

EXECUTIVE SUMMARY

CITY MANAGER/STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S)

FISCAL IMPACT

PUBLIC OUTREACH EFFORTS

ACTION REQUESTED

ATTACHMENTS

None

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 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. 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

ATTACHMENTS

1. June 2026 Building Permit Report

City of Ankeny
Building Permit Report
Month of June 2026

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	June-26		June-25		1/1/2026-6/30/2026		1/1/2025-6/30/2025		7/1/2025-6/30/2026	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	22	$9,308,397	31	$12,103,898	178	$75,832,750	162	$63,505,439	368	$154,262,252
New Single Family Attached/Duplex	10	$2,565,216	4	$1,325,308	56	$16,615,049	233	$59,973,584	142	$41,346,361
New Multi - Family	0	$0	4	$15,175,127	0	$0	7	$69,848,877	1	$4,003,375
Total New Residential Permits	**32**	**$11,873,613**	**39**	**$28,604,333**	**234**	**$92,447,799**	**402**	**$193,327,900**	**511**	**$199,611,988**
Additions/Alterations/Other (1)	86	$660,382	76	$643,471	411	$5,742,325	394	$21,946,088	781	$9,060,820
Total New Dwelling Units	***32***		***197***		***249***		***985***		***546***	
NON-RESIDENTIAL										
New Commercial	3	$1,687,693	3	$2,746,823	8	$16,582,178	14	$55,495,033	21	$49,264,941
COM Additions/Alterations/Other	10	$2,339,415	6	$7,501,134	34	$19,810,215	40	$16,829,648	73	$25,983,899
New Church	0	$0	1	$300,000	0	$0	1	$300,000	0	$0
CHR Additions/Alterations/Other	0	$0	0	$0	3	$1,017,389	2	$3,540,950	6	$5,384,183
New School	0	$0	0	$0	3	$41,840,239	0	$0	6	$72,490,199
SCH Additions/Alterations/Other	2	$6,032,489	0	$0	5	$7,604,489	2	$558,490	7	$7,878,249
Total Non Residential Permits	**15**	**$10,059,597**	**10**	**$10,547,957**	**53**	**$86,854,510**	**59**	**$76,724,121**	**113**	**$161,001,471**
MISC PERMITS (2)	112	$52,450	111	$531,778	518	$1,049,575	482	$1,333,664	955	$1,745,262
TOTALS	**245**	**$22,646,042**	**236**	**$40,327,539**	**1216**	**$186,094,209**	**1337**	**$293,331,773**	**2360**	**$371,419,541**

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexs; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
6/1/2026 - 6/30/2026

