



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 8, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

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 8, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

Correspondence received and presented to the Commission at the July 18, 2023 Plan and Zoning Commission meeting for Public Hearing Agenda Items #7 through #16.

Consider MOTION to receive and file documents for Public Hearing Agenda Items #7 through #16.

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the July 18, 2023 minutes of the Plan and Zoning Commission meeting.

2. 317 SE Magazine Road - First Family Church Parking Lot Expansion Site Plan

Consider MOTION to approve the site plan for 317 SE Magazine Road, First Family Church Parking Lot Expansion.

3. 1804 NW Briargate Drive - Ankeny Children's Dentistry Site Plan

Consider MOTION to approve the site plan for 1804 NW Briargate Drive, Ankeny Children's Dentistry.

4. Canyon Landing Townhomes Plat 2 Final Plat

Consider MOTION to recommend City Council approval of the Canyon Landing Townhomes Plat 2 Final Plat.

5. Kimberley Crossing Plat 4 Final Plat

Consider MOTION to recommend City Council preliminary approval of Kimberley Crossing Plat 4 Final Plat.

6. 5075 SE Delaware Avenue - Hobby Lobby Modified Pylon Sign

Consider MOTION to approve the modified pylon sign at 5075 SE Delaware Avenue, adjacent to the Interstate 35 right-of-way.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #6.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

7. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area A.

Consider MOTION to recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

8. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area C.

Consider MOTION to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

9. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area B.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

10. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area A.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

11. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area C.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area F.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

13. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).

Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area D.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

14. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area G.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

15. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area B and E.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.

16. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area D.

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. August 7, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for August 22, 2023

July 2023 Building Permit Report

Set Public Hearing for Tuesday, August 22, 2023 - Request by 98 Investments, LLC to rezone property from C-2 to C-2A.

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

August 21, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Correspondence received and presented to the Commission at the July 18, 2023 Plan and Zoning Commission meeting for Public Hearing Agenda Items #7 through #16.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to receive and file documents for Public Hearing Agenda Items #7 through #16.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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	Jeremy Nefzger
	Chris Seuntjens
	Linda and Jason Wattonville
	Kelly Grove
	Kevin Huss

From: [Jeremy Nefzger](#)
To: [Jake Heil](#)
Subject: [External] Hope K development Rezoning south of NE 126th Ave.
Date: Monday, July 17, 2023 3:55:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the Planning and Zoning Committee.

My name is Jeremy Nefzger and I live at 1558 NE 126th Ave. Alleman, IA. I am against the rezoning of the property directly south of my property from R1-R3 (10 units/acre maximum) as well as the PUD for the Hope K development just south of 126th St.

I purchased my land and built my house and farm understanding that the area around me was deemed low density residential from a land use perspective. As a beginning farmer it is tough securing land at a reasonable price and having 3 story townhouses directly across from me would destroy the rural landscape I am surrounded by as well as adding to the stress of farming. Would YOU want to have 3 story townhomes uphill right in front of YOUR house watching all you do each and everyday? Since I farm, I know having too many folks that close to a farm can also cause some concerns over the noise, dust, and smells. I hunt and target shoot on my property and developing to a medium density residential so close by would also degrade my hunting experience as well as enjoyment of my property.

I understand the town needs a mix of low/medium and higher density to meet the needs of a diverse population, so I am not fully against some of the land to the south side of the area being rezoned. I also believe there needs to be proper transitions in the land use to better ease into various changes. I had previously lived in a PUD several years ago and they had transitions from lower density residential to higher density residential and then back to lower density residential to suit a variety of folks and it made sense (although the small lot sizes still left a lot to be desired). With that in mind I request that at least a minimum of a 500' buffer of area staying R1 south of NE 126th would allow for a better transition of housing density. The buffer would also be requested for the Proposed area B and North end of the PUD area as well.

Another concern would be the sewer infrastructure, When the 80 acres directly south of me was annexed into Ankeny a couple of years ago the gentleman from Schneider said the North 40 acres couldn't be serviced without another sewer line. Adding too many houses risks having to upgrade the infrastructure too soon and at a high cost to Ankeny. One note of concern is the lack of time for the public notice board that was erected in the last couple of days for a hearing in only a few days, seems shady to me and my neighbors that the rezoning will happen without proper notification, and it comes across as trying to ram something thru without the people most being affected notified to even speak out against it. I wasn't even sent notification on the rezoning. How many others were not notified of this taking place?

I will try and make it to the meeting tomorrow night if possible on such short notice.

Kind Regards,

Jeremy Nefzger
1558 NE 126th Ave.
Alleman, IA 50007

Brenda Fuglsang

Subject: FW: [External] Planning and zoning meeting

From: Chris Seuntjens <chris@ccshowcases.com>

Sent: Monday, July 17, 2023 7:56 PM

To: Jake Heil <JHeil@Ankenylowa.gov>

Cc: clamanemilyc@sau.edu; Kelly Grove <kelly.grove@snapon.com>; Kevin Huss <khuss74@gmail.com>

Subject: [External] Planning and zoning meeting

WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jake, this is the letter that I want to be read at tomorrow night's planning and zoning meeting.

My name is Chris Seuntjens and I live at 2075 NE 126th Ave. Alleman. I and my wife Irene are writing to express our opposition to the rezoning of the development properties next to us and my neighbors. When the issue of annexation to Ankeny was brought forth to us, we did the research and went to all of the meetings in opposition to the annexation. My neighbors and I felt in the end the meetings were nothing but a formality and there was never a chance that we could prevail against the City of Ankeny and Hope Kimberley.

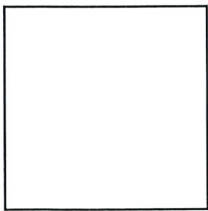
During these meetings with the city and the Iowa City Board, Hope Kimberley representatives and Bill Kimberly himself told everyone how his development would greatly improve the values of my and my neighbors' properties with the construction of beautiful upper end homes on spacious lots. We were told these homes would have minimal impact on the quality of life for us.

