



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 20, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the August 20, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the August 6, 2024 minutes of the Plan and Zoning Commission meeting.

2. Hope Crest Plat 1 Final Plat

Consider MOTION to recommend City Council approval of the Hope Crest Plat 1 Final Plat.

3. 1407 SW Ordnance Road - Gerber Collision Building Addition Site Plan

Consider MOTION to approve the site plan for 1407 SW Ordnance Road, Gerber Collision Building Addition.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #3.

F. REMOVED CONSENT AGENDA ITEMS:

G. BUSINESS ITEMS:

4. DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential use classification

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential.

5. DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential.

6. DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential.

7. DRA Properties, LC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

H. REPORTS:

1. August 19, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Wednesday, September 4, 2024

3. Commissioner's Reports

I. MISCELLANEOUS ITEMS:

September 3, 2024 - 5:30 p.m. City Council Representative: Staff

J. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

August 20, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action:

Consider MOTION to approve and accept the August 6, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 6, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the August 6, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Glenn Hunter, Lisa West, and Todd Ripper. Absent: Annette Renaud. Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, Ryan Kirschman and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the August 6, 2024 agenda without amendments. Second by T.Flack. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 16, 2024 minutes of the Plan and Zoning Commission meeting.

Motion by L.West to approve the recommendations for Consent Agenda Item #1. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #2. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Office/Business Park to Low Density Residential use classification (LUPA Area A)

Item #3. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC and The Ankeny Community School District from Medium Density to Low Density Residential use classification (LUPA Area B)

Item #4. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC from Low Density to Medium Density Residential use classification (LUPA Area C)

Item #5. DRA Properties, LC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

Staff Report: L.Hutzell reported that DRA Properties, LC is requesting three amendments to the Ankeny Plan 2040 Comprehensive Plan Figure 12.10, Future Land Use Map. These amendments are accompanied by one rezoning. The properties subject to the proposed map amendments and rezoning consist of two parcels that total approximately 124.4 acres and are located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street/Four Mile Drive.

L.Hutzell stated that Land Use Plan Map Amendment A is approximately 53.68 acres and is located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park and the applicant is now proposing to reclassify the future land use to Low Density Residential. She said that the Future Land Use Map identifies surrounding properties to the amendment area as Highway Commercial to the north, Medium Density to the east, Low Density to the south, and Civic use to the west.

Land Use Plan Amendment Area B is approximately 26.35 acres and is located in the NE quadrant of the subject area, located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential and is proposing to reclassify the future land use to Low Density Residential. She said that the Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park to the west, Medium Density to the east, and some Low Density to the south.

Land Use Plan Amendment Area C is approximately 15.8 acres and is located in the southeast quadrant of the subject area, located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential and the applicant is now proposing to reclassify the future land use to Medium Density Residential. She said that the Future Land Use Map identifies surrounding properties to the amendment area as Medium Density to the north, and Low Density to the east, south and west.

L.Hutzell reported that the applicant, DRA Properties, LC is also requesting to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development. She stated that the purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. The proposed uses within the PUD are single family residential with minimum lot widths ranging from 65-100+ feet, biattached, multi-family residential, educational use, and parkland. She presented the concept/master plan, which showed the general plan for development with tentative lot lines, public streets, utilities, parkland, and storm water detention. She further stated that the PUD book outlines bulk regulations, landscape requirements, which includes street trees on single family lots, and buffering around the multifamily areas. L.Hutzell noted that the developer has submitted the required rezoning petitions and has met all legal notifications. Staff will present a complete staff report at the next Plan and Zoning Commission meeting.

Adam Schoeppner, Nilles Associates, 1933 SW Magazine Road, Ankeny on behalf of DRA Properties, LC said the second phase of Pine Lake Estates has growing momentum from what DRA has had with pre-lot sales with the Pine Lake Estates Plat 1. He stated the PUD allows for different lot sizes where the Pine Lake Estates Plat 1 is zoned R-1, with 80-foot minimum lots. The proposed PUD allows for minimum lots widths of 65-feet up to 100-feet. He shared that the utilities to the south are currently being installed and noted that they will also serve this development. He said he would answer any questions the Commission may have.

William Rieck, 2734 NE 102nd Avenue, said that he is in opposition of the Land Use Plan Map Amendment, Area C as he does not want the property to go from R-1 to PUD. He commented that when the land was annexed into the city, it was approved with the R-1 zoning and would like it to stay R-1.

Ray Ahlers, 1630 NE Hillside Court, Ankeny, said when he moved to Ankeny in 2020 he specifically looked for a home that did not have townhomes across the street. He stated that he currently lives three houses south of the proposed Land Use Plan Amendment Area C where the plan is to build townhomes. He shared that every city he has lived in always had a buffer zone when developing. The developments went from single family residential to duplexes and then townhomes. Ray Ahlers commented that it is not fair to everyone in Deer Creek who bought their homes with the understanding that the zoning across the street was R-1. He suggested that Area C be single family and then townhomes, as anyone who would be purchasing the homes would be aware of where the townhomes were to be built. Ray Ahlers is also concerned about their property values going down.

Motion (Item #2, Item #3, Item #4) by T.Flack to close the public hearings, and receive and file documents for Pine Lake Estates Land Use Plan Amendment Area A, Area B and Area C. Second by G.Hunter. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #5) by T.Flack to close public hearing, and receive and file documents for the request by DRA Properties, LC to rezone property from R-1 to PUD. Second by L.West. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

Chair Rapp addressed the audience informing them that at the August 20, 2024 Plan and Zoning Commission meeting staff will present a full Staff Report that will provide information regarding the questions and comments that have been raised during the public hearing.

BUSINESS ITEMS

Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial land use classification

Item #7. Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development

Staff Report: B.Morrissey reported Slusky CRE, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. He noted that the Future Land Use Map is a guiding document that helps direct and inform City Staff, the Commission, and the Council when making decisions regarding development. He stated that the property subject to the proposed map amendment consists of approximately 8 acres of land located at the northeast corner of the intersection at NW 18th Street and NW Weigel Drive. He presented the current Land Use Map and said the applicant is proposing to amend the subject area from Medium Density Residential to Neighborhood Commercial. B.Morrissey provided detailed information on the typical uses that you would see in Medium Density Residential and Neighborhood Commercial land uses.

B.Morrissey reported that the applicant, Slusky CRE, LLC, is requesting to rezone property from the current Brandywine PUD, Planned Unit Development, to The Sterling at Rock Creek PUD, Planned Unit Development. He said the area subject to the proposed rezoning consists of approximately 34.51 acres of land located at the northeast corner of the intersection of NW 18th Street and NW Weigel Drive. He noted the current zoning that surrounds the subject property. B.Morrissey presented the PUD masterplan and shared that a PUD book had been included with the rezoning request to provide greater detail for the potential development. He shared that the masterplan provides enough detail to forgo the need for a preliminary plat in the future. B.Morrissey explained that it includes approximately 8 acres at the southwest corner of the property designated for neighborhood commercial, approximately 26 acres designated for attached townhomes, a common area with amenities for residents, private streets within the residential area, multiple stormwater detention basins, and a type "B" screen along NW 18th Street and NW Weigel Drive. B.Morrissey said that at the public hearing, questions were posed to staff about multiple street projects that are not directly related to the proposed rezoning and land use plan amendment; however, many of the projects are located within the general vicinity of proposals and may be impacted by the proposed development. He provided details from the city's Capital Improvement Program (CIP) regarding the projects. B.Morrissey said a question was asked about what is planned for the commercial area. He shared that the actual use is not known at this time. He then provided typical uses for neighborhood commercial zoning but said that the PUD book does provide a list of prohibited uses specifically for this parcel. He further shared that a question was raised regarding bulk regulations, specifically plans for three-story buildings. B.Morrissey shared that the bulk regulations do not allow three-story structures. He commented that a draft impact traffic study has been submitted to City staff and is currently being reviewed. The traffic recommendations will be provided when finalizing the final plat for this project. B.Morrissey stated the conditions outlined influence City staff in determining that the proposed change in land use from Medium Density Residential to Neighborhood Commercial and that the proposed rezoning from PUD, Planned Unit Development to PUD, Planned Unit Development is appropriate. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Slusky CRE, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial and recommend City Council approval of the request by Slusky, CRE, LLC to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development.

T.Flack commented that she has concerns regarding the Neighborhood Commercial in the proposed PUD. She said the residents south of NW 18th Street and east of NW Weigel Drive purchased their homes with the expectation that the property to the north was either R-1 or Medium Density Residential, not Commercial. B.Morrissey shared that the current future land use map shows the area as Medium Density Residential and the property is currently zoned PUD. T.Flack asked whether the current PUD has Neighborhood Commercial. B.Morrissey responded, no.

There were no comments from the applicant/representative.

Motion (Item #6) by G.Hunter to recommend City Council approval of the request by Slusky CRE, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial. Second by T.Ripper. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

Motion (Item #7) by T.Rapp to recommend City Council approval of the request by Slusky, CRE, LLC to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

Item #8. Request by Hope K. Farms, LLC for 80/20 voluntary urbanized annexation of property into the City of Ankeny

Staff Report: B.Morrissey reported that the City has received a request from Hope K Farms, LLC for annexation of certain territory adjacent to the City's northwestern boundary, generally located at the intersection of NW 54th Street/NW 118th Avenue and NW Ash Drive/NE 6th Street. The annexation area is located within two miles of the City of Alleman and encompasses approximately 370.13 acres, 356.66 acres of which are owned by property owners who have signed a petition consenting to the annexation, while 6.21 acres are owned by property owners who have not signed a petition consenting to the annexation. He stated that approximately 7.26 acres of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all County road right-of-way to the centerline of the adjacent road. B.Morrissey stated that at this time, eight of the ten properties included in the proposed annexation have provided petitions consenting to the request. If petitions are not received for all ten properties, this proposal will move forward as an Urbanized 80/20 Annexation. The Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. He said that the annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential (LDR). If the annexation request is approved by the City Development Board, it will initially be zoned R-1, One-Family Residence District, consistent with all newly incorporated properties in the City of Ankeny. He explained that if there are any future rezoning requests, the rezoning would need to align with the Future Land Use Map. B.Morrissey noted that the City of Ankeny does not provide service to the annexation area outside of Fire and EMS; however, City of Ankeny does have the immediate fiscal and physical capability to extend municipal services to the area. He noted that a Consultation meeting is scheduled for August 7, 2024. Staff recommendation is that the Plan and Zoning Commission recommend City Council approval of the Hope Crest 80/20 Voluntary Urbanized Annexation.

L.West inquired whether the annexation would cause a peninsula to the east of this annexation area. E.Jensen responded that he feels okay with the request since the land is bounded by public streets and is not just one single lot.

Motion by L.West to recommend City Council approval of the Hope Crest 80/20 Voluntary Urbanized Annexation. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on the August 5, 2024 City Council meeting and the City Council work session.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, August 20, 2024 Plan and Zoning Commission meeting and the July 2024 Building Permit Report.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

August 19, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, Chair Rapp adjourned the meeting. Meeting adjourned at 7:10 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

August 20, 2024

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Hope Crest Plat 1 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Hope Crest Plat 1 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: August 20th, 2024

Agenda Item: Hope Crest Plat 1 - Final Plat
Report Date: August 15th, 2024
Prepared By: Bryan Morrissey *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Hope Crest Plat 1 Final Plat.

Project Summary:

Hope Crest Plat 1 is a proposed 29.81 acre (+/-) final plat generally located east of NW Irvinedale Drive and south of NW 54th Avenue, situated immediately north of Brinmore Estates Plat 3. The proposed final plat creates 64 single-family lots, two outlots for stormwater detention, and two outlots intended for future development. The subject area is appropriately zoned for the proposed single-family lots, as the area is zoned PUD and is a part of the Hope Crest II Planned Unit Development. A section of future NW State Street (Street lot 'A') is being dedicated to the City with this plat, however, the actual construction of NW State Street will be completed in the future as a part of the City's Capital Improvement Plan. A landscape buffer easement is proposed along the north side of lots 1-11 to screen the development from future NW State Street and one overstory or ornamental tree will be required in the front yard of all lots.

A previous plat within the project area with a similar lot layout was approved by the Plan & Zoning Commission in February, 2024. Prior to that plat being approved at City Council, the applicant requested a change in the zoning that allowed narrow lots for single family homes (Hope Crest II Rezoning). This updated plat reflects the change in zoning that allows for single-family homes on the narrower lots.

Project Report:

Streets: The general layout of the site extends NW Sharmin Drive and NW Arlan Drive north from the Brinmore Estates development to the south. The plat also includes the creation of NW 45th Court and NW 46th Street. NW Sharmin Drive will serve as the sole access point to the development until NW State Street is extended throughout the area.

Water: The project area will be serviced by installing eight-inch water mains throughout the entirety of the development. The proposed mains will extend from the existing eight-inch mains that are a part of the Brinmore Estates development to the south.

Sewer: Eight-inch sanitary mains will be extended throughout the project area as it connects to the existing sanitary mains from the south that are associated with the Brinmore Estates development.

Drainage: Stormwater within the project area will be collected from one of the multiple storm water intakes before flowing to the detention pond within Outlot 'Z'.

Parkland: The developer has opted for payment in lieu of parksite dedication for this phase of the Hope Crest development. Future parkland dedication will come with future phases of the Hope Crest development.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Hope Crest Plat 1

NAME OF OWNER/ DEVELOPER: Hope K. Farms, LLC

GENERAL INFORMATION:

PLAT LOCATION: South of NW 54th Street; east of NW Irvinedale Drive
SIZE OF PLAT: 29.81-acres
ZONING: PUD, Planned Unit Development

LOTS:

NUMBER: 64 two-family lots, four outlots
SIZE/DENSITY: 2.14 units per acre
USE: Residential
BUILDING LINES: Front: 25', Side: 5' (10' total), Rear: 25'

PARK SITE DEDICATION:

Developer is opting for payment in lieu of parkland dedication.

ADJACENT LANDS:

NORTH: PUD, Planned Unit Development (undeveloped)
SOUTH: R-2, One-Family & Two-Family Residence District
EAST: Unincorporated Polk County
WEST: PUD, Planned Unit Development (Moeckly PUD)

STREET DEVELOPMENT:

NAME: NW Sharmin Drive
LENGTH: 741.50'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW Arlan Drive
LENGTH: 523.53'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 45th Court
LENGTH: 576.88'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'

PAVEMENT WIDTH: 27'

NAME: NW 46th Street
LENGTH: 556.86'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 64 units X 3 person. per house X 330 gal. per day/pers.= 63,360 GPD
WRA CAPACITY: 200 MGD; current daily avg. 132 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Interceptor

STORM WATER:

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

WATER SYSTEM:

USAGE: 64 units X 3 persons/house X 100 gal. per day/person = 19,200 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.

August 9, 2024

Honorable Mayor, City Council and Planning & Zoning Commission
c/o Bryan Morrissey
City of Ankeny
Community Development – Planning Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Hope Crest Plat 1
Final Plat & Construction Drawing Approval

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

On behalf of Hope K Farms, LLC., we submit herewith the following final plat and construction drawings for review and approval. The project area contains 29.81 acres and is located north of the intersection of NW Sharmin Drive and NW 44th Street. The final plat includes the development of 64 detached single-family lots, two outlots for storm water management, one outlot for future single-family development and one outlot for future residential development. The property is currently zoned Planned Unit Development w/ Underlying R-3 Multiple-Family Residence District.

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



Jared Murray, P.E.

INDEX LEGEND

LOCATION: PT. PARCEL "2021-85" IN THE
W/2 NE FRL/4 OF SECTION
3-80-24W

REQUESTED BY: HOPE K. FARMS LLC
PROPRIETOR: 4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PH: (515) 381-3925
EMAIL: RKARGARZ@PCPMFG.COM

SURVEYOR: MATTHEW J. THOMAS, PLS

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

OWNER / DEVELOPER

HOPE K. FARMS LLC
CONTACT: REZA KARGARZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PH: (515) 381-3925
EMAIL: RKARGARZ@PCPMFG.COM

DATE OF SURVEY

OCTOBER 24, 2023

ZONING

PUD: PLANNED UNIT DEVELOPMENT W/
UNDERLYING R-3 (MULTIPLE-FAMILY
RESIDENCE DISTRICT)

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

BULK REGULATIONS

PUD W/ UNDERLYING R-3
MIN. LOT WIDTH: 50'
MIN. LOT AREA: 6,400 SF
FRONT: 25'
SIDE: 5' (10' TOTAL)
REAR: 25'

HOPE CREST PLAT 1 FINAL PLAT

PLAT DESCRIPTION

A PART OF PARCEL "2021-85" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18797, PAGE 373, BEING A PART OF THE WEST HALF OF THE NORTHEAST QUARTER, QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "2021-85", ALSO BEING THE CENTER OF SAID SECTION 3; THENCE NORTH 01°18'43" WEST ALONG THE WEST LINE OF SAID PARCEL "2021-85", A DISTANCE OF 1200.88 FEET; THENCE NORTH 62°20'50" EAST, 20.17 FEET; THENCE SOUTH 67°39'50" EAST, 97.63 FEET; THENCE SOUTH 101°53'39" WEST, 0.97 FEET; THENCE SOUTH 09°48'17" WEST, 20.57 FEET; THENCE SOUTH 27°37'14" EAST, 100.56 FEET; THENCE SOUTH 75°38'27" EAST, 190.19 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 529.00 FEET, WHOSE ARC LENGTH IS 126.99 FEET AND WHOSE CHORD BEARS SOUTH 68°45'49" EAST, 126.68 FEET; THENCE SOUTH 61°53'12" EAST, 68.79 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 90.91 FEET AND WHOSE CHORD BEARS SOUTH 64°29'27" EAST, 90.88 FEET; THENCE SOUTH 67°05'43" EAST, 51.79 FEET; THENCE SOUTH 67°05'43" EAST, 49.19 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.12 FEET AND WHOSE CHORD BEARS NORTH 22°05'39" WEST, 42.43 FEET; THENCE NORTH 22°54'25" EAST, 34.11 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 363.00 FEET, WHOSE ARC LENGTH IS 24.19 FEET AND WHOSE CHORD BEARS NORTH 20°59'52" EAST, 24.19 FEET; THENCE NORTH 89°30'02" EAST, 638.51 FEET TO THE EAST LINE OF SAID PARCEL "2021-85"; THENCE SOUTH 01°14'08" EAST ALONG SAID EAST LINE, 120.28 FEET; THENCE SOUTH 02°03'35" WEST, 55.18 FEET; THENCE SOUTH 09°03'14" WEST, 61.94 FEET; THENCE SOUTH 19°16'56" WEST, 119.15 FEET; THENCE SOUTH 67°05'43" EAST, 61.36 FEET TO SAID EAST LINE; THENCE SOUTH 01°14'08" EAST ALONG SAID EAST LINE, 574.82 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2021-85"; THENCE SOUTH 89°38'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL "2021-85", A DISTANCE OF 1526.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.81 ACRES (1,298.326 SQUARE FEET).

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

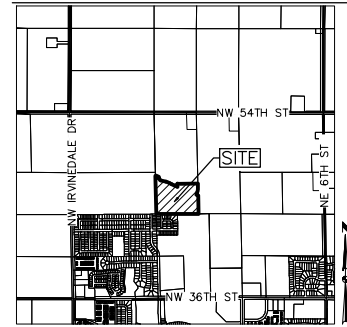
NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- 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.
- THE DRIVEWAYS FOR LOTS 12, 23, 33 AND 55 SHALL BE CONSTRUCTED TO AVOID THE SIDEWALK RAMP.
- THE DRIVEWAYS FOR LOTS 12 AND 29 SHALL BE CONSTRUCTED TO AVOID THE STORM SEWER INTAKES.
- NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS ONTO NW STATE STREET.
- LANDSCAPE BUFFER REQUIREMENTS FOR LOTS 1-11 INCLUDE 1 EVERGREEN TREE, 2 OVERSTORY TREES AND 6 SHRUBS PER LOT.
- OUTLOTS "W" AND "X" WILL BE OWNED AND MAINTAINED BY THE DEVELOPER AND ARE FOR FUTURE DEVELOPMENT.
- OUTLOTS "Y" AND "Z" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND BE USED FOR STORM WATER DETENTION.
- STREET LOTS "A", "B", "C", "D" AND "E" TO BE DEDICATED TO THE CITY OF ANKENY AND SHALL BE USED AS PUBLIC STREET RIGHT-OF-WAY.
- THE OWNER OF OUTLOT "Y" SHALL PROVIDE THE CITY OF ANKENY ANY STORM SEWER EASEMENTS NEEDED, AT NO COST TO THE CITY, AT THE TIME OF NW STATE STREET CONSTRUCTION.

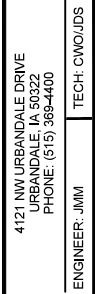
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	201°23'32"	333.00'	117.45'	N01°51'13"W	116.84'	C26	2°07'58"	680.00'	25.31'	S21°50'26"W	25.31'
C2	73°31'17"	333.00'	43.91'	N04°28'24"E	43.88'	C27	92°07'58"	25.00'	40.20'	S66°50'26"W	36.01'
C3	20°20'28"	333.00'	11.67'	N00°18'29"W	11.67'	C28	9°00'34"	680.00'	106.93'	N16°16'10"E	106.82'
C4	24°13'07"	333.00'	140.76'	N10°47'51"E	139.71'	C29	78°51'29"	25.00'	34.41'	S27°39'51"E	31.76'
C5	71°04'46"	650.00'	81.45'	N19°19'02"E	81.40'	C30	3°48'42"	680.00'	45.24'	S09°51'32"W	45.23'
C6	17°02'21"	650.00'	193.30'	N07°12'28"E	192.59'	C31	4°03'52"	680.00'	48.24'	S05°55'15"W	48.23'
C7	20°44'27"	303.00'	109.69'	N02°45'18"W	109.09'	C32	4°27'01"	680.00'	52.82'	S01°39'48"W	52.81'
C8	82°01'49"	25.00'	35.79'	N48°37'50"E	32.81'	C33	0°45'01"	680.00'	8.90'	S00°56'13"E	8.90'
C9	12°25'01"	61.50'	13.33'	N83°26'14"E	13.30'	C34	90°57'28"	25.00'	39.69'	S44°10'01"W	35.65'
C10	32°54'25"	61.50'	35.32'	N60°46'31"E	34.84'	C35	89°02'32"	25.00'	38.85'	N45°49'59"W	35.06'
C11	32°54'25"	61.50'	35.32'	N27°52'06"E	34.84'	C36	13°05'42"	303.00'	69.25'	N05°14'08"E	69.10'
C12	32°54'25"	61.50'	35.32'	N05°02'19"W	34.84'	C37	101°07'26"	25.00'	44.12'	N62°20'42"E	38.62'
C13	32°54'25"	61.50'	35.32'	N37°56'44"W	34.84'	C38	82°03'16"	25.00'	35.80'	S26°03'58"E	32.82'
C14	35°00'25"	61.50'	37.58'	N71°54'09"W	36.99'	C39	81°42'00"	363.00'	52.20'	S10°50'30"W	52.15'
C15	51°55'21"	61.50'	55.73'	S64°37'57"W	53.84'	C40	8°02'03"	363.00'	50.90'	S02°42'19"W	50.86'
C16	19°20'27"	61.50'	20.78'	S29°00'03"W	20.66'	C41	3°07'54"	303.00'	16.56'	S00°15'14"W	16.56'
C17	70°18'55"	33.50'	41.11'	S54°29'17"W	38.58'	C42	6°25'52"	303.00'	34.01'	S05°02'07"W	33.99'
C18	89°02'32"	25.00'	38.85'	N45°49'59"W	35.06'	C43	4°58'00"	363.00'	31.47'	S05°46'03"W	31.46'
C19	31°37'57"	620.00'	34.98'	N00°14'00"E	34.97'	C44	14°16'18"	363.00'	90.42'	S03°51'06"E	90.18'
C20	52°42'26"	620.00'	58.51'	N04°33'09"E	58.49'	C45	51°75'7"	500.00'	46.24'	N73°57'55"W	46.23'
C21	52°42'26"	620.00'	58.51'	N09°57'35"E	58.49'	C46	41°13'14"	500.00'	36.83'	N69°12'20"W	36.82'
C22	52°42'26"	620.00'	58.51'	N15°22'01"E	58.49'						
C23	4°50'10"	620.00'	52.33'	N20°29'19"E	52.32'						
C24	89°59'53"	30.00'	47.12'	N67°54'21"E	42.43'						
C25	90°00'07"	30.00'	47.12'	S22°05'39"E	42.43'						

VICINITY MAP (NOT TO SCALE)



REVISIONS	DATE
08/06/2024	
7TH SUBMITTAL	
07/10/2024	
6TH SUBMITTAL	
02/28/2024	
5TH SUBMITTAL	
02/06/2024	
4TH SUBMITTAL	
3RD SUBMITTAL	
01/18/2024	
2ND SUBMITTAL	
12/01/2023	



3/40
2210.700

DATE
08/09/2024
07/10/2024
02/28/2024
02/09/2024
01/18/2024
12/01/2023



CIVIL DESIGN ADVANTAGE
ENGINEERING

1
ANKENY, IOWA

1

4
40
2210.700



PLAN AND ZONING COMMISSION

August 20, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1407 SW Ordinance Road - Gerber Collision Building Addition Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

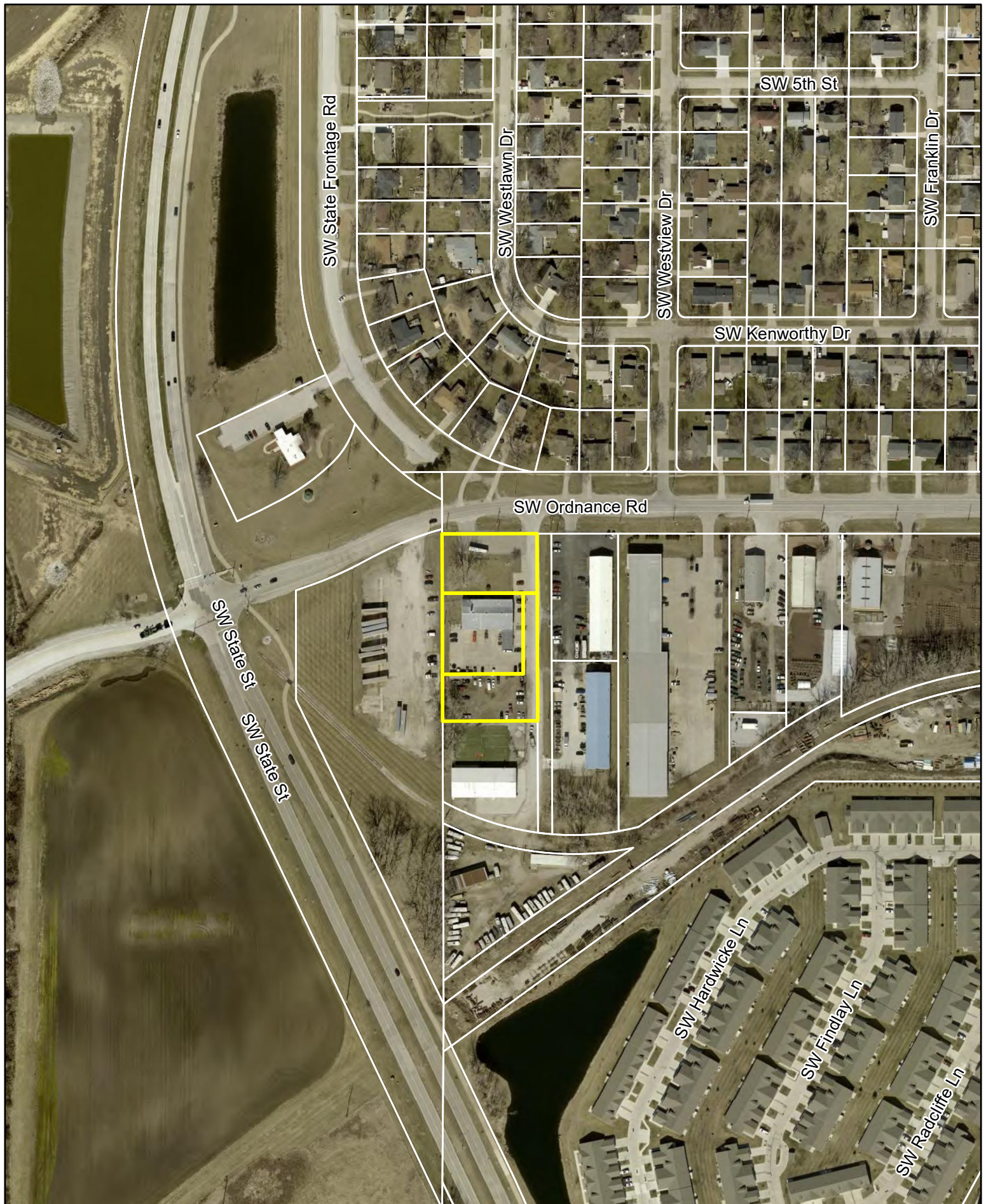
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1407 SW Ordinance Road, Gerber Collision Building Addition.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download [Aerial Map](#) [Staff Report](#) [Applicant Letter](#) [Site Plan](#) [Elevations](#)



N



1 inch = 257 feet

Date: 8/15/2024

**1407 SW Ordnance Road
Gerber Collision Building Addition
Aerial Map**



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 20, 2024

Agenda Item: Gerber Collision Building Addition – 1407 SW Ordinance Road
Report Date: August 15, 2024
Prepared by: Ryan Kirschman *EJC*
Planner I

Staff Recommendation:

That the Plan and Zoning Commission approve a site plan for an addition to Gerber Collision and Glass, located at 1407 SW Ordinance Road, subject to approved easement documents and drainage study.

Project Summary:

Gerber Collision and Glass is proposing to construct a 4,000 square-foot addition on the north side of the existing building located at 1407 SW Ordinance Road. The site is east of SW State Street, south of SW Ordinance Road, and west of S Ankeny Boulevard.

This site is zoned M-1, Light Industrial District, and its use as an industrial site is consistent with the future land use plan. Property to the east and south of the subject property is similarly zoned, M-1, Light Industrial District, property to the west is zoned M-2, Heavy Industrial District, and property to the north is zoned R-2, One-Family and Two-Family Residence District.

The proposed addition is on the north side of the existing building, the space is currently open space. Landscaping that is not located in the proposed building addition footprint will be maintained which will screen the building from SW Ordinance Road. The proposed addition will not require any additional parking, the site currently has enough to accommodate for the addition. The façade of the proposed addition is a mixture of metal siding and brick veneer. The proposal will complement the existing building and enhance the site.

Site Plan Worksheet

1407 SW Ordinance Road – Gerber Collision Building Addition

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 site is located along SW Ordinance Road which is characterized with several industrial buildings. The addition would align with the architecture of surrounding buildings and enhance the architecture of the existing building.

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

The project is located along SW Ordinance Road where the streetscape is characterized with industrial buildings, the addition is compatible with the surrounding buildings.

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.**

The site will have sufficient parking stalls for the employees and size of 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 Community Development Director.**

The site will be accessed via the existing entrance off of SW Ordinance Road. The project is not anticipated to significantly impact the traffic pattern in the area.

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.**

There will not be any parking added for the addition.

6. **Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

The project is screened from the public right of way with trees and shrubs to the north of the building along SW Ordinance Road.

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

All services to the building will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Any site lighting will be directed away from adjoining property and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water on the site will be addressed with detention ponds on the north and northwest portion of the site.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The site will connect to existing connections servicing the site.

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

The overall site layout provides for adequate open space.

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

There will be no additional landscaping for this project and the undisturbed existing trees and shrubs on the site will be maintained.

B. Building Design

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

The proposed addition will be similar in size to the existing building. The existing building is similar in size to surrounding buildings in the area.

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

The building materials are consistent with the existing building. The proposed addition will a portion of steel siding similar to the existing building with brick veneer around the base of the addition.

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

The proposed expansion has screening on the roof for the mechanical equipment.

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

The proposed site is consistent with the existing building.

C. Signs

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

There are no proposed or anticipated signs associated with the addition.

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

There are no proposed or anticipated signs associated with the addition.

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

There are no proposed or anticipated signs associated with the addition.

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

There are no proposed or anticipated signs associated with the addition.

D. Factors for Evaluation

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

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

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

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

The site layout is compatible with setbacks and scale of other buildings in the area.

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

The site layout is consistent with the surrounding layout.

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

The proposed addition conforms with the architecture on the existing building and other buildings in the area.

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

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

July 25, 2024

City of Ankeny
Community Development Department
Public Services Building
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Re: Gerber Collision Building Addition – Project Approval Request

To: Members of the Planning and Zoning Commission

On behalf of Gerber Collision and Repair we are requesting approval of the proposed building addition and interior alteration project.

The purpose for the project is to provide additional area for the repair of vehicles, the existing shop is insufficient in area and inefficient in work flow which causes delays in completing repairs and reduces profitability.

The building addition measures approximately 4,620 square feet and includes a drive aisle with 4 repair bays, 1 frame rack bay and 1 post lift bay. The minor interior alteration measures approximately 120 square feet and includes demolition of interior walls and flooring to enlarge the open office estimating and waiting area.

The building construction will be load bearing wood framed exterior walls with wood roof trusses supported by a structural steel frame system. The footings, foundations and floor will be reinforced concrete. The exterior finishes will be a combination of brick veneer and concealed fastener metal wall panels in colors to accent and blend with the existing building colors and materials.

The total building area including the addition will be approximately 11,850 square feet.

The estimated construction start is early to mid September 2024 with substantial completion in early to mid April 2025. The existing business will remain operational during construction.

Hours of operation will be Mon – Fri 8 am to 5 pm with an estimated number of customers of 10 to 15 per day and employing a staff of 8 to 10.

Thank you for your consideration.