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	6/2/2026	$432,255	26-2485-NEW	730 NE Crossing Oaks Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/2/2026	$355,975	26-2486-NEW	726 NE Crossing Oaks Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/2/2026	$449,026	26-2487-NEW	722 NE Crossing Oaks Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/2/2026	$326,872	26-2488-NEW	718 NE Crossing Oaks Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/2/2026	$405,092	26-2489-NEW	714 NE Crossing Oaks Dr	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	New Building	6/3/2026	$646,342	26-2307-NEW	6022 NE Terrace Ridge Dr	Vander Kamp Homebuilders	Van Der Kamp Framing LLC
Single Family Detached	New Building	6/3/2026	$567,059	26-2318-NEW	3803 NW Reinhart Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/8/2026	$373,520	26-2721-NEW	1403 NW 27th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	6/9/2026	$640,714	26-2751-NEW	4002 SE 30th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	6/10/2026	$516,687	26-2705-NEW	3211 NE Briar Creek Pl	Kiel Uhl	Kiel Uhl
Single Family Detached	New Building	6/16/2026	$433,581	26-2850-NEW	6230 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	6/18/2026	$379,196	26-2980-NEW	3408 SE Bannister Dr	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	6/23/2026	$401,229	26-3109-NEW	108 NE 64th Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	6/24/2026	$540,167	26-2309-NEW	3101 SE Elkwood Ct	Embarq Signature Homes	Embarq Signature Homes
Single Family Detached	New Building	6/25/2026	$271,978	26-3076-NEW	3715 NE 6th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/25/2026	$530,137	26-3149-NEW	2703 NW 27th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/25/2026	$306,825	26-3165-NEW	4113 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/25/2026	$443,866	26-3185-NEW	2402 NW 29th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	6/26/2026	$297,766	26-2771-NEW	4207 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/26/2026	$291,715	26-2862-NEW	4318 NW 17th St	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/26/2026	$274,113	26-2880-NEW	4203 NW 17th Ct	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	New Building	6/29/2026	$424,282	26-3317-NEW	1203 NE Meadow Crossing Dr	EverStone Homes LLC	EverStone Homes LLC
Single Family Attached	New Building	6/16/2026	$259,768	26-2405-NEW	605 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$251,652	26-2403-NEW	607 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$259,768	26-2402-NEW	609 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$251,652	26-2401-NEW	611 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$259,768	26-2398-NEW	613 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$259,768	26-2411-NEW	606 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$251,652	26-2409-NEW	608 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$259,768	26-2408-NEW	610 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$251,652	26-2407-NEW	612 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Attached	New Building	6/16/2026	$259,768	26-2406-NEW	614 NE Hart Ln	Jerry's Homes Inc.	Jerry's Homes Inc.
Single Family Detached	Building Alteration	6/3/2026	$3,000	26-2807-ALT	2307 SW Abilene Rd	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	6/5/2026	$18,616	26-2682-ALT	705 NE Hunter Dr	Benett J Gustafson	Benett J Gustafson
Single Family Detached	Building Alteration	6/9/2026	$47,600	26-2733-ALT	1080 NE 18th St	R & S Construction LLC	R & S Construction LLC
Single Family Detached	Building Alteration	6/9/2026	$38,084	26-2799-ALT	2519 NW 44th St	Casey Elwoood	Casey Elwoood
Single Family Detached	Building Alteration	6/9/2026	$21,798	26-2977-ALT	4215 NE 11th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	6/13/2026	$16,128	26-3075-ALT	409 NE 59th St	Tom Farnoik	Tom Farnoik
Single Family Detached	Building Alteration	6/19/2026	$4,000	26-3091-ALT	3113 NW 27th Cir	Payan Family Contracting&Const	Payan Family Contracting&Const
Single Family Attached	Building Addition	6/19/2026	$32,465	26-3209-ADD	4911 NW 7th St	Edgar Ramirez or Kim Gipple	Edgar Ramirez or Kim Gipple
Single Family Detached	Building Addition	6/22/2026	$55,462	26-2885-ADD	2502 NE Bellagio Ct	Christianson Innovations, LLC	Christianson Innovations, LLC