So here we are attending another meeting to try to preserve what we have left of our slices of heaven and be able to enjoy our properties in peace and quiet. I and my neighbors believe that building apartments next to us was Hope Kimberleys' intentions all along. I am sure there is more money for Hope Kimberley in building apartments. Does anyone think it's ok for of me and my neighbors to be taken advantage of in this manner?

Apartment buildings will bring in many tenants which in itself creates all sorts of problems for us. Noise, much more traffic and a possible decrease in our property values.

So once again, my neighbors and I ask you to do the right thing and vote down this rezoning measure.

Respectfully,



Chris Seuntjens | President
[515-988-3225](tel:515-988-3225) ccshowcases.com



July 18, 2023

Ankeny Planning and Zoning Committee:

We purchased our property in 2015 because it's zoned for agriculture and has untilled pasture ground which is hard to find, especially in Polk County. In 2020 we built our new home. At that time we were told by a city of Ankeny planner not to worry, that Ankeny was growing mostly in other directions, and it would be 10 years or more before Ankeny would grow our way.

When we meet new people around here, they know our place. "The place with the cows" or "The place with the sheep." They tell us they drive by just to see the animals grazing or because they appreciate the wildflowers (we put the seed out for) in the ditches. They bring their children and grandchildren to see our animals and to experience farm life. We've never once had someone say "if only your place had a coffee shop on the corner and/or a big distribution center across the street." No, that's never what people say. There are young families that say our property is their dream. Many young families would like to live on a farm, but simply can't afford to do so. It's in part because of the large landowners, developers and cities like Ankeny (who seem to love to cut down trees), planners who are so shortsighted in the planning that they bulldoze over what makes living on an Iowa farm a privilege and a dream.

Living and working on our farm is not just for ourselves. It's for preserving a way of life in Iowa that many people appreciate and aspire to. Please stop gobbling up and destroying the natural beauty, wildlife and small farms in Alleman.

We don't want commercial zoning next door and we don't want wider streets, streets where people already drive too fast and accidents are frequent.

Please do not allow the recently proposed rezoning to commercial.

Sincerely,

Linda and Jason Wattonville

12702 NE 22nd St., Alleman, IA 50007 • www.wattonvillefamilyfarm.com

RECEIVED

JUL 18 2023

CITY OF ANKENY

Brenda Fuglsang

Subject: FW: [External] Opposing of annexation for Hope Kimberly Development

From: Kelly Grove <keeugr03@gmail.com>

Sent: Tuesday, July 18, 2023 9:30 AM

To: Jake Heil <JHeil@Ankenylowa.gov>

Subject: [External] Opposing of annexation for Hope Kimberly Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Kelly Grove. My family and I live at 2013 NE 126th Ave, Alleman, Ia. I am writing this letter in opposition of the recent rezoning of the property surrounding our property. We are against the commercial rezoning and multi family and high density residential property rezoning.

Hi, my name is Kevin Huss and my family lives at 1957 NE 126 Ave. In 2018, Ankeny approved their 2040 plan which clearly establishes the community's vision for the future by including public input. There was a lot of time and effort put in to developing this plan. After the plan was approved, there have been 4 amendments to the plan totaling about 64 acres. Today's meeting has 4 amendments to this plan for a total of 105 acres. I understand changes are needed sometimes. However, this is a drastic deviation from the already approved plan without explanation. This will be the largest change ever from the 2040 plan. Amendment to Land Use Map Area A, B, C, D shouldn't be allowed to deviate from the original 2040 plan. Amendment A & D aren't needed since it is already shown for rezoning area G. How can Amendment A be approved when the developer doesn't show how it will be developed. Jake Heil and Ankeny Staff don't even supportive Amendment A. Amendment C isn't needed since the plan shows that nearby opposite side of Delaware Ave. Amendment B doesn't align with what the plan is. Additionally, the developer didn't post the public signs within the required 7 days before the meeting. In conclusion, the 2040 plan had community involvement and the voices of the community for which you represent should be heard and not overruled by a developer.

Questions:

1. Is outlot "W" going to be the only mini park within the whole zoning area?
2. What will happen on outlot "U"? Is that remaining green and be a park?
3. The 2040 plan has a trail going thru outlot "Y". Will that be included?
4. Will there be any HOA?
 - a. If yes, can it be shown in full detail?
 - b. Would current owners be forced to join HOA?
5. Will there be any covenants within the zoning area?
6. Is Hope Kimberly going to develop everything or will be passed off to another develop like D.R. Horton?
7. What will the future of NE 126 Ave look like with potential street lights and increasing the number of lanes?

Thanks,

Kevin Huss

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JUL 18 2023

CITY OF ANKENY



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

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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: <p>Consider MOTION to approve and accept the July 18, 2023 minutes of the Plan and Zoning Commission meeting.</p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, July 18, 2023

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

CALL TO ORDER

Chair Ted Rapp called the July 18, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Annette Renaud, Todd Ripper, and Randy Weisheit. Absent: Trina Flack and Lisa West. Staff present: E.Jensen, E.Carstens, D.Gervais, J.Heil, L.Hutzell, R.Kirschman and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Rapp to amend the agenda by changing the order of the agenda. The Commission will hear the Business Items prior to the Public Hearing. Second by G.Hunter. All voted, aye. Motion carried 5 - 0.

COMMUNICATIONS

Correspondence will be received and filed during the public hearing for Agenda Items #4 through #13 from the following property owners: Jeremy Nefzger, 1558 NE 126th Ave., Alleman, IA, Chris Seuntjens, 2075 NE 126th Ave., Alleman, IA, Linda and Jason Wattonville, 12702 NE 22nd St., Alleman, IA and Kelly Grove, 2013 NE 126th Ave., Alleman, IA and Kevin Huss, 1957 NE 126th Ave., Alleman, IA.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 5, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Kimberley Crossing Plat 3 Final Plat

Motion to recommend City Council preliminary approval of the Kimberley Crossing Plat 3 Final Plat.