Sincerely,

Peter Pichotta, AIA, NCARB, RA
Project Manager
Jewell Associates Engineers, Inc

Laura Whitt Orr
Senior Project Manager
Cushman and Wakefield

Spring Green | Madison | Eau Claire | Wisconsin Rapids | La Crosse

SITE PLANS FOR THE

GERBER COLLISION BUILDING ADDITION

LOCATED AT

1407 SOUTHWEST ORDNANCE ROAD

CITY OF ANKENY, POLK COUNTY, IOWA

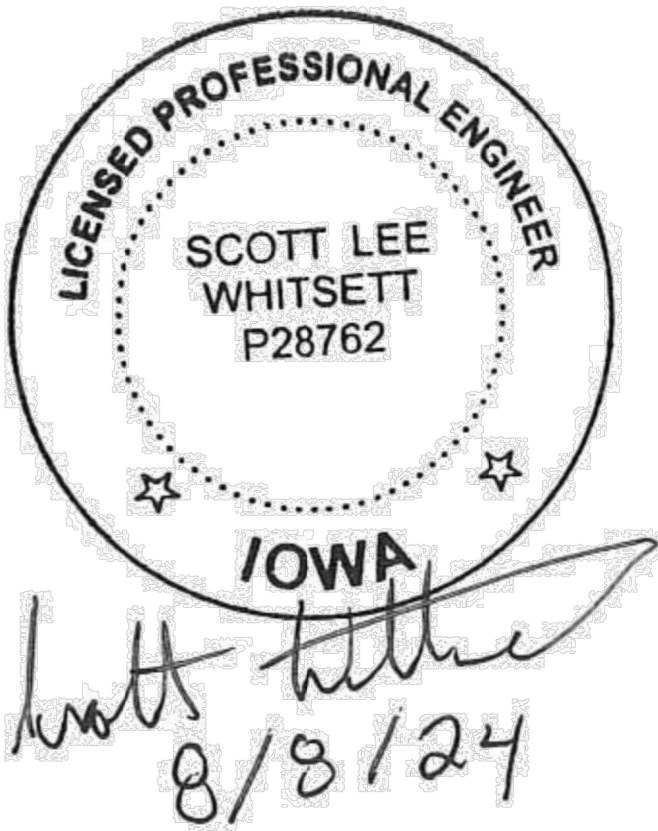
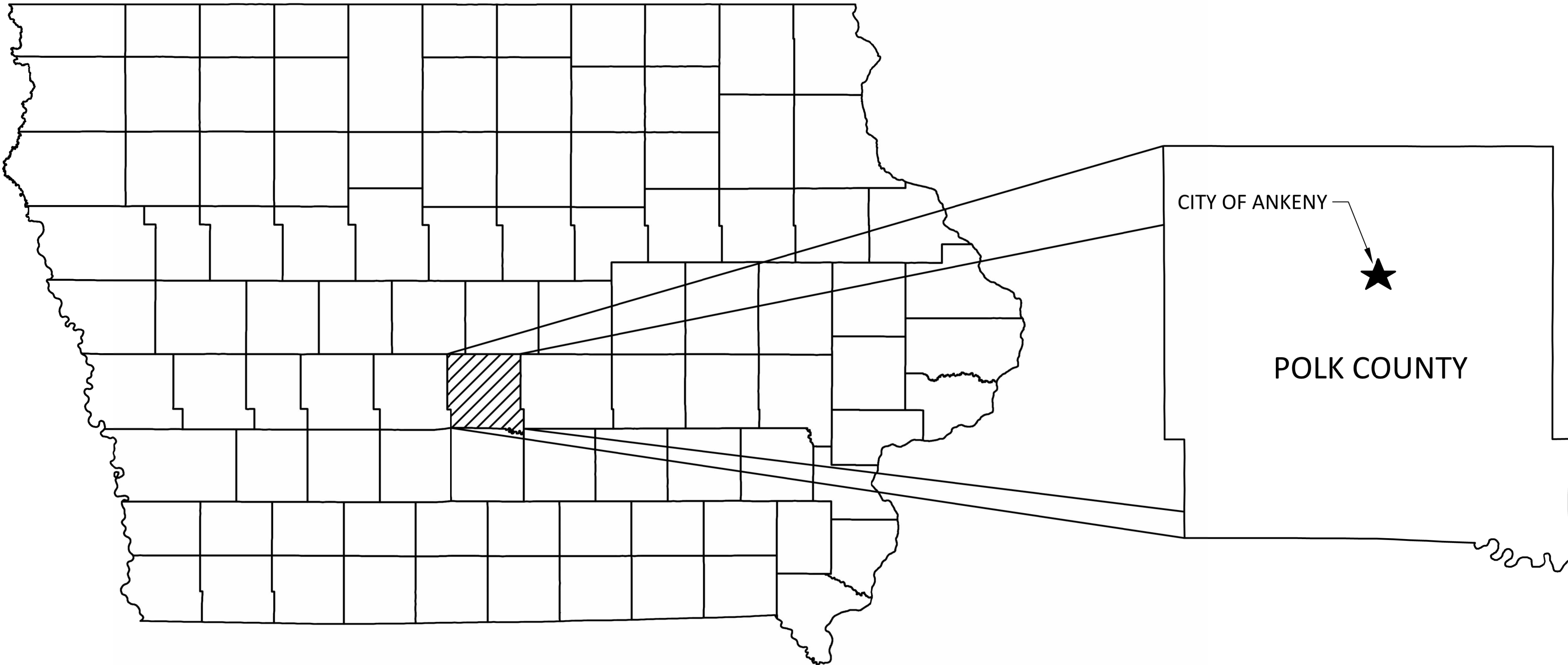
DRAWING INDEX

- C0.0 TITLE SHEET
- C0.1 NOTES & LEGEND
- C1.0 EXISTING SITE
- C1.1 EXISTING SITE
- C2.0 PROPOSED SITE
- C2.1 EROSION CONTROL PLAN
- C3.0 GRADING PLAN
- C4.0 GRADING DETAILS
- C5.0 DETAILS
- C5.1 DETAILS



PROJECT LOCATION

SCALE: 1 IN = 500 FT



JEWELL
associates engineers, inc.
Engineers - Surveyors - Architects

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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gerber
COLLISION & GLASS

galileo
CONSULTING GROUP

Gilbank
CONSTRUCTION, INC.

Gerber Collision
Building Addition and Interior Alteration
1407 Southwest Ordinance Road
Ankeny, IA

Planning and Zoning Review

08-08-2024

No.	Description	Date

Drawing Name
TITLE SHEET

Project number
BC2040

Sheet number
C0.0

Abutment	INV	Invert	RDWY	Roadway
Acre	IP	Iron Pipe or Pin	SALV	Salvaged
Aggregate	IRS	Iron Rod Set	SAN S	Sanitary
Ahead	JT	Joint	SEC	Section
Angle	JCT	Junction	SHLDR	Shoulder
Asphaltic	LHF	Left-Hand Forward	SHR	Shrinkage
Average	L	Length of Curve	SW	Sidewalk
Average Daily Traffic	LIN FT	Linear Foot	S	South
Base Aggregate Dense	or LF		SQ	Square
Back	LC	Long Chord of Curve	SF or SQ FT	Square Ft
Back Face	MH	Manhole	SY or SQ YD	Square Yd
Bench Mark	MB	Mailbox	STD	Standard
Bridge	ML or M/L	Match Line	SDD	Standard
Center Line	N	North	STH	State Tru
Center to Center	Y	North Grid Coordinate	STA	Station
County Trunk Highway	OD	Outside Diameter	SS	Storm Se
Creek	PLE	Permanent Limited Easement	SG	Subgrade
Crushed	PT	Point	SE	Superelev
Cubic Yard	PC	Point of Curvature	SL or S/L	Survey Lin
Culvert Pipe	PI	Point of Intersection	SV	Septic Ve
Curb and Gutter	PRC	Point of Reverse Curvature	T	Tangen
Degree of Curve			TEL	Telephone
Design Hour Volume	PT	Point of Tangency	TEMP	Temporan
Diameter	POC	Point On Curve	TI	Temporan
East	POT	Point on Tangent	TLE	Temporan
East Grid Coordinate	PVC	Polyvinyl Chloride		Easement
Electric (a)	PCC	Portland Cement Concrete	t	Ton
Elevation	LB	Pound	T or TN	Town
Equivalent Single Axle	PSI	Pounds Per Square Inch	TRANS	Transition
Leads	PE	Private Entrance	TL or T/L	Transit L
Excavation Below	R	Radius	T	Trucks (p
Subgrade	RR	Railroad	TYP	Typical
Face to Face	R	Range	UNCL	Unclassifi
Field Entrance	RL or R/L	Reference Line	UG	Undergro
Fill	RP	Reference Point	USH	United St
Finished Grade	RCCP	Reinforced Concrete	VAR	Variable
Flow Line		Culvert Pipe	V	Velocity
Foot	REQD	Required	VERT	Vertical
Footing	RES	Residence or Residential	VC	Vertical C
Grid North	RW	Retaining Wall	VOL	Volume
Height	RT	Right	WM	Water Mo
Hundredweight	RHF	Right-Hand Forward	WV	Water Van
Hydrant	R/W	Right-of-Way	W	West
Inlet	R	River	WB	Westbound
Inside Diameter				

<u>PLAN</u>		<u>PROFILE</u>	
CORPORATE LIMITS		GRADE LINE	
PROPERTY LINE		ORIGINAL GROUND	
LOT LINE		MARSH OR ROCK PROFILE (To be noted as such)	
EXISTING RIGHT OF WAY		SPECIAL DITCH	
PROPOSED OR NEW R/W LINE		GRADE ELEVATION	
SLOPE INTERCEPT			
REFERENCE LINE			
COMBUSTIBLE FLUIDS/ ELECTRIC		<u>UTILITIES</u>	
SILT FENCE		ELECTRIC	
WOODED OR SHRUB AREA		FIBER OPTIC	
SAWCUT		GAS	
CONTROL POINT		SANITARY SEWER	
BENCHMARK		STORM SEWER	
INLET PROTECTION		TELEPHONE	
STONE TRACKING PAD		WATER	
RIP RAP		UTILITY PEDESTAL	
AGGREGATE DRIVEWAY		POWER POLE	
CONCRETE PAVEMENT		GUY ANCHOR	
ASPHALT PAVEMENT		TELEPHONE POLE	
		FIRE HYDRANT	
		WATER VALVE	
		CURB STOP	
		MANHOLE	
		INLET	

EROSION CONTROL ITEMS SHALL BE PLACED AS SHOWN ON THE PLAN OR AS DIRECTED BY THE ENGINEER IN THE FIELD. SILT FENCE AND INLET PROTECTION SHALL BE PLACED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL PROVIDE INLET PROTECTION AT ALL INLETS ON THE PROJECT AND ALL INLETS IMMEDIATELY DOWNSTREAM OF THE PROJECT(S). ALL EROSION CONTROL MEASURES SHALL BE CONTINUALLY MAINTAINED AND UPDATED THROUGHOUT THE DURATION OF THE PROJECT(S) AS DIRECTED BY THE ENGINEER AND AS SHOWN IN THE PLANS.

CONTRACTOR SHALL INSTALL AND MAINTAIN A STONE TRACKING PAD AT ALL LOCATIONS THAT CONSTRUCTION TRAFFIC WILL BE EXITING THE PROJECT. CONTRACTOR SHALL MAINTAIN THE STONE TRACKING PAD(S) AT ALL TIMES THAT THE PROJECT(S) HAS/HAVE EXPOSED SOIL AND/OR AGGREGATE. THE COST OF INSTALLING AND MAINTAINING STONE TRACKING PAD(S) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT(S) AND NO PAYMENT WILL BE MADE FOR THE STONE TRACKING PAD(S).

TRAFFIC CONTROL SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

ADJUSTMENTS TO THE TRAFFIC CONTROL PLANS AND REQUIREMENTS MAY BE NECESSARY DUE TO CONSTRUCTION ACTIVITIES. ALL ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER IN THE FIELD.

ALL EXISTING SIGNS IN CONFLICT WITH THE CONSTRUCTION SIGNS SHALL BE REMOVED, RELOCATED OR COVERED. CONTRACTOR SHALL BE RESPONSIBLE TO RE-INSTALL REMOVED OR RELOCATED SIGNS AFTER THE PROJECT IS COMPLETED. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO PROPERTIES. THE CONTRACTOR SHALL CONDUCT THE CONSTRUCTION IN A TIMELY MANNER, AND IN A WAY THAT WILL LEAST AFFECT PROPERTY OWNERS. CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS/RESIDENTS AND VILLAGE REGARDING ANY DISRUPTION TO WATER OR SEWER SERVICE. COORDINATION SHALL OCCUR 48 HOURS PRIOR TO SHUTTING OFF SERVICE.

CONTRACTOR SHALL COORDINATE WITH PROPERTY OWNERS/RESIDENTS REGARDING ACCESS TO DRIVEWAYS. COORDINATION SHALL OCCUR 48 HOURS PRIOR TO LIMITING ACCESS.

THE REMOVAL OF BITUMINOUS SURFACING NOT ON A RIGID BASE, REMOVED IN CONJUNCTION WITH THE BASE, SHALL BE REMOVED AS EARTH EXCAVATION. THE REMOVAL OF BITUMINOUS SURFACING ON A RIGID TYPE BASE, REMOVED IN CONJUNCTION WITH THE BASE, SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR "PAVEMENT REMOVAL" OF THE TYPE SPECIFIED.

REMOVAL OF ASPHALTIC/CONCRETE SURFACES WHERE AN ABUTTING ASPHALTIC/CONCRETE SURFACE IS TO REMAIN IN PLACE SHALL REQUIRE A SAWCUT MEETING THE APPROVAL OF THE ENGINEER IN THE FIELD. ALL SAWCUTTING SHALL BE COMPLETED BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. ANY SAWCUTS THAT ARE DAMAGED BEFORE PAVING SHALL BE RE-CUT AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL KEEP AS MUCH BITUMINOUS SURFACE IN PLACE AS POSSIBLE UNTIL AFTER UTILITIES ARE INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE ROADWAY IN A SUITABLE CONDITION FOR VEHICLE TRAFFIC AT ALL TIMES. MAINTAINING THE ROADWAY SHALL BE INCIDENTAL TO CONSTRUCTION AND WILL NOT BE PAID FOR.

ALL UNDERCUT AREAS WILL BE DETERMINED BY THE ENGINEER IN THE FIELD. CONTRACTOR SHALL PROOF ROLL ALL SUBGRADE PRIOR TO PLACEMENT OF SUBBASE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM DUMP TRUCK WITH APPROXIMATE WEIGHT OF 17 TONS FOR PROOF ROLLING. THE TRUCK WILL MAKE OVERLAPPING PASSES TO COVER THE ENTIRE WIDTH OF THE NEW ROAD AND SHALL OPERATE AT A SPEED OF 10 MPH OR LESS. PROOF ROLLING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL NOT BE PAID FOR.

THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

THE EXACT LOCATION OF PRIVATE AND COMMERCIAL ENTRANCES TO BE DETERMINED BY THE ENGINEER IN THE FIELD.

ALL EXCESS MATERIAL GENERATED DURING CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF SITE.

FILL EXPANSION IS VARIABLE AND IS ESTIMATED AT 25%.

NO TREES OR SHRUBS ARE TO BE REMOVED UNLESS SUCH TREES OR SHRUBS HAVE FIRST BEEN INDICATED FOR REMOVAL BY THE ENGINEER IN THE FIELD.

PROJECT SHALL BE CONSTRUCTED PER 2024 IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS AND CITY SUPPLEMENTALS

PARCELS

1407 SOUTHWEST ORDNANCE ROAD
ANKENY, IA 50023

LOTS 1 & 2 SMITH HAMBLY SUBDIVISION

M-1 (LIGHT INDUSTRIAL DISTRICT)

FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: 40'

Existing Site		Proposed Site		Change	
Total Area	78710 SF	Total Area	78710 SF	Total Area	0 SF
Pervious	29812 SF 37.88%	Pervious	30521 SF 38.78%	Pervious	709 SF 0.90%
Impervious	48898 SF 62.12%	Impervious	48189 SF 61.22%	Impervious	-709 SF -0.90%
Building	7070 SF	Building	11688 SF	Building	4618 SF
Pavement	25650 SF	Pavement	20249 SF	Pavement	-5401 SF
Sidewalk	460 SF	Sidewalk	534 SF	Sidewalk	74 SF
Gravel	15718 SF	Gravel	15718 SF	Gravel	0 SF

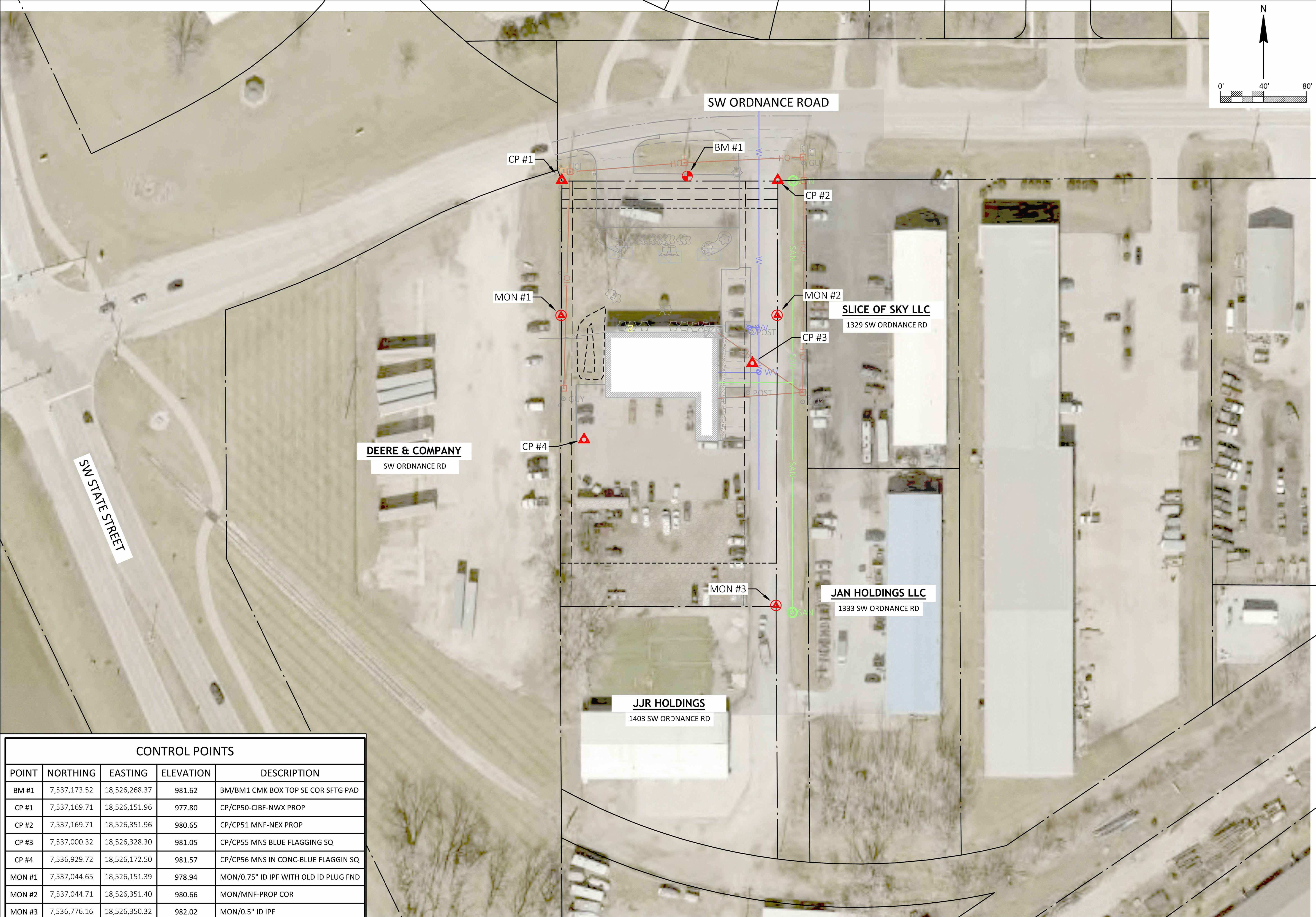
ERU	13
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DISTURBANCE AREA: 22,680 SQFT

MARCH 26, 2024



THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY DURING CONSTRUCTION OPERATIONS AND MUST CONTACT IOWA ONE CALL AT LEAST 48 HOURS BEFORE EXCAVATING. IOWA ONE CALL NUMBER IS 1-800-292-8989.



CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #1	7,537,173.52	18,526,268.37	981.62	BM/BM1 CMK BOX TOP SE COR SFTG PAD
CP #1	7,537,169.71	18,526,151.96	977.80	CP/CP50-CIBF-NWX PROP
CP #2	7,537,169.71	18,526,351.96	980.65	CP/CP51 MNF-NEX PROP
CP #3	7,537,000.32	18,526,328.30	981.05	CP/CP55 MNS BLUE FLAGGING SQ
CP #4	7,536,929.72	18,526,172.50	981.57	CP/CP56 MNS IN CONC-BLUE FLAGGIN SQ
MON #1	7,537,044.65	18,526,151.39	978.94	MON/0.75" ID IPF WITH OLD ID PLUG FND
MON #2	7,537,044.71	18,526,351.40	980.66	MON/MNF-PROP COR
MON #3	7,536,776.16	18,526,350.32	982.02	MON/0.5" ID IPF

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Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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Gilbank
CONSTRUCTION, INC

Gerber Collision
Building Addition and Interior Alteration
1407 Southwest Ordinance Road
Ankeny, IA

Planning and Zoning Review
08-08-2024

No.	Description	Date

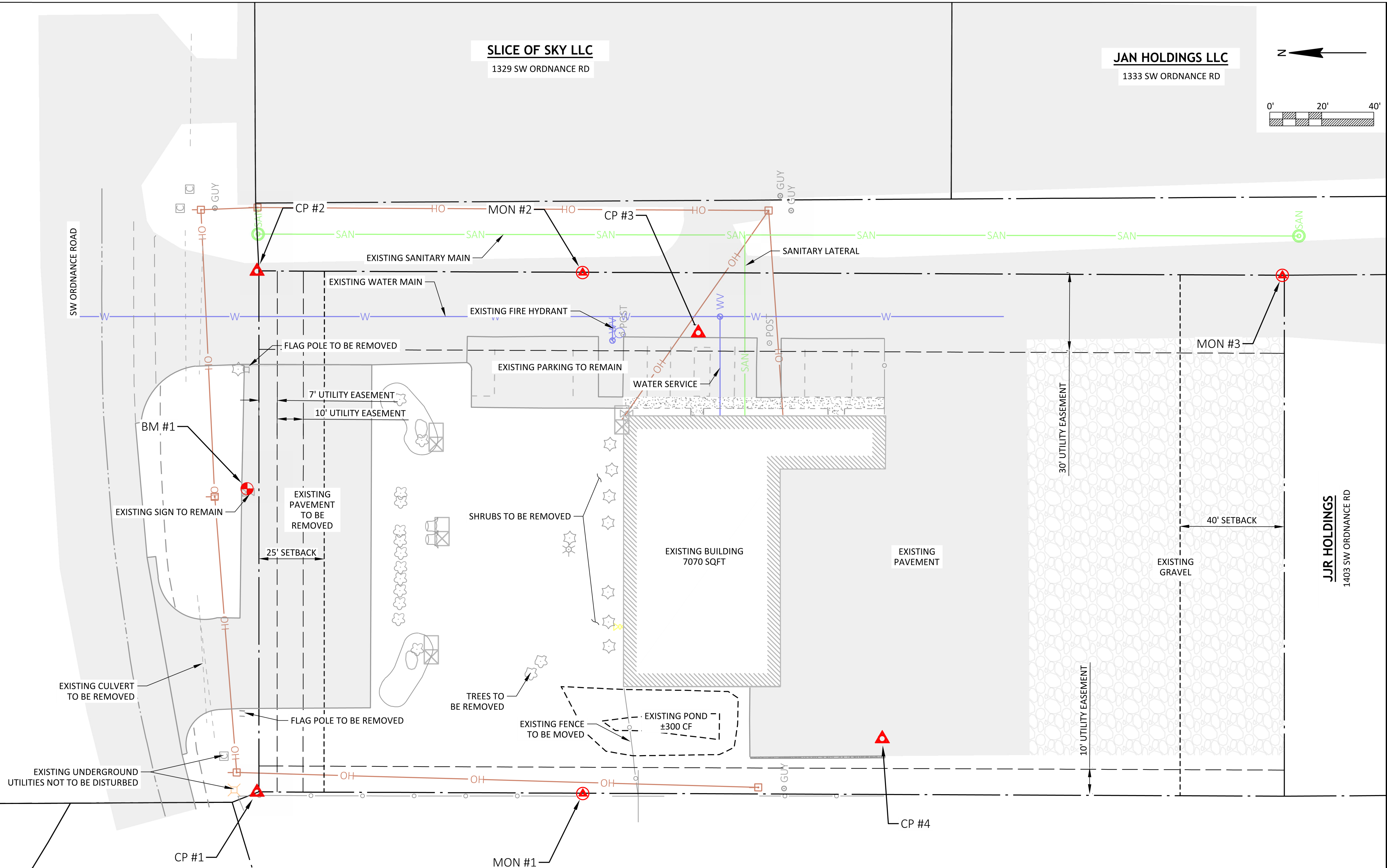
Drawing Name
EXISTING SITE

Project number BC2040	Sheet number C1.0
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Existing Site	
Total Area	78710 SF
Pervious	29812 SF 37.88%
Impervious	48898 SF 62.12%
Building	7070 SF
Pavement	25650 SF
Sidewalk	460 SF
Gravel	15718 SF

ERU	13
-----	----

CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #1	7,537,173.52	18,526,268.37	981.62	BM/BM1 CMK BOX TOP SE COR SFTG PAD
CP #1	7,537,169.71	18,526,151.96	977.80	CP/CP50-CIBF-NWX PROP
CP #2	7,537,169.71	18,526,351.96	980.65	CP/CP51 MNF-NEX PROP
CP #3	7,537,000.32	18,526,328.30	981.05	CP/CP55 MNS BLUE FLAGGING SQ
CP #4	7,536,929.72	18,526,172.50	981.57	CP/CP56 MNS IN CONC-BLUE FLAGGIN SQ
MON #1	7,537,044.65	18,526,151.39	978.94	MON/0.75" ID IPF WITH OLD ID PLUG FND
MON #2	7,537,044.71	18,526,351.40	980.66	MON/MNF-PROP COR
MON #3	7,536,776.16	18,526,350.32	982.02	MON/0.5" ID IPF



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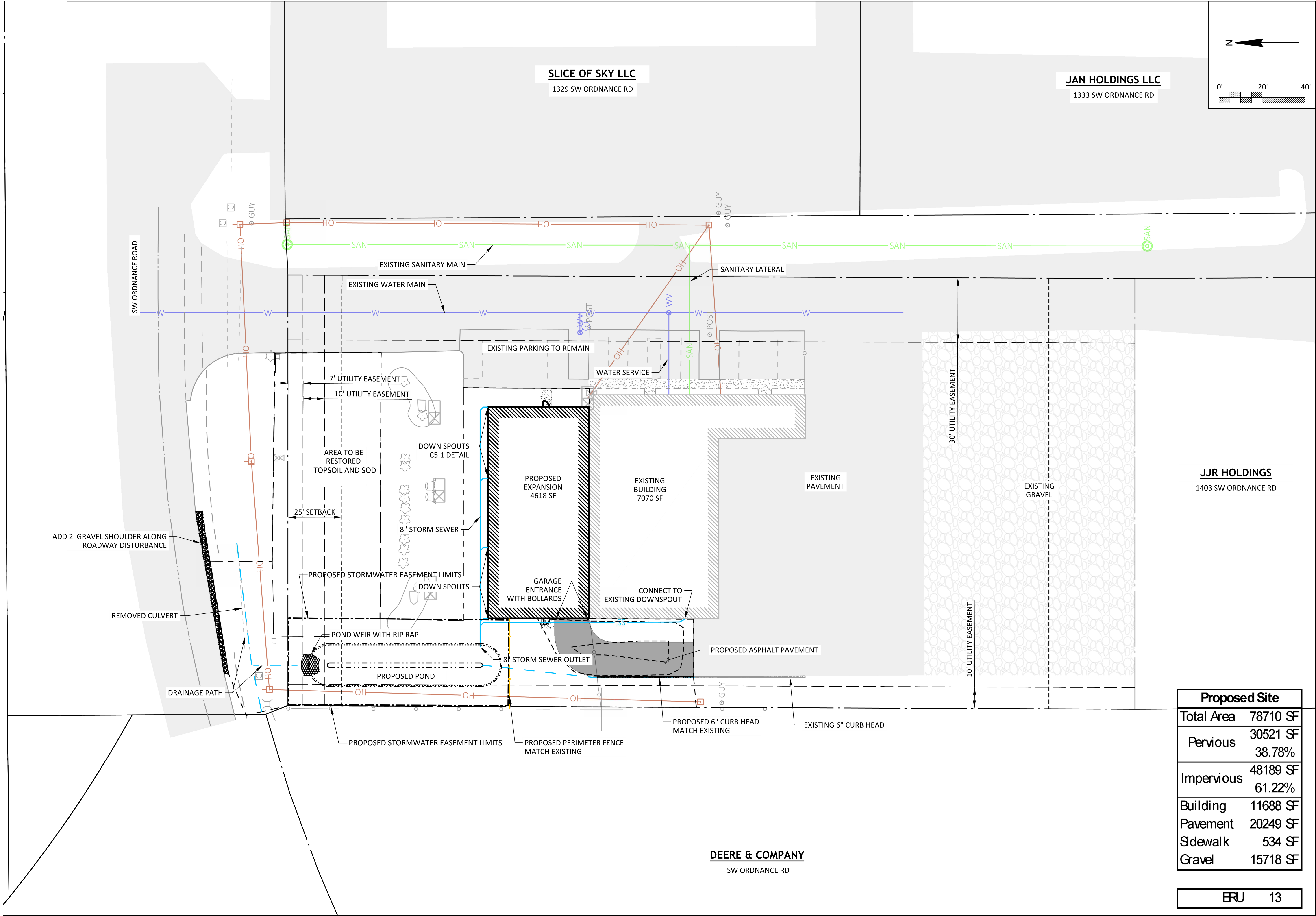
Gerber Collision
Building Addition and Interior Alteration
1407 Southwest Ordinance Road
Ankeny, IA

Planning and Zoning Review
08-08-2024

No.	Description	Date

Drawing Name
EXISTING SITE

Project number BC2040	Sheet number C1.1
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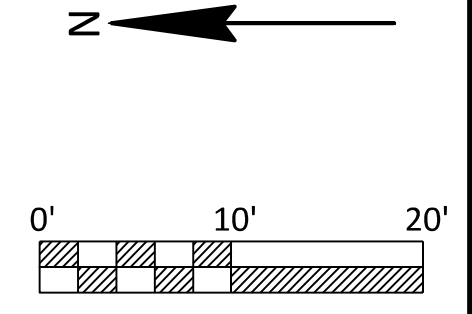
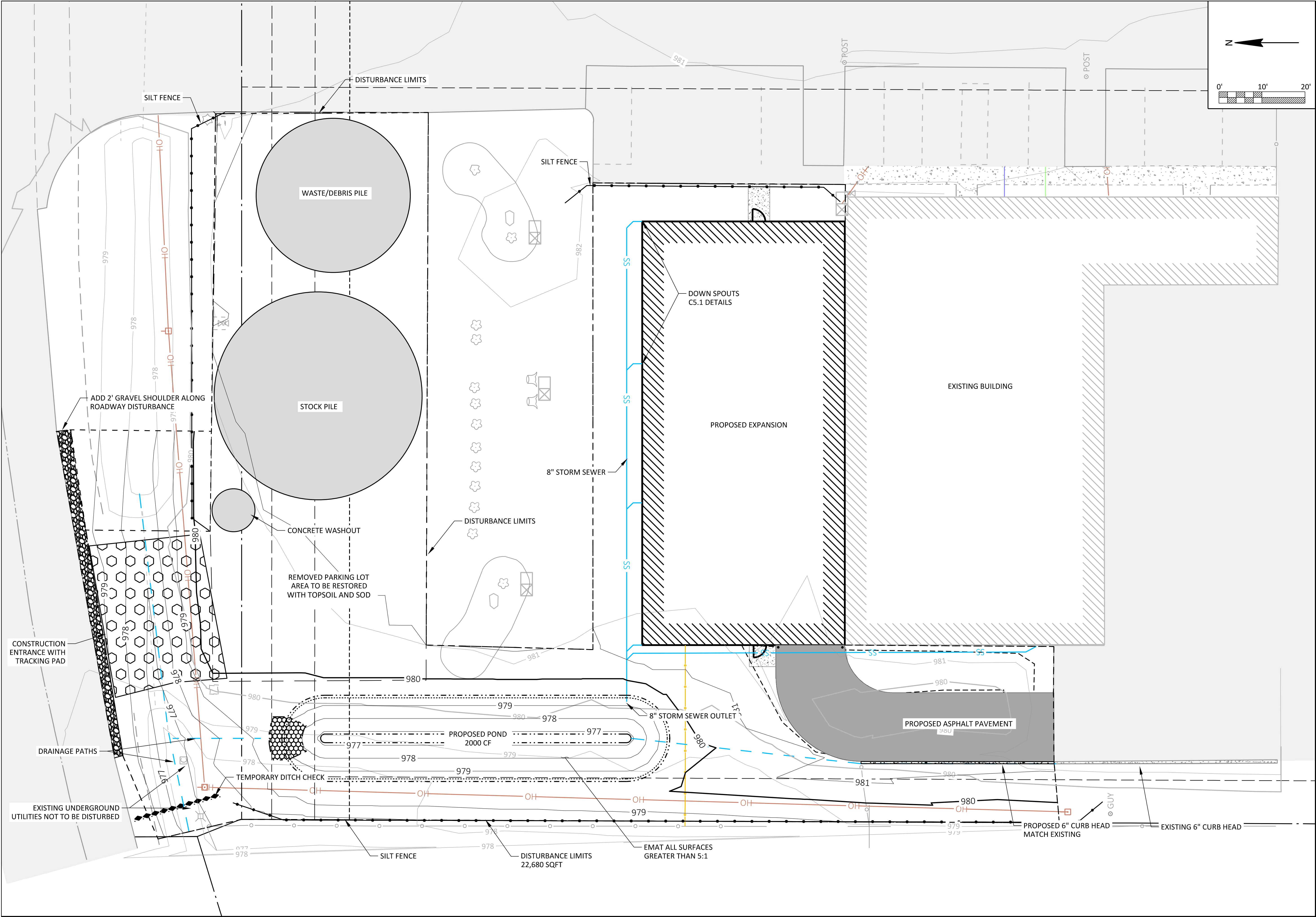
No.	Description	Date