Single Family Detached	Building Addition	6/22/2026	$67,636	26-3244-ADD	1210 NW Parkridge Pl	Screenbuilders of Ankeny	Screenbuilder of Ankeny
Single Family Attached	Building Alteration	6/26/2026	$33,579	26-3362-ALT	2805 NW Boulder Point Pl	Mahmoud Chabayta	Mahmoud Chabayta
Single Family Detached	Building Alteration	6/27/2026	$17,829	26-2075-ALT	4312 NW 13th St	Amanda McLaughlin	Amanda McLaughlin
Single Family Detached	Building Alteration	6/29/2026	$24,003	26-3400-ALT	2818 NW Westwood Ct	Happe Homes, LLP	Happe Homes, LLP
Other	Carport	6/10/2026	$9,859	26-2939-CPRT	11212 NW 16th St	David J Nelson	David J Nelson
Single Family Detached	Garage	6/8/2026	$47,664	26-2689-GAR	1202 SW Kenworthy Dr	Alex Kuberski	Alex Kuberski
Single Family Detached	Shed	6/4/2026	$4,640	26-2270-SHD	413 SE 6th St	Myles Laven	Myles Laven
Single Family Detached	Shed	6/8/2026	$960	26-2791-SHD	1705 NE Deer Creek Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/9/2026	$2,000	26-2961-SHD	5003 NE Ledgestone Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/11/2026	$2,400	26-3034-SHD	114 SW State St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	6/16/2026	$2,400	26-2950-SHD	810 NE Bristol Dr	Jon Palmersheim	Jon Palmersheim
Single Family Detached	Shed	6/17/2026	$1,920	26-2780-SHD	422 NW Skyline Dr	Jared Schaben	Kevin Grall Premier Portable Bldgs
Single Family Detached	Shed	6/23/2026	$1,280	26-3157-SHD	3512 NW 25th St	Haley Rhoads	Haley Rhoads
Single Family Detached	Shed	6/23/2026	$3,200	26-3263-SHD	1308 NW Benjamin Dr	Dennis Davenport	Dennis Davenport
Single Family Detached	Shed	6/24/2026	$3,200	26-3292-SHD	5708 NE Northgate Dr	Brian Sierens	Brian Sierens
Single Family Detached	Shed	6/26/2026	$6,320	26-3381-SHD	1218 NE 31st St	Kasey Harken	Navigate Construction Services
Single Family Detached	Shed	6/29/2026	$7,340	26-3325-SHD	3010 NW Abilene Rd	Christopher G Younker	Colin Concrete DSM
Single Family Detached	Solar	6/11/2026	$7,067	26-3070-SOL	2705 NW 30th Ln	Everlight Solar	Everlight Solar
Single Family Detached	Swimming Pool	6/10/2026	$0	26-2993-POOL	917 SE Peterson Dr	Lisa Green	Lisa Green
Single Family Detached	Swimming Pool	6/15/2026	$0	26-2863-POOL	1410 NW Linwood Dr	Melony Loy	Melony Loy
Single Family Detached	Swimming Pool	6/18/2026	$0	26-3188-POOL	5126 NE Ledgestone Ct	Ryan Campbell	Ryan Campbell
Single Family Detached	Swimming Pool	6/29/2026	$0	26-3336-POOL	5902 NE Briarwood Dr	juarez landclearing & excavating	Juarez Excavating LLC
Single Family Detached	Deck	6/1/2026	$2,880	26-2809-DECK	1316 NE Williamsburg Dr	Reiter Construction	Reiter Construction
Single Family Detached	Deck	6/2/2026	$1,944	26-2158-DECK	1801 NW Boulder Ridge Ln	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/2/2026	$3,456	26-2164-DECK	3406 NE Briarwood Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/2/2026	$1,728	26-2175-DECK	3922 NW 10th St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/3/2026	$336	26-2874-DECK	701 SE 3rd St	Jose Delarosa	DLR Construction
Single Family Detached	Deck	6/3/2026	$4,320	26-2875-DECK	1009 SE Peterson Dr	Jose Delarosa	DLR Construction
Single Family Attached	Deck	6/8/2026	$3,072	26-2774-DECK	1003 SE Rene St	Drew Thelen	Drew Thelen
Single Family Detached	Deck	6/15/2026	$1,680	26-2820-DECK	4303 NW Olivia Ln	Greenland Homes IA INC	Greenland Homes IA INC
Single Family Detached	Deck	6/15/2026	$2,304	26-2929-DECK	3804 SW Westview Dr	Loraine Riley	Midwest Kings LLC
Duplex	Deck	6/15/2026	$1,152	26-2960-DECK	1432 SW Twin Gates Dr	First OnSite Property Restoration	Bryan Exteriors
Single Family Detached	Deck	6/15/2026	$3,072	26-3094-DECK	2309 NE Hanover Ct	Michael Jones	Michael Jones
Single Family Attached	Deck	6/16/2026	$2,880	26-3057-DECK	225 SE Peterson Dr	Brent Boock	Brent Boock
Single Family Attached	Deck	6/16/2026	$480	26-3104-DECK	412 SW Springfield Dr	James Downs Jesse	James Downs Jesse
Single Family Attached	Deck	6/16/2026	$2,016	26-3125-DECK	1701 NW 10th St	Grace Fox	Revamp Fence & Deck
Single Family Detached	Deck	6/16/2026	$1,800	26-3142-DECK	3120 SW Butternut Ct	Milargo Nava	Milargo Nava
Single Family Detached	Deck	6/17/2026	$3,312	26-2872-DECK	4111 NE Hillcrest Ct	Christianson Innovations, LLC	Christianson Innovations, LLC
Single Family Detached	Deck	6/22/2026	$2,160	26-2991-DECK	209 NE Sherman Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	6/22/2026	$2,688	26-3153-DECK	2603 NW Northpark Dr	Cornerstone Solutions LLC	Cornerstone Solutions LLC
Single Family Detached	Deck	6/22/2026	$2,304	26-3280-DECK	715 NE 40th Ct	Grace Fox	Revamp Fence & Deck
Single Family Detached	Deck	6/23/2026	$700	26-3312-DECK	4312 NE 12th St	Hoang Truong	Hoang Truong