Item #3. 120 NW Reinhart Drive – Nelson Ankeny Senior Living – Piper Site Plan

Motion to approve the site plan for 120 NW Reinhart Drive, Nelson Ankeny Senior Living – Piper.

Motion by A.Renaud to approve the recommendations for Consent Agenda Items #1 - #3. Second by T.Ripper. All voted, aye. Motion carried 5- 0.

BUSINESS ITEMS

Item #14. Heritage Commercial at Prairie Trail Neighborhood Plan

Staff Report: D.Gervais reported that the 15.58-acre plan area is owned by Prairie Trail Commercial, LLC and is zoned Prairie Trail PUD. She presented the neighborhood plan map. She stated that the area is part of the Prairie Trail Neighborhood Commercial Precinct, which allows multi-tenant commercial and restaurant uses. She said that the plan consists of three lots and they will be developed with single-story buildings. D.Gervais explained that there will be multiple street improvements associated with this neighborhood plan area. She further noted that the existing City-owned ponds along South Ankeny Boulevard have the capacity to provide storm water detention for this plan and the utilities will be determined during the platting stage. Staff's recommendation is that the Plan and Zoning Commission recommend City Council approval of the Heritage Commercial at Prairie Trail Neighborhood Plan.

Jake Nilles, Nilles Associates Inc., 1933 SW Magazine Road, Ankeny on behalf of Accurate Development, Inc. said he would answer any questions the Commission may have.

There were no questions by the Commission.

Motion by G.Hunter to recommend City Council approval of the Heritage Commercial at Prairie Trail Neighborhood Plan. Second by R.Weisheit. Motion carried 4 – 0 – 1 (Abstain: T.Rapp).

Item #15. Pine Lake Estates Plat 1 Preliminary Plat

Staff Report: L.Hutzell reported that Pine Lake Estates Plat 1 Preliminary Plat is a proposed 69.68-acre preliminary plat located east of Interstate 35, and north of NE 18th Street. She presented the preliminary plat and noted that this property was recently annexed into the City of Ankeny. L.Hutzell said the proposal includes a total of 83 buildable lots zoned R-1; and four additional lots that lie within a flood hazard area. The four lots will be tied to their corresponding adjacent lots to ensure they are not sold separately. She further stated that there are two outlots for stormwater and three for signage. Relating to the streets, L.Hutzell provided details regarding access to the development, and said that they are proposing the addition of two new streets, NE Pine Lake Circle and NE Pondview Court. She stated that there will be 5-foot sidewalks installed throughout most of the development except for an 8-foot trail on the east side of NE Spectrum Drive and around the pond. L.Hutzell provided further information on the utilities that will service the area, including sanitary sewer, water and storm water detention. She noted a park site dedication agreement will be required with the final plat. Staff's recommendation is that the Plan and Zoning Commission recommend City Council approval of the Pine Lake Estates Plat 1 Preliminary Plat, and the acceptance of the public streets named NE Pine Lake Circle and NE Pondview Court.

Adam Schoeppner, Nilles Associates Inc., 1933 SW Magazine Road, Ankeny on behalf of DRA Properties, LC said he would answer any questions the Commission may have.

There were no questions by the Commission.

Motion by T.Ripper to recommend City Council approval of the Pine Lake Estates Plat 1 Preliminary Plat, and the acceptance of the public street named NE Pine Lake Circle and NE Pondview Court. Second by A.Renaud. Motion carried 4 – 0 – 1 (Abstain: T.Rapp).

PUBLIC HEARINGS

Chair T.Rapp shared with the audience that this public hearing is where the Commission will listen to presentations, public comments and ask questions of staff. The Commission will take no action until the next meeting.

Item #4. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).

Item #5. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).

Item #6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).

Item #7. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

Item #8. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).

Item #9. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

Item #10. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).

Item #11. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).

Item #12. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

Item #13. Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

Chair T.Rapp opened the public hearing for Items #4 through #13.

Staff Report: J.Heil shared with the audience that this public hearing will include the request for a series of Future Land Use Map Amendment requests and proposed Rezoning's for property owned by Hope Kimberley, LLC, located in the NE quadrant of Ankeny. He stated that Hope Kimberley, LLC, is requesting four Land Use Plan Amendments to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map and requesting to rezone six different land areas. J.Heil presented an aerial map, which encompassed all the land area for agenda Items #4 through #13.

J.Heil stated the land area as presented, is bordered on the east by NE Delaware Avenue, Ankeny Boulevard to the west and NE 126th Avenue to the north. He said the complete land area is approximately 276 acres, which was annexed into the city in 2022 and is currently zoned R-1, One-Family Residential. He then explained each request, in detail, along with the current zoning of the surrounding properties; and provided examples of the uses that would be allowed if the proposed changes would be approved.

Proposed changes:

- Land Use Plan Amendment A (LDR to HDR) and Rezoning Area C (R-1 to R-3)
- Land Use Plan Amendment B (LDR to MDR) and Rezoning Area A (R-1 to R-3, restricted to 10 units per acre)
- Land Use Plan Amendment C (HDR to CC) and Rezoning Area F (R-1 to C-2)
- Land Use Plan Amendment D (HDR to MDR) and Rezoning Area G (R-1 to R-3, restricted to 10 units per acre)
- Rezoning Area B and E (PUD)
- Rezoning Area D (R-1 to R-3, restricted to single family)

He stated that the developer has submitted the required rezoning petitions consistent with 100% of the land area, subject to the re-zonings, as-well-as, over 60% of signatures of the landowners within 250-feet of the property for all the areas excluding Area F. He said the developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, and requested City Council initiate the rezoning process for this area. City Council approved that request at their meeting on July 3, 2023. J.Heil shared that notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published in the Des Moines Register on July 7, 2023. He noted that the Zoning Ordinance requires that the applicant of a proposed rezoning post public notification signage seven days prior to the public hearing. The applicant posted the signage Wednesday, July 12, 2023, which is only six days' notification of the required seven days. He shared with the Commission that since the signage was not posted seven days; the Commission does have the option to leave the public hearing open until the next meeting. J.Heil said that staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023. J.Heil then presented a conceptual plan that he received from the Developer.