Drawing Name
PROPOSED SITE

Project number BC2040	Sheet number C2.0
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Proposed Site	
Total Area	78710 SF
Pervious	30521 SF 38.78%
Impervious	48189 SF 61.22%
Building	11688 SF
Pavement	20249 SF
Sidewalk	534 SF
Gravel	15718 SF

ERU	13
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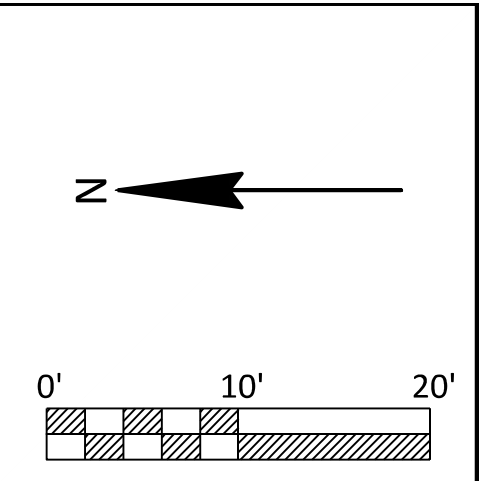
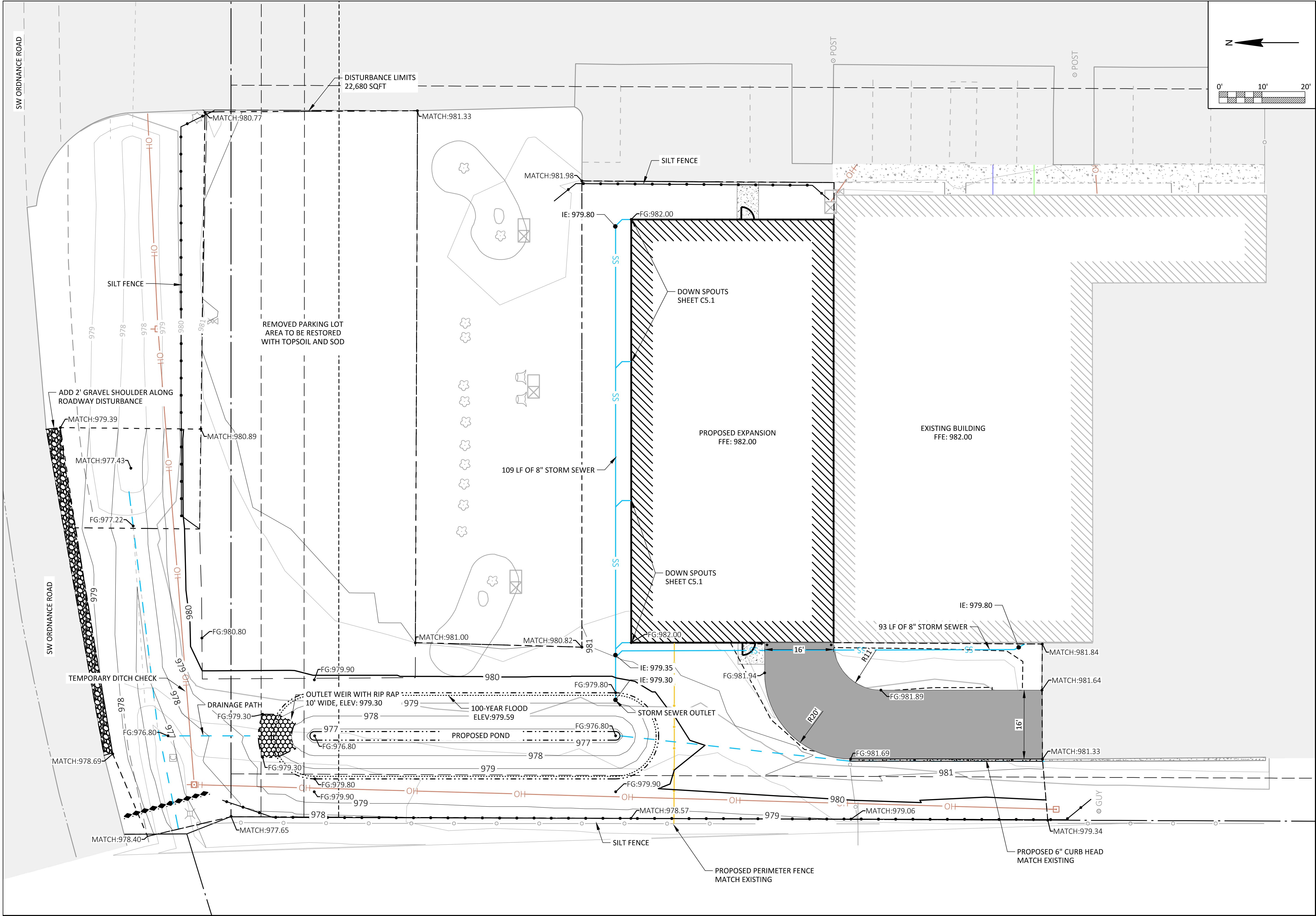
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Building Addition and Interior Alteration
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Planning and Zoning Review
08-08-2024

No.	Description	Date

Drawing Name
EROSION CONTROL PLAN

Project number BC2040	Sheet number C2.1
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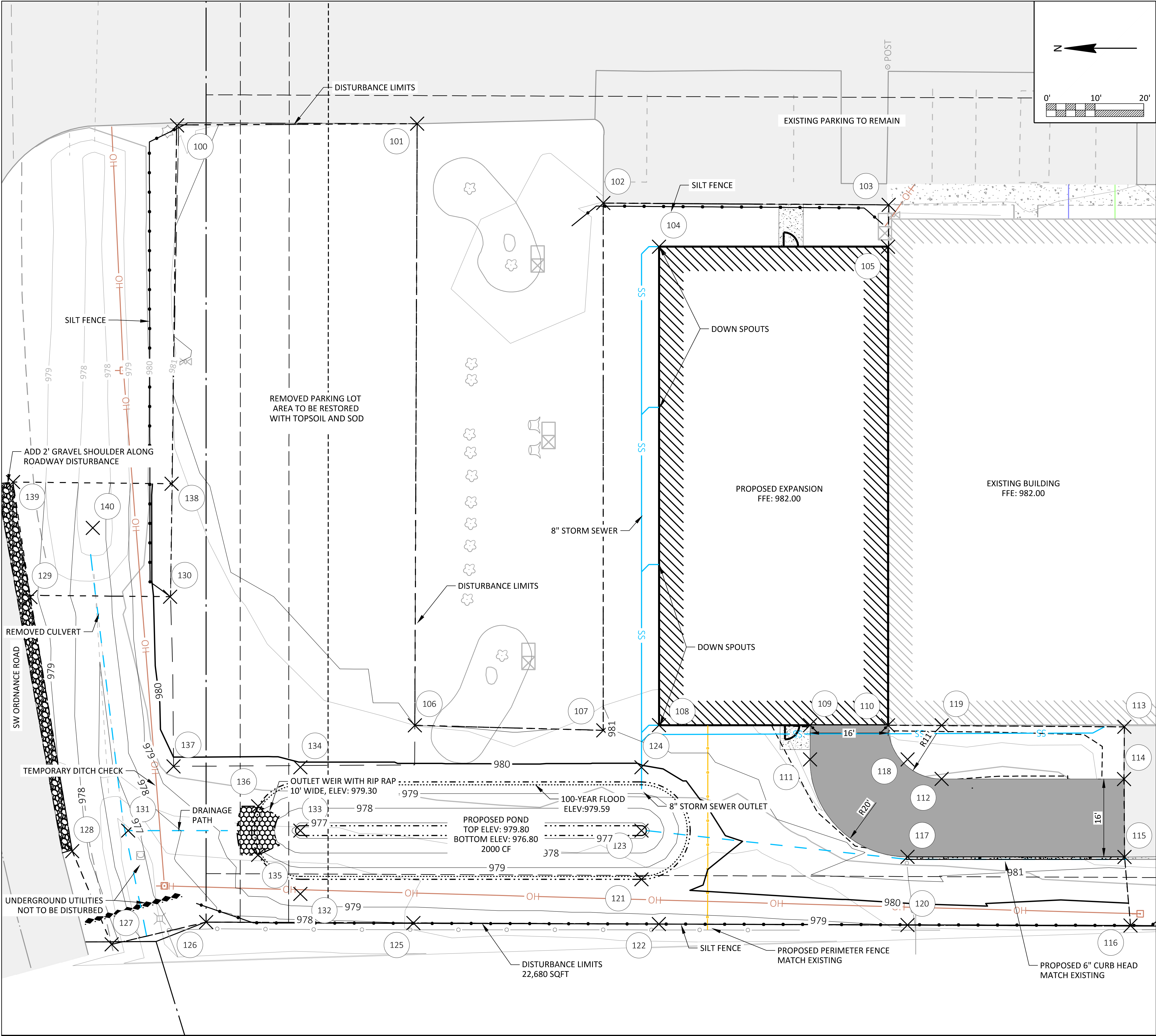
Planning and Zoning Review

08-08-2024

No.	Description	Date

Drawing Name
GRADING PLAN

Project number BC2040	Sheet number C3.0
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POINT LIST				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	7,537,175.69	18,526,315.54	980.78	MATCH
101	7,537,126.41	18,526,315.90	981.33	MATCH
102	7,537,088.22	18,526,299.60	981.98	MATCH
103	7,537,029.65	18,526,299.23	981.98	MATCH
104	7,537,076.77	18,526,290.65	982.00	BUILDING
105	7,537,029.77	18,526,290.65	982.00	BUILDING
106	7,537,126.89	18,526,192.38	981.00	MATCH
107	7,537,088.22	18,526,191.34	980.82	MATCH
108	7,537,076.77	18,526,192.40	982.00	BUILDING
109	7,537,045.77	18,526,192.40	982.00	BUILDING
110	7,537,029.77	18,526,192.36	982.00	BUILDING
111	7,537,045.77	18,526,185.37	981.94	PAVEMENT
112	7,537,018.78	18,526,181.36	981.89	PAVEMENT
113	7,536,981.28	18,526,192.06	981.84	MATCH
114	7,536,981.36	18,526,181.34	981.64	MATCH
115	7,536,981.24	18,526,165.34	981.33	MATCH
116	7,536,980.02	18,526,151.28	979.36	MATCH
117	7,537,025.78	18,526,165.37	981.69	PAVEMENT
118	7,537,025.77	18,526,185.37	981.94	RADII
119	7,537,018.77	18,526,192.36	982.00	RADII
120	7,537,025.77	18,526,151.36	979.05	MATCH
121	7,537,080.38	18,526,160.75	979.80	TOP OF POND
122	7,537,076.83	18,526,151.57	978.57	MATCH
123	7,537,080.38	18,526,170.75	976.80	BOTTOM OF POND
124	7,537,080.38	18,526,183.75	979.90	TOP OF POND
125	7,537,127.17	18,526,151.78	978.02	MATCH
126	7,537,169.71	18,526,151.96	977.64	MATCH
127	7,537,189.12	18,526,147.40	978.40	MATCH
128	7,537,197.20	18,526,166.54	978.69	MATCH
129	7,537,205.78	18,526,218.70	979.22	MATCH
130	7,537,177.11	18,526,218.78	980.80	MATCH
131	7,537,185.71	18,526,170.75	976.62	MATCH
132	7,537,150.38	18,526,157.75	979.90	TOP OF POND
133	7,537,150.38	18,526,170.75	976.80	BOTTOM OF POND
134	7,537,150.38	18,526,183.75	979.90	TOP OF POND
135	7,537,159.04	18,526,165.75	979.31	WEIR
136	7,537,159.04	18,526,175.75	979.32	WEIR
137	7,537,176.40	18,526,183.95	979.80	Z
138	7,537,176.81	18,526,241.98	980.87	MATCH
139	7,537,209.35	18,526,242.32	979.39	MATCH
140	7,537,192.98	18,526,232.89	977.43	MATCH

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1407 Southwest Ordinance Road
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Planning and Zoning Review
08-08-2024

No.	Description	Date

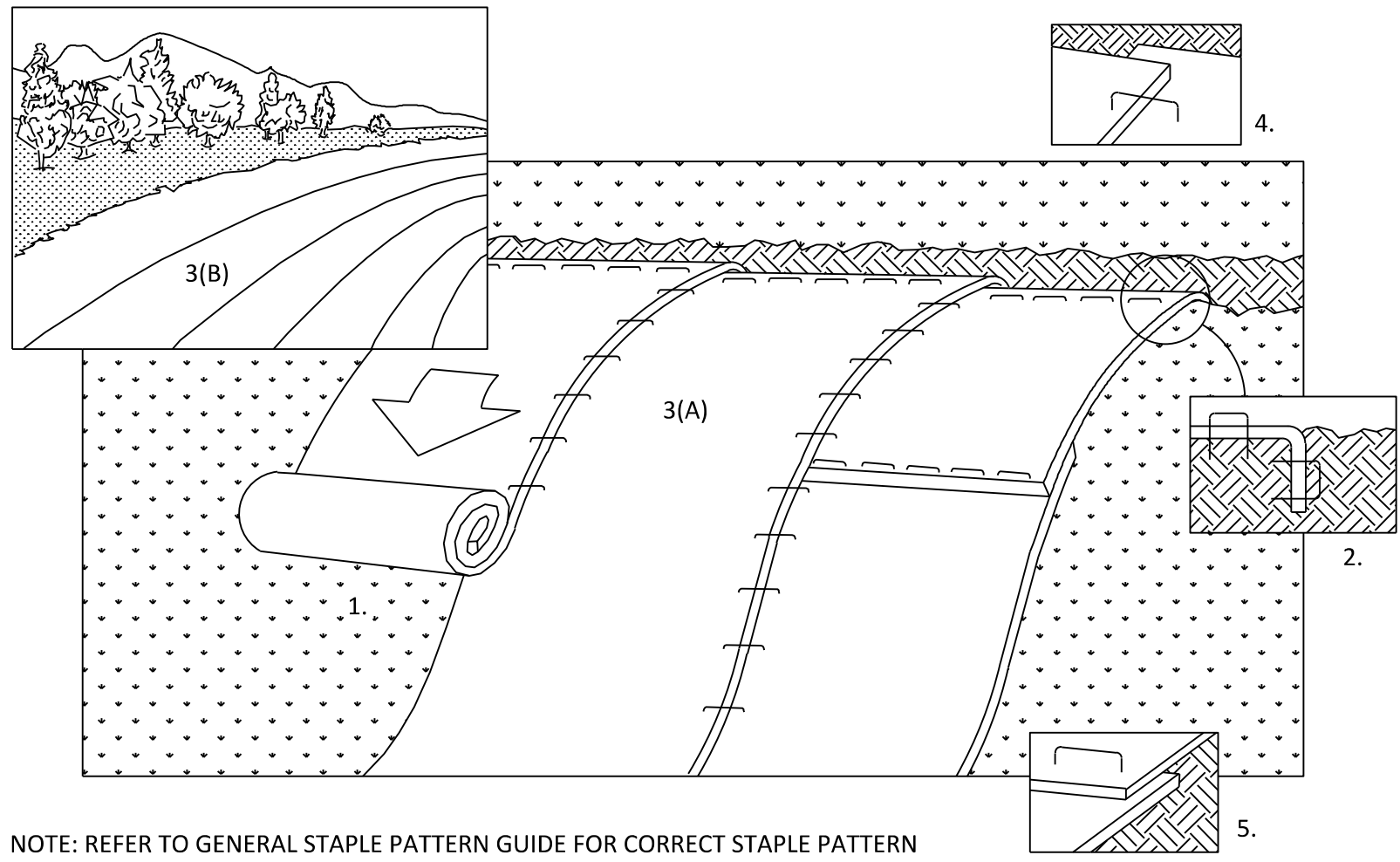
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GRADING DETAILS

Project number
BC2040

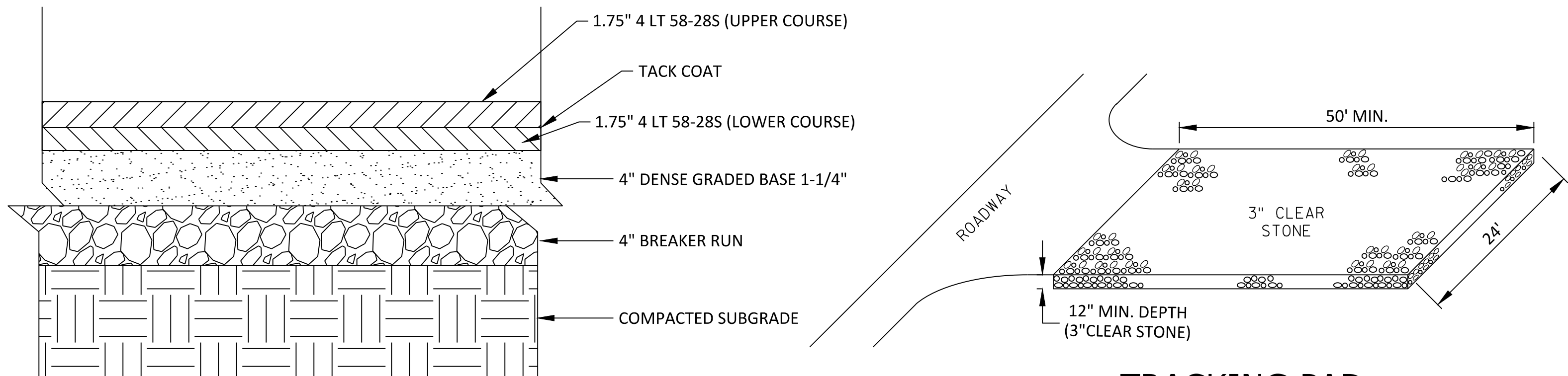
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C4.0

S:\Projects\BC2040 Boyd Group - Gerber Collision Ankeny\2 Site Design\Drawings\DWG\BC2040_C400.dwg.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

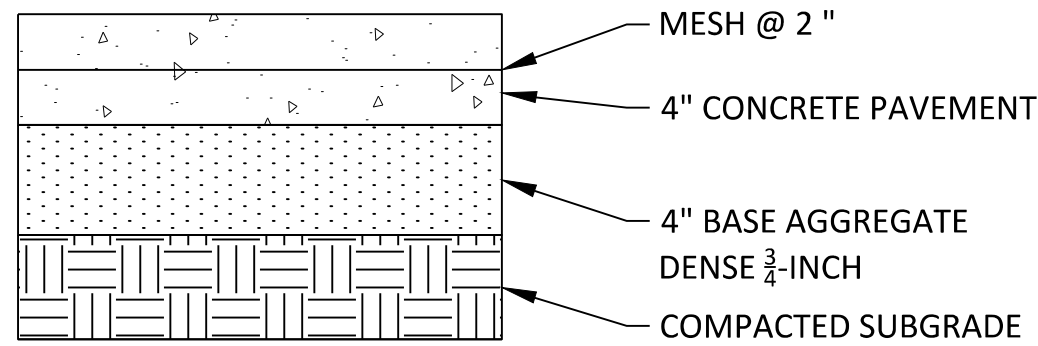


EROSION MAT

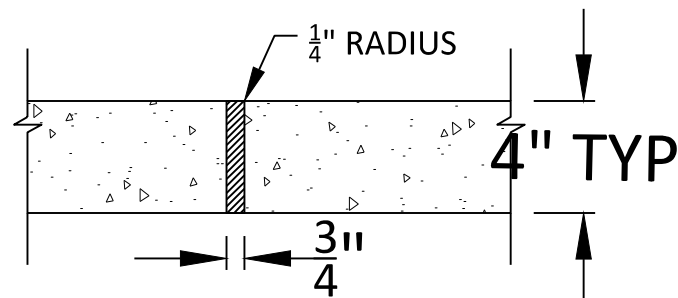


TRACKING PAD

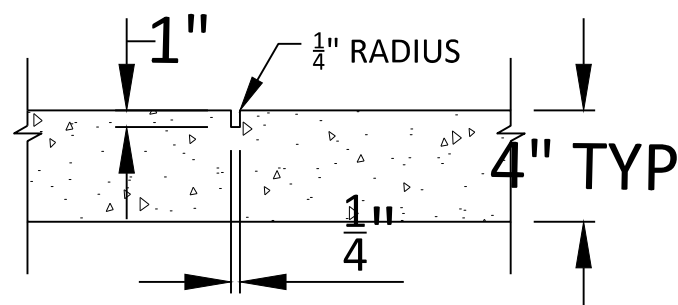
ASPHALT PAVEMENT



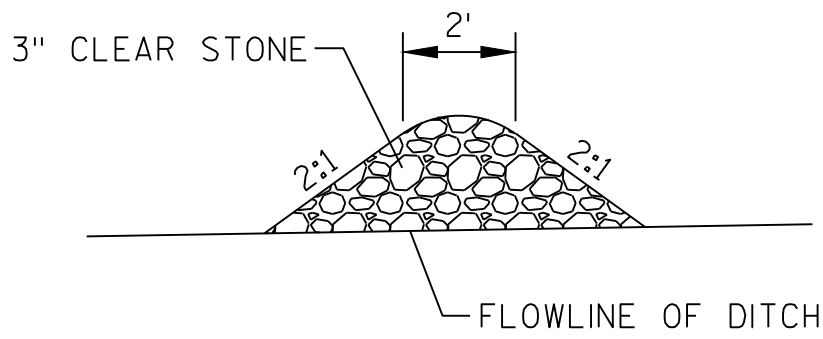
TYPICAL SIDEWALK SECTION



AT EXPANSION JOINTS

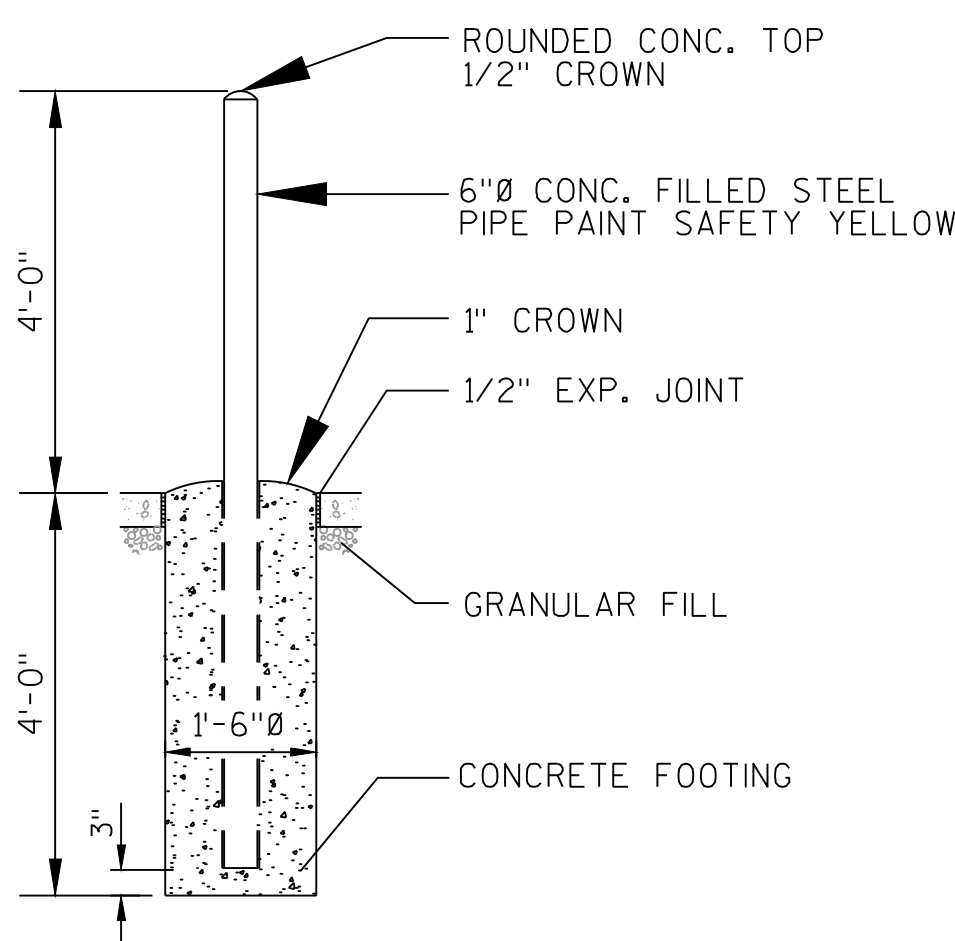


AT CONTRACTION JOINTS



NOTE: THE CENTER OF THE DITCH CHECK SHOULD BE 6 INCHES LOWER THAN THE SIDES.

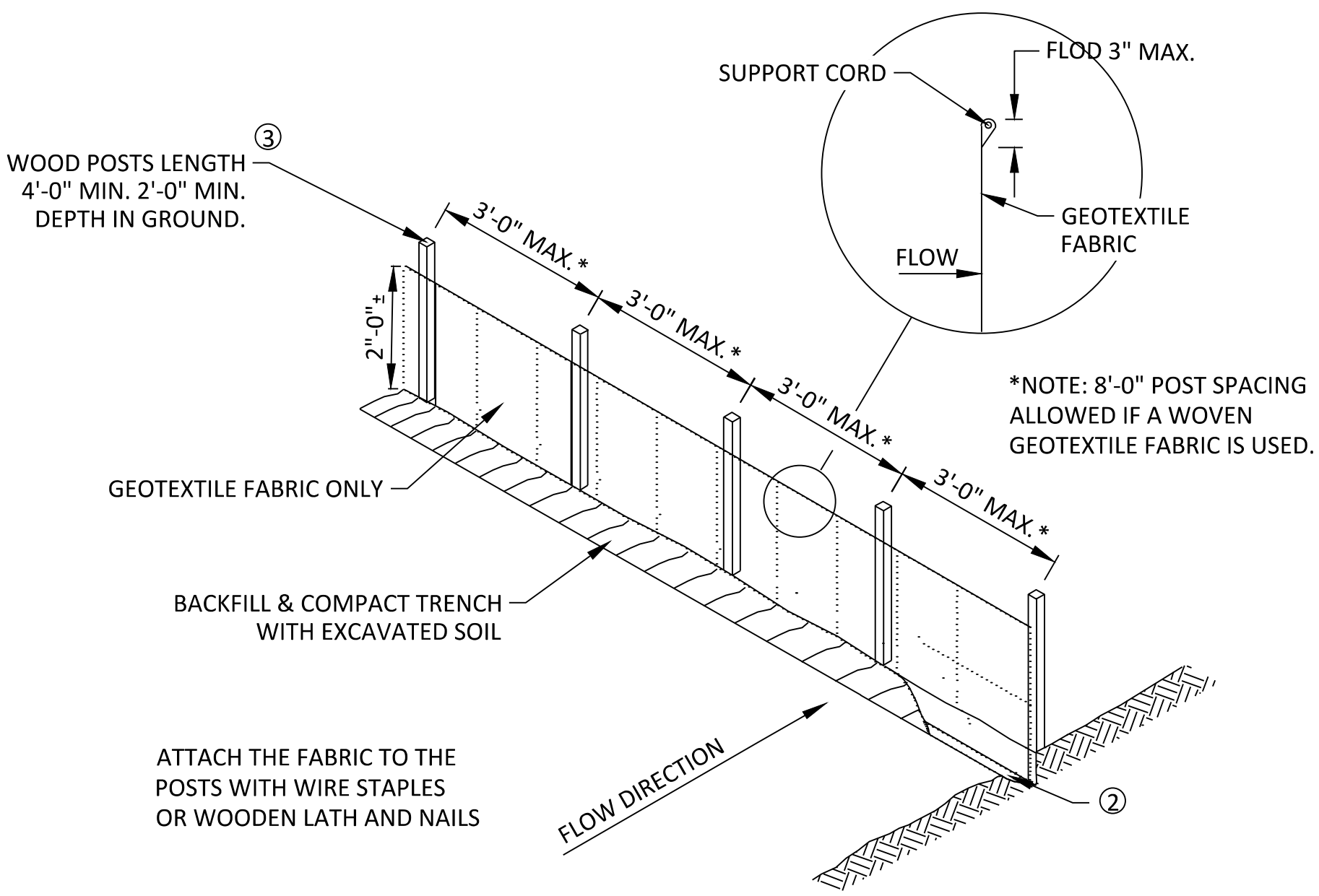
TEMPORARY DITCH CHECK



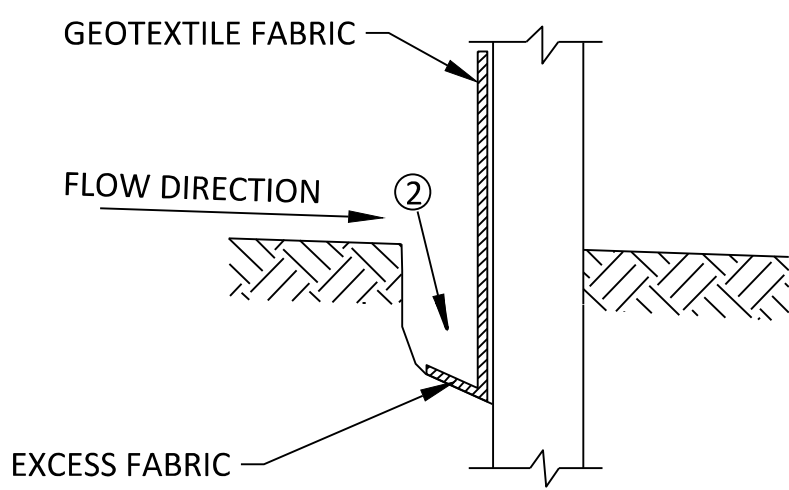
BOLLARD

EROSION CONTROL NOTES:

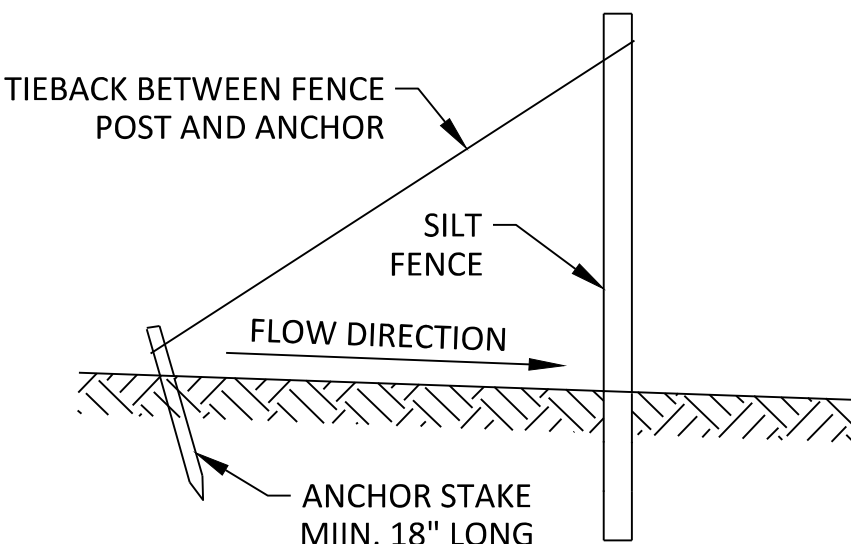
1. CONTRACTOR SHALL HAVE ALL EROSION CONTROL DEVICES IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
2. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR. CLEANING, ADJUSTING AND REPLACING EROSION CONTROL DEVICES SHALL BE COMPLETED AS NECESSARY THROUGHOUT CONSTRUCTION. ALL EROSION CONTROL DEVICE MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL PERFORM SITE INSPECTIONS AT LEAST ONCE PER WEEK AND FOLLOWING EACH RAIN EVENT OF 1/2 INCH OR MORE. ALL EROSION CONTROL MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF THE INSPECTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WRITTEN REPORTS OF ALL SITE INSPECTIONS CONDUCTED.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER.
4. DURING STORM SEWER, WATER MAIN AND SANITARY SEWER CONSTRUCTION, EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH. ALL TRENCH WATER SHALL BE DISCHARGED INTO A SETTLING BASIN OR THROUGH A FILTERING DEVICE PRIOR TO RELEASE. AT THE END OF EACH DAY, THE TRENCH SHALL BE BACK FILLED, COMPACTED AND STABILIZED.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. CONTRACTOR SHALL INSTALL AND MAINTAIN A STONE TRACKING PAD AT ALL LOCATIONS THAT CONSTRUCTION TRAFFIC WILL BE EXITING THE PROJECT. CONTRACTOR SHALL MAINTAIN THE STONE TRACKING PAD(S) AT ALL TIMES THAT THE PROJECT(S) HAS/HAVE EXPOSED SOIL AND/OR AGGREGATE. THE COST OF INSTALLING AND MAINTAINING STONE TRACKING PAD(S) SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT(S) AND NO PAYMENT WILL BE MADE FOR THE STONE TRACKING PAD(S). TRACKING OF SOIL SHALL BE COLLECTED (BY SWEEPING RATHER THAN FLUSHING) FROM PAVED ROADS LOCATED NEAR THE CONSTRUCTION SITE AT THE END OF EACH WORK DAY AS DIRECTED BY THE ENGINEER.
7. EXISTING VEGETATION SHALL BE REMOVED ONLY AS NECESSARY TO PERFORM CONSTRUCTION ACTIVITIES. CLEARING OF LARGER AREAS THAT ARE CLEARLY OUTSIDE THE LIMITS OF CONSTRUCTION SHALL NOT BE PERMITTED.
8. ALL DISTURBED AREAS SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE AFTER DISTURBANCE.
9. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE BEEN ESTABLISHED TO THE ENGINEER'S SATISFACTION.
10. ALL EROSION CONTROL FACILITIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE PLAN OR THE "WISCONSIN STORMWATER MANUAL".
11. SITE DISTURBANCE SHALL BE COMPLETED WITHIN 30 DAYS OF THE INITIAL DISTURBANCE OR WITHIN 7 DAYS OF REACHING THE FINAL GRADE.
12. THE CONTRACTOR IS RESPONSIBLE FOR WATERING NEWLY SEEDED AREAS DURING THE SUMMER WHENEVER A WEEK PASSES WITHOUT A RAIN EVENT OF 1/2 INCH OR GREATER. THIS IS INCIDENTAL TO THE SEEDING ITEM AND SHALL CONTINUE UNTIL THE AREAS HAVE ESTABLISHED VEGETATIVE COVER SATISFACTORY TO THE ENGINEER.
13. REMOVE SEDIMENT DEPOSITS WHEN BUILD UP EXCEEDS 1/2 OF THE EROSION CONTROL DEVICE (CHECK DAM, WEEPER DAM, SILT FENCE ETC.) STORAGE CAPACITY.
14. ALL DISTURBED SLOPES EXCEEDING 20% SHALL BE STAKED WITH EROSION MAT.
15. IF EROSION BECOMES PROBLEMATIC, ANIONIC POLYMERS WILL BE UTILIZED AS A TEMPORARY SOIL BINDING AGENT TO REDUCE EROSION.
16. LIMIT GRADING TO AREAS SHOWN ON THE PLANS. NO MATERIALS STORAGE, VEHICULAR TRAFFIC, OR GRADING MAY OCCUR IN UNDISTURBED OR BUFFER AREAS. SHOULD CONSTRUCTION REQUIRE ADDITIONAL DISTURBANCE, CONSULT THE ENGINEER PRIOR TO ESTABLISH PROPER EROSION CONTROL.
17. SOIL STOCKPILES SHALL BE SURROUNDED BY SILT FENCE AT LEAST 10 FEET AWAY FROM THE STOCKPILE. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY OR STRUCTURE. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED AND MULCH, EROSION MAT, POLYMER OR COVERED.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIXED WITH WINTER WHEAT. ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE; OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR REGION AND SOIL TYPE.