Single Family Detached	Deck	6/24/2026	$3,240	26-3268-DECK	1903 SW 17th St	David Pettit	David Pettit
Single Family Detached	Deck	6/25/2026	$324	26-3310-DECK	1605 NW 5th St	1:1 Brother Construction	1:1 Brother Construction
Single Family Detached	Deck	6/26/2026	$1,200	26-3237-DECK	5705 NE Sienna Dr	John F Sipley	Sani Enterprise
Single Family Attached	Deck	6/29/2026	$2,304	26-3364-DECK	5116 NW 8th St	J.T. Contracting	J.T. Contracting
Single Family Detached	Deck	6/29/2026	$2,304	26-3392-DECK	3826 SW Stonehaven Ln	Deck & Drive Solutions	Deck and Drive Solutions
Single Family Detached	Deck	6/29/2026	$1,728	26-3397-DECK	1305 SE Trilein Dr	Deck & Drive Solutions	Deck and Drive Solutions
Multi-Family	Deck	6/30/2026	$900	26-3009-DECK	511 NW 5th St Apt 7	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3011-DECK	511 NW 5th St Apt 8	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3015-DECK	511 NW 5th St Apt 9	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3017-DECK	511 NW 5th St Apt 10	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3020-DECK	511 NW 5th St Apt 11	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3021-DECK	511 NW 5th St Apt 12	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3022-DECK	511 NW 5th St Apt 13	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3023-DECK	511 NW 5th St Apt 14	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3024-DECK	511 NW 5th St Apt 15	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3025-DECK	511 NW 5th St Apt 16	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3027-DECK	511 NW 5th St Apt 17	Goran Balac	Goran Balac
Multi-Family	Deck	6/30/2026	$900	26-3028-DECK	511 NW 5th St Apt 18	Goran Balac	Goran Balac
Single Family Detached	Deck	6/30/2026	$3,060	26-3401-DECK	519 NE 53rd Ct	Naylor Ross	Renomads LLC
Single Family Detached	Deck	6/30/2026	$2,040	26-3463-DECK	1511 NE Falstaff Ln	Jean Hall	Jean Hall
Single Family Detached	Gazebo	6/30/2026	$3,380	26-3205-GAZ	404 NE 58th St	Kolton Reed	Kolton Reed
Single Family Detached	Pergola	6/11/2026	$1,500	26-2938-PERG	1469 SW Des Moines St	Brett Spotten	Brett Spotten
Single Family Detached	Pergola	6/12/2026	$29,786	26-3059-PERG	3416 NW Trestle Point Dr	Paramount Pergolas	Paramount Pergolas
Single Family Attached	Pergola	6/12/2026	$24,062	26-3061-PERG	3503 NW 27th St	Paramount Pergolas	Paramount Pergolas
Single Family Detached	Pergola	6/16/2026	$1,800	26-2877-PERG	814 SE Uehlamar Dr	Coleman Kelly	Coleman Kelly
Single Family Detached	Pergola	6/30/2026	$7,840	26-3419-PERG	1521 SW Des Moines St	Maihan Noori	Maihan Noori
Single Family Detached	Pergola	6/30/2026	$2,000	26-3464-PERG	1511 NE Falstaff Ln	Jean Hall	Jean Hall
Single Family Attached	Porch	6/1/2026	$7,616	26-2691-PRCH	606 SE Wanda Dr	Chad Rouse	Custom Decks, LLC
Single Family Detached	Porch	6/2/2026	$4,200	26-1905-PRCH	2104 SW Cascade Falls Dr	JT3 Construction	JT3 Construction
Single Family Attached	Porch	6/4/2026	$6,624	26-2225-PRCH	2009 NW Logan St	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Porch	6/5/2026	$3,920	26-2604-PRCH	2311 NW College Ave	Susana Garcia	Susana Garcia
Single Family Detached	Porch	6/9/2026	$5,600	26-2844-PRCH	1915 NE Pond View Ct	Redwood Builders	Redwood Builders
Single Family Detached	Porch	6/23/2026	$4,080	26-3170-PRCH	3330 NW Trestle Point Dr	Chad Rouse	Custom Decks, LLC
Single Family Detached	Porch	6/24/2026	$2,400	26-3062-PRCH	1022 NE Otter Ridge Cir	Elevate Homes Inc	Elevate Homes Inc
Single Family Detached	Porch	6/30/2026	$3,840	26-3036-PRCH	3505 SE Cherry Blossom Dr	Jeff Bramer	Jeff Bramer
Storage	New Building	6/3/2026	$36,000	26-2683-NEW	2838 S Ankeny Blvd	Tom Yung	Hubbell Construction Services
Other/Clubhouse	New Building	6/19/2026	$551,723	24-1042-NEW	1810 NW Savannah Ln	Benson Orth General Contractors	Benson Orth General Contractors
Retail	New Building	6/23/2026	$1,099,970	26-1808-NEW	1945 NE 36th St	Vaille Kelly	Koester Construction
Other/On With Life	Building Alteration	6/1/2026	$248,966	26-1371-ALT	715 SW Ankeny Rd	Tom Yung	Hubbell Construction Services
Office	Building Alteration	6/2/2026	$650,000	26-2335-ALT	700 SE Dalbey Dr	Venter Spooner Inc	Venter Spooner Inc
Office	Building Alteration	6/5/2026	$140,000	26-2619-ALT	2510 SW White Birch Dr Ste 6	Austin Builders	Austin Builders
Other	Building Alteration	6/5/2026	$90,000	26-2904-ALT	2575 SE Hulsizer Rd STE 102	Cuter Construction	Cutler Construction
Office	Building Alteration	6/11/2026	$30,000	26-2542-ALT	1360 SW Park Square Dr Ste 106	DRA Properties	DRA Properties LLC