Bill Kimberley, Owner, Kimberley Development Corporation and Hope Kimberley, 2785 N Ankeny Blvd., Ste 22 said that he has been working on this plan for well over a year. He stated that they own land to the south, east and north of this property, totaling approximately 600 acres in all. He feels the requests that are before the Commission provide for an appropriate mix of product. Bill Kimberley discussed the conceptual plan, in detail, explaining how they plan to develop the area and their reasons for why they chose the land uses and zoning districts for each specific area. He commented that to put the plan into perspective, all of their land represents over half of what Prairie Trail is today. He noted that since they have over 600 acres in this area, referencing Prairie Trail, there needs to be a mix of product. Bill Kimberley said they took the existing acreages into consideration when choosing the product that would abut up next to them and made sure to preserve the beautiful creek area and trees. He stated that knowing NE 126th Avenue will be an arterial road in the future, and the location of I-35 to the east, they felt the location of the large-scale multi-family project would be appropriate located along NE 126th Avenue with easy access to I-35. He further provided information on their decision for the change in the land use and zoning for the corner of NE Delaware Avenue and NE 126th Avenue. He was open to any questions the Commission may have for him.

Katie Grove, 2013 NE 126th Avenue, said she wanted to share her concerns along with her neighbor's concerns. She stated that they were not in favor of the annexation, but it was approved anyhow. She said to preserve some of their existing lifestyle, they would like to see lower density residential in this area. Katie Grove stated that with this growth, they will lose part of their property knowing that NE 126th Avenue will eventually have to be widened and there will be additional traffic. Lower density surrounding them would have less impact on the existing acreages instead of multi-family. She asked that they consider reworking the conceptual plan to lower the density, since they are in the situation against their will and it would help lower the impact of all the changes.

Emily Huss, 1957 126th Avenue, said that her husband (Kevin Huss) was unable to make it to the meeting due to work. She read the letter that Kevin Huss sent to the Commission, which had multiple questions that she and Kevin would like answered. Emily Huss stated that with the density, her concern is traffic and accidents at NE Delaware and NE 126th Avenue. She asked what the impact will be for the homeowner to exit their driveway on NE 126th Avenue. Will this concern be taken into consideration and accommodated? She commented that when they were annexed into the city; they were told that their life was not going to change and the reality is, this is huge change. Emily Huss said they are strongly opposed to the requests and so are their neighbors. She asked whether anyone has contacted the North Polk School District? She noted that all the proposed properties would be in the North Polk School District and it would affect the school district and Alleman. Emily Huss commented that they are frustrated and have concern for their own home, but what happens to everyone in the North Polk School District, including transportation? She thanked the Commission for their time.

Chair T.Rapp reiterated that staff will be putting together answers for the questions that are being presented at the next meeting.

Jeremy Nefzger, 1558 NE 126th Avenue, said he is opposed to changing the R-1 zoning. He understands that everyone needs a place to live, which then creates a need for different mixes of lot sizes. He is not opposed to having an overall mix in an R-1 planned subdivision. Jeremy Nefzger said that they reviewed The Ankeny Plan 2040 when they were building their home, and understood that when they bought their land, if annexed, it would be zoned R-1. He is most concerned about having property across the street from his home zoned R-3. Having high density close to his property causes issues since they have cattle, farm noises, dust, and smells that come along with farming. He is asking that there be a buffer of 500-feet to the south of their property, which is on the north end of NE 126th Avenue. He further said that R-3 zoning will cause more traffic, and if the road needs to be widened, he assumes he will lose part of his land. He commented that they purchased their land with the understanding that it was designated R-1. He thanked the Commission for their time.

Emily Huss further stated that the Wattonville property, on the north side of NE 126th Avenue would also like to have a buffer since they own a farm too.

Discussion was held by the Commission on whether they should leave the public hearing open to the next meeting since the notification signage was up only six days instead of the required seven days. E.Jensen clarified that all other public notices were mailed and published ahead of the minimum legal requirement. E.Carstens shared that a staff report will be prepared for the August 8th meeting and if the public hearing is kept open, after the conclusion of public testimony and the public hearing is closed, the Commission would then consider their recommendation to Council.

The Commission considered extending the public hearing to the next meeting because of the notification signage being posted only six days instead of seven, and due to the amount of questions that need to be addressed. Motion by R.Weisheit to continue the public hearing for Items #4 - #13 at the next meeting, August 8, 2023. Second by A.Renaud. All voted aye. Motion carried 5 – 0.

T.Rapp advised the audience that the public hearing will remain open for the next meeting and will be closed at the conclusion of all public testimony.

REPORTS

City Council Meeting

E.Jensen reported on the July 17, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the August 8, 2023 Plan and Zoning Commission meeting.

Chair Ted Rapp shared that Associate Planner Jake Heil did a nice job presenting the Hope Kimberley Land Use Plan Amendment and Rezoning requests.

Commissioner's Reports

T.Ripper asked that with the amount of property, is there any consideration to push for a PUD similar to Prairie Trail. E.Jensen said there is no requirement.

MISCELLANEOUS ITEMS

August 7, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Second by R.Weisheit. Meeting adjourned at 7:27 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

317 SE Magazine Road - First Family Church Parking Lot Expansion 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 317 SE Magazine Road, First Family Church Parking Lot Expansion.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Site Plan



1 inch = 181 feet
Date: 7/26/2023

**First Family Church Parking Lot Expansion
Site Plan
Aerial Map**





*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: 317 SE Magazine Road – First Family Church Parking Lot Expansion

Report Date: August 2, 2023

Prepared by: Ryan Kirschman
Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 317 SE Magazine Road, First Family Church Parking Lot Expansion.