SILT FENCE



TRENCH DETAIL



SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)

JEWELL
associates engineers, inc.
Engineers - Surveyors - Architects

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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COLLISION & GLASS

galileo
CONSULTING GROUP

Gilbank
CONSTRUCTION, INC.

Gerber Collision
Building Addition and Interior Alteration
1407 Southwest Ordinance Road
Ankeny, IA

Planning and Zoning Review
08-08-2024

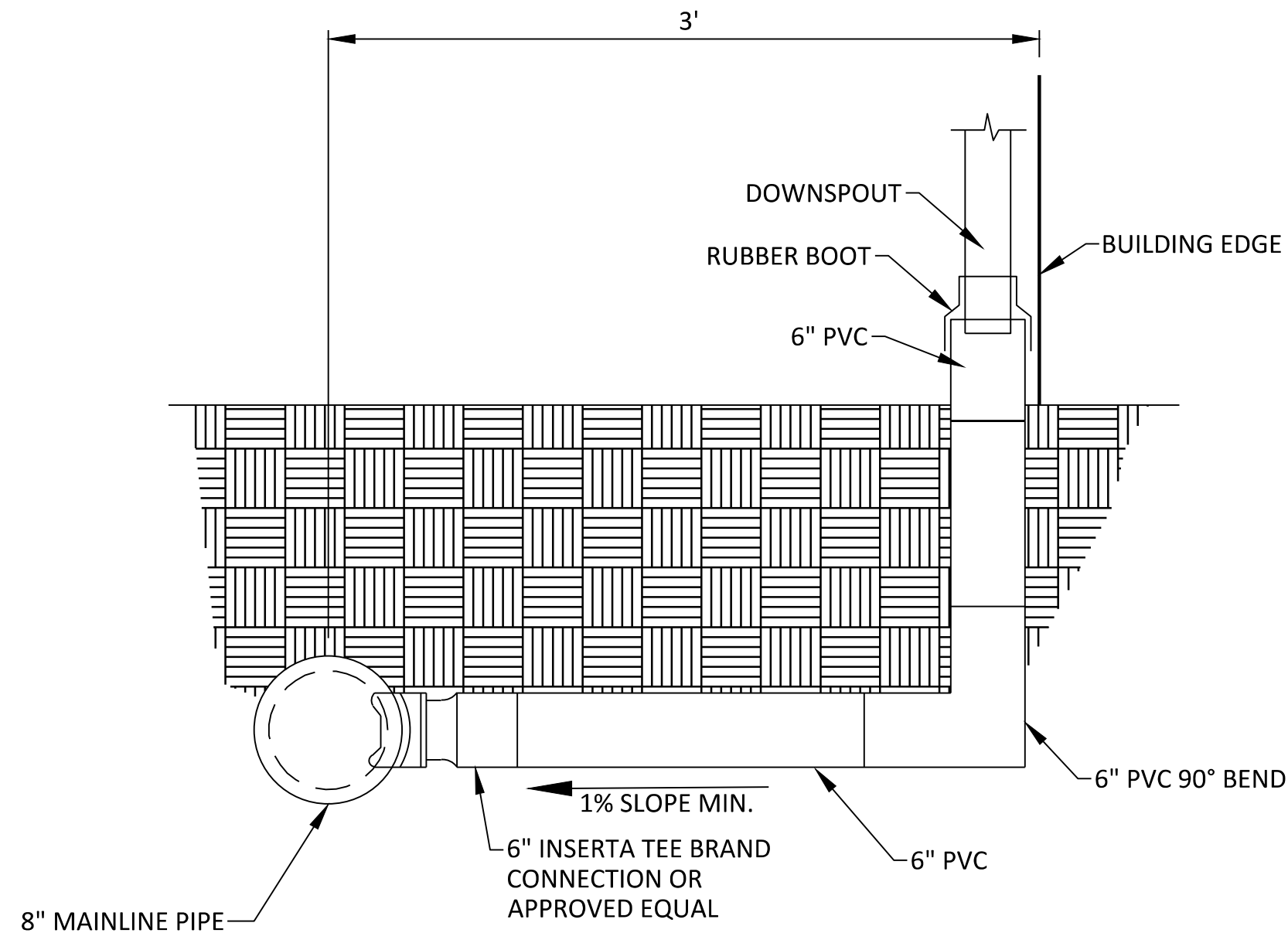
No.	Description	Date

Drawing Name
DETAILS

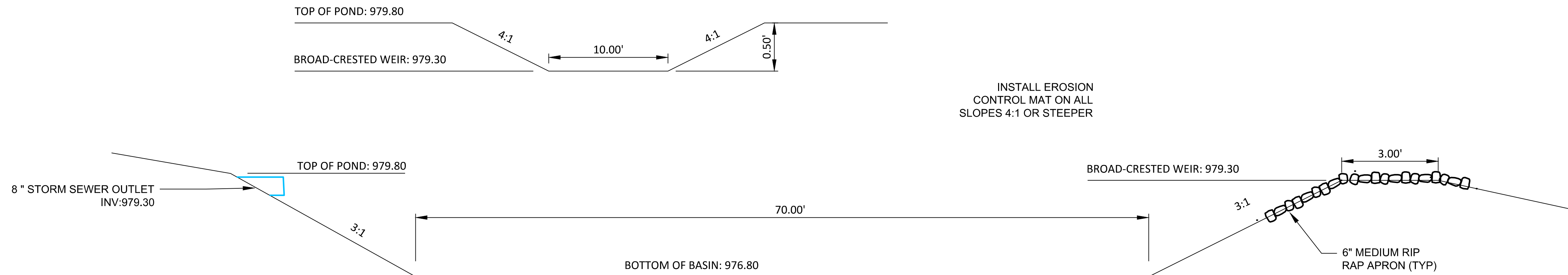
Project number
BC2040

Sheet number
C5.0

S:\Projects\BC2040 Boyd Group - Gerber Collision Ankeny\2 Site Design\Drawings\DWG\BC2040_C400.dwg.



DOWNSPOUT



PROPOSED POND SECTION

JEWELL
associates engineers, inc.
Engineers - Surveyors - Architects

560 Sunrise Drive
Spring Green, WI 53588
phone: 608-588-7484
fax: 608-588-9322

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Gilbank
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Gerber Collision
Building Addition and Interior Alteration
1407 Southwest Ordinance Road
Ankeny, IA

Planning and Zoning Review

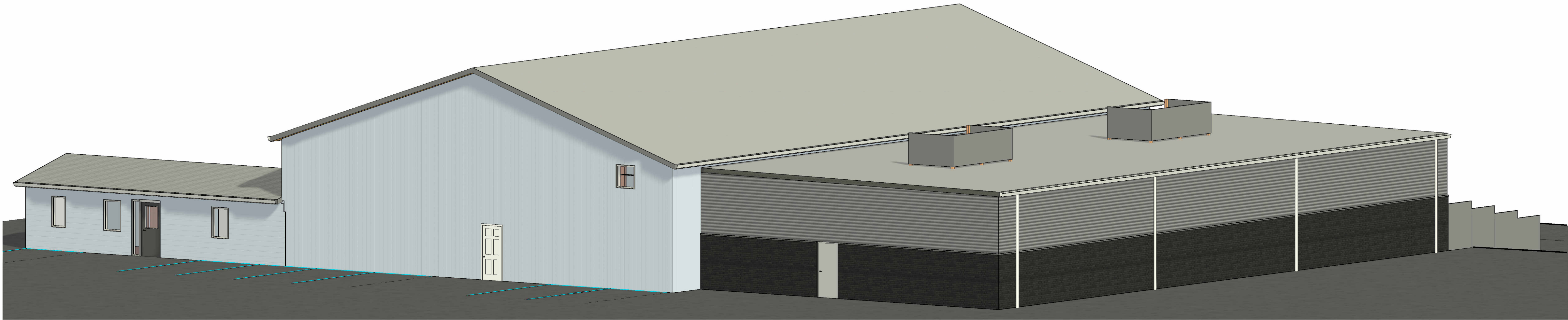
08-08-2024

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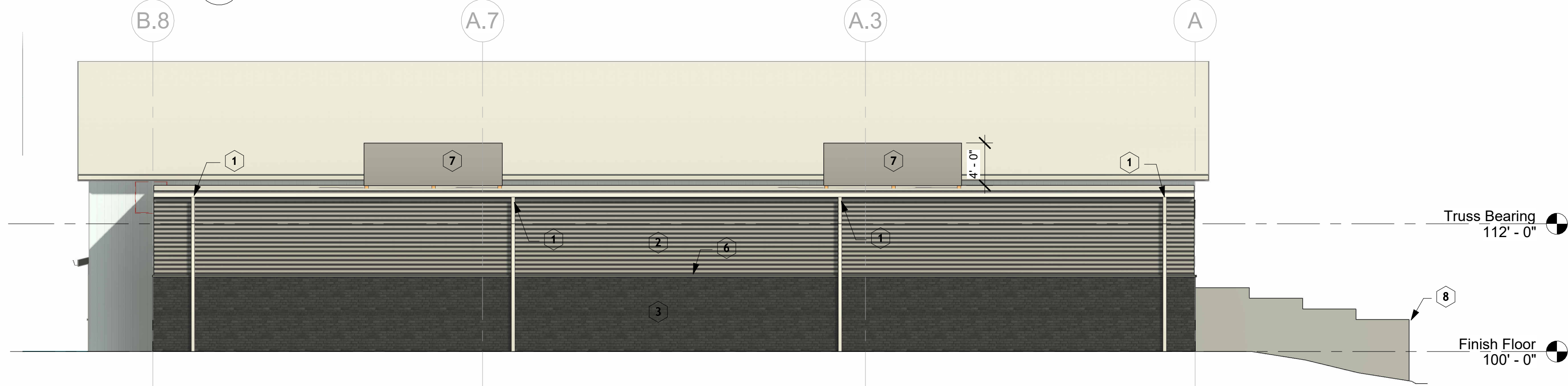
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Project number
BC2040

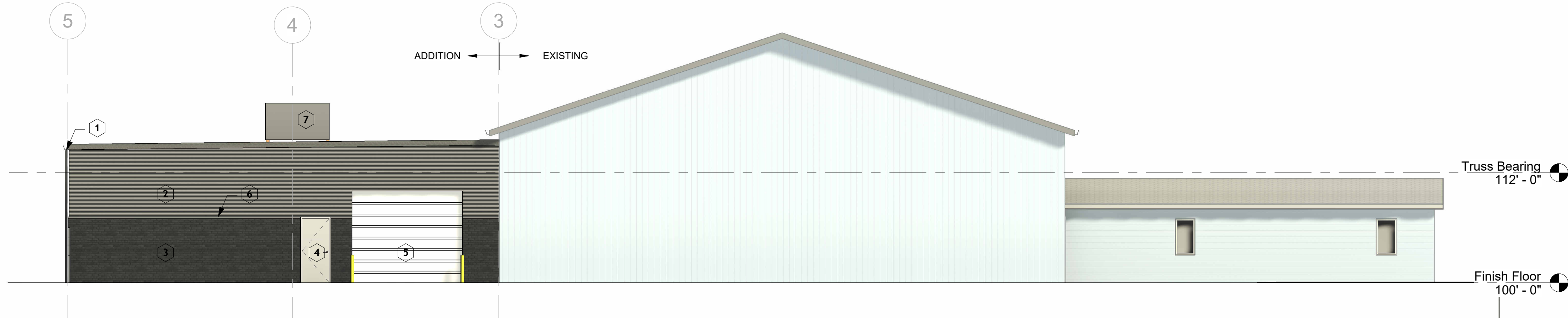
Sheet number
C5.1



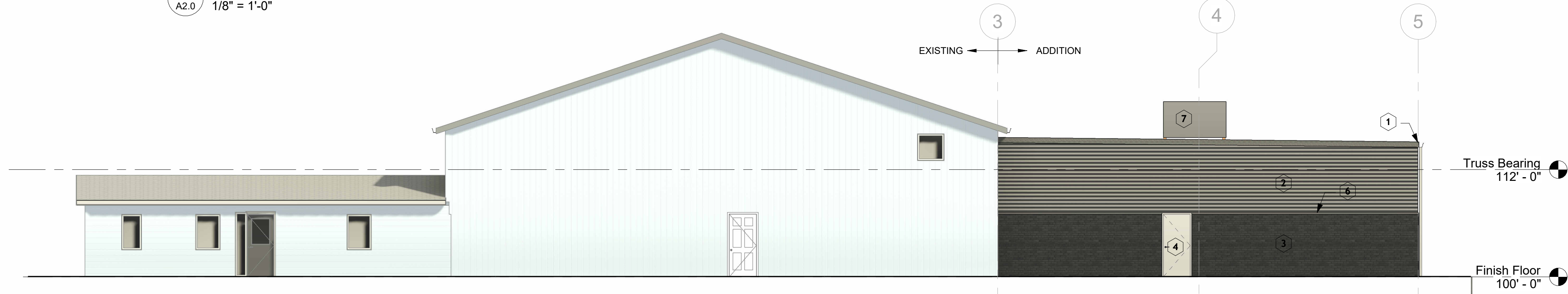
1 3D View
A2.0



2 North
A2.0 1/8" = 1'-0"



3 West
A2.0 1/8" = 1'-0"



4 East
A2.0 1/8" = 1'-0"

GENERAL NOTES

KEY NOTES

- Label Description
- 1 METAL GUTTERS AND DOWNSPOUTS TO TIE INTO UNDERGROUND STORMWATER PIPING SYSTEM
- 2 METAL WALL PANELS INSTALLED HORIZONTALLY WITH CONCEALED FASTENERS ATTACHED TO EXTERIOR WALL SHEATHING PANELS AND WOOD FRAMING. BASIS OF DESIGN PAC-CLAD HWP 16, 24 GAUGE STEEL, MUSKET GRAY COLOR
- 3 THIN BRICK VENEER SYSTEM
- 4 HOLLOW METAL DOOR AND FRAME
- 5 SECTIONAL OVERHEAD DOOR
- 6 2" FLASHING
- 7 METAL EQUIPMENT SCREEN PANELS INSTALLED HORIZONTALLY WITH CONCEALED FASTENERS ATTACHED TO WOOD FRAMING. BASIS OF DEISGN PAC-CLAD HWP 16, 24 GAUGE STEEL, MUSKET GRAY COLOR.
- 8 6' HIGH VINYL FENCE

FINISHES

FACE	FINISH	SQUARE FT	PCT.	TOTAL FRONTAGE
NORTH	METAL SIDING	717.5sf	50.5%	1420.0sf
	BRICK VENEER	702.5sf	49.5%	
	OPENINGS	0.0sf	0.0%	
WEST	METAL SIDING	322.8sf	46.5%	693.7sf
	BRICK VENEER	227.0sf	32.7%	
	OPENINGS	143.9sf	20.8%	
EAST	METAL SIDING	356.7sf	51.4%	693.7sf
	BRICK VENEER	313.1sf	45.1%	
	OPENINGS	23.9sf	3.5%	

JEWELL
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Engineers - Surveyors - Architects

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Gilbank
CONSTRUCTION, INC

Gerber Collision
Building Addition and Interior Alternation
1407 Southwest Ordnance Road
Ankeny, IA

Building Review / Construction
07-24-2024

No.	Description	Date

Drawing Name
Exterior Elevations

Project number
BC2040

Sheet number
A2.0



PLAN AND ZONING COMMISSION

August 20, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

PZ Business Item

LEGAL:

SUBJECT:

DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential use classification

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on August 6, 2024.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density

Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Exhibit A
	Future Land Use Map
	Applicant Letter
	Current Zoning Map A
	Combined Zoning Map
	Future Land Use Map Combined



N



1 inch = 750 feet

Date: 5/16/2024

Pine Lake Estates

Aerial - Amendment Area A

 **Ankeny**
bringing it all together.

Agenda Item: Pine Lake Estates - Action
Report Date: August 14, 2024
Prepared By: Laura Hutzell
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (Area B) from Medium Density Residential to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area C) from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD.

Project Report

LUPA A:

Land Use Plan Amendment #1 is approximately 53.68 acres; and is located north of NE 18th street, east Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Highway Commercial to the north, Medium Density (proposed low density) to the east, Low Density to the south, and Civic use to the west.

Existing Area A: Office/Business Park (OBP)
--

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area A: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, and east of Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

Existing Area B: Medium Density Residential (MDR)
--

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Proposed Area B: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

LUPA Area C:

Land Use Plan Amendment Area C is approximately 15.8 acres; and is located in the southeast quadrant of the subject area located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map identifies surrounding properties to the amendment area as Medium Density (proposed low density) to the north, and Low Density to the east, south and west.

Existing Area C: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area C: Medium Density Residential (HDR)
This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas A, B, and C, the applicant is also requesting to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 64.62%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning and 350' of the proposed amendment areas on July 19, 2024; and a legal notice of the proposed rezoning and amendments was published on July 26, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by July 25, 2024 which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on August 6, 2024. During the public hearing there was a presentation from City Staff and the applicant's engineer, followed by comments from two members of the public who spoke in regards to the townhome piece on the southeast side of the proposed development.

R-1 vs Multi-Family:

One member of the public spoke in regards to wanting to see the townhome piece be kept as single family instead of multi-family. Staff's opinion is that it is not unusual for townhomes to be used in a location such as this. NE 18th street is a minor arterial and Four Mile Drive is a major arterial in the City's transportation system and because of this, it is appropriate to use townhomes as a transition from intense intersections to areas comprised of single-family homes.

Location of the townhomes & buffering:

A second member of the public spoke in regards to the townhome piece being moved further north and that there be buffering required. Written into the PUD is a 25' buffer easement along both NE 18th Street and NE 29th Street/NE Four Mile Drive. This buffer easement will require one overstory tree and four shrubs every 50 lineal feet to be installed along a 3' minimum earthen berm, similar to what exists along the south side of NE 18th Street. Due to the parcel of land the Ankeny School District owns, it is not a viable option to move the townhomes further north.

It is also important to note, per the PUD, the applicant for this project is requiring elevated architectural standards for these townhomes. These townhomes will be no more than two-stories with architectural standards that include prohibiting vinyl siding. Street facing dwellings will also be required to have a minimum of 75% stone, brick, stucco, shake, and board and batten.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area A from Office/Business Park to Low Density, the proposed change in land use in Amendment Area B from Medium Density to Low Density, the proposed change in land use in Amendment Area C from Low Density to Medium Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezoning for 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

That part of Outlot Y, NURSERY DRIVE ESTATES PLAT NO. 1, an official plat, located in Polk County, Iowa, EXCEPT said Parcel A;

AND that part of the North Half of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa;

AND that part of the West 45 acres of the South Half of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, EXCEPT NURSERY DRIVE ESTATES PLAT NOS. 1 & 2, official plats, located in Polk County, Iowa;

AND that part of the East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35, EXCEPT Parcel B of said the East 44 acres of the South Half of the Southwest Fractional Quarter of Section 07, as shown on the plat of survey recorded in Book 7242, Page 378;

AND that part of the Northeast Quarter of the Southwest Fractional Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, lying east of Interstate 35;

AND Parcel G of the Southeast Quarter of the Northwest Fractional Quarter and the Northeast Quarter of the Fractional Southwest Quarter of said Section 07, as shown on the Patent Deed recorded in Book 14770, Page 301 with the Polk County Recorder's Office; all of which is located in the City of Ankeny, Polk County, Iowa, and more particularly described as follows:

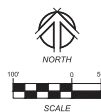
Beginning at the center of said section 07; thence S 89° 27' 30" E, a distance of 120.53 feet; thence S 00° 20' 07" E, a distance of 800.53 feet; thence S 87° 38' 27" W, a distance of 88.27 feet; thence 1078.31 feet along a curve to the right, not tangent to the last described line, having a radius of 79.00 feet, a delta angle of 78° 12' 20" and a chord distance of 396.53 feet which bears S 11° 13' 57" W; thence N 89° 39' 53" W, a distance of 65.72 feet; thence S 60° 33' 03" W, a distance of 69.22 feet; thence N 46° 25' 01" E, a distance of 219.58 feet; thence 42.80 feet along a curve to the left, not tangent to the last described line, having a radius of 330.00 feet, a delta angle of 07° 25' 49" and a chord distance of 42.77 feet which bears S 39° 52' 04" W; thence N 53° 50' 50" W, a distance of 243.84 feet; thence N 28° 30' 36" E, a distance of 318.16 feet; thence N 18° 48' 09" E, a distance of 1120.01 feet; thence N 89° 44' 00" E, a distance of 181.09 feet, to the Point of Beginning.

Containing 53.68 Acres, more or less.

Subject to easements, covenants and restrictions of record.

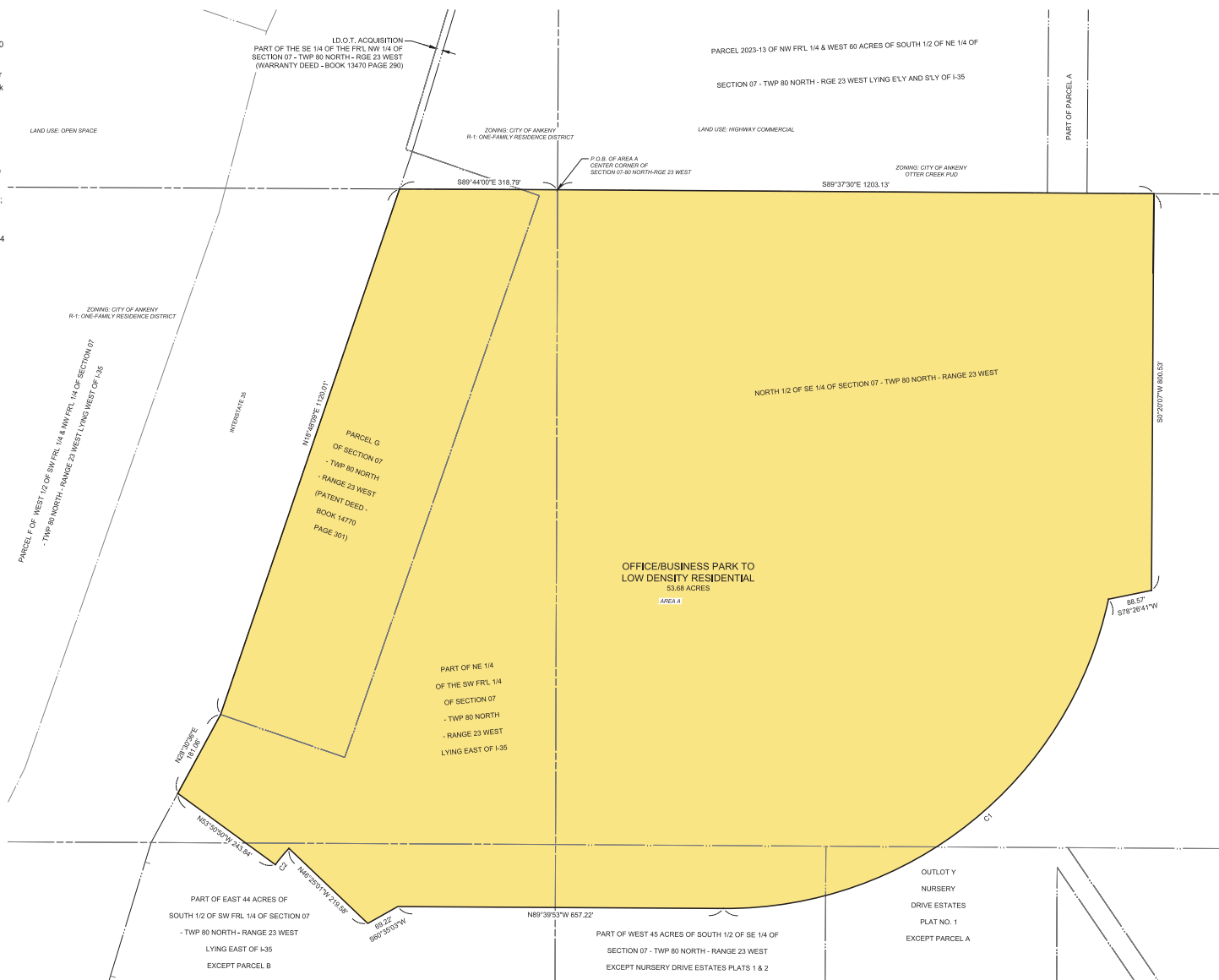
 SUBJECT BOUNDARY LINE
 SECTION LINE
 EXISTING BOUNDARY LINE
 LOW DENSITY RESIDENTIAL

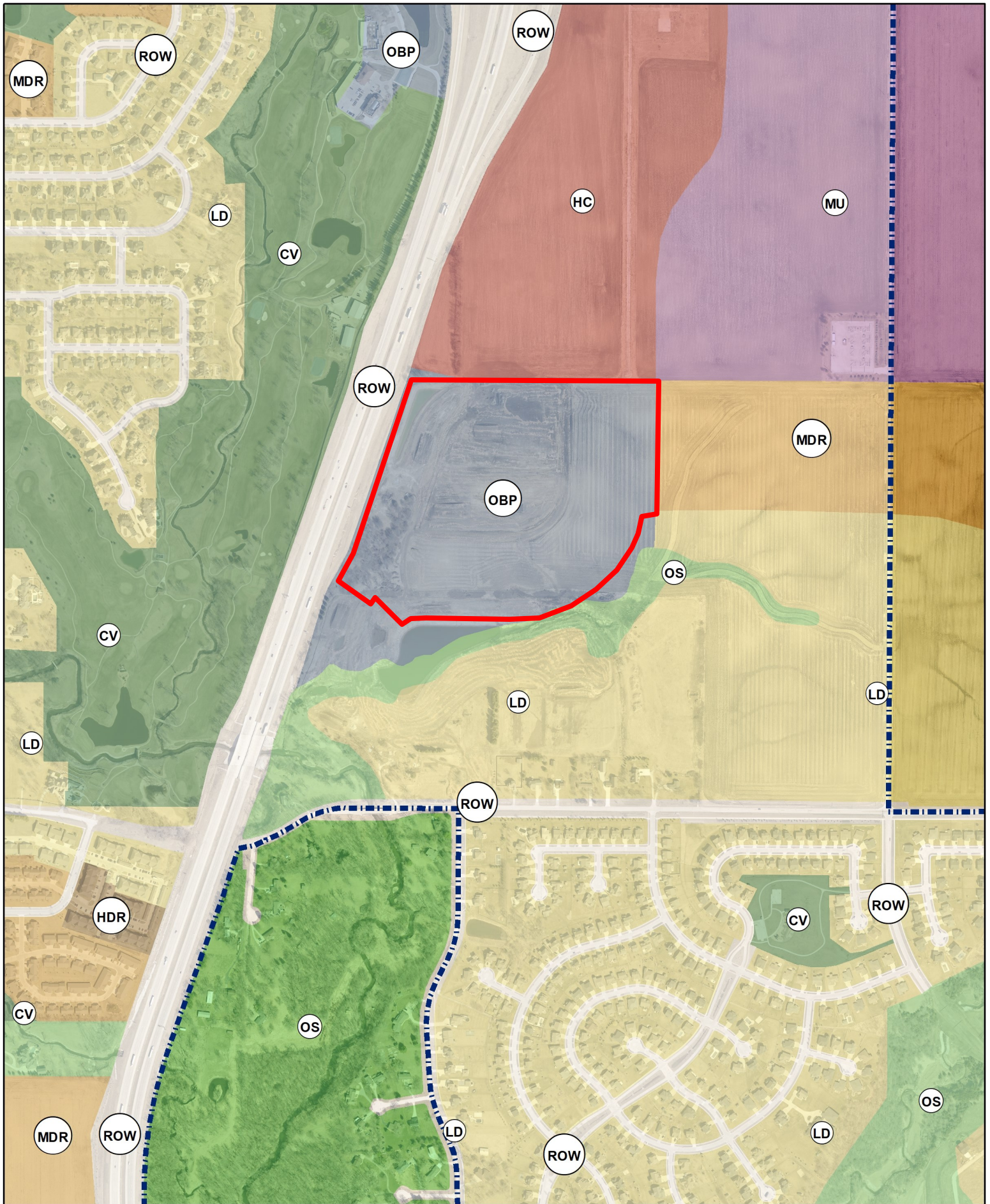
<i>CURVE TABLE</i>					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	1078.31'	790.00'	78°12'28"	996.53'	S51°13'57"W
C2	42.80'	330.00'	7°25'49"	42.77'	S39°52'04"W



DRA Properties, LC
c/o Tara Meredith
1525 NE 36th Street
Ankeny, Iowa 50021
Phone: (515) 965 - 5251

1. Existing Use : Office / Business Park
2. Proposed Use : Low Density Residential and Open Space





N
1 inch = 750 feet
Date: 5/16/2024

Pine Lake Estates
Future Land Use Map - Amendment Area A



May 10, 2024

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

RE: Rezoning and Land Use Map Amendment Request to the City of Ankeny

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

On behalf of DRA Properties, LC, we are requesting to amend the City of Ankeny's Land Use Map and rezone the property to Planned Unit Development (PUD) to accommodate the next phase of the Pine Lake Estates development. The property lies north of Pine Lake Estates Plat 1, and is located along the east side Interstate 35, west of NE Four Mile Drive and north of NE 18th Street. The owner is requesting to re-zone from the existing R-1 Single Family Residence District to PUD. The PUD includes low density residential, multi-family, and educational uses, The City of Ankeny 2040 Comprehensive Plan designates residential and office uses in this project. The Land Use Map Amendment request is broken into 3 separate amendments as follows:

Area A – Request to change from Office / Business park to Low Density Residential.

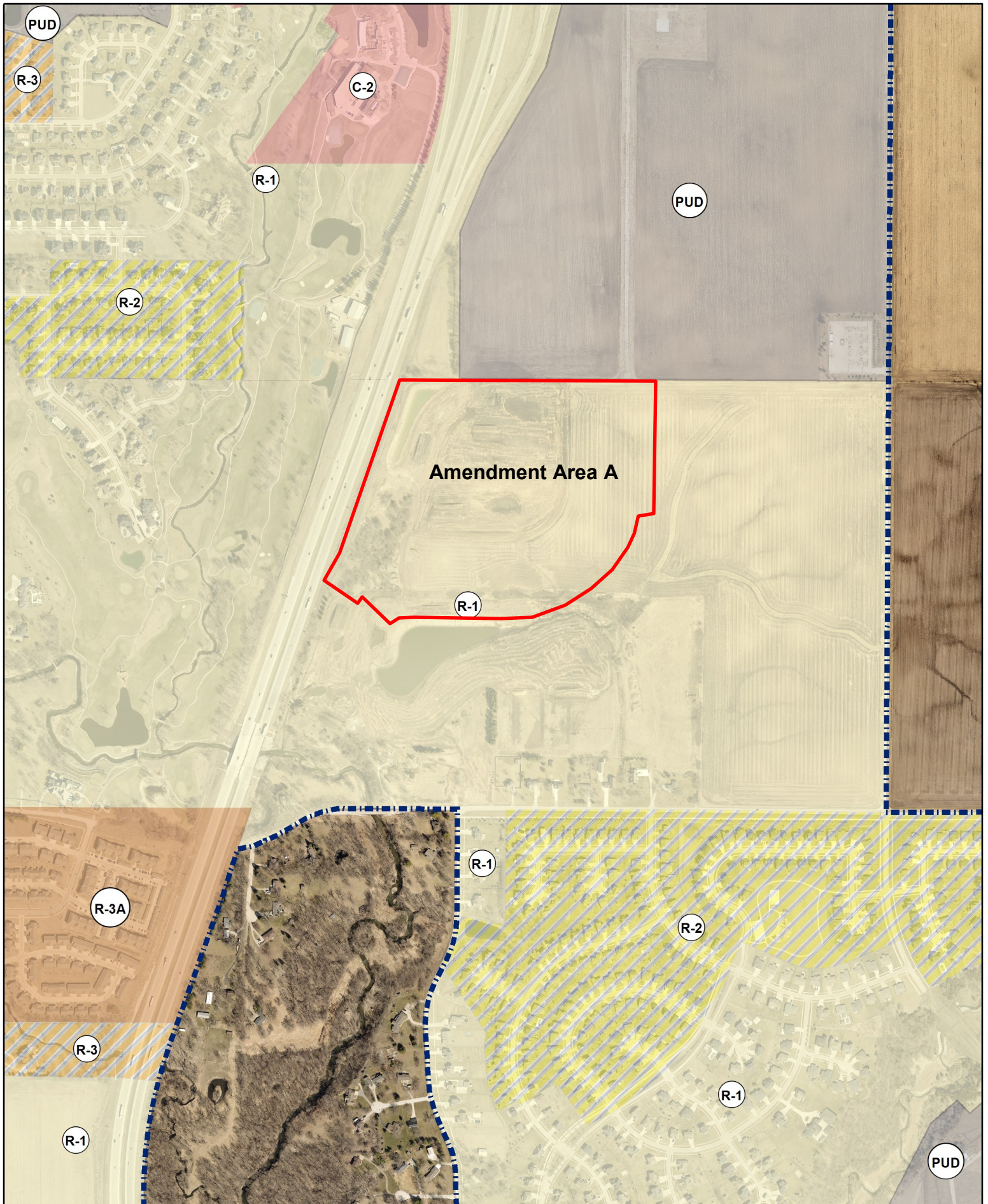
Area B – Request to change from Medium Density Residential to Low Density Residential.