Other/Auto Paint Booth	Building Alteration	6/11/2026	$69,000	26-2906-ALT	1407 SW Ordnance Rd	Gerber Auto Collision and Glass	Gerber Auto Collision and Glass
Other/Axis Therapy	Building Alteration	6/12/2026	$984,540	26-1904-ALT	423 S Ankeny Blvd	Divergent Group	Divergent Group
Office	Building Alteration	6/16/2026	$100,000	26-2909-ALT	1345 SW Park Square Dr STE 109	DRA Properties	DRA Properties LLC
Industrial	Building Alteration	6/26/2026	$16,909	26-2400-ALT	802 SE Shurfine Dr	Margulies Property Ma	Margulies Property Ma
Other/Cell Tower	Building Addition	6/26/2026	$10,000	26-3309-ADD	1121 SE Lorenz Dr	Crown Castle	Crown Castle
School	Building Alteration	6/12/2026	$130,000	26-2817-ALT	1604 W 1st St	Imprint Architects	Leever Homes Inc
School	Building Addition	6/26/2026	$5,902,489	26-2137-ADD	1102 NW Weigel Dr	Damion Spilman	Henkel Construction Company
Single Family Detached	Fence/Wall	6/1/2026	$0	26-2788-FNCE	1509 NW Jackson Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	6/2/2026	$0	26-2826-FNCE	2606 NW Fairfield Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	6/2/2026	$0	26-2827-FNCE	302 NE Mandy Ln	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	6/2/2026	$0	26-2838-FNCE	2519 NW Linwood Ct	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	6/2/2026	$0	26-2849-FNCE	3223 NW 27th Cir	Superior Fence & Rail of Central Ia	Superior Fence and Rail
Single Family Detached	Fence/Wall	6/3/2026	$0	26-2873-FNCE	3705 SW Bluegrass Cir	Souphabourout Chanthinouvong	Souphabourout Chanthinouvong
Single Family Detached	Fence/Wall	6/4/2026	$0	26-1894-FNCE	2009 NW Logan St	Elite IntEx Solutions	Elite IntEx Solutions
Single Family Detached	Fence/Wall	6/4/2026	$0	26-2822-FNCE	313 NW Bramble Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/4/2026	$0	26-2828-FNCE	3233 SE 20th St	Post to Post Fence LLC	Post to Post Fence LLC
Single Family Detached	Fence/Wall	6/5/2026	$0	26-2855-FNCE	4414 NE Winchester Ct	Central Iowa Fencing	Central Iowa Fencing
Retail	Fence/Wall	6/8/2026	$0	26-1256-FNCE	1606 NW Irvinedale Dr	Brent K Culp	Brent K Culp
Single Family Detached	Fence/Wall	6/8/2026	$0	26-2859-FNCE	4519 NE Hayes Dr	Superior Fence & Rail of Central Ia	Superior Fence & Rail of Central Ia
Single Family Detached	Fence/Wall	6/8/2026	$0	26-2887-FNCE	2806 NW Boulder Point Pl	William Rivera	William Rivera
Single Family Detached	Fence/Wall	6/8/2026	$0	26-2888-FNCE	2802 NW Boulder Point Pl	William Rivera	William Rivera