Project Summary:

The property at 317 SE Magazine Road is located on Lot 21, Metropolitan Industrial Acres – west of SE Delaware Avenue, south of SE Magazine Drive, and east of S Ankeny Boulevard. The property is zoned M-1, Light Industrial District. Properties north of the site are zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District and R-2, One-Family and Two-Family Residence District. Properties to the east, south, and west are zoned M-1, Light Industrial District. The future land use for the property is Light Industrial per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map. The use of the proposed building aligns with the zoning and future land use designation. The proposed parking lot expansion is 17,970 sq. ft. This portion of the site is currently open space. The site will add 55 stalls bringing the lot total to 161 spaces. The site will be accessed with the two existing access points off SE Magazine Road. The internal circulation patterns will not increase congestion or decrease safety on the site. A traffic study was not required for the proposed parking addition.

The site has adequate landscaping being added to account for shading and open space requirements. There are 5 trees being added for shading purposes. Additionally, there will be 21 shrubs added for the open space requirement. There will be screening of the headlights on the north side of the expansion along SE Magazine Road with a mix of trees and shrubs. This screening will minimize the impact on the residential properties to the north of the site. Storm water on the site will be addressed with the existing stormwater retention basin on the southeast portion of the site, directly south of the proposed parking lot expansion.

Site Plan Worksheet

317 SE Magazine Road – First Family Church Parking Lot Expansion

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 at 317 SE Magazine Road, the proposed location on the site is open space currently.

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

The project is compatible with the surrounding streetscape.

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. The proposed parking lot expansion adds 55 stalls to the parking lot bringing it to a total of 161 stalls. The access to the building for pedestrian and bicycle traffic will remain the same.

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 with the two existing access points off SE Magazine Road. The internal circulation patterns will not increase congestion or decrease safety on the site. A traffic study was not required for the proposed parking addition.

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

The site has adequate landscaping being added to account for shading and open space requirements. There are 5 trees being added for shading purposes. Additionally, there will be 21 shrubs added for the open space requirement. There will be screening of the headlights on the north side of the expansion along SE Magazine Road with a mix of trees and shrubs. This screening will minimize the impact on the residential properties to the north of the site.

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 shrubs and trees along SE Magazine Road. There will be no other screening required for this proposal.

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

There will be no additional utility lines added to the site.

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 the existing stormwater retention basin on the southeast portion of the site, directly south of the proposed parking lot expansion.

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 proposed addition will not be requiring any additional utility connections.

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

The overall site layout provides for adequate open space.

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

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code. The existing site has a few mature trees that will be preserved and relocated.

B. 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 sites 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 proposal on the site will not be adding any architecture.

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.

May 26, 2023

RE: First Family Church Inc
317 SE Magazine Rd
Ankeny, IA 50021-3502

Dear Planning and Zoning Commission Members:

On behalf of First Family Church we submit the Site Plan for a parking lot expansion. We respectfully request your review and approval.

Sincerely,
Civil Design Advantage



Bob Gibson, Project Manager`

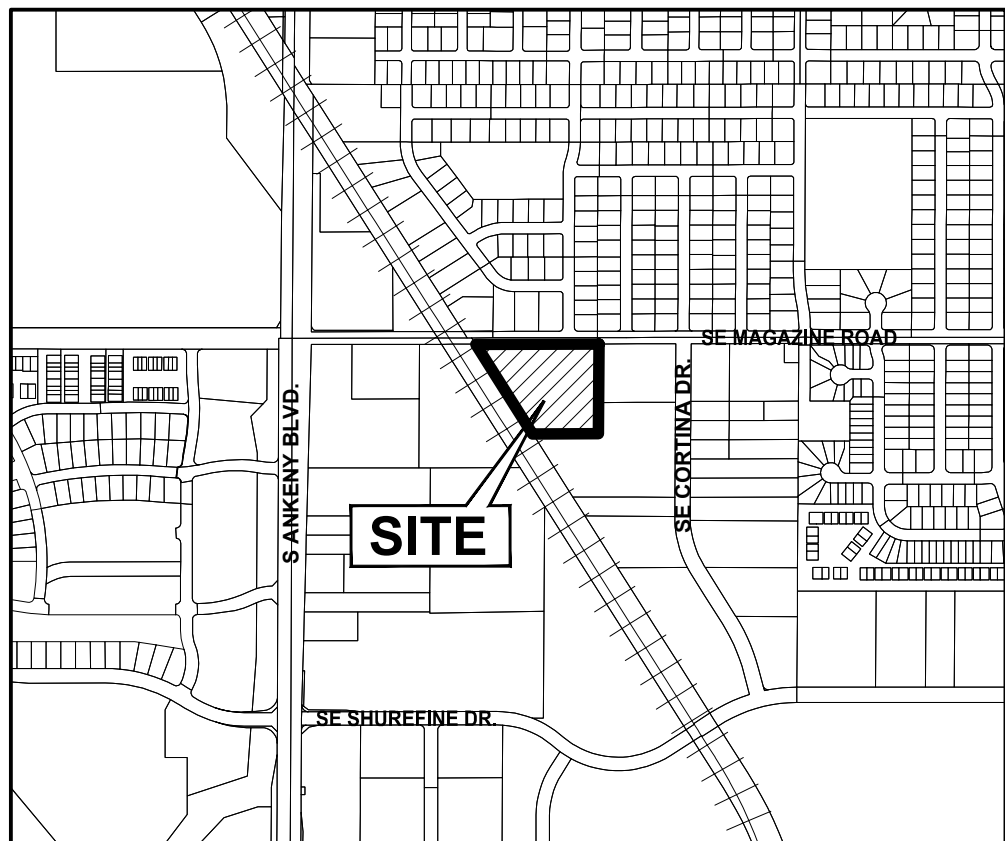
SITE PLAN FOR:

FIRST FAMILY CHURCH PARKING EXPANSION

317 SE MAGAZINE ROAD, ANKENY, IOWA

VICINITY MAP

1"=1000'



ANKENY, IOWA

OWNER/APPLICANT

FIRST FAMILY CHURCH, INC
317 SE MAGAZINE ROAD
ANKENY, IOWA 50021
CONTACT :BRANT CARR
(515) 321-5718

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: BOB GIBSON
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400

SURVEYOR

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

BENCHMARKS

CENTER CAP BOLT ON FIRE HYDRANT WEST SIDE OF ENTRANCE
ELEVATION=983.83

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2023
ANTICIPATED FINISH DATE = FALL 2023

ERU CALCULATION

138,525 SF OF IMPERVIOUS AREA / 4,000 = 34.6

SUBMITTAL DATES

1ST SUBMITTAL: 04/25/2023
2ND SUBMITTAL: 05/26/2023
3RD SUBMITTAL: 06/26/2023
4TH SUBMITTAL: 07/11/2023

LEGAL DESCRIPTION

LOT 21, METROPOLITAN INDUSTRIAL ACRES, AN OFFICAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA CONTAINING 5.28 ACRES (229,998 SQUARE FEET).