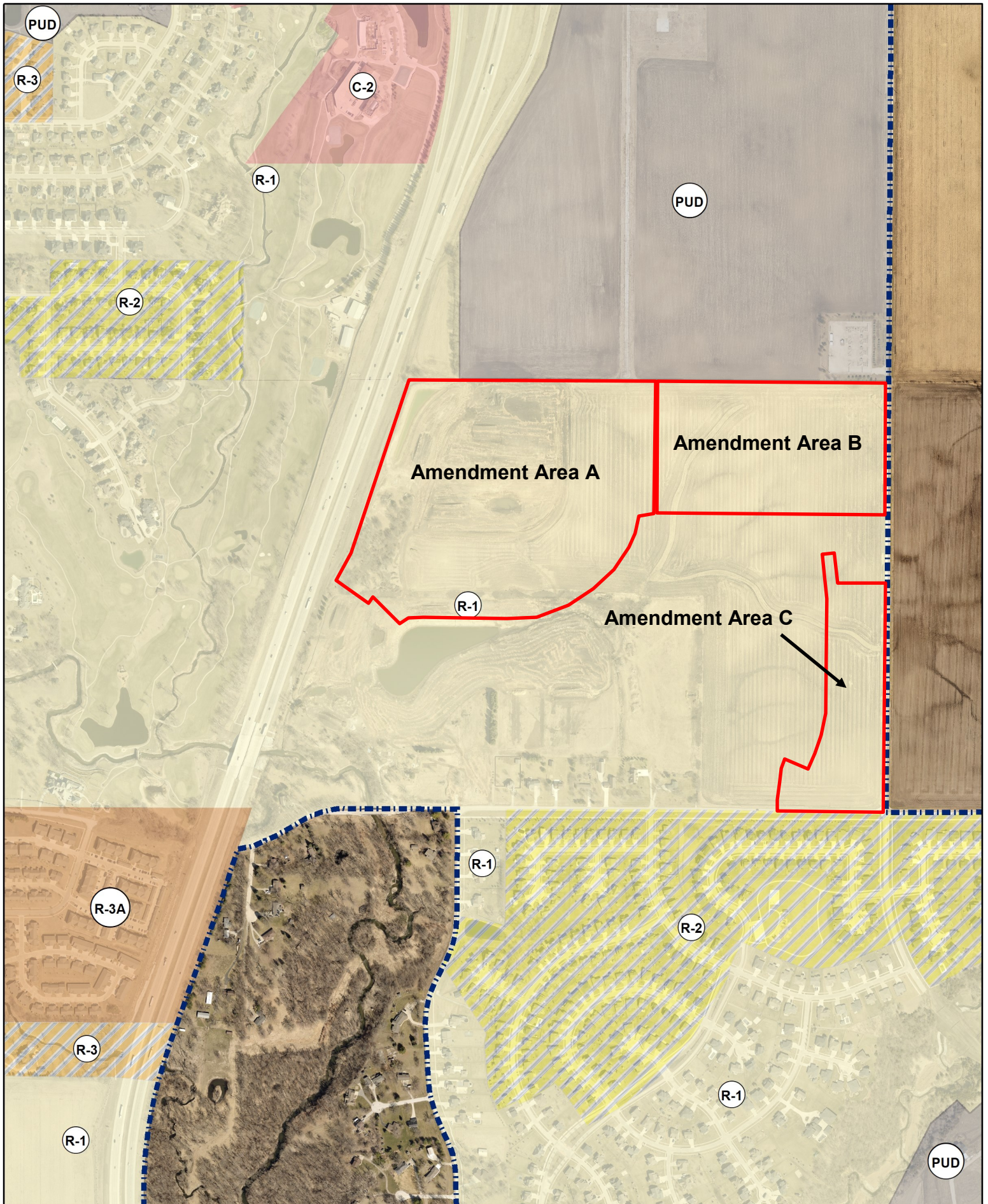
Area C – Request to change from Low Density Residential to Medium Density Residential.

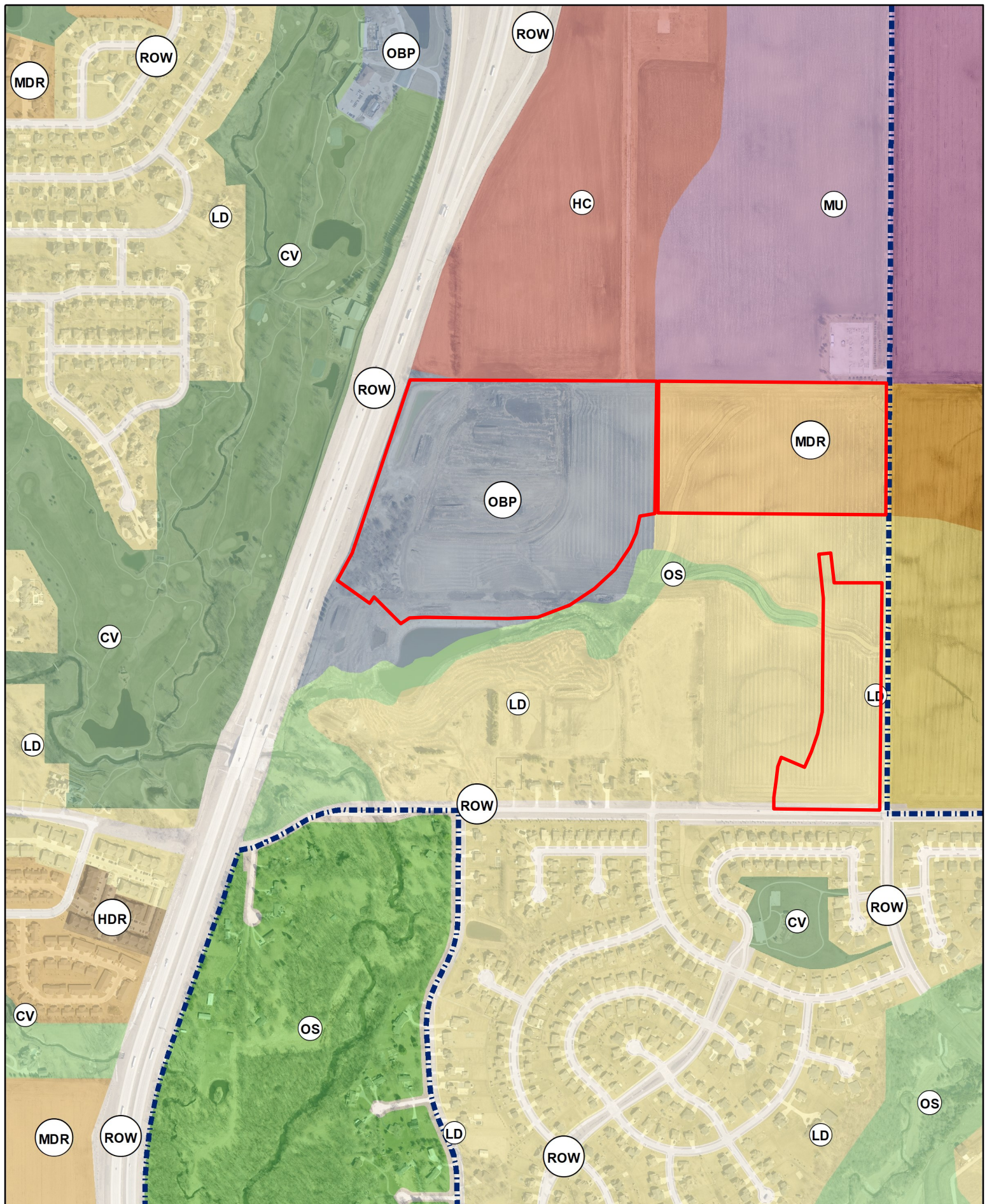
The proposed uses are consistent with the included Pine Lake Estates PUD Masterplan. We respectfully request your review and approval of the re-zoning request and map amendments. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.







N
1 inch = 750 feet
Date: 6/5/2024

Pine Lake Estates
Future Land Use Map - Combined



PLAN AND ZONING COMMISSION

August 20, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

PZ Business Item

LEGAL:

SUBJECT:

DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on August 6, 2024.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B)

from Medium Density to Low Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial B
 Staff Report
 Exhibit B
 Future Land Use Map - B
 Applicant Letter
 Zoning Map - B
 Combined Zoning Map
 Future Land Use Map Combined



Amendment Area B
Medium Density -> Low Density
26.35 acres

Agenda Item: Pine Lake Estates - Action
Report Date: August 14, 2024
Prepared By: Laura Hutzell
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (Area B) from Medium Density Residential to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area C) from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD.

Project Report

LUPA A:

Land Use Plan Amendment #1 is approximately 53.68 acres; and is located north of NE 18th street, east Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Highway Commercial to the north, Medium Density (proposed low density) to the east, Low Density to the south, and Civic use to the west.

Existing Area A: Office/Business Park (OBP)
--

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area A: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, and east of Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

Existing Area B: Medium Density Residential (MDR)
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This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Proposed Area B: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

LUPA Area C:

Land Use Plan Amendment Area C is approximately 15.8 acres; and is located in the southeast quadrant of the subject area located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map identifies surrounding properties to the amendment area as Medium Density (proposed low density) to the north, and Low Density to the east, south and west.

Existing Area C: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area C: Medium Density Residential (HDR)
This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas A, B, and C, the applicant is also requesting to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 64.62%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning and 350' of the proposed amendment areas on July 19, 2024; and a legal notice of the proposed rezoning and amendments was published on July 26, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by July 25, 2024 which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on August 6, 2024. During the public hearing there was a presentation from City Staff and the applicant's engineer, followed by comments from two members of the public who spoke in regards to the townhome piece on the southeast side of the proposed development.

R-1 vs Multi-Family:

One member of the public spoke in regards to wanting to see the townhome piece be kept as single family instead of multi-family. Staff's opinion is that it is not unusual for townhomes to be used in a location such as this. NE 18th street is a minor arterial and Four Mile Drive is a major arterial in the City's transportation system and because of this, it is appropriate to use townhomes as a transition from intense intersections to areas comprised of single-family homes.

Location of the townhomes & buffering:

A second member of the public spoke in regards to the townhome piece being moved further north and that there be buffering required. Written into the PUD is a 25' buffer easement along both NE 18th Street and NE 29th Street/NE Four Mile Drive. This buffer easement will require one overstory tree and four shrubs every 50 lineal feet to be installed along a 3' minimum earthen berm, similar to what exists along the south side of NE 18th Street. Due to the parcel of land the Ankeny School District owns, it is not a viable option to move the townhomes further north.

It is also important to note, per the PUD, the applicant for this project is requiring elevated architectural standards for these townhomes. These townhomes will be no more than two-stories with architectural standards that include prohibiting vinyl siding. Street facing dwellings will also be required to have a minimum of 75% stone, brick, stucco, shake, and board and batten.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area A from Office/Business Park to Low Density, the proposed change in land use in Amendment Area B from Medium Density to Low Density, the proposed change in land use in Amendment Area C from Low Density to Medium Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezoning for 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

SUBJECT PROPERTY LEGAL DESCRIPTION

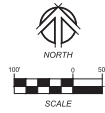
That part of the North Half of the Southeast Quarter of the East 35 acres of the Southeast Quarter of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa,

AND that part of the Parcel 2023-1120 of the North Half of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, as shown on the plat of survey recorded in Book 15563, Page 172, and more particularly described as follows:

Beginning at the east quarter corner of said Section 07; thence S 00° 22' 34" W, a distance of 799.96 feet; thence N 89° 37' 26" W, a distance of 1434.68 feet; thence N 00° 20' 07" E, a distance of 799.93 feet; thence S 89° 37' 30" E, a distance of 1435.25 feet, to the Point of Beginning.

Containing 26.35 Acres, more or less.

Subject to easements, covenants and restrictions of record.



PROPRIETOR / DEVELOPER
DRA Properties, LC
c/o Tara Meredith
1525 NE 36th Street
Ankeny, Iowa 50021
Phone: (515) 965-5251

LAND USE DESIGNATION

- Existing Use : Medium Density Residential and Open Space
- Proposed Use : Low Density Residential and Open Space

LEGEND

- SUBJECT BOUNDARY LINE
- SECTION LINE
- EXISTING BOUNDARY LINE
- LOW DENSITY RESIDENTIAL



1525 NW 36TH STREET, SUITE 200
ANKENY, IOWA 50021
(515) 965-5251 Phone • (515) 965-5322 Fax
Civil Engineering • Land Surveying
Landscape Architecture

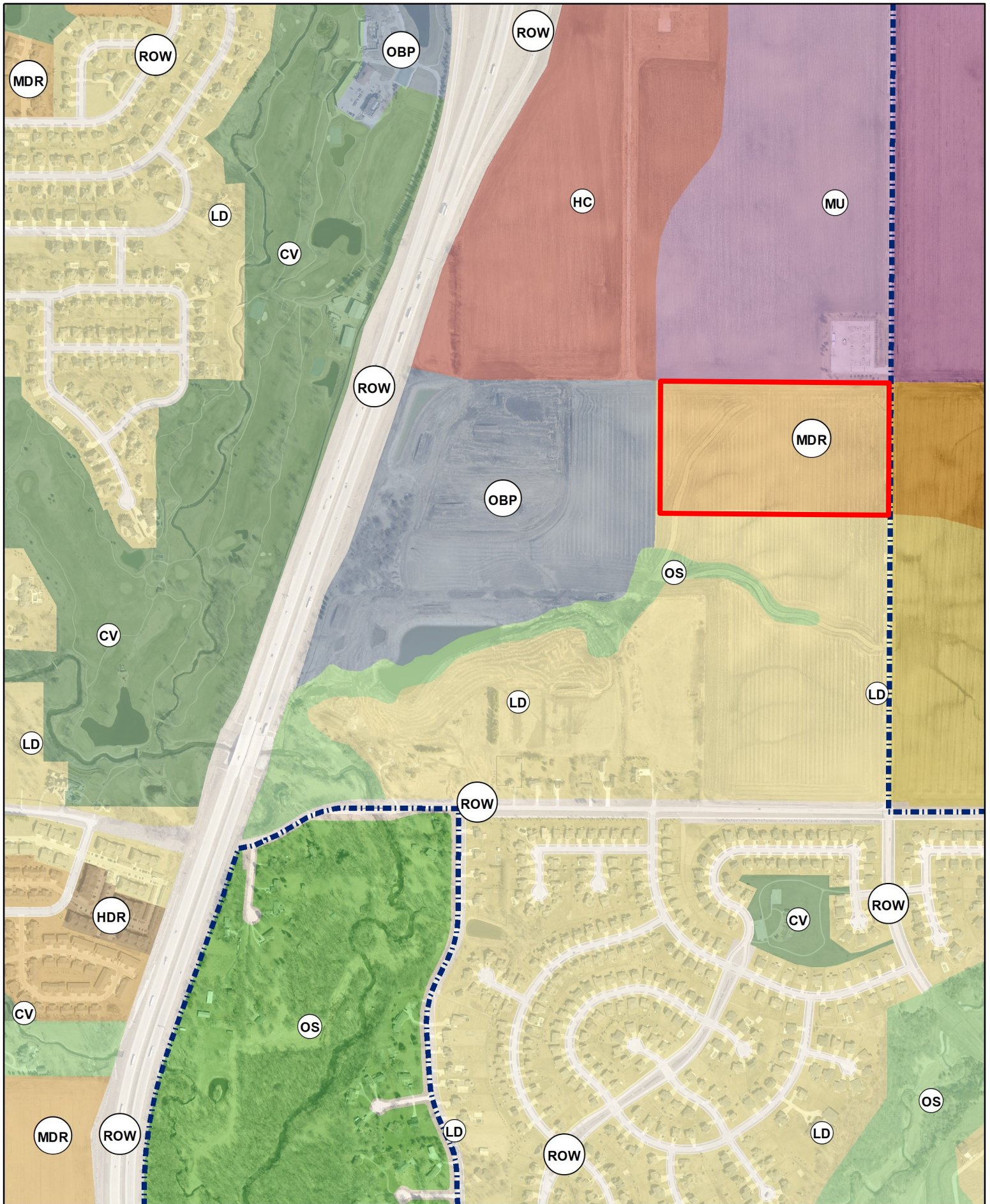
NILLES ASSOCIATES

RESURCHINE
1 2 3 4 5 6 7 8 9 10

STATE OF IOWA, COUNTY OF POLK, CITY OF ANKENY, IOWA
I, JAMES E. NILES, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original record of the plat of survey recorded in Book 15563, Page 172, and more particularly described as follows:

PINE LAKE ESTATES - LAND USE AMENDMENT
AMENDMENT NO. 1
AREA B

DATE	23121
DATE	02/21/24
DRAWN BY	JCT
CHECKED BY	ADS
DATE	24" X 36"
SHEET	LUA-3
SHEET	3/5





May 10, 2024

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

RE: Rezoning and Land Use Map Amendment Request to the City of Ankeny

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

On behalf of DRA Properties, LC, we are requesting to amend the City of Ankeny's Land Use Map and rezone the property to Planned Unit Development (PUD) to accommodate the next phase of the Pine Lake Estates development. The property lies north of Pine Lake Estates Plat 1, and is located along the east side Interstate 35, west of NE Four Mile Drive and north of NE 18th Street. The owner is requesting to re-zone from the existing R-1 Single Family Residence District to PUD. The PUD includes low density residential, multi-family, and educational uses, The City of Ankeny 2040 Comprehensive Plan designates residential and office uses in this project. The Land Use Map Amendment request is broken into 3 separate amendments as follows:

Area A – Request to change from Office / Business park to Low Density Residential.

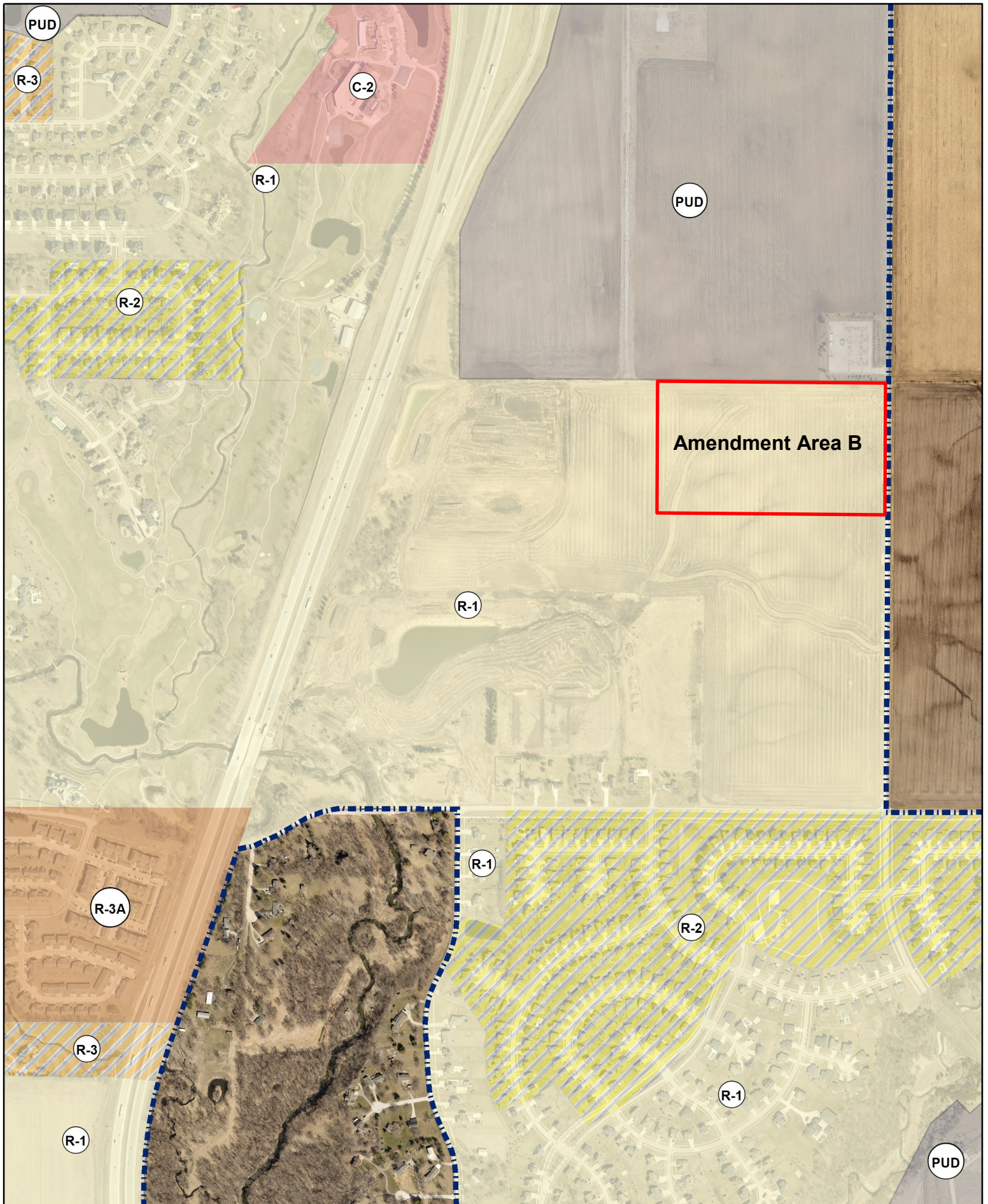
Area B – Request to change from Medium Density Residential to Low Density Residential.

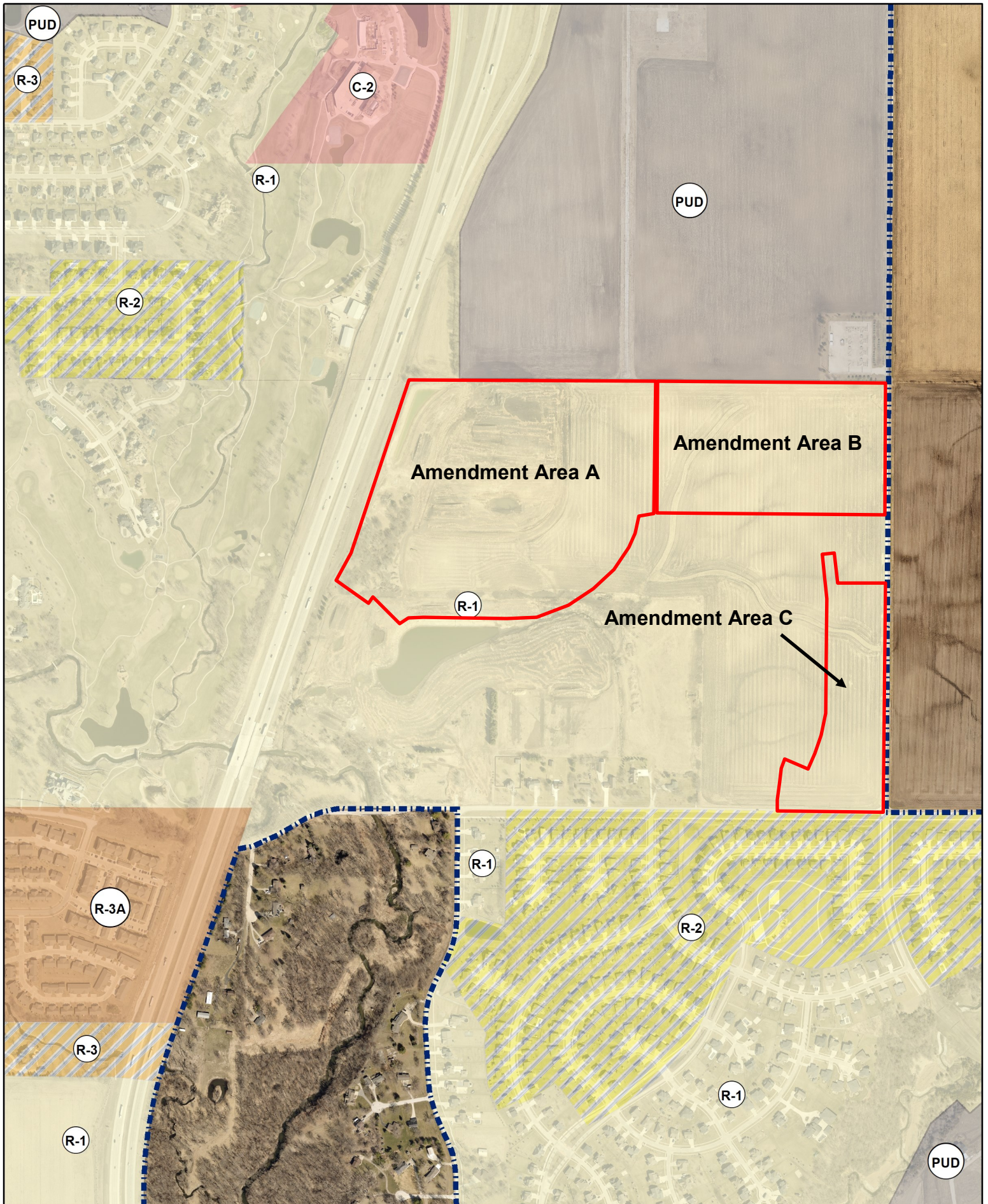
Area C – Request to change from Low Density Residential to Medium Density Residential.

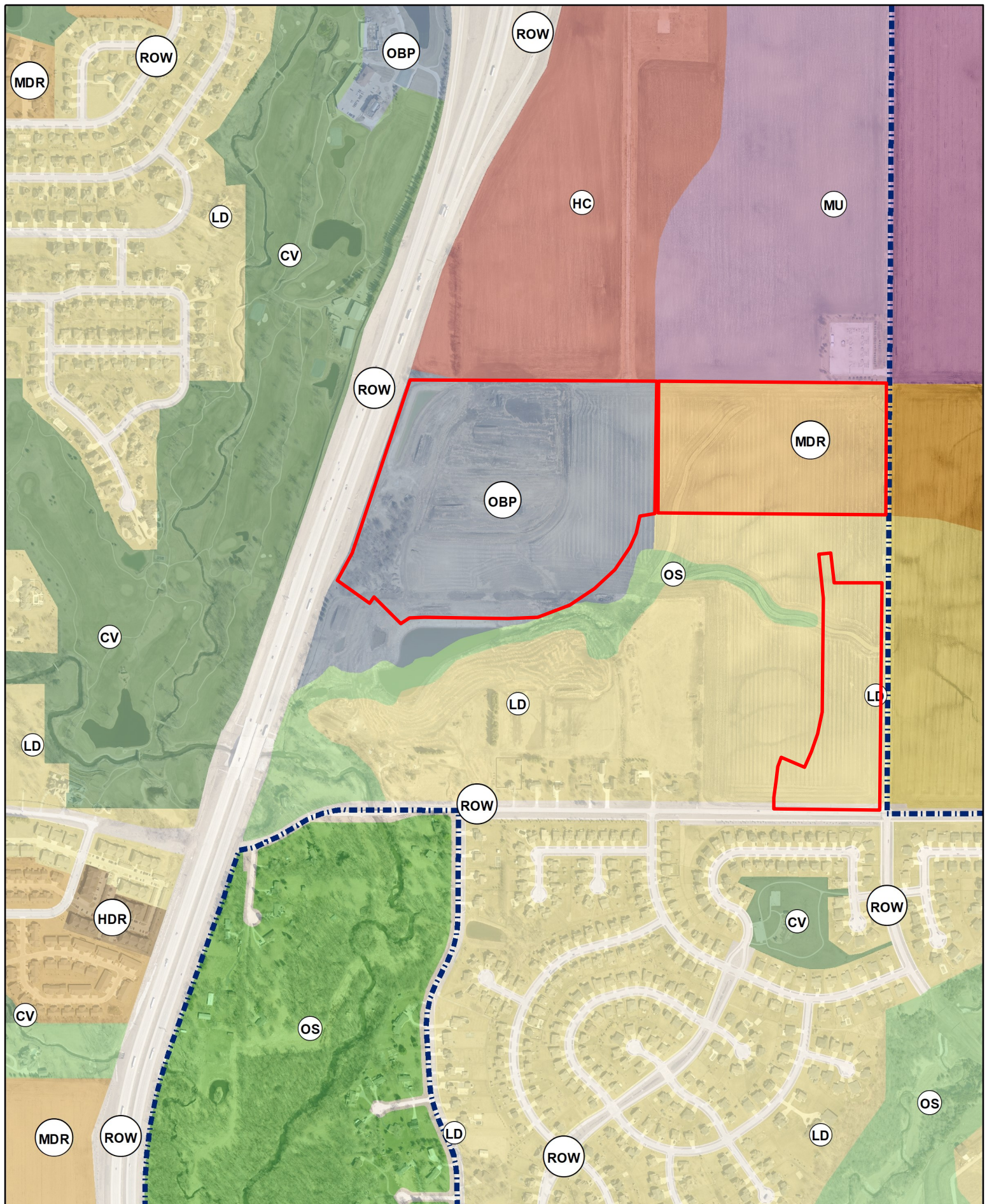
The proposed uses are consistent with the included Pine Lake Estates PUD Masterplan. We respectfully request your review and approval of the re-zoning request and map amendments. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.







N
1 inch = 750 feet
Date: 6/5/2024

Pine Lake Estates
Future Land Use Map - Combined



PLAN AND ZONING COMMISSION

August 20, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

PZ Business Item

LEGAL:

SUBJECT:

DRA Properties, LC request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on August 6, 2024.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

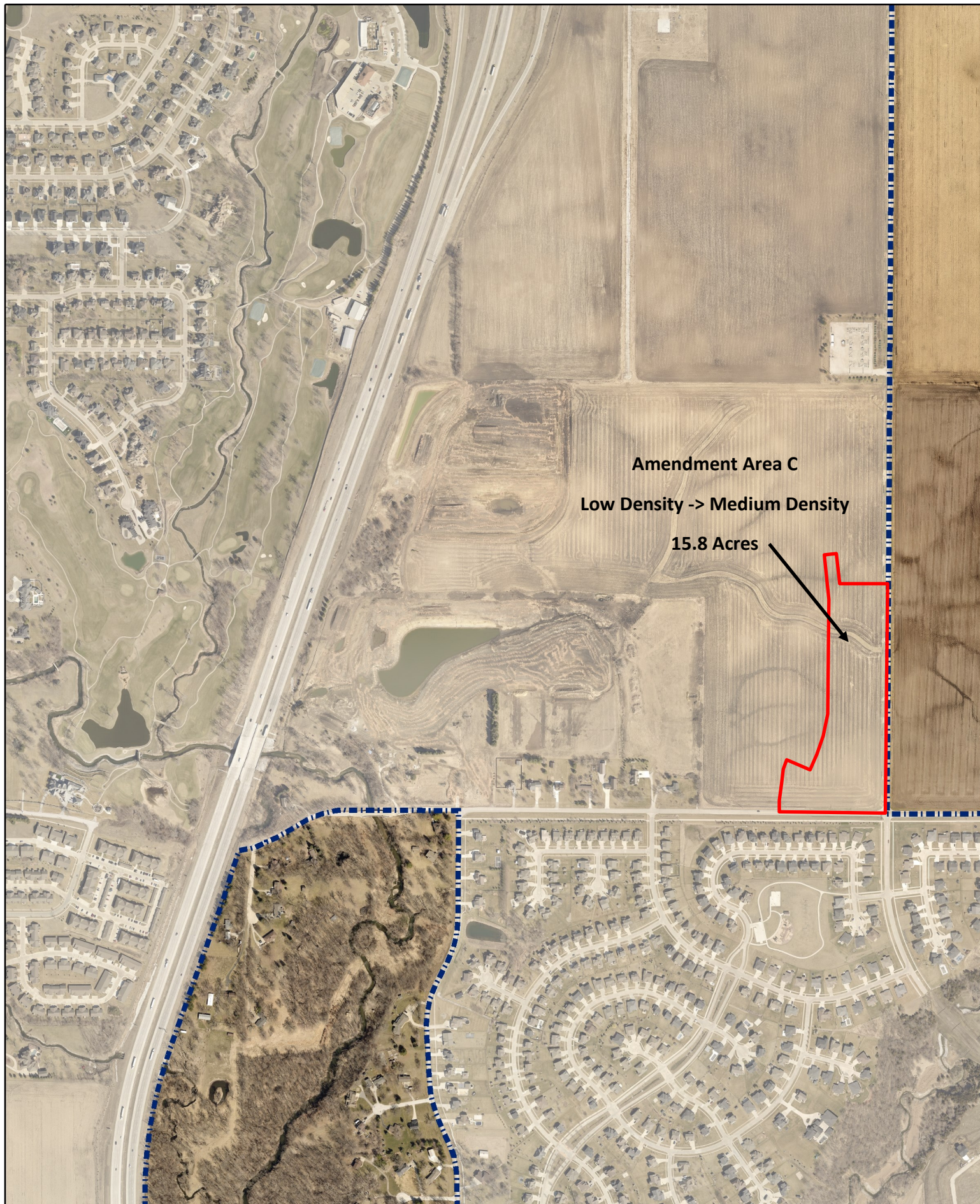
Action: Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density

Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial C
 Staff Report
 Exhibit C
 Future Land Use Map - C
 Applicant Letter
 Zoning Map - C
 Combined Zoning Map
 Future Land Use Map Combined



N



1 inch = 750 feet

Date: 5/16/2024

Pine Lake Estates

Aerial - Amendment Area C

Agenda Item: Pine Lake Estates - Action
Report Date: August 14, 2024
Prepared By: Laura Hutzell
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area A) from Office/Business Park to Low Density Residential.

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That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area C) from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD.

Project Report

LUPA A:

Land Use Plan Amendment #1 is approximately 53.68 acres; and is located north of NE 18th street, east Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Highway Commercial to the north, Medium Density (proposed low density) to the east, Low Density to the south, and Civic use to the west.