Single Family Detached	Fence/Wall	6/8/2026	$0	26-2919-FNCE	4420 NE 8th St	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	6/8/2026	$0	26-2943-FNCE	818 SE Rio Cir	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/10/2026	$0	26-3005-FNCE	1308 NW Benjamin Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/11/2026	$0	26-2974-FNCE	3404 SE Bannister Dr	Superior Fence & Rail of Central Ia	Superior Fence & Rail of Central Ia
Single Family Detached	Fence/Wall	6/11/2026	$0	26-2976-FNCE	4725 NE Innsbruck Dr	Superior Fence & Rail of Central Ia	Superior Fence & Rail of Central Ia
Single Family Detached	Fence/Wall	6/12/2026	$0	26-2239-FNCE	2403 SW 38th St	Precision Fencing	Precision Fencing
Single Family Detached	Fence/Wall	6/12/2026	$0	26-2695-FNCE	3005 SW Meadow Ridge Dr	Precision Fencing	Precision Fencing
Single Family Detached	Fence/Wall	6/12/2026	$0	26-3084-FNCE	2603 NW 23rd ST	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/13/2026	$0	26-2819-FNCE	333 NW Stratford Ln	Aaron Metheny	Aaron Metheny
Single Family Detached	Fence/Wall	6/15/2026	$0	26-2876-FNCE	508 NE Whitetail Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/15/2026	$0	26-2997-FNCE	1626 NW North Creek Dr	Spenser Burden	GQ Fence Specialists, LLC
Single Family Detached	Fence/Wall	6/15/2026	$0	26-3106-FNCE	414 NE Whitetail Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	6/16/2026	$0	26-1982-FNCE	2821 SW Tradition Cir	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	6/16/2026	$0	26-1990-FNCE	3210 NE 11th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	6/16/2026	$0	26-2003-FNCE	3101 SW Woodfield Ln	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	6/16/2026	$0	26-3058-FNCE	2810 NW Westwood Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/16/2026	$0	26-3073-FNCE	3007 NW Northwood Ln	Superior Fence & Rail of Central Ia	Superior Fence & Rail of Central Ia
Single Family Detached	Fence/Wall	6/16/2026	$0	26-3087-FNCE	1206 SW 3rd St	Deann Lynn McCann	Deann Lynn McCann
Single Family Detached	Fence/Wall	6/16/2026	$0	26-3126-FNCE	2302 NE Bel-Aire Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/17/2026	$0	26-3135-FNCE	321 SE 30th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/17/2026	$0	26-3174-FNCE	203 SW 18th St	Victor Escalona	Victor Escalona
Single Family Detached	Fence/Wall	6/17/2026	$0	26-3182-FNCE	1908 SW Prairie Trail Pkwy	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	6/19/2026	$0	26-2999-FNCE	4102 NW 5th St	JT3 Construction	JT3 Construction
Single Family Detached	Fence/Wall	6/19/2026	$0	26-3124-FNCE	101 NW Countrywood Ln	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Attached	Fence/Wall	6/19/2026	$0	26-3246-FNCE	1324 NE Country Meadow Dr	Affordable Fencing Inc.	Affordable Fencing Inc.