PROJECT AREA

TOTAL SITE AREA: 229,998 SF
TOTAL IMPERVIOUS AREA: 138,525 SF (60%)
TOTAL OPEN SPACE: 92,473 SF (40%)

TOTAL DISTURBED AREA
THIS PROJECT: 35,500 SF

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS

FRONT YARD = 50 FEET
REAR YARD = NONE
SIDE YARD = 40 FEET

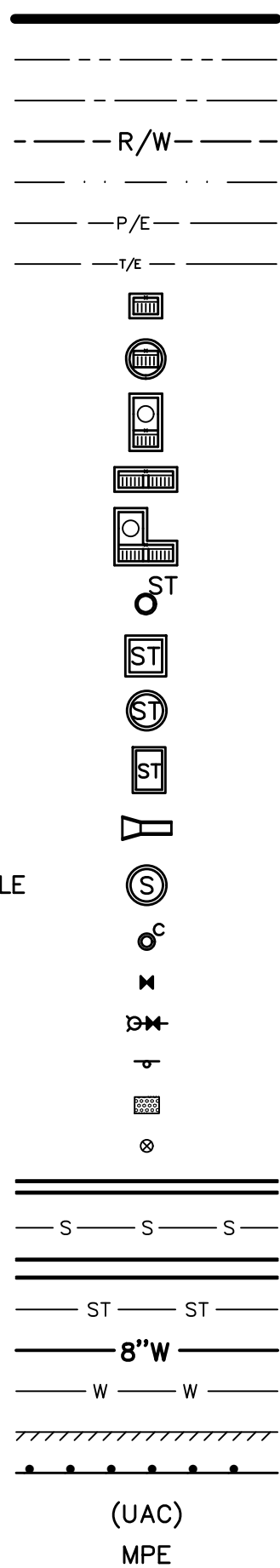
INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE
3	DEMOLITION PLAN
4	DIMENSION PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN

GENERAL LEGEND

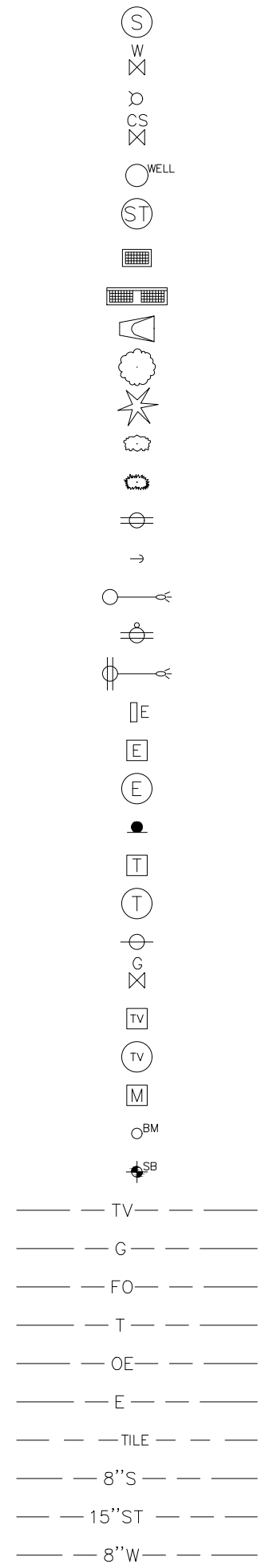
PROPOSED

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



EXISTING

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



CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
2301.062

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

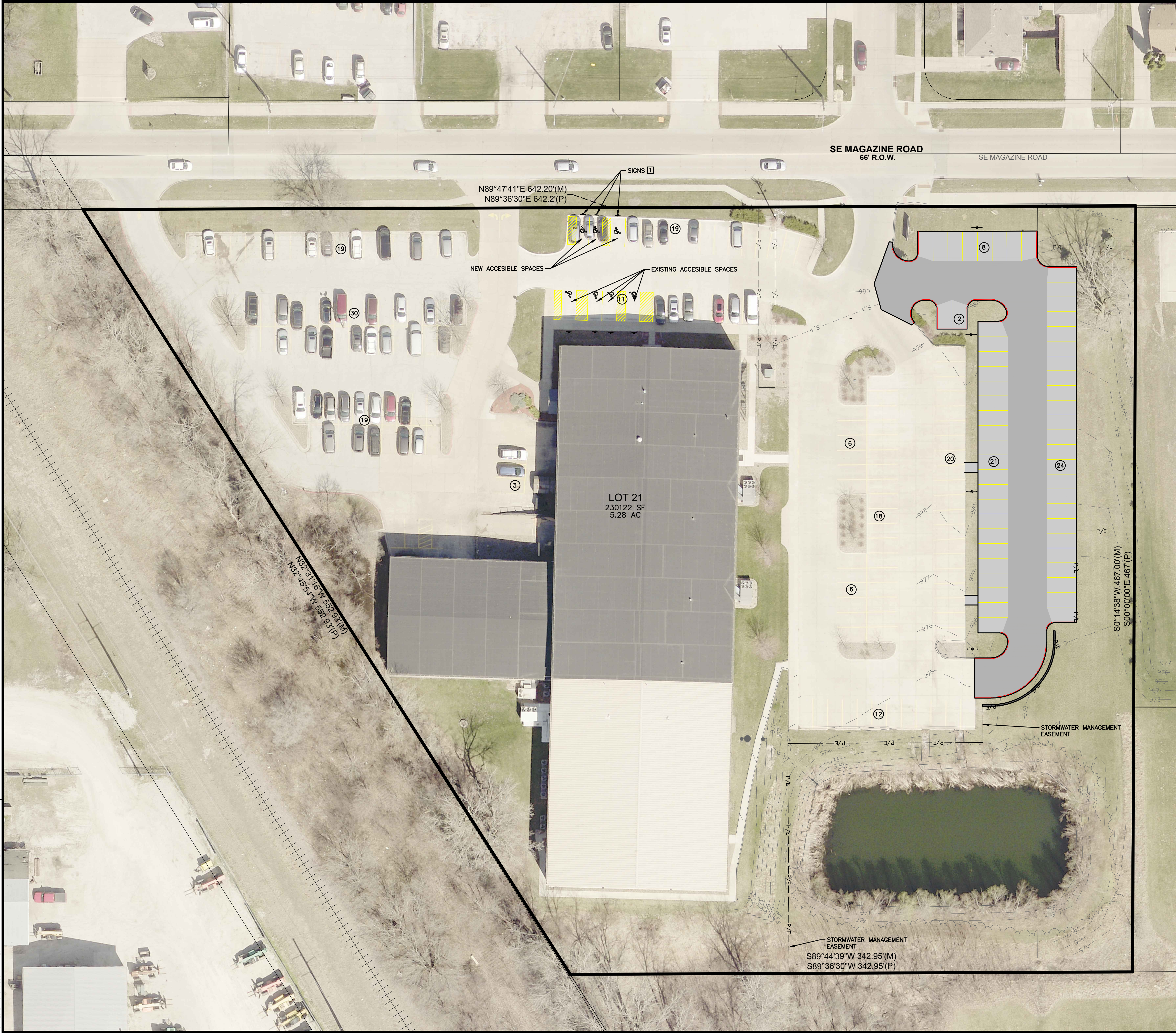
UTILITY WARNING

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

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

THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

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



PARKING

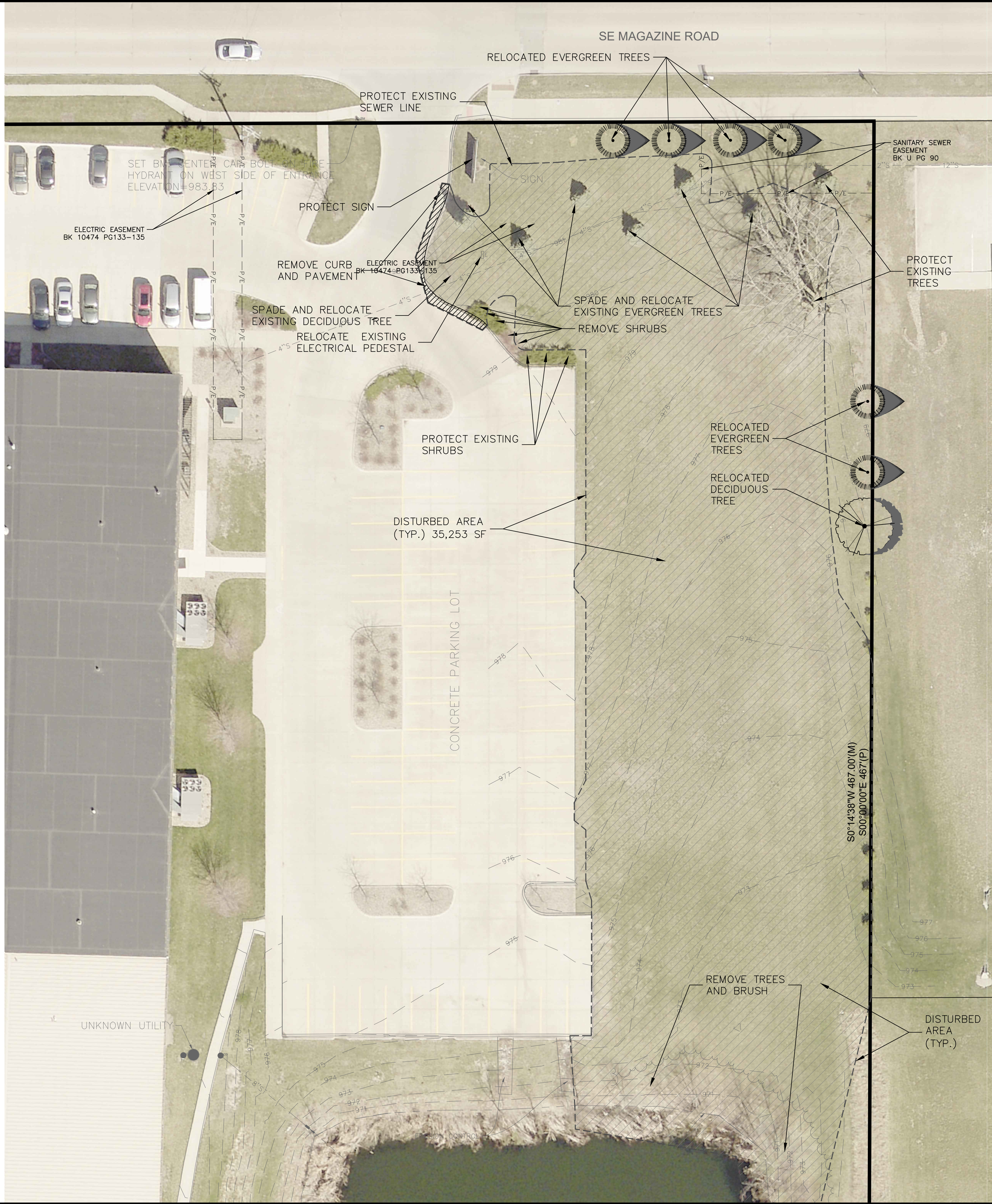
EXISTING PARKING: 159 SPACES + 4 ACCESSIBLE SPACES
RESTRIPED EXISTING: 155 SPACES + 7 ACCESSIBLE SPACES
NEW PARKING SPACES: 55 SPACES