Existing Area A: Office/Business Park (OBP)
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This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area A: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, and east of Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

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Location of the townhomes & buffering:

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It is also important to note, per the PUD, the applicant for this project is requiring elevated architectural standards for these townhomes. These townhomes will be no more than two-stories with architectural standards that include prohibiting vinyl siding. Street facing dwellings will also be required to have a minimum of 75% stone, brick, stucco, shake, and board and batten.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area A from Office/Business Park to Low Density, the proposed change in land use in Amendment Area B from Medium Density to Low Density, the proposed change in land use in Amendment Area C from Low Density to Medium Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezoning for 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

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That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

SUBJECT PROPERTY LEGAL DESCRIPTION

That part of the North Half of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa;

AND that part of the East 35 acres of the Southeast Quarter of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa, and more particularly described as follows:

Beginning at the southeast corner of the Southeast Quarter of said Section 07; thence N 89° 39' 24" W, a distance of 720.35 feet; thence N 00° 20' 07" E, a distance of 66.31 feet; thence 265.41 feet along a curve to the right, tangent to the last described line, having a radius of 800.00 feet, a delta angle of 19° 00' 32" and a chord distance of 264.20 feet which bears N 09° 50' 23" E; thence S 70° 38' 21" E, a distance of 35.00 feet; thence S 66° 59' 25" E, a distance of 140.28 feet; thence N 23° 00' 35" E, a distance of 163.65 feet; thence N 17° 41' 54" E, a distance of 86.87 feet; thence N 11° 30' 44" E, a distance of 86.87 feet; thence N 05° 24' 15" E, a distance of 80.54 feet; thence N 00° 20' 07" E, a distance of 685.23 feet; thence N 03° 16' 12" W, a distance of 87.29 feet; thence N 05° 25' 35" W, a distance of 151.61 feet; thence 80.06 feet along a curve to the right, not tangent to the last described line, having a radius of 600.00 feet, a delta angle of 07° 38' 42" and a chord distance of 80.00 feet which bears N 84° 34' 25" E; thence S 05° 25' 35" E, a distance of 185.59 feet; thence S 89° 37' 26" E, a distance of 323.84 feet; thence S 00° 22' 34" W, a distance of 1417.17 feet, to the Point of Beginning.

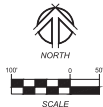
Containing 15.80 Acres, more or less.

Subject to easements, covenants and restrictions of record.

LEGEND

- SUBJECT BOUNDARY LINE
- SECTION LINE
- EXISTING BOUNDARY LINE
- MEDIUM DENSITY RESIDENTIAL

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	265.41	800.00	19°00'32"	264.20	N7°50'23"E
C2	80.06	600.00	7°38'42"	80.00	N84°34'25"E



PROPRIETOR / DEVELOPER
DRA Properties, LC
c/o Tara Meredith
1525 NE 36th Street
Ankeny, Iowa 50021
Phone: (515) 965 - 5251

- LAND USE DESIGNATION
- Existing Use : Low Density Residential and Open Space
 - Proposed Use : Medium Density Residential and Open Space



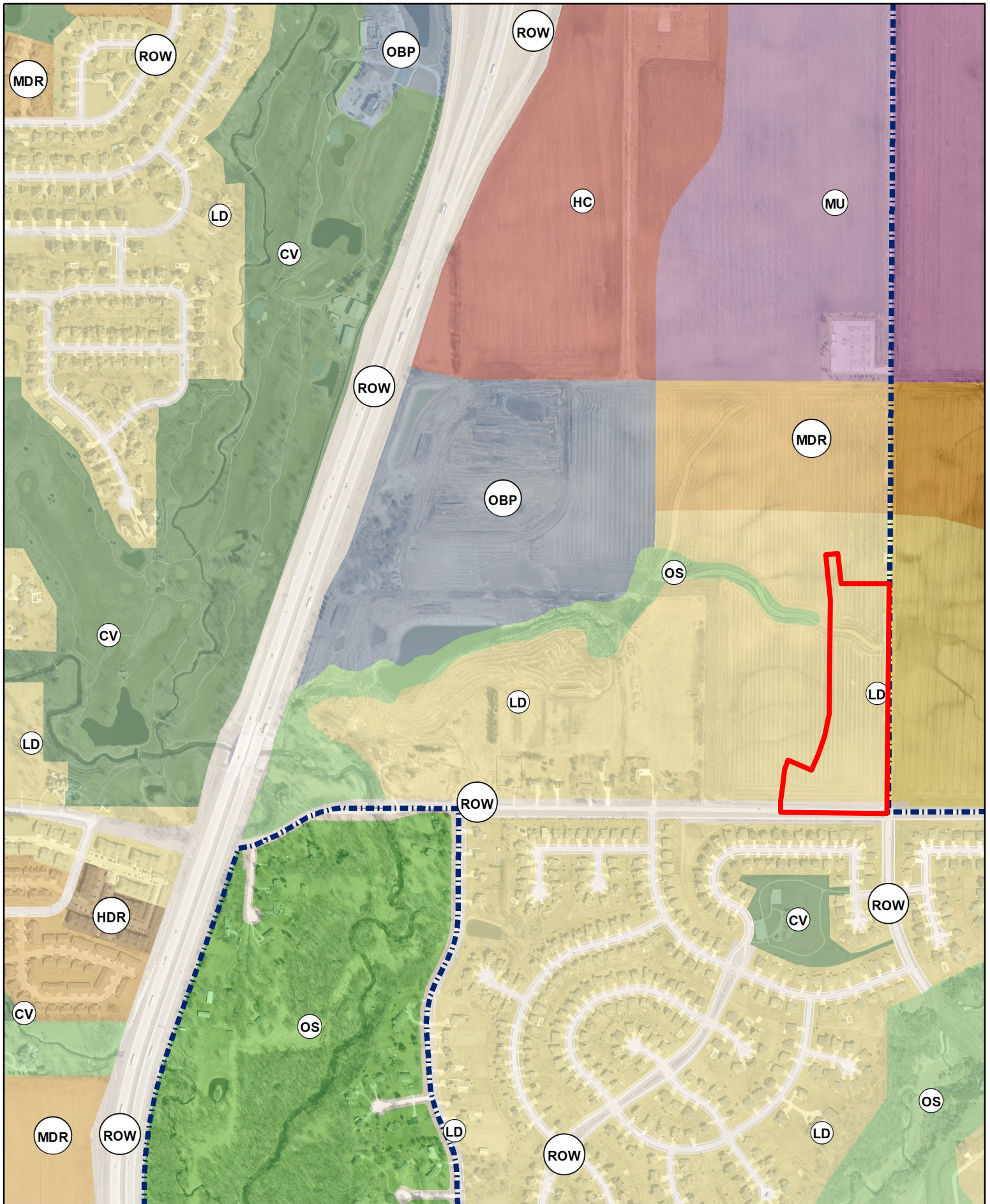
1525 NW ANKENY ROAD
ANKENY, IOWA 50021
(515) 965-5251 Phone - (515) 965-5322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYOR
IOWA LICENSE NO. 1010
IOWA EXPIRATION DATE 12/31/2024
IOWA RENEWAL DATE 12/31/2024
IOWA RENEWAL FEE \$100.00
IOWA RENEWAL TAX \$10.00
IOWA RENEWAL TOTAL \$110.00

PINE LAKE ESTATES - LAND USE AMENDMENT
AMENDMENT NO. 1
AREA C

PROJECT NO. 23121
DATE: 02/21/24
DRAWN BY: JCT
CHECKED BY: ADS
SHEET NO. 24" X 36"
SHEET TITLE: LUA-4
SHEET NO. 4/5



N
1 inch = 750 feet
Date: 5/16/2024

Pine Lake Estates
Future Land Use Map - Amendment Area C



May 10, 2024

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

RE: Rezoning and Land Use Map Amendment Request to the City of Ankeny

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

On behalf of DRA Properties, LC, we are requesting to amend the City of Ankeny's Land Use Map and rezone the property to Planned Unit Development (PUD) to accommodate the next phase of the Pine Lake Estates development. The property lies north of Pine Lake Estates Plat 1, and is located along the east side Interstate 35, west of NE Four Mile Drive and north of NE 18th Street. The owner is requesting to re-zone from the existing R-1 Single Family Residence District to PUD. The PUD includes low density residential, multi-family, and educational uses, The City of Ankeny 2040 Comprehensive Plan designates residential and office uses in this project. The Land Use Map Amendment request is broken into 3 separate amendments as follows:

Area A – Request to change from Office / Business park to Low Density Residential.

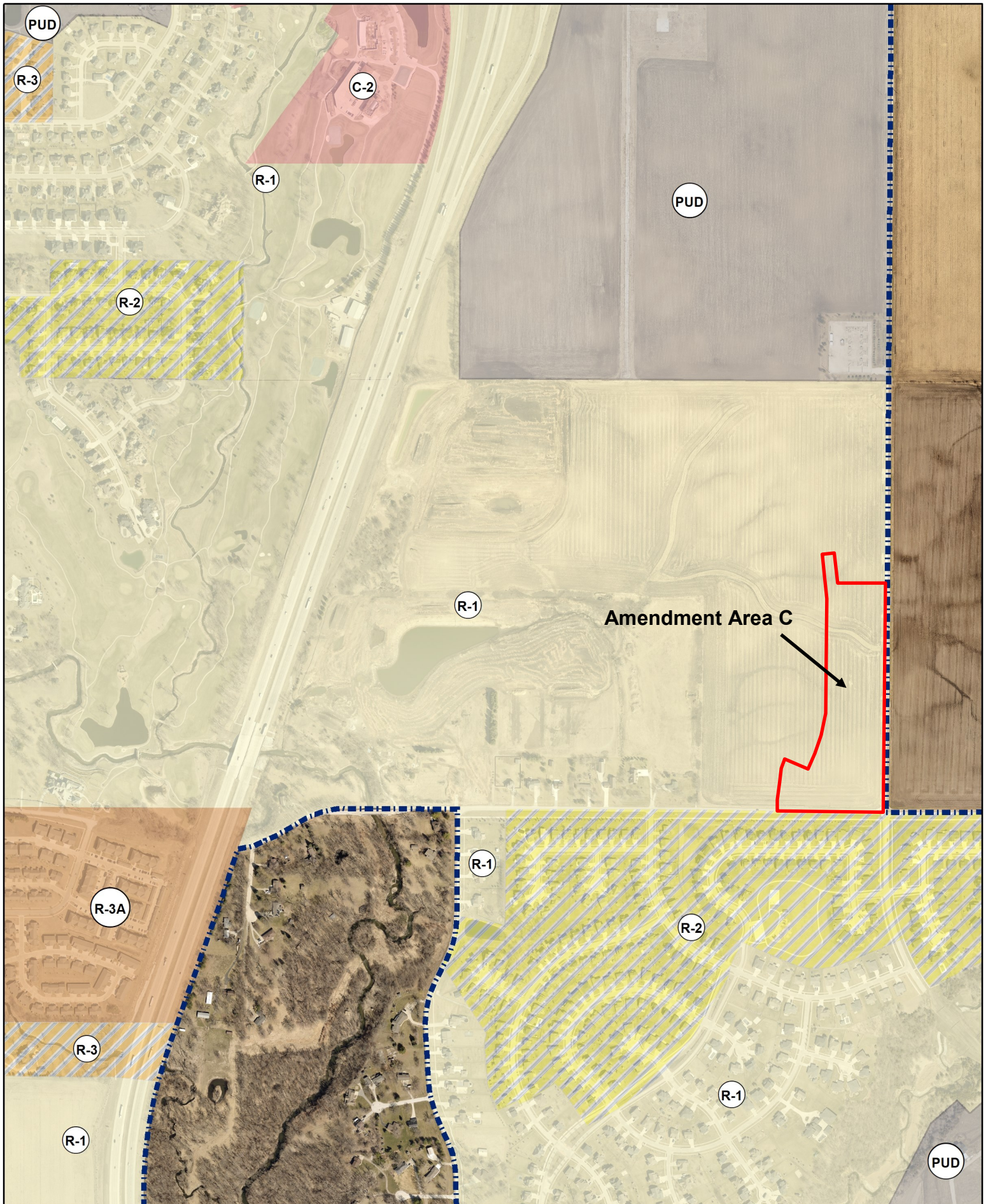
Area B – Request to change from Medium Density Residential to Low Density Residential.

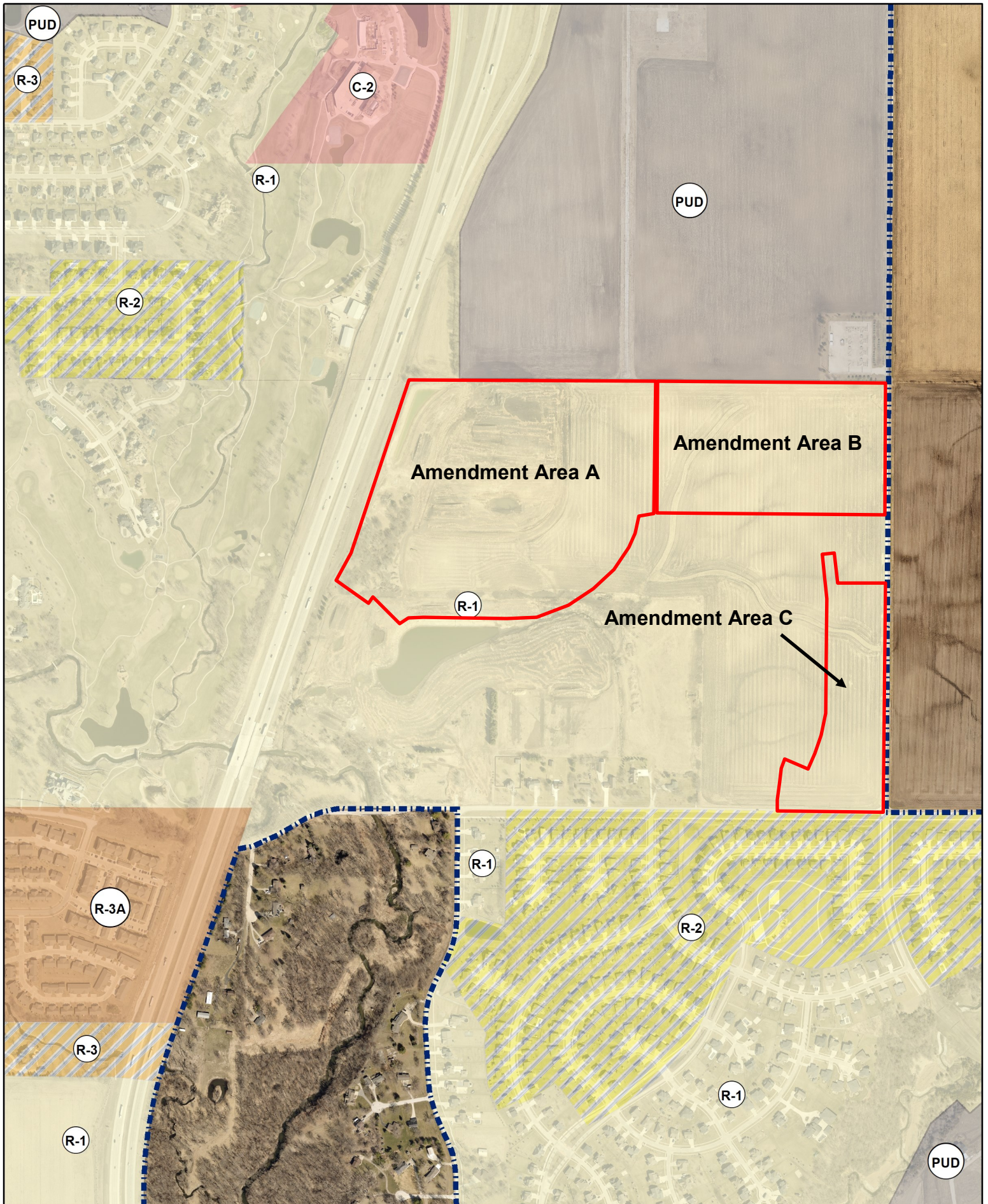
Area C – Request to change from Low Density Residential to Medium Density Residential.

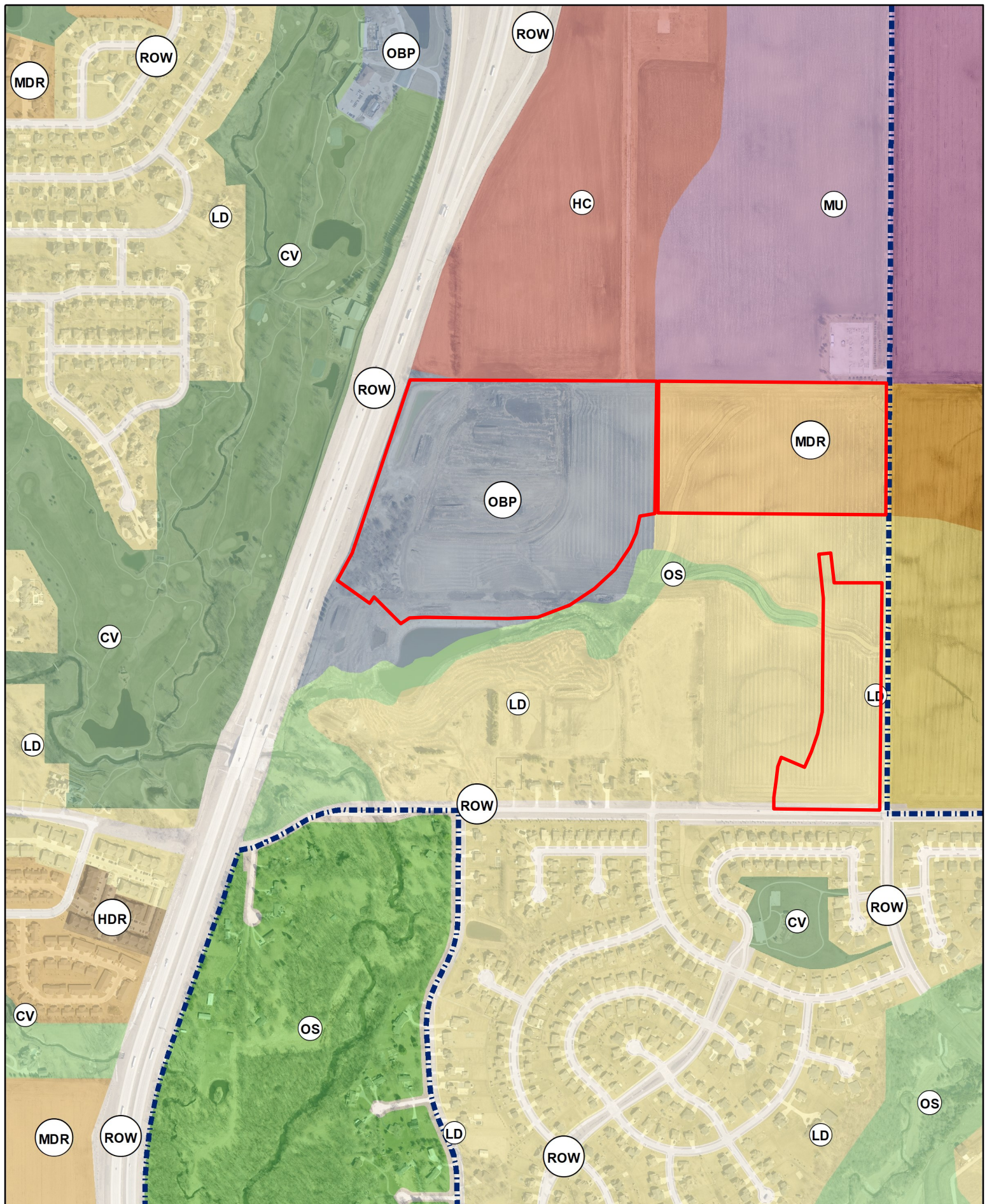
The proposed uses are consistent with the included Pine Lake Estates PUD Masterplan. We respectfully request your review and approval of the re-zoning request and map amendments. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further. Thank you very much for your time and consideration.

Sincerely,

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.







N
1 inch = 750 feet
Date: 6/5/2024

Pine Lake Estates
Future Land Use Map - Combined



PLAN AND ZONING COMMISSION

August 20, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

DRA Properties, LC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on August 6, 2024.

PUBLIC OUTREACH EFFORTS:

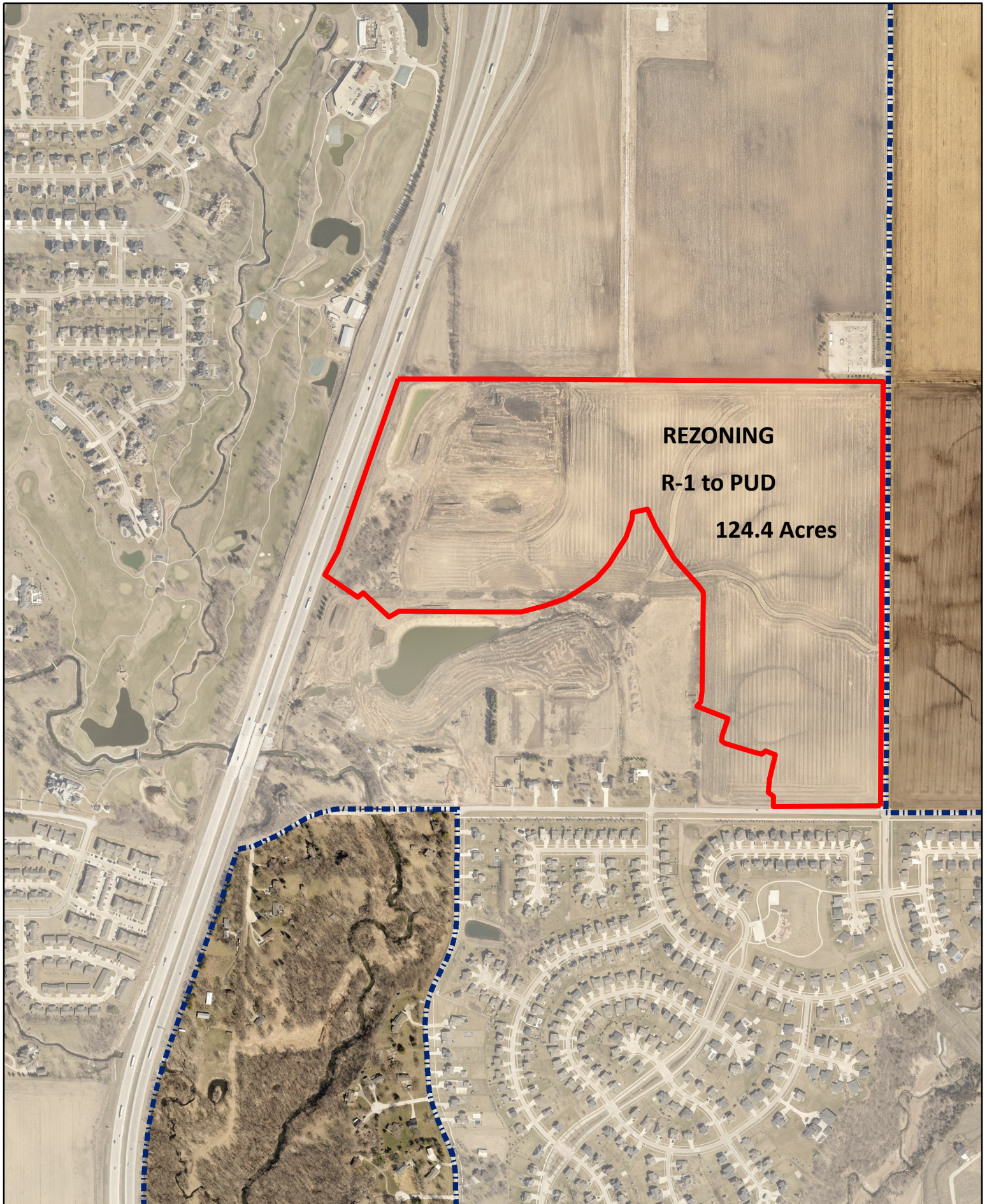
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Exhibit
 Master Plan
 PUD Book
 Current Zoning Map
 Future Land Use Map



REZONING

R-1 to PUD

124.4 Acres



1 inch = 750 feet

Date: 5/16/2024

Pine Lake Estates
Rezoning R-1 to PUD

 **Ankeny**
bringing it all together.

Agenda Item: Pine Lake Estates - Action
Report Date: August 14, 2024
Prepared By: Laura Hutzell
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (Area B) from Medium Density Residential to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (Area C) from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD.

Project Report

LUPA A:

Land Use Plan Amendment #1 is approximately 53.68 acres; and is located north of NE 18th street, east Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Office/Business Park (OB). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Highway Commercial to the north, Medium Density (proposed low density) to the east, Low Density to the south, and Civic use to the west.

Existing Area A: Office/Business Park (OBP)
--

This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (includes restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.

Proposed Area A: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, and east of Interstate 35, and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

Existing Area B: Medium Density Residential (MDR)
--

This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'Tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Proposed Area B: Low Density Residential (LDR)

This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

LUPA Area C:

Land Use Plan Amendment Area C is approximately 15.8 acres; and is located in the southeast quadrant of the subject area located north of NE 18th Street, east of Interstate 35 and west of NE 29th Street/NE Four Mile Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map identifies surrounding properties to the amendment area as Medium Density (proposed low density) to the north, and Low Density to the east, south and west.

Existing Area C: Low Density Residential (LDR)
This land use category is dominated by single-family detached dwellings with a typical density of 1 to 5 dwelling units per acre and may include the continuation of existing agricultural operations. Typical lot sizes will range from 7,500 to 15,000 sq. ft. Lots should include public or private street frontage and driveway access and may also be served by an alleyway. Development in this area may include residential clustered developments, religious, educational, and institutional uses and structures; and public and private parks and recreational areas and structures.

Proposed Area C: Medium Density Residential (HDR)
This land use category is for multi-family dwelling units both horizontally or vertically attached with two or more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments, religious, educational, and institutional uses and structures; child day care centers; and public and private parks are recreational areas and structures.

Accompanying the request for Land Use Amendment Areas A, B, and C, the applicant is also requesting to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development.

The developer has submitted the required rezoning petitions consisting of signatures of more than 60% of the land area specifically providing 64.62%.

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning and 350' of the proposed amendment areas on July 19, 2024; and a legal notice of the proposed rezoning and amendments was published on July 26, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by July 25, 2024 which exceeds the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on August 6, 2024. During the public hearing there was a presentation from City Staff and the applicant's engineer, followed by comments from two members of the public who spoke in regards to the townhome piece on the southeast side of the proposed development.

R-1 vs Multi-Family:

One member of the public spoke in regards to wanting to see the townhome piece be kept as single family instead of multi-family. Staff's opinion is that it is not unusual for townhomes to be used in a location such as this. NE 18th street is a minor arterial and Four Mile Drive is a major arterial in the City's transportation system and because of this, it is appropriate to use townhomes as a transition from intense intersections to areas comprised of single-family homes.

Location of the townhomes & buffering:

A second member of the public spoke in regards to the townhome piece being moved further north and that there be buffering required. Written into the PUD is a 25' buffer easement along both NE 18th Street and NE 29th Street/NE Four Mile Drive. This buffer easement will require one overstory tree and four shrubs every 50 lineal feet to be installed along a 3' minimum earthen berm, similar to what exists along the south side of NE 18th Street. Due to the parcel of land the Ankeny School District owns, it is not a viable option to move the townhomes further north.

It is also important to note, per the PUD, the applicant for this project is requiring elevated architectural standards for these townhomes. These townhomes will be no more than two-stories with architectural standards that include prohibiting vinyl siding. Street facing dwellings will also be required to have a minimum of 75% stone, brick, stucco, shake, and board and batten.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in Amendment Area A from Office/Business Park to Low Density, the proposed change in land use in Amendment Area B from Medium Density to Low Density, the proposed change in land use in Amendment Area C from Low Density to Medium Density are all appropriate. In addition to these amendments, City staff has also determined that the proposed rezoning for 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area A) from Office/Business Park to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC and The Ankeny Community School District (LUPA Area B) from Medium Density to Low Density Residential.

That the Plan & Zoning Commission recommend City Council approval of the request by DRA Properties, LC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by DRA Properties, LC (LUPA Area C) from Low Density to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by DRA Properties, LC to rezone 124.4 acres from R-1, One-Family Residence District to PUD, Planned Unit Development.



May 10, 2024

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

RE: Rezoning and Land Use Map Amendment Request to the City of Ankeny

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

On behalf of DRA Properties, LC, we are requesting to amend the City of Ankeny's Land Use Map and rezone the property to Planned Unit Development (PUD) to accommodate the next phase of the Pine Lake Estates development. The property lies north of Pine Lake Estates Plat 1, and is located along the east side Interstate 35, west of NE Four Mile Drive and north of NE 18th Street. The owner is requesting to re-zone from the existing R-1 Single Family Residence District to PUD. The PUD includes low density residential, multi-family, and educational uses, The City of Ankeny 2040 Comprehensive Plan designates residential and office uses in this project. The Land Use Map Amendment request is broken into 3 separate amendments as follows:

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Area B – Request to change from Medium Density Residential to Low Density Residential.

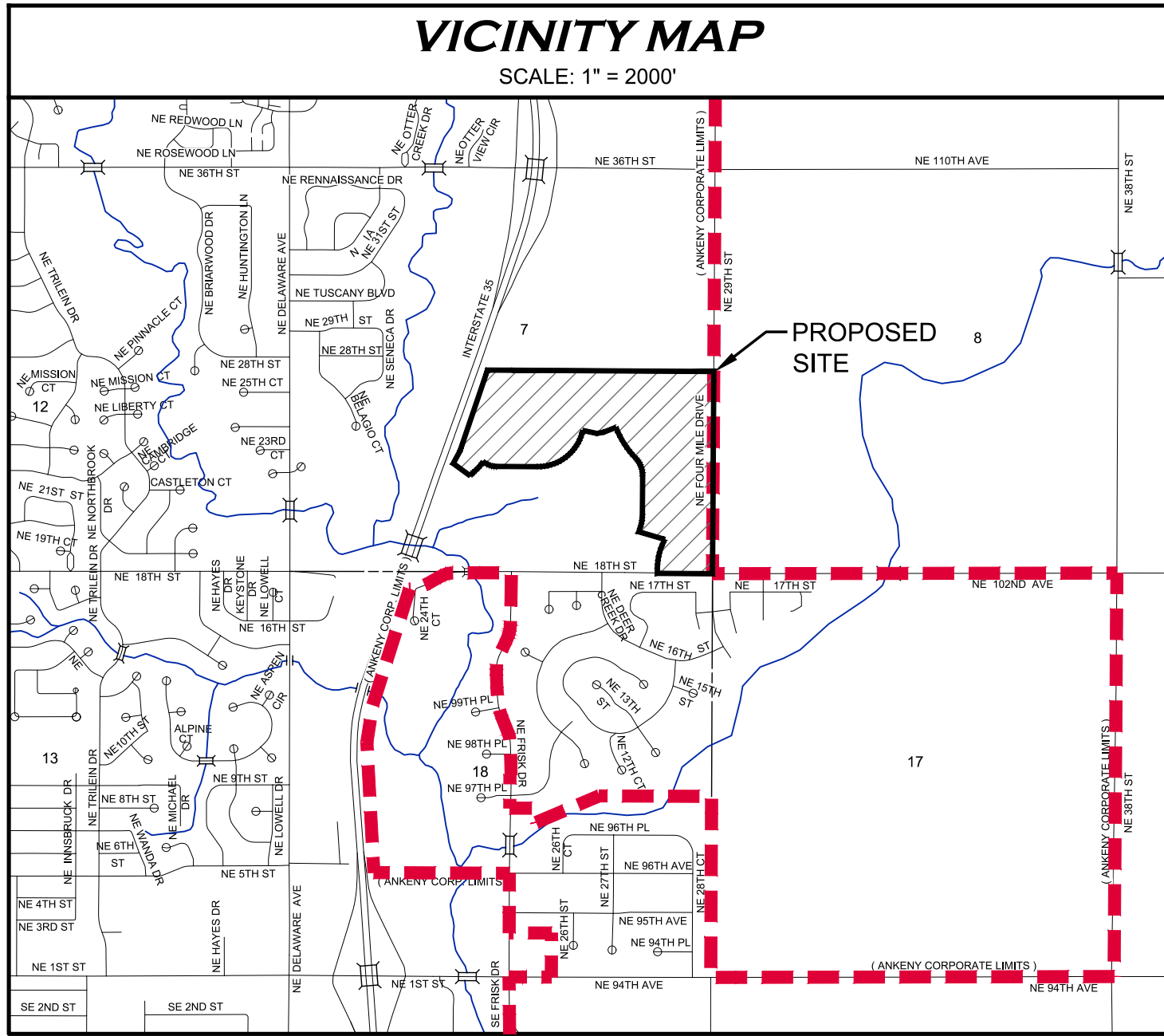
Area C – Request to change from Low Density Residential to Medium Density Residential.