Single Family Detached	Fence/Wall	6/19/2026	$0	26-3247-FNCE	2034 SW College Ave	Affordable Fencing Inc.	Affordable Fencing Inc.
Single Family Detached	Fence/Wall	6/22/2026	$0	26-2901-FNCE	3500 SE Bannister Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	6/22/2026	$0	26-3210-FNCE	4209 NE 12th St	Emily Satre	Emily Satre
Single Family Detached	Fence/Wall	6/22/2026	$0	26-3240-FNCE	1405 NW Greenwood St	Grace Fox	Grace Fox
Duplex	Fence/Wall	6/24/2026	$0	26-2937-FNCE	4347 NE Mongoose Ln	Arbor Contracting Group LLC	Arbor Contracting Group LLC
Single Family Detached	Fence/Wall	6/24/2026	$0	26-3304-FNCE	313 NW Ridgeline Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	6/24/2026	$0	26-3320-FNCE	5707 NE Verona Dr	Salazar Builders	Salazar Builders
Single Family Detached	Fence/Wall	6/24/2026	$0	26-3322-FNCE	309 NE Grant St	Joe Cornelius	Joe Cornelius
Single Family Detached	Fence/Wall	6/24/2026	$0	26-3330-FNCE	2519 NW North Creek Ct	Sturdy Fence Company	Sturdy Fence Company
Single Family Detached	Fence/Wall	6/25/2026	$0	26-3293-FNCE	403 SW Des Moines St	Skye Murray	Affordable Fencing Inc
Single Family Detached	Fence/Wall	6/25/2026	$0	26-3313-FNCE	4419 NE 8th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	6/25/2026	$0	26-3337-FNCE	5607 NE Geneva Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/26/2026	$0	26-2962-FNCE	1404 SW Cherry St	Clanton Creek Fence	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	6/26/2026	$0	26-2963-FNCE	1314 SW Lynn Dr	Clanton Creek Fence	Clanton Creek Fence and Gate
School	Fence/Wall	6/26/2026	$0	26-3254-FNCE	1900 NW 4th St	Faith Baptist Bible College	American Fence Company
Single Family Detached	Fence/Wall	6/29/2026	$0	26-3366-FNCE	4707 NW 13th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	6/29/2026	$0	26-3367-FNCE	104 NW Des Moines St	Mason Hulse	Mason Hulse
Single Family Detached	Fence/Wall	6/30/2026	$0	26-2159-FNCE	905 SW 28th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	6/30/2026	$0	26-3290-FNCE	1617 NW Benjamin Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	6/30/2026	$0	26-3291-FNCE	413 NE 9th St	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	6/30/2026	$0	26-3399-FNCE	2305 NE 13th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	6/30/2026	$0	26-3417-FNCE	2806 NW Fairfield Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Retail	Sign	6/2/2026	$5,000	26-1689-SIGNP	1615 SW Main St Ste 202	Fastsigns of Clive	Fastsigns, Visual Concepts, Inc
Retail	Sign	6/2/2026	$5,000	26-2048-SIGNP	1615 SW Main St Ste 202	Fastsigns of Clive	Fastsigns of Clive
Retail	Sign	6/2/2026	$2,300	26-2622-SIGNP	1630 S Ankeny Blvd Ste 115	BV Holdings Inc dba BDI Signs	BV Holdings Inc dba BDI Signs
Other	Sign	6/4/2026	$1,500	26-1532-SIGNP	1510 S Ankeny Blvd Ste 104	Fastsigns of Clive	Visual Concepts, Inc DBA FastSigns
Other	Sign	6/11/2026	$0	26-1921-SIGNP	2310 W 1st St	Tim Beyer	Reis Sign Service
Restaurant	Sign	6/15/2026	$5,800	26-2357-SIGNP	1325 SW Oralabor Rd Ste 200	Coinco Design + Production LLC	Nathan Connolly
Restaurant	Sign	6/15/2026	$450	26-2358-SIGNP	1325 SW Oralabor Rd Ste 200	Coinco Design + Production LLC	Nathan Connolly
Retail	Sign	6/25/2026	$4,400	26-2947-SIGNP	2510 SW White Birch Dr Ste 6	Signarama Urbandale	Signarama Urbandale
Retail	Temporary Sign	6/15/2026	$0	26-3050-SIGNT	2505 SE Delaware Ave	Josh Cave	Josh Cave
Retail	Temporary Sign	6/17/2026	$0	26-3053-SIGNT	509 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Temporary Sign	6/17/2026	$0	26-3054-SIGNT	3205 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Temporary Sign	6/17/2026	$0	26-3055-SIGNT	109 SE Oralabor Rd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Temporary Sign	6/18/2026	$0	26-3113-SIGNT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/18/2026	$0	26-3115-SIGNT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/18/2026	$0	26-3214-SIGNT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/18/2026	$0	26-3215-SIGNT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/18/2026	$0	26-3216-SIGNT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/19/2026	$0	26-3213-SIGNT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Temporary Sign	6/22/2026	$0	26-2848-SIGNT	1550 N Ankeny Blvd Ste 114	BV Holdings Inc dba BDI Signs	BV Holdings Inc dba BDI Signs
Retail	Temporary Sign	6/22/2026	$0	26-3169-SIGNT	921 SE Oralabor Rd	Wild Willy's Fireworks	Wild Willy's Fireworks
Retail	Temporary Sign	6/22/2026	$0	26-3173-SIGNT	1002 SE National Dr	Wild Willy's Fireworks	Wild Willy's Fireworks
Retail	Temporary Sign	6/29/2026	$0	26-2653-SIGNT	3875 SE Delaware Ave	Big Bang Fury Fireworks	Big Bang Fury Fireworks
Single Family Detached	Canopy/Tent	6/2/2026	$0	26-2729-TENT	3155 NW 18th St	Matthew Pillman	Matthew Pillman