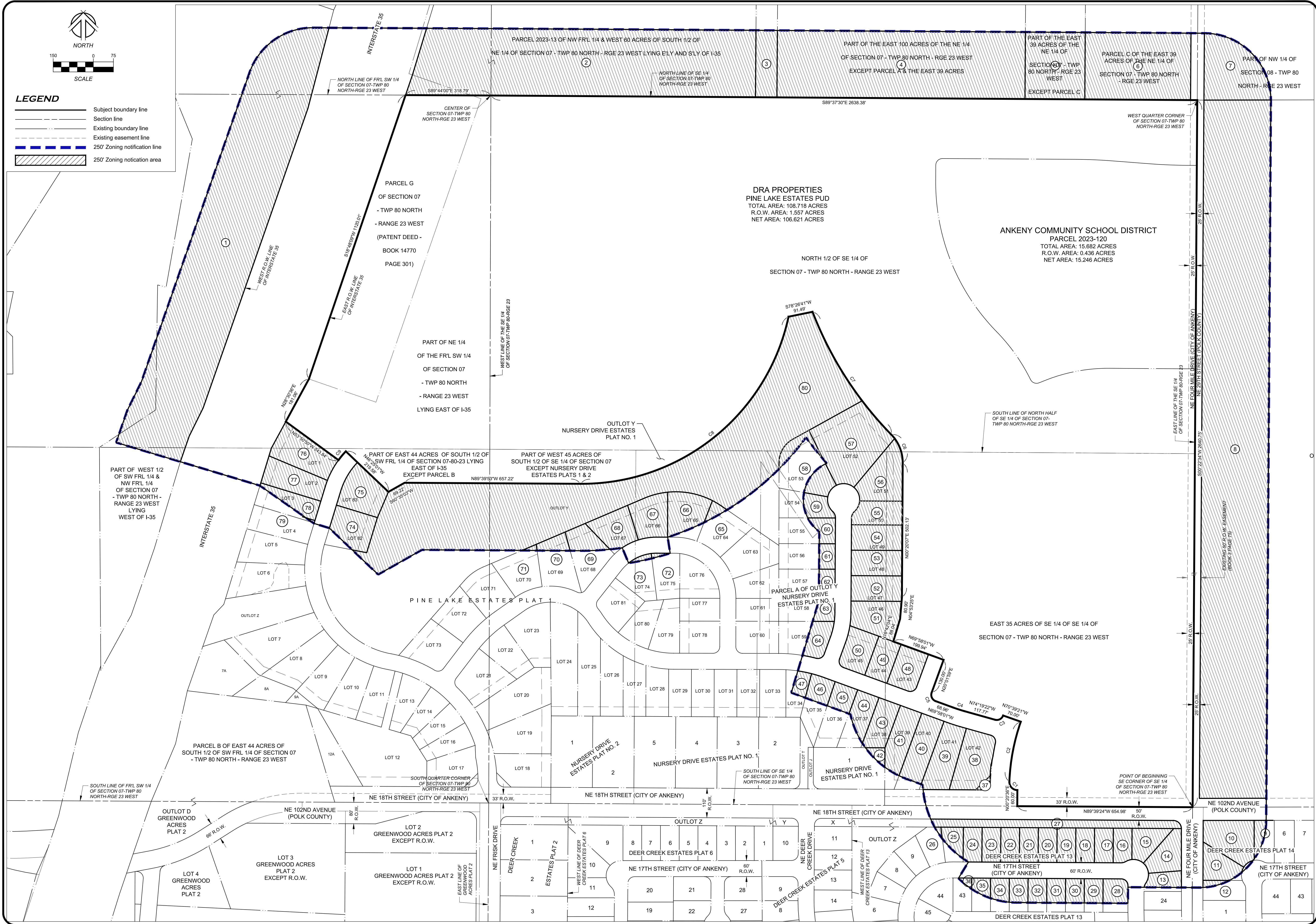
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Sincerely,

Adam D. Schoepner, PLS
NILLES ASSOCIATES, INC.

PROPERTY #	OWNER	LEGAL DESCRIPTION	250' NOTIFICATION AREA (ACRES)	% OF AREA	CONSENTING
1	DRA PROPERTIES LC	PART OF WEST 1/2 OF SW FRL 1/4 & NW FR'L 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING WEST OF I-35 & PART OF OUTLOT X, BRIAR CREEK SOUTH PLAT 2 & PART OF LOT 1, ALBAUGH GOLF AND COMMERCIAL	9.446	13.16%	X
2	DRA PROPERTIES LC	PART OF NW FRL 1/4 & WEST 60 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST LYING EAST & SOUTH OF I-35	7.276	10.14%	X
3	DRA PROPERTIES LC	PART OF PARCEL A OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST	0.459	0.64%	X
4	OTTER CREEK LAND & CATTLE LC	PART OF THE EAST 100 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL A & THE EAST 39 ACRES	5.317	7.41%	X
5	NDA FARMS LLC	PART OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST EXCEPT PARCEL C	1.283	1.79%	
6	MIDAMERICAN ENERGY COMPANY	PARCEL C OF THE EAST 39 ACRES OF THE NE 1/4 OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST	2.267	3.16%	
7	THRESHOLD OTTER CREEK LLC	NW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST EXCEPT THE WEST 819 FEET OF THE EAST 1340.04 FEET OF THE NORTH 570 FEET	1.120	1.56%	
8	MICHAEL P CORY , THOMAS P CORY, ELIZABETH A MITCHELL & JOSEPH C CORY	WEST 3/4 OF WEST 1/2 OF SW 1/4 OF SECTION 08 - TWP 80 NORTH - RGE 23 WEST	14.967	20.85%	
9	DAVID LOUNSBROUGH & MARISSA LOUNSBROUGH	LOT 5 DEER CREEK ESTATES PLAT 14	0.101	0.14%	
10	JOSHUA J ROSONKE & SARAH N ROSONKE	LOT 4 DEER CREEK ESTATES PLAT 14	0.584	0.81%	
11	KIMBERLY K KUNTZ	LOT 3 DEER CREEK ESTATES PLAT 14	0.315	0.44%	
12	PATRICIA AHLERS & RAYMOND AHLERS	LOT 2 DEER CREEK ESTATES PLAT 14	0.039	0.05%	
13	ANNE M PORTER	LOT 23 DEER CREEK ESTATES PLAT 13	0.170	0.24%	
14	SAWYER HOLDINGS LLC	LOT 22 DEER CREEK ESTATES PLAT 13	0.352	0.49%	
15	BRYON WEYER & LARISSA WEYER	LOT 21 DEER CREEK ESTATES PLAT 13	0.287	0.40%	
16	JOSEPH L GREEN II & CANDICE M GREEN	LOT 20 DEER CREEK ESTATES PLAT 13	0.202	0.28%	
17	DIANE M HAMILTON & MARK C HAMILTON	LOT 19 DEER CREEK ESTATES PLAT 13	0.208	0.29%	
18	WILLIAM J HARTMAN	LOT 18 DEER CREEK ESTATES PLAT 13	0.208	0.29%	
19	DEBORAH SMITH & LUCAS SMITH	LOT 17 DEER CREEK ESTATES PLAT 13	0.208	0.29%	
20	FAYE J SWAN & KENNETH E SWAN	LOT 16 DEER CREEK ESTATES PLAT 13	0.208	0.29%	
21	ERIK W SMITH & LISA J SMITH	LOT 15 DEER CREEK ESTATES PLAT 13	0.208	0.29%	
22	TERESA FLOYD & THOMAS FLOYD	LOT 14 DEER CREEK ESTATES PLAT 13	0.208	0.29%	
23	KATIE L STEVENSON & SETH W STEVENSON	LOT 13 DEER CREEK ESTATES PLAT 13	0.208	0.29%	
24	DERRICK A MAYFIELD & ERIN E MAYFIELD	LOT 12 DEER CREEK ESTATES PLAT 13	0.205	0.29%	
25	DANA HUEBLER & ERIC HUEBLER	LOT 11 DEER CREEK ESTATES PLAT 13	0.153	0.21%	
26	HUANG FAMILY LIVING TRUST	LOT 10 DEER CREEK ESTATES PLAT 13	0.012	0.02%	
27	DEER CREEK ESTATES HOME OWNERS ASSOCIATION	OUTLOT Y DEER CREEK ESTATES PLAT 13	0.635	0.89%	
28	DAWN C TRENEZ & JEREMY A TRENEZ	LOT 35 DEER CREEK ESTATES PLAT 13	0.191	0.27%	
29	MORGANA DAROS & SCOTT DAROS	LOT 36 DEER CREEK ESTATES PLAT 13	0.146	0.20%	
30	CARISSA A MEREDITH & LUKE MEREDITH	LOT 37 DEER CREEK ESTATES PLAT 13	0.146	0.20%	
31	AMANDA L DAMSTETTER & SCOTT DAMSTETTER	LOT 38 DEER CREEK ESTATES PLAT 13	0.146	0.20%	
32	TYLER ARCHER & SHANNON K ARCHER	LOT 39 DEER CREEK ESTATES PLAT 13	0.146	0.20%	
33	BRIAN M ACKERSON & LARISSA M ACKERSON	LOT 40 DEER CREEK ESTATES PLAT 13	0.145	0.20%	
34	ASHLEY WEAVER & MICHAEL WEAVER	LOT 41 DEER CREEK ESTATES PLAT 13	0.134	0.19%	
35	CHADWICK C PARKER & EMILY J PARKER	LOT 42 DEER CREEK ESTATES PLAT 13	0.096	0.13%	
36	LINH DANG & MICHAEL C NGUYEN	LOT 43 DEER CREEK ESTATES PLAT 13	0.026	0.04%	
37	DRA PROPERTIES LC	OUTLOT M PINE LAKE ESTATES PLAT 1	0.027	0.04%	X
38	DRA PROPERTIES LC	LOT 42 PINE LAKE ESTATES PLAT 1	0.614	0.86%	X
39	DRA PROPERTIES LC	LOT 41 PINE LAKE ESTATES PLAT 1	0.560	0.78%	X
40	DRA PROPERTIES LC	LOT 40 PINE LAKE ESTATES PLAT 1	0.507	0.71%	X
41	DRA PROPERTIES LC	LOT 39 PINE LAKE ESTATES PLAT 1	0.452	0.63%	X
42	WILLIAM M RIECK & BOBBI J RIECK REVOCABLE TRUST	LOT 1 NURSERY DRIVE ESTATES PLAT NO 1	0.067	0.09%	
43	DRA PROPERTIES LC	LOT 38 PINE LAKE ESTATES PLAT 1	0.355	0.50%	X
44	DRA PROPERTIES LC	LOT 37 PINE LAKE ESTATES PLAT 1	0.273	0.38%	X
45	DRA PROPERTIES LC	LOT 36 PINE LAKE ESTATES PLAT 1	0.192	0.27%	X
46	DRA PROPERTIES LC	LOT 35 PINE LAKE ESTATES PLAT 1	0.196	0.27%	X
47	DRA PROPERTIES LC	LOT 34 PINE LAKE ESTATES PLAT 1	0.110	0.15%	X
48	DRA PROPERTIES LC	LOT 43 PINE LAKE ESTATES PLAT 1	0.385	0.54%	X
49	DRA PROPERTIES LC	LOT 44 PINE LAKE ESTATES PLAT 1	0.313	0.44%	X
50	DRA PROPERTIES LC	LOT 45 PINE LAKE ESTATES PLAT 1	0.388	0.54%	X
51	DRA PROPERTIES LC	LOT 46 PINE LAKE ESTATES PLAT 1	0.510	0.71%	X
52	DRA PROPERTIES LC	LOT 47 PINE LAKE ESTATES PLAT 1	0.414	0.58%	X
53	DRA PROPERTIES LC	LOT 48 PINE LAKE ESTATES PLAT 1	0.414	0.58%	X
54	DRA PROPERTIES LC	LOT 49 PINE LAKE ESTATES PLAT 1	0.414	0.58%	X
55	DRA PROPERTIES LC	LOT 50 PINE LAKE ESTATES PLAT 1	0.387	0.54%	X
56	DRA PROPERTIES LC	LOT 51 PINE LAKE ESTATES PLAT 1	0.603	0.84%	X
57	DRA PROPERTIES LC	LOT 52 PINE LAKE ESTATES PLAT 1	1.327	1.85%	X
58	DRA PROPERTIES LC	LOT 53 PINE LAKE ESTATES PLAT 1	0.331	0.46%	X
59	DRA PROPERTIES LC	LOT 54 PINE LAKE ESTATES PLAT 1	0.203	0.28%	X
60	DRA PROPERTIES LC	LOT 55 PINE LAKE ESTATES PLAT 1	0.162	0.23%	X
61	DRA PROPERTIES LC	LOT 56 PINE LAKE ESTATES PLAT 1	0.131	0.18%	X
62	DRA PROPERTIES LC	LOT 57 PINE LAKE ESTATES PLAT 1	0.131	0.18%	X
63	DRA PROPERTIES LC	LOT 58 PINE LAKE ESTATES PLAT 1	0.158	0.22%	X
64	DRA PROPERTIES LC	LOT 59 PINE LAKE ESTATES PLAT 1	0.252	0.35%	X
65	DRA PROPERTIES LC	LOT 64 PINE LAKE ESTATES PLAT 1	0.066	0.09%	X
66	DRA PROPERTIES LC	LOT 65 PINE LAKE ESTATES PLAT 1	0.468	0.65%	X
67	DRA PROPERTIES LC	LOT 66 PINE LAKE ESTATES PLAT 1	0.462	0.64%	X
68	DRA PROPERTIES LC	LOT 67 PINE LAKE ESTATES PLAT 1	0.431	0.60%	X
69	DRA PROPERTIES LC	LOT 68 PINE LAKE ESTATES PLAT 1	0.242	0.34%	X
70	DRA PROPERTIES LC	LOT 69 PINE LAKE ESTATES PLAT 1	0.129	0.18%	X





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:
1. 1/14/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
2. 3/1/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
3. 3/1/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
4. 3/1/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
5. 3/1/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
6. 3/1/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
7. 3/1/2024 - REVISIONS PER CITY OF ANKENY COMMENTS

PINE LANE ESTATES
ANKENY, IOWA

REZONING EXHIBIT

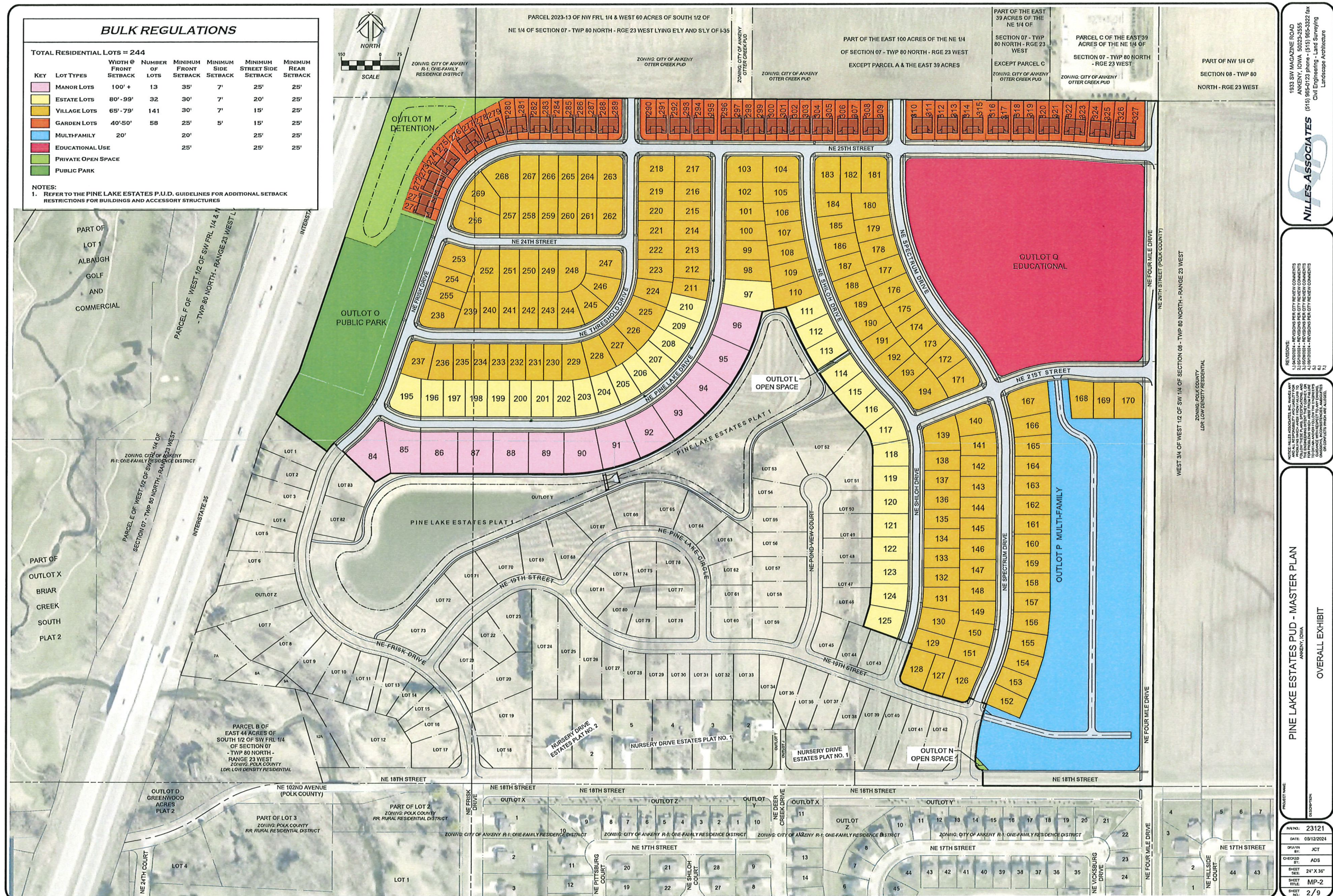
PROJECT NAME:
NAI NO.: 23121

DATE: 04/24/2024
DRAWN BY: JT
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: RZ-2
SHEET NO.: 2/2

<i>BULK REGULATIONS</i>							
TOTAL RESIDENTIAL LOTS = 244							
KEY	LOT TYPES	WIDTH @ FRONT SETBACK	NUMBER OF LOTS	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	MINIMUM REAR SETBACK
	MANOR LOTS	100' +	13	35'	7'	25'	25'
	ESTATE LOTS	80'-99'	32	30'	7'	20'	25'
	VILLAGE LOTS	65'-79'	141	30'	7'	15'	25'
	GARDEN LOTS	40'-50'	58	25'	5'	15'	25'
	MULTIFAMILY	20'		20'		25'	
	EDUCATIONAL USE			25'		25'	25'
	PRIVATE OPEN SPACE						
	PUBLIC PARK						

TOTAL RESIDENTIAL LOTS = 244							
KEY	LOT TYPES	WIDTH @ FRONT SETBACK	NUMBER OF LOTS	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM STREET SIDE SETBACK	MINIMUM REAR SETBACK
	MANOR LOTS	100' +	13	35'	7'	25'	25'
	ESTATE LOTS	80'-99'	32	30'	7'	20'	25'
	VILLAGE LOTS	65'-79'	141	30'	7'	15'	25'
	GARDEN LOTS	40'-50'	58	25'	5'	15'	25'
	MULTIFAMILY	20'		20'		25'	25'
	EDUCATIONAL USE			25'		25'	25'
	PRIVATE OPEN SPACE						
	PUBLIC PARK						

NOTES:
1. REFER TO THE PINE LAKE ESTATES P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES



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

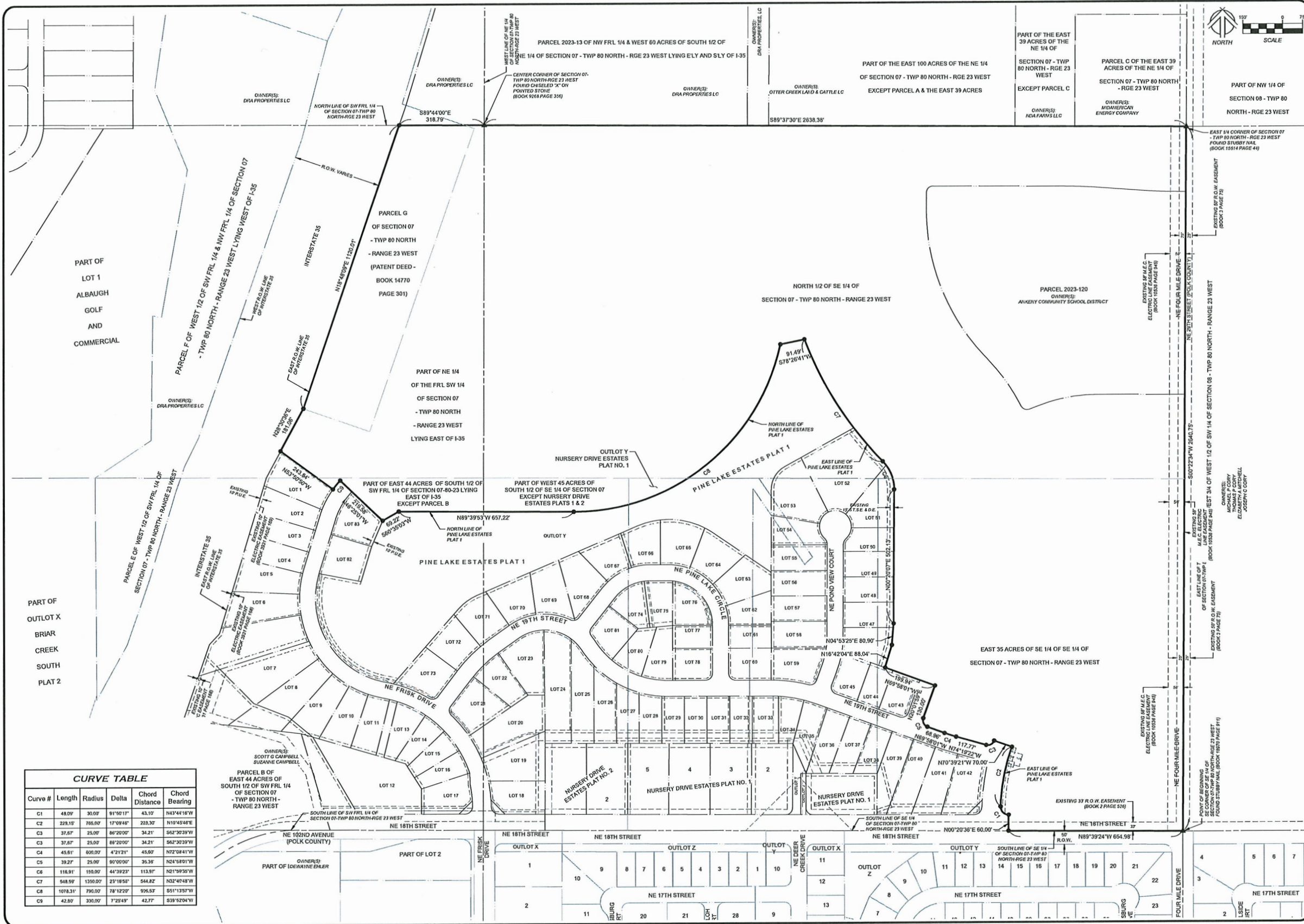
REVISIONS:

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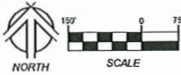
PINE LAKE ESTATES PUD - MASTER PLAN
ANNEX, IOWA

OVERALL EXHIBIT

RAW NO.:	23121
DATE:	05/12/2024
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-2
SHEET NO.:	2 / 9



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	48.09'	30.00'	91°50'11"	43.10'	N43°44'18"W
C2	229.15'	765.00'	17°09'48"	223.30'	N10°45'48"E
C3	37.67'	23.00'	86°20'00"	34.21'	S62°30'39"W
C4	37.67'	23.00'	86°20'00"	34.21'	S62°30'39"W
C5	45.81'	600.00'	4°21'21"	45.60'	N72°04'41"W
C6	39.27'	25.00'	90°00'00"	35.35'	N24°58'01"W
C7	116.81'	190.00'	44°39'23"	113.57'	N21°59'35"W
C8	548.59'	1390.00'	23°18'58"	544.82'	N32°40'48"W
C9	1078.31'	790.00'	78°12'20"	995.53'	S51°13'57"W
C10	42.80'	330.00'	7°25'49"	42.77'	S39°52'04"W



1335 SW MACADAM ROAD
ANKENY, IOWA 50023-2655
(515) 965-1231 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

1. 11/20/2024 - REVISED PER CITY REVIEW COMMENTS
2. 11/20/2024 - REVISED PER CITY REVIEW COMMENTS
3. 11/20/2024 - REVISED PER CITY REVIEW COMMENTS
4. 11/20/2024 - REVISED PER CITY REVIEW COMMENTS

NOTES:

1. ALL INFORMATION PROVIDED FOR THIS PROJECT IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY. THE ENGINEER HAS RELIED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY. THE ENGINEER HAS RELIED ON THE INFORMATION PROVIDED BY THE CLIENT.

PINE LAKE ESTATES PUD - MASTER PLAN

OVERALL BOUNDARY

PROJECT NAME

23121

DATE

09/12/2024

DRAWN BY

JCT

CHECKED BY

ADS

SHEET NO.

24' X 36'

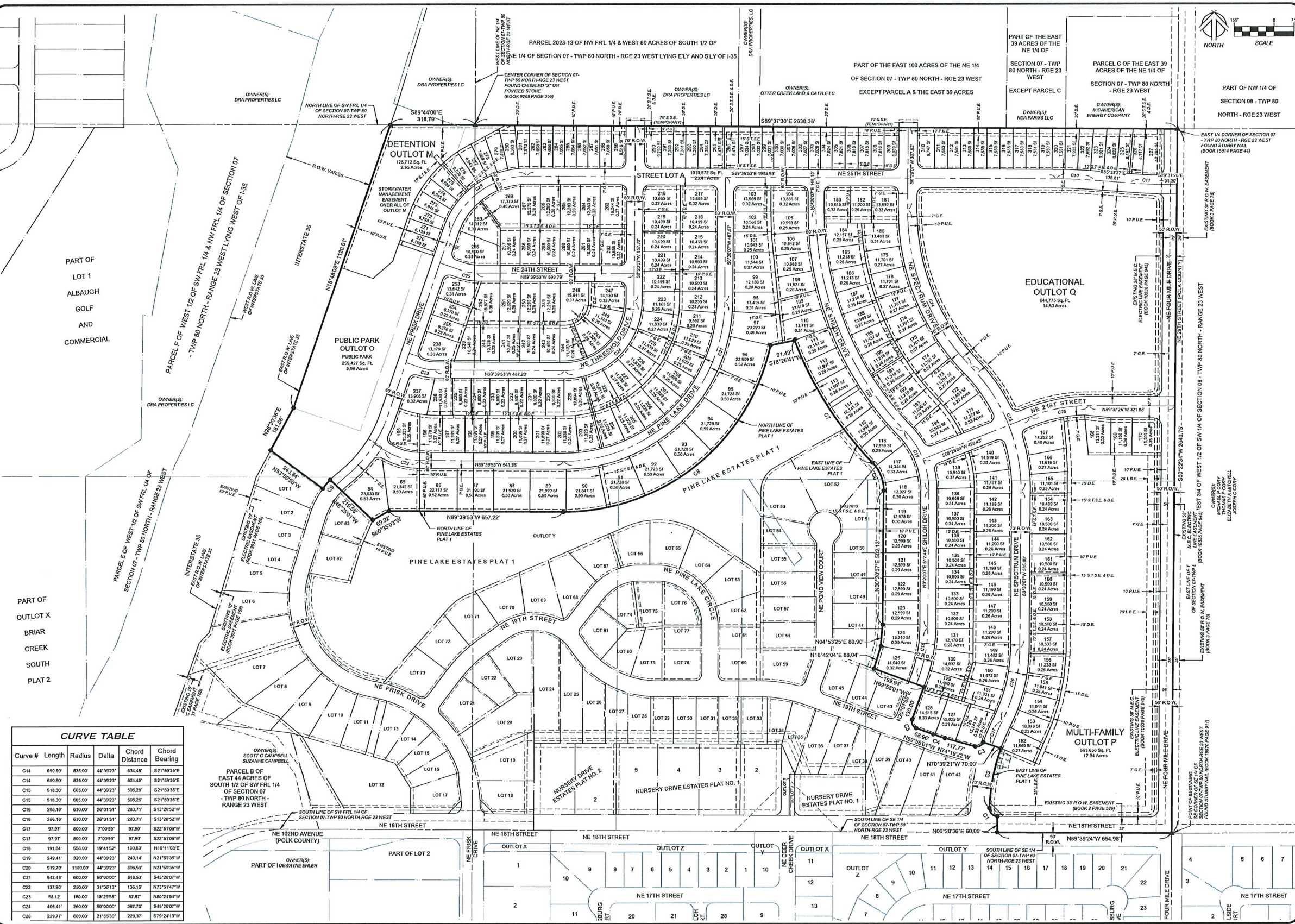
SHEET TITLE

MP-3

DATE

3/9

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CURVE TABLE				
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C14	650.82	835.00	44°39'23"	634.45' S21°59'39"E
C14	650.82	835.00	44°39'23"	634.45' S21°59'39"E
C15	518.30	665.00	44°39'23"	505.23' S21°59'39"E
C15	518.30	665.00	44°39'23"	505.23' S21°59'39"E
C16	286.16	630.00	28°01'31"	283.71' S13°20'52"W
C16	286.16	630.00	28°01'31"	283.71' S13°20'52"W
C17	97.97	800.00	7°00'59"	97.90' S22°51'08"W
C17	97.97	800.00	7°00'59"	97.90' S22°51'08"W
C18	191.84	568.00	19°41'52"	190.89' N10°11'00"E
C19	219.41	320.00	44°39'23"	243.14' N31°59'39"W
C20	919.70	1180.00	44°39'23"	896.59' N21°59'39"W
C21	942.49	600.00	50°00'00"	848.53' S45°20'00"W
C22	137.59	250.00	31°38'13"	136.16' N73°51'47"W
C23	58.12	180.00	18°29'58"	57.81' N80°24'54"W
C24	408.41	260.00	90°00'00"	367.70' S45°20'00"W
C25	228.77	600.00	21°59'30"	228.37' S79°24'19"W

1935 SW MAGNOLIA ROAD
ANN ARBOR, MI 48106
(951) 865-0123 phone - (951) 865-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

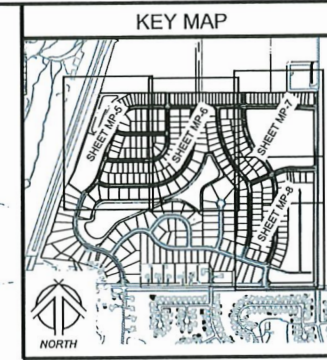
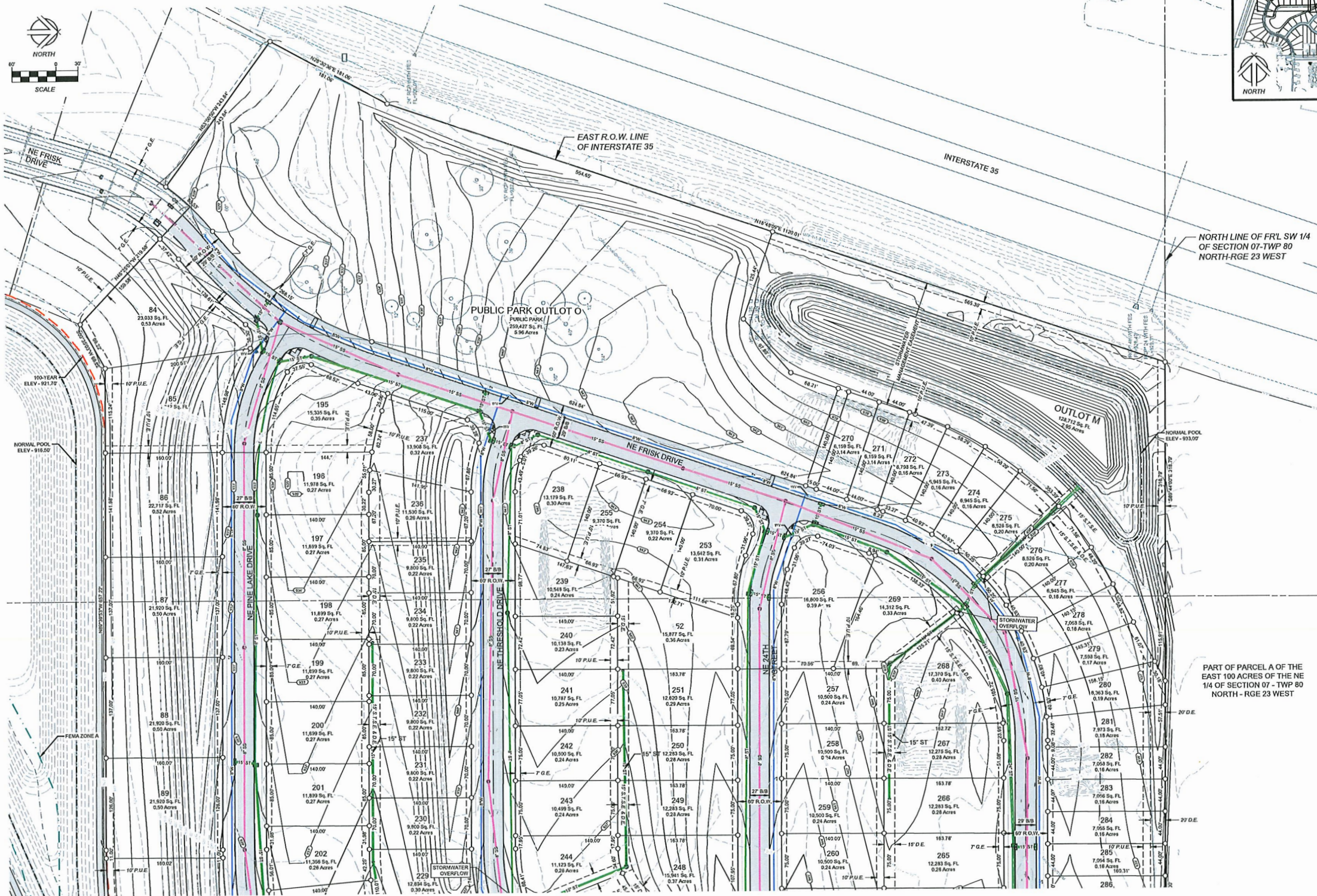
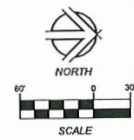
1. 06/09/24 - REVISION PER CITY REVIEW COMMENTS
2. 06/10/24 - REVISION PER CITY REVIEW COMMENTS
3. 06/10/24 - REVISION PER CITY REVIEW COMMENTS
4. 06/10/24 - REVISION PER CITY REVIEW COMMENTS
5. 06/10/24 - REVISION PER CITY REVIEW COMMENTS

PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
ANN ARBOR, MI 48106

DESCRIPTION: PRELIMINARY PLAT

PLAN NO.: 23121

DATE:	05/12/2024
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET NO.:	24 X 36"
TITLE:	MP-4
SHEET NO.:	4/9



1833 SW MAGAZINE ROAD
ANNENY, IOWA 50223-2555
(515) 965-4123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS:
1. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
2. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
3. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
4. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
5. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
6. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
7. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
8. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED
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10. 10/15/2017 - REVISED PER CITY NEWLY COMPLETED

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PINE LAKE ESTATES PUD - MASTER PLAN
ANNENY, IOWA

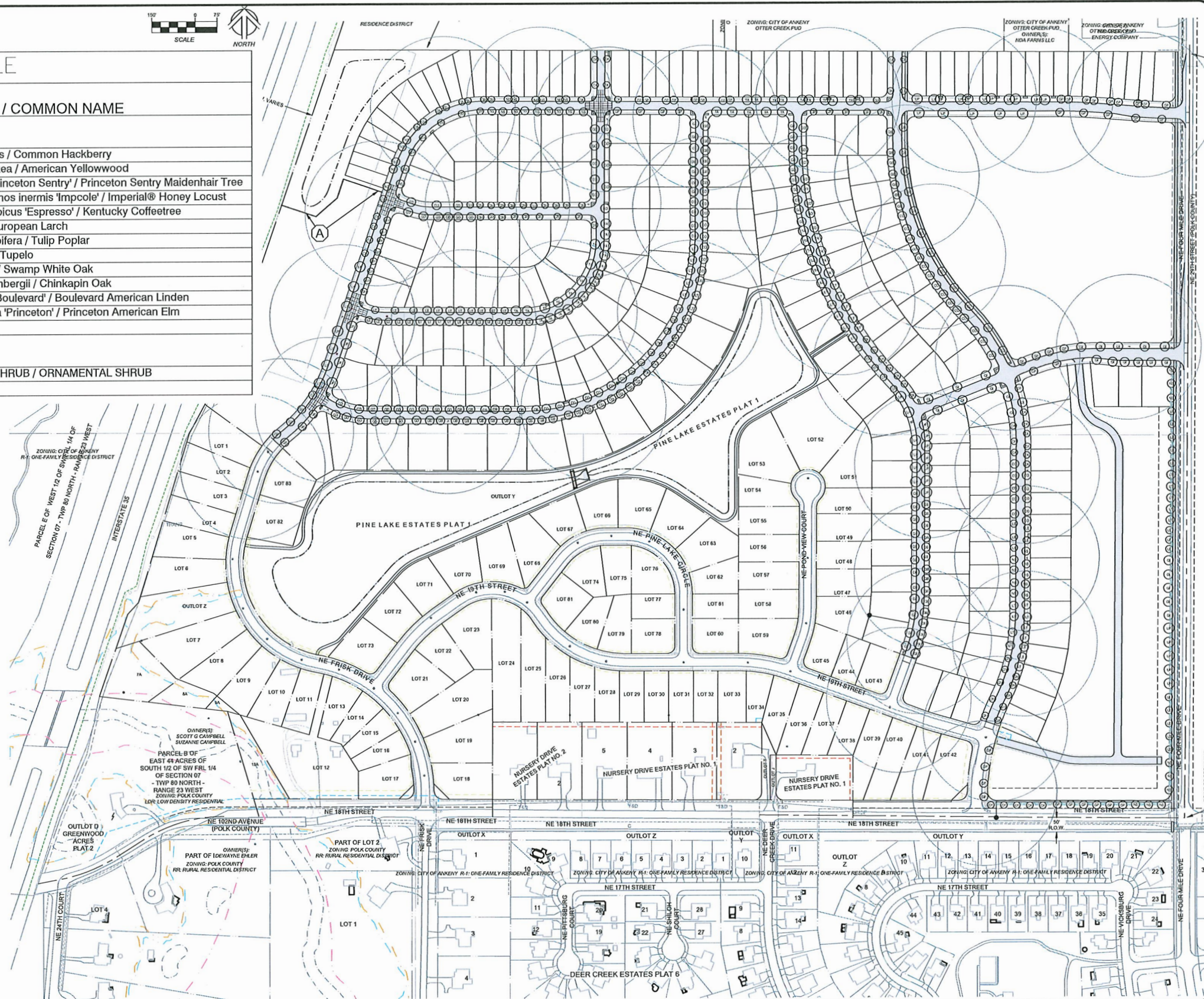
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DATE	09/12/2024
DESIGNED BY	JCT
CHECKED BY	ADS
SHEET NO.	24' X 36'
SHEET TITLE	MP-5
SHEET NO.	5/9

CODE	QTY	BOTANICAL / COMMON NAME
------	-----	-------------------------

STREET TREES		
CO	59	Celtis occidentalis / Common Hackberry
CK	52	Cladrastis kentukea / American Yellowwood
GP	50	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
GI	48	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust
GD	54	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
LE	37	Larix decidua / European Larch
LT	46	Liriodendron tulipifera / Tulip Poplar
NS	40	Nyssa sylvatica / Tupelo
QB	46	Quercus bicolor / Swamp White Oak
QM	57	Quercus muehlenbergii / Chinkapin Oak
TA	47	Tilia americana 'Boulevard' / Boulevard American Linden
UP	45	Ulmus americana 'Princeton' / Princeton American Elm
	581	SUBTOTAL:

OS	184	ORNAMENTAL SHRUB / ORNAMENTAL SHRUB
	184	SUBTOTAL:

A. BLACK WROUGHT IRON FENCE - 6' TALL



Y:\VIAI 2017\Projects 2017\23121\dng\23121-LP.dng

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



NILLES ASSOCIATES

REVISIONS:

1.)	04/26/2024 - REVISIONS PER CITY REVIEW COMMENTS
2.)	05/10/2024 - REVISIONS PER CITY REVIEW COMMENTS
3.)	05/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
4.)	06/12/2024 - REVISIONS PER CITY REVIEW COMMENTS
5.)	
6.)	
7.)	