Retail	Canopy/Tent	6/8/2026	$0	26-2910-TENT	3405 NE Trilein Dr	Aureon	Aureon
Other	Canopy/Tent	6/9/2026	$0	26-2971-TENT	1500 SW Main St	Diane Weber	Diane Weber
Retail	Canopy/Tent	6/16/2026	$0	26-3037-TENT	509 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/16/2026	$0	26-3038-TENT	109 SE Oralabor Rd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/16/2026	$0	26-3039-TENT	3205 N Ankeny Blvd	Bellino Fireworks, Inc	Bellino Fireworks, Inc
Retail	Canopy/Tent	6/18/2026	$0	26-3110-TENT	2732 SE Delaware Ave	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Canopy/Tent	6/18/2026	$0	26-3114-TENT	1802 N Ankeny Blvd	Iowa Fireworks Company, LLC	Iowa Fireworks Company, LLC
Retail	Canopy/Tent	6/22/2026	$0	26-3041-TENT	921 SE Oralabor Rd	Wild Willy's Fireworks	Wild Willy's Fireworks
Retail	Canopy/Tent	6/29/2026	$0	26-2652-TENT	3875 SE Delaware Ave	Big Bang Fury Fireworks	Big Bang Fury Fireworks
Single Family Detached	Drive Approach	6/4/2026	$0	26-2913-RSTRM	213 NE 16th St	AFG Concrete	AFG Concrete
Single Family Detached	Drive Approach	6/8/2026	$0	26-2725-RSTRM	2513 SW Ridgeway Ct	Top Tier Construction LLC	Top Tier Construction LLC
Single Family Detached	Drive Approach	6/19/2026	$0	26-3249-RSTRM	519 NE 44th Ct	Lupe Alvarez	Alvarez Construction
Single Family Detached	Drive Approach	6/22/2026	$0	26-3171-RSTRM	515 NE 44th Ct	Klinkefus Scott	Silver Fox Construction LLC
Single Family Detached	Drive Approach	6/22/2026	$0	26-3264-RSTRM	2517 NW 4th St	González Concrete	Gonzalez Concrete Inc
Single Family Detached	Drive Approach	6/24/2026	$0	26-3339-RSTRM	1102 SE Wanda Dr	J&J Concrete Inc	J&J Concrete Inc
Single Family Detached	Drive Approach	6/26/2026	$0	26-3363-RSTRM	1003 NW Ridge Rd	Angelina Bibian Bibian	Angelina Bibian Bibian
Single Family Detached	Sidewalk	6/3/2026	$0	26-2723-RSWRP	2809 NW Park Ln	Des Moines Excavating	Des Moines Excavating
Mixed Use	Sidewalk	6/3/2026	$0	26-2852-RSWRP	2202 W 1st St	Utility Traffic and Restoration	Utility Traffic and Restoration
Single Family Detached	Sidewalk	6/12/2026	$0	26-3072-RSWRP	1610 NW Applewood St	Brodrick Schmidt	Brodrick Schmidt
Single Family Detached	Sidewalk	6/16/2026	$0	26-3132-RSWRP	605 NW Kimberly Cir	Mark Brennan	Narrow Gate Construction
Single Family Detached	Sidewalk	6/19/2026	$0	26-3120-RSWRP	902 NW Greenwood St	Schaal Plumbing, Heating and Clg	Schaal Plumbing, Heating and Clg
Single Family Detached	Sidewalk	6/22/2026	$0	26-3172-RSWRP	515 NE 44th Ct	Klinkefus Scott	Silver Fox Construction LLC
Single Family Detached	Sidewalk	6/22/2026	$0	26-3265-RSWRP	2517 NW 4th St	González Concrete	González Concrete
Single Family Detached	Sidewalk	6/24/2026	$0	26-3340-RSWRP	1102 SE Wanda Dr	J&J Concrete Inc	J&J Concrete Inc
School	Demolition	6/1/2026	$0	26-2736-DEMO	1010 N Ankeny Blvd	Elder Corporation	Elder Corporation
Office	Demolition	6/2/2026	$0	26-2045-DEMO	1201 S Ankeny Blvd	Primus Companies, Inc.	Primus Companies, Inc.
Single Family Detached	Demolition	6/26/2026	$0	26-3212-DEMO	302 SW 3rd St	Mark Miller	Mark Miller
Industrial	Fuel Tanks	6/10/2026	$28,000	26-2949-FUEL	3219 SE 36th Cir	Agriland FS, Inc.	Agriland FS, Inc.

PLAN AND ZONING COMMISSION

Plan and Zoning Commission Agenda

July 7, 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