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PINE LAKE ESTATES PUD - MASTER PLAN
ANNEX 1, IOWA
LANDSCAPE MASTERPLAN & 250' HYDRANT RADIUS

PROJECT NAME:

IN. NO.:	23121
DATE:	03/12/2024
DRAWN BY:	JCT
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	MP-9
SHEET NO.:	9/9

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SECTION 1

PROJECT PLAN

PINE LAKE ESTATES – ANKENY

PROJECT OVERVIEW

PINE LAKE ESTATES Planned Unit Development (PUD) encompasses 125 acres situated east of Interstate 35, west of NE Four Mile Drive, south of the undeveloped Otter Creek PUD, north of NE 18th Street and north and east of the existing Pine Lake Estates Plat 1. The area south of NE 18th Street and east of NE Frisk Drive are the multiple plats of Deer Creek Estates, predominantly zoned R-2.

The uses proposed in this PUD are a variety of single-family residential product types and sizes, a 12-acre node of multi-family residential and an educational component.

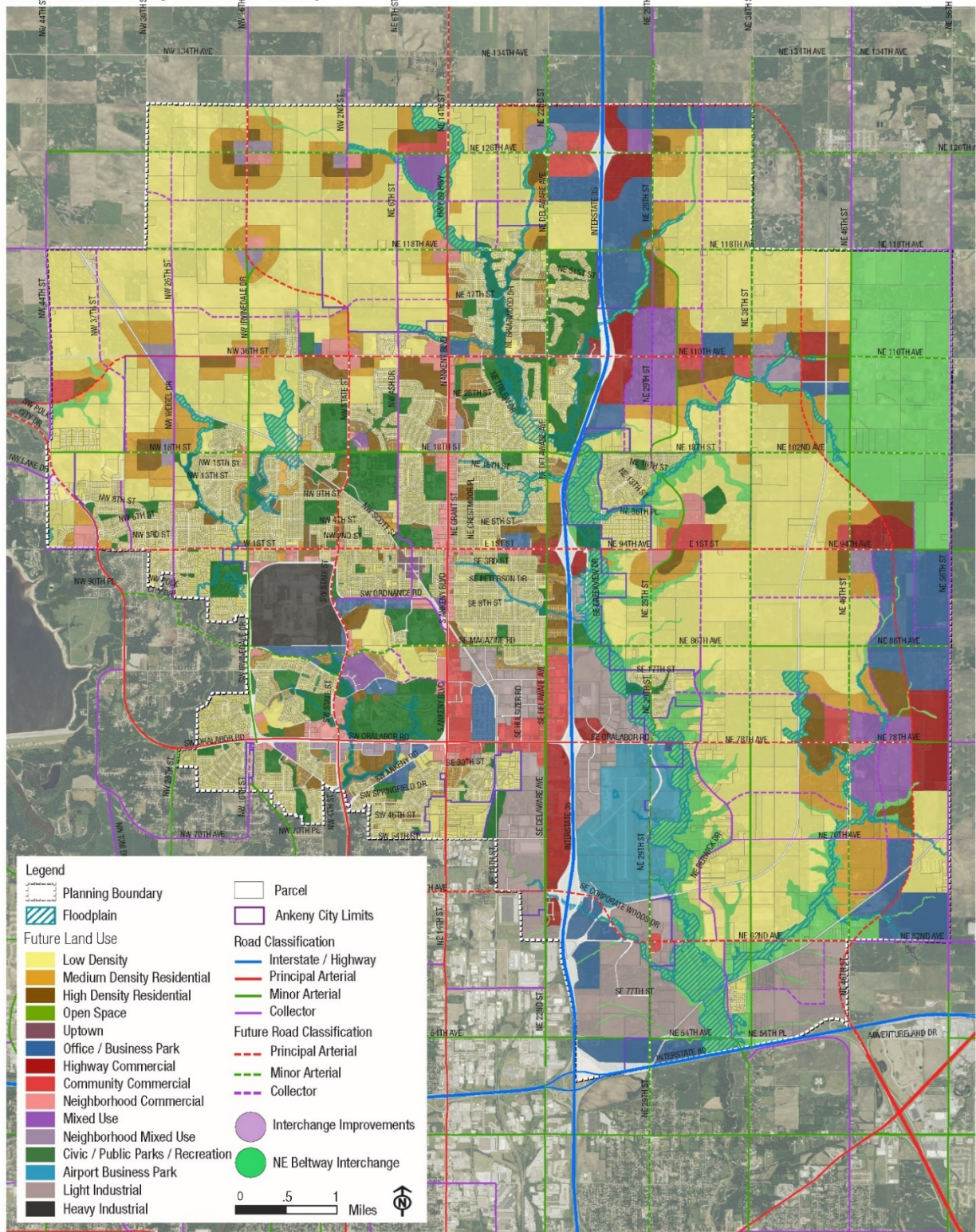
This property was annexed into the incorporated city limits of Ankeny in 2006 and currently holds the standard R-1 One-Family Residence District zoning classification. The Ankeny Plan 2040, adopted in April of 2018, establishes the community's vision for future land use. The future land use map shows low and medium density residential land use on the property, as well as a block of proposed office park use adjacent to Interstate 35. Understanding the current atmosphere of large office users, and the fact that the NE 36th corridor, a quarter of a mile to the north, is targeting large and small retail, commercial and office uses, the area governed by this PUD will not include any office designation at this time.

The PINE LAKE ESTATES PUD will include the following: the design of this region's storm water management to flow into either a small basin in the NW quadrant or, for the most part, to flow into the larger permanent pool dual basin developed within Pine Lake Estates Plat 1 and maintained by its HOA; pedestrian walkways throughout the development; a 6-acre public park situated immediately east of Interstate 35 and south of the aforementioned storm water management basin in the northwest quadrant of the development. Public infrastructure will be incrementally developed in a multi-phased scenario. The single-family residential lots and homes will vary in size, floor plans, and front elevations to offer numerous product types and meet current demand from the marketplace while maintaining a consistent theme throughout the development. The lot sizes will vary from roughly 9,000 square feet to more than an acre.

This proposed PUD establishes bulk regulations and provides supporting evidence for the development. The Conceptual Master Plan illustrates the proposed land use areas. The

lot types are color coordinated with the proposed land use shown in the legend. These can be cross-referenced with the bulk regulations.

FIGURE 12.10 - Ankeny Future Land Use Map



PINE LAKE ESTATES – ANKENY

LAND USE SUMMARY

CITY OF ANKENY LAND USE MAP – APRIL 2, 2018

- 52% LOW DENSITY RESIDENTIAL
- 13% MEDIUM DENSITY RESIDENTIAL
- 35% OFFICE / BUSINESS PARK

CONCEPTUAL MASTERPLAN – DECEMBER 8, 2023

- 5% MANOR LOT SINGLE-FAMILY RESIDENTIAL
- 7% ESTATE LOT SINGLE-FAMILY RESIDENTIAL
- 31% VILLAGE LOT SINGLE-FAMILY RESIDENTIAL
- 8% GARDEN LOT SINGLE-FAMILY RESIDENTIAL
- 10% MULTI-FAMILY RESIDENTIAL/MIXED USE
- 5% PUBLIC PARK
- 12% EDUCATIONAL USE
- 22% PUBLIC RIGHT OF WAY

LEGEND

-  SUBJECT P.U.D. BOUNDARY LINE
-  PROPOSED PROPERTY LINE
-  EXISTING BOUNDARY LINE
-  SECTION LINE



CONCEPTUAL MASTER PLAN

NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 (515) 965-0123 phone www.nillesinc.com

PINE LAKE ESTATES – ANKENY

PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MANOR LOTS (100'+ LOTS at front setback)

- A. Detached single-family residential homes with minimum three-car attached garages
- B. Minimum Lot Width at front yard setback – 100 feet
- C. Minimum Lot Area – 20,000 Sq. Ft.
- D. Minimum Yard Requirements:
 - i. Front Yard Setback – 35 feet
 - ii. Rear Yard Setback – 25 feet
 - iii. Side Yard Setback – 7 feet
 - iv. Street Side Yard Setback (corner lots only) – 25 feet
- E. Maximum Height
 - i. Principal Building, if dwelling – 35 feet
 - ii. Garage – 30 feet
 - iii. Accessory Building, other than garage – 30 feet
- F. Maximum number of stories
 - i. Principal Building – 2 stories
 - ii. Accessory Building – 2 stories
- G. Maximum Building Area
 - i. Accessory Building – structures cannot exceed 15% of the lot area
- H. R-1 Zoning Regulations shall apply to any items not covered within this PUD

ESTATE LOTS (80'+ LOTS)

Detached single-family residential homes with minimum three-car attached garages

- A. Minimum Lot Width at front yard setback – 80 feet
- B. Minimum Lot Area – 11,000 Sq. Ft.
- C. Minimum Yard Requirements:
 - i. Front Yard Setback – 30 feet
 - ii. Rear Yard Setback – 25 feet
 - iii. Side Yard Setback – 7 feet
 - iv. Street Side Yard Setback (corner lots only) – 20 feet
- D. Maximum Height
 - i. Principal Building, if dwelling – 35 feet
 - ii. Garage – 30 feet
 - iii. Accessory Building, other than garage – 14 feet
- E. Maximum number of stories
 - i. Principal Building – 2 stories
 - ii. Accessory Building – 1 story
- F. Maximum Building Area
 - i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.
- G. R-1 Zoning Regulations shall apply to any items not covered within this PUD

VILLAGE LOTS (65'+ LOTS)

Detached single-family residential homes with minimum two-car attached garages

- A. Minimum Lot Width at front yard setback – 65 feet
- B. Minimum Lot Area – 9,000 Sq. Ft.
- C. Minimum Yard Requirements:
 - i. Front Yard Setback – 30 feet

- ii. Rear Yard Setback – 25 feet
- iii. Side Yard Setback – 7 feet
- iv. Street Side Yard Setback (corner lots only) – 15 feet

D. Maximum Height

- i. Principal Building, if dwelling – 35 feet
- ii. Garage – 30 feet
- iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

- i. Principal Building – 2 stories
- ii. Accessory Building – 1 story

F. Maximum Building Area

- i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.

G. R-1 Zoning Regulations shall apply to any items not covered within this PUD

GARDEN LOTS (40'-50'+ LOTS)

Bi-attached residential homes with minimum two-car attached garages

- A. Minimum Lot Width at front yard setback – 40 feet
- B. Minimum Lot Area – 6,000 Sq. Ft
- C. Minimum Yard Requirements:
 - i. Front Yard Setback – 25 feet
 - ii. Rear Yard Setback – 25 feet
 - iii. Side Yard Setback – 5 feet on open side yard
0 feet for attached
 - iv. Street Side Yard Setback (corner lots only) – 15 feet
- D. Maximum Height
 - i. Principal Building, if dwelling – 35 feet

- ii. Garage – 30 feet
 - iii. Accessory Building, other than garage – 14 feet
- E. Maximum number of stories
 - i. Principal Building – 2 stories
 - ii. Accessory Building – 1 story
- F. Maximum Building Area
 - i. Accessory Building – structures cannot exceed 15% of the lot area and no single accessory structure can exceed 400 square feet.
- G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

MULTIPLE – FAMILY RESIDENTIAL

- A. Detached or attached multi-family residential homes.
- B. Maximum Residential Density – 12 units per acre.
- C. Maximum Two Story building height for attached units.
- D. Minimum Lot Width at front yard setback
 - i. One-family detached dwelling – 65 feet
 - ii. One-family attached dwelling – 50 feet
- E. Minimum Lot Area
 - i. One-family detached dwelling – 6,000 Sq. Ft.
 - ii. One-family attached dwelling – 5,000 Sq. Ft.
- F. Minimum Yard Requirements:
 - i. Front Yard Setback – 25 feet
 - ii. Rear Yard Setback – 25 feet
 - iii. Side Yard Setback – 5 feet
 - iv. Street Side Yard Setback (corner lots only) – 15 feet
- G. A minimum 25 foot landscaping and buffer easement shall be provided adjacent to the right-of-way for NE 18th Street and NE Four Mile Drive.

- i. 1 overstory tree and 4 shrubs every 50 lineal feet are required to be installed along a minimum 3' earthen berm.

H. R-3 Zoning Regulations shall apply to any items not covered within this PUD

EDUCATIONAL USE

A. R-1 Zoning Regulations shall apply.

SECTION 2

SUPPORTING EVIDENCE

PINE LAKE ESTATES – ANKENY

EXISTING CONDITIONS

The proposed property was annexed into the incorporated city limits of Ankeny in 2006. The area included in this PUD has historically been agricultural farmland. Upon annexation, the property automatically holds the standard R-1 One-Family Residence District zoning classification. The Ankeny Plan 2040, adopted by Council in 2018, establishes the community's vision for future land use. The future land use map shows low and medium density residential land use on the property along with a node of Business Park in the southwest quadrant.

The use of the area included in Pine Lake Estates PUD has predominantly been agricultural in nature for the past decades.

VEHICULAR CIRCULATION

There will be multiple access points to PINE LAKE ESTATES PUD, two from the south off NE 18th Street, extended through Pine Lake Estates Plat 1, two from the east off NE Four Mile Drive, and two from the north once that portion of the Otter Creek PUD is developed. All internal streets are local in character with on-street parking. There is a planned collector with a north/south orientation that will be an extension of NE Spectrum Drive from the signalized intersection at NE 36th Street, through that portion of the Otter Creek PUD yet to be developed, connecting to NE 18th Street in Pine Lake Estates Plat 1.

PEDESTRIAN CIRCULATION

Five-foot-wide public sidewalks on both sides of the public streets will be constructed by the builder in front of residential areas. Portions of public sidewalk adjacent to outlots will be constructed by the builder at this time as well. The sidewalk system will provide access for all residents to the future 8' wide sidewalk within the NE Spectrum Drive corridor. An additional 8' sidewalk will be constructed by the developer along the western R.O.W. of NE Four Mile Drive. Detectable warnings will be required at all pedestrian crossings of public streets.

PARKLAND

There is a planned private park area located in Pine Lake Estates Plat 1 around the perimeter of the internal storm water management water feature. Improvements will include an 8-foot trail around the entirety of the water feature that will be installed by the developer and maintained by the HOA. Additionally, approximately 6 acres of park ground adjacent to I-35 will be provided for required public park ground for the entirety of both Pine Lake Estates Plat 1 and the acres included in this PUD. The developer intends to dedicate the 5.96 acre Outlot O to the City and future parkland dedication via a parkland dedication agreement or payment in lieu of the additional 0.82 acres.

PINE LAKE ESTATES PUD

PARK LAND DEDICATION WORKSHEET

Park Land Dedication Calculation

Residential Lot sizes 25,000 sq. ft. to 40,000 sq. ft. or greater = 3% of total land area

Residential Lot sizes 8,000 sq. ft. to 24,999 sq. ft. = 5% of total land area

Residential Lot sizes 2,499 sq. ft. or less to 7,999 sq. ft. = 10% of total land area

Total Number of Lots	=	246	Lots
Total Platted Area	=	124.40	Acres
Area of Open Space Outlots L,M,N,O	=	8.99	Acres
Area of School Outlot Q	=	14.80	Acres
Area of R.O.W. Street Lot A	=	23.41	Acres
Area of Multi-Family Outlot P	=	12.94	Acres
greater than 25,000 sq. ft. Lots Area	=	0.00	Acres
8,000 to 24,999 sq. ft. Lots Area	=	56.15	Acres
less than 7,999 sq. ft. Lots Area	=	8.10	Acres

	Lot Areas		Minimum Park Area to be dedicated
Multi-Family Areas	12.94	=	1.29 Acres
Lots greater than 25,000 sq. ft. -	0.00	=	0.00 Acres
Lots 8,000 sq. ft. to 24,999 sq. ft. -	56.15	=	2.81 Acres
Lots less than 7,999 sq. ft. -	8.10	=	0.81 Acres

MINIMUM PARK LAND AREA = 4.91 Acres

REQUIRED PARK LAND AREA FROM PINE LAKE
ESTATES PLAT 1 = 1.87 Acres

TOTAL REQUIRED PARK AREA = 6.78 Acres

PROPOSED PARK AREA (OUTLOT O) = 5.96 Acres

PARK AREA SHORTAGE = 0.82 Acres

LANDSCAPING

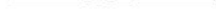
Each single-family residence will be required to install street trees as part of their initial landscaping plan. Village and Estate lots will require two street trees per lot. Garden lots will require one street tree per lot. Manor lots will require three street trees per lot. Multi-family/civic/educational uses will be required to install street trees within public rights of way as part of their landscaping plans. All landscaping installations shall meet or exceed the requirements of the City's code. Multi-family lots shall include buffer landscaping to meet landscape requirements of the City of Ankeny Code. All street tree installations shall be selected from the City's approved street tree list. Permanent entrance signs into the development will be installed along NE 18th street at NE Frisk Drive and NE Spectrum Drive. Signs will be of stone or brick material and surrounded by landscaping that will be maintained by the association.

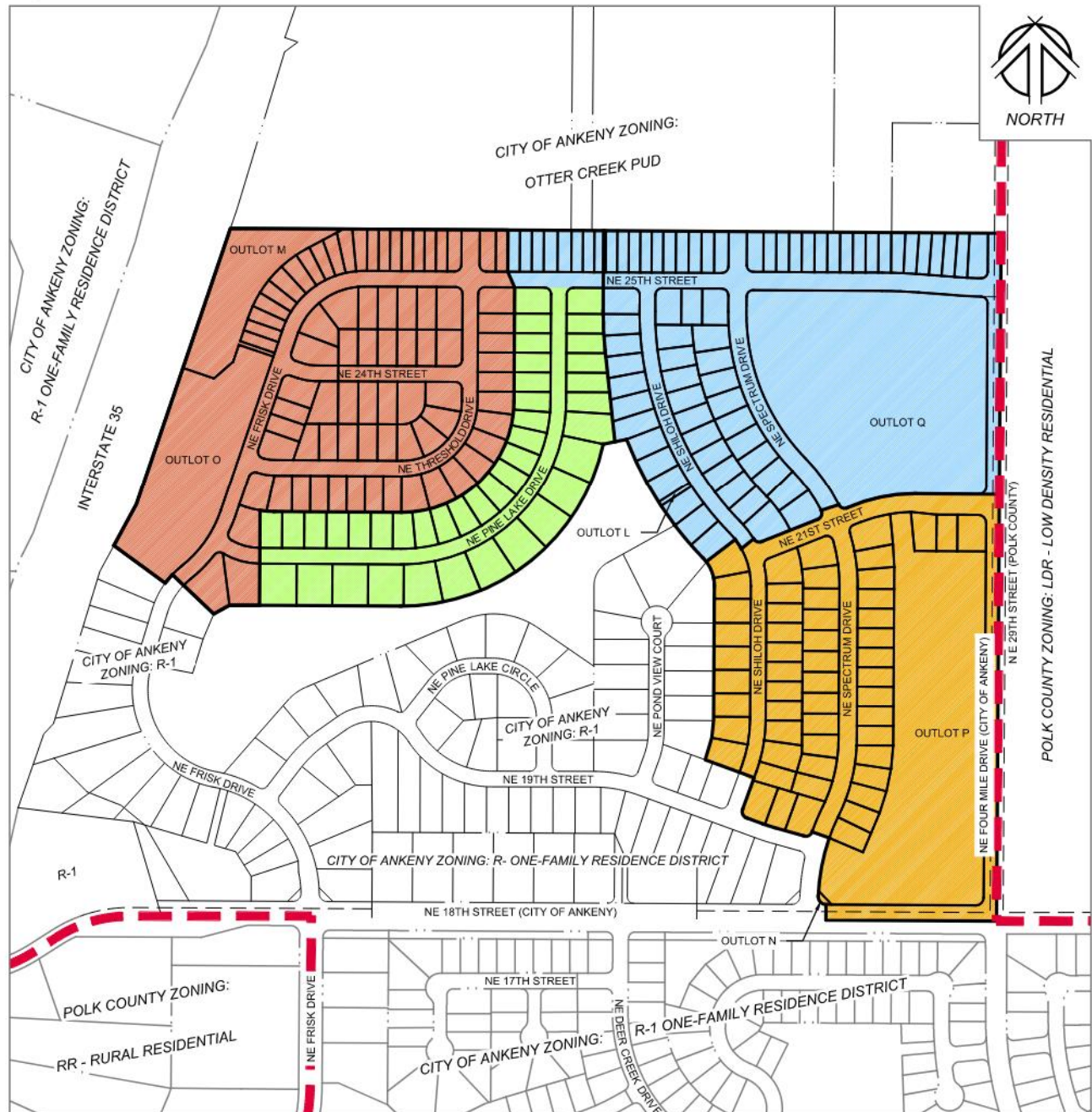
ARCHITECTURE

All dwellings in Pine Lake Estates shall be professionally designed with uniform architecture. The use of natural materials such as stained wood, stone, brick, and warm toned shingles is encouraged. Each dwelling is required on the street facing side to install a minimum of 75% of the following materials: stone, brick, stucco, shake, and board and batten. No metal or vinyl siding is allowed to be installed and roof materials are limited to asphalt or fiberglass architectural shingles with minimum 25-year lifespan. All exposed concrete block or tile foundations must be brick, stone, veneered or stucco textured. Building material requirements apply to all single family and multi-family construction and shall at a minimum comply with Ankeny City Code.

KEY	PHASES
	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4

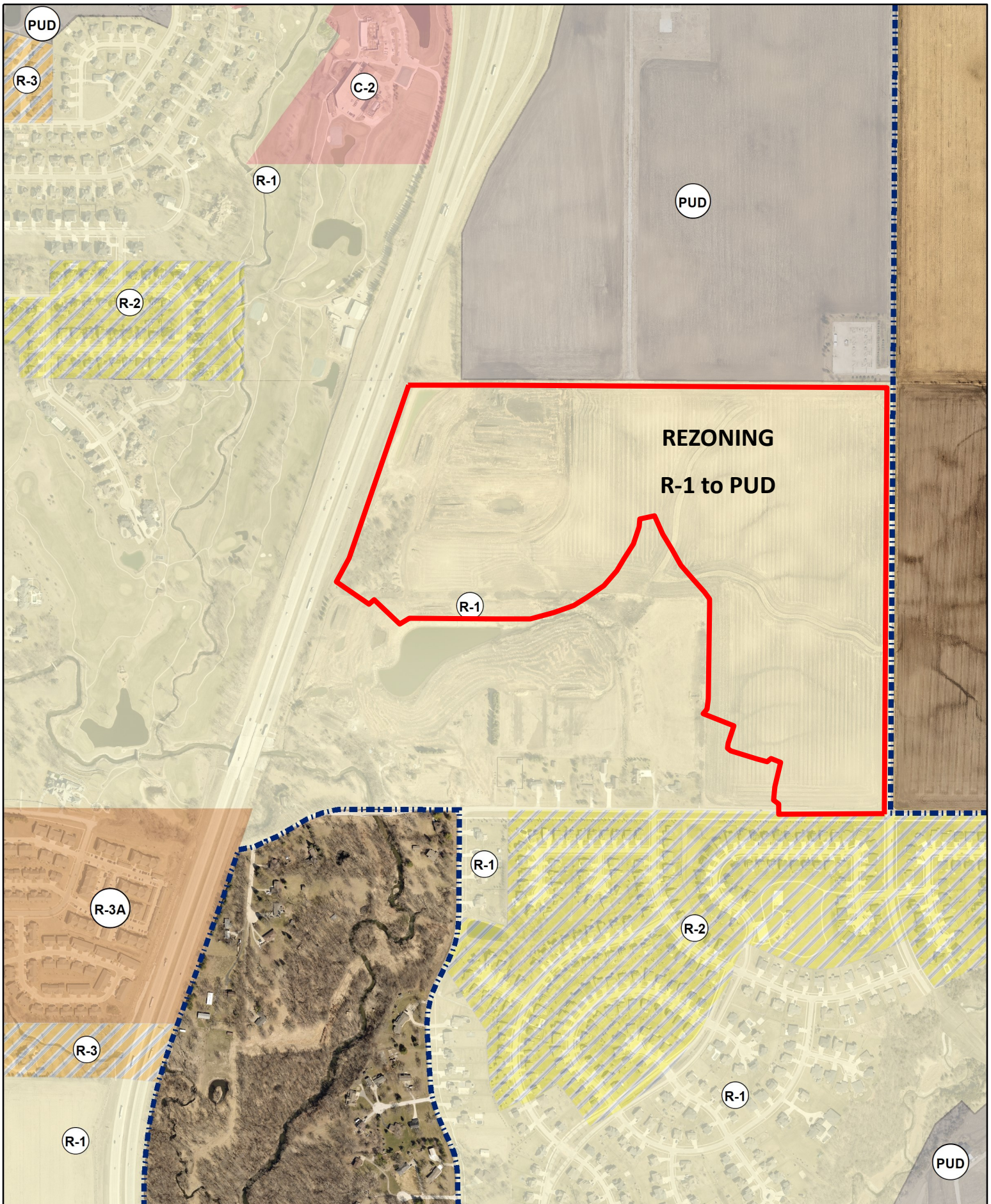
LEGEND

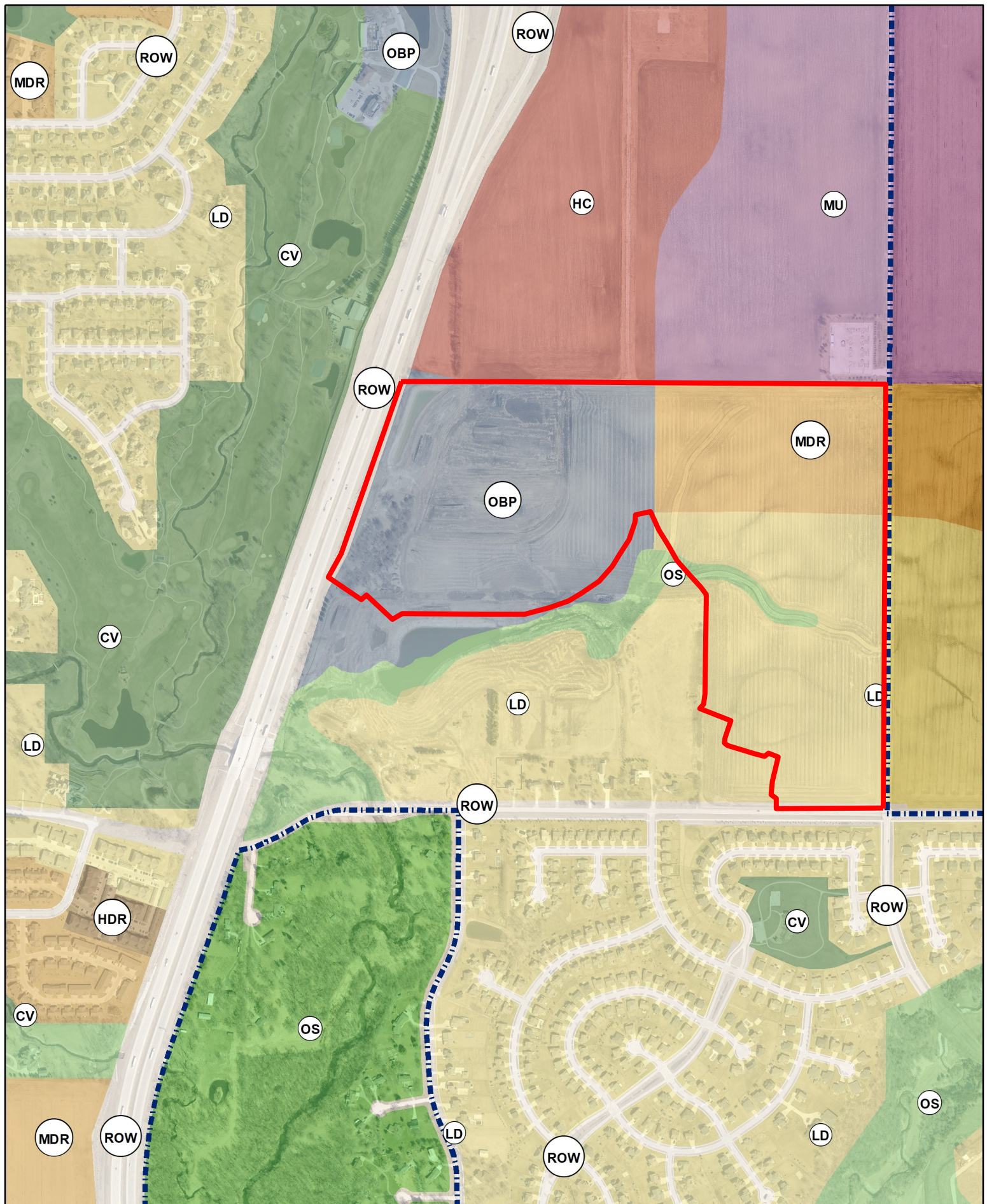
	SUBJECT P.U.D. BOUNDARY LINE
	PROPOSED PROPERTY LINE
	EXISTING BOUNDARY LINE
	SECTION LINE
	EXISTING R.O.W. EASEMENT LINE
	CORPORATE CITY LIMITS



PINE LAKE ESTATES PHASING PLAN

NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 (515) 965-0123 phone www.nillesinc.com





N
1 inch = 750 feet
Date: 6/5/2024

Pine Lake Estates
Future Land Use Map - PUD