SIGN LEGEND



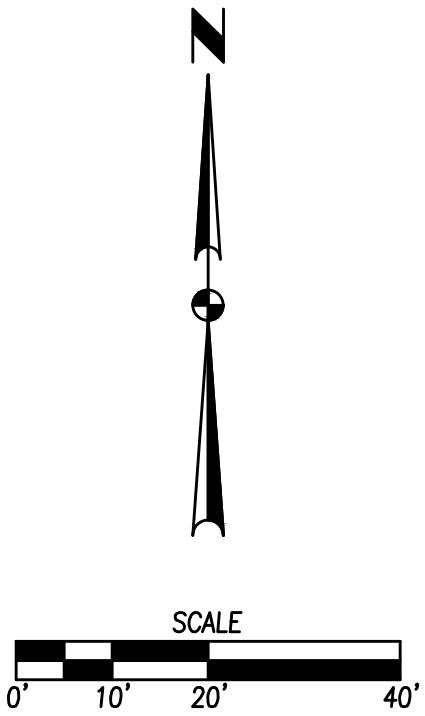
R7-8

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DEMOLITION NOTES

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



DATE

7/11/2023

4TH SUBMITTAL

7/11/2023

3RD SUBMITTAL

5/26/2023

2ND SUBMITTAL

5/26/2023

1ST SUBMITTAL

4/25/2023

REVISIONS

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

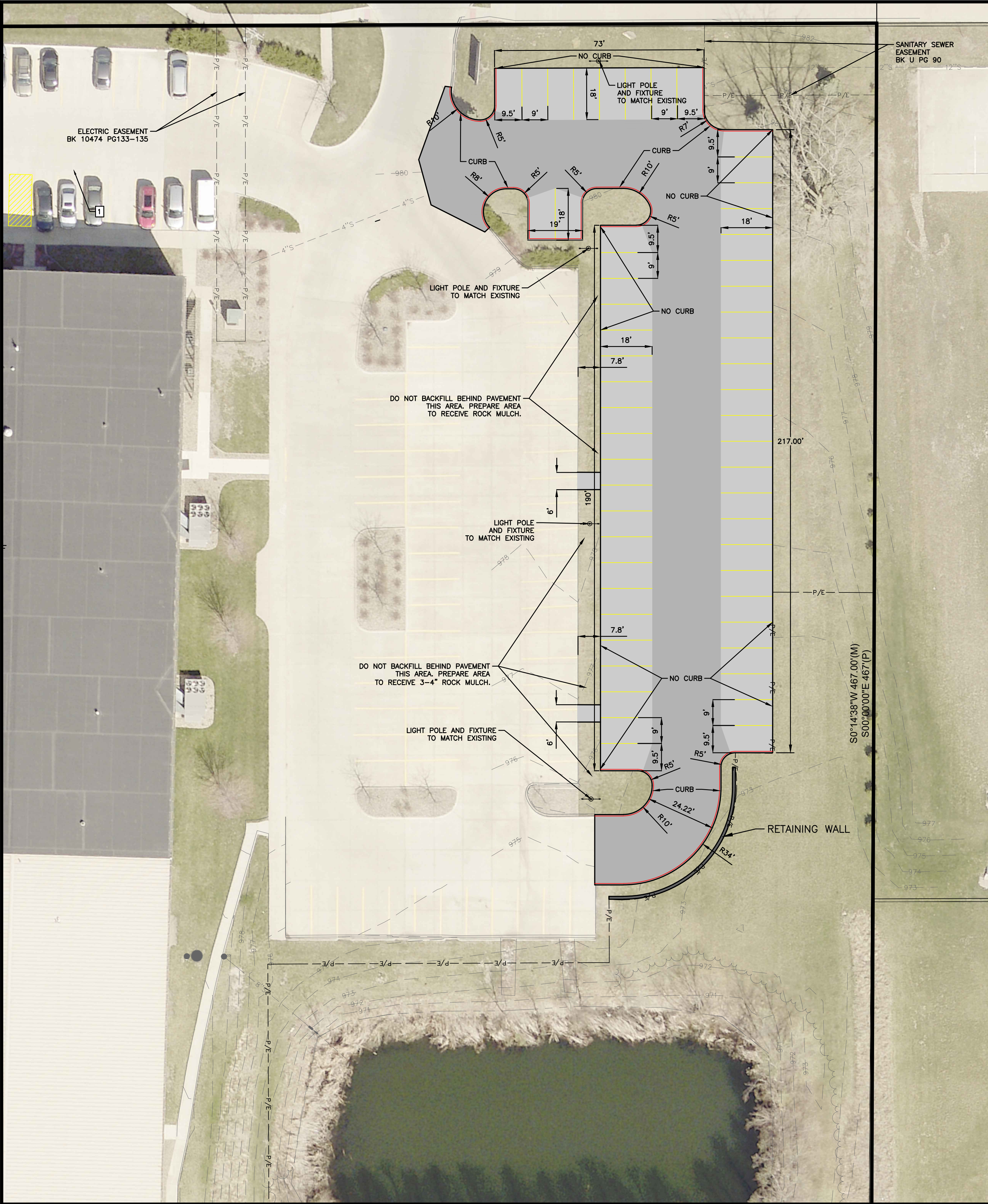
TECH:
ENGINEER: ENH

FIRST FAMILY CHURCH
PARKING LOT EXPANSION
DEMOLITION PLAN

ANKENY, IOWA

3.0

2301.062



GENERAL NOTES

1. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS. ANY WORK WITHIN THE R.O.W. WILL REQUIRE A R.O.W. PERMIT AND TRAFFIC CONTROL PLAN.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
9. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
10. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
11. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
13. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
15. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
16. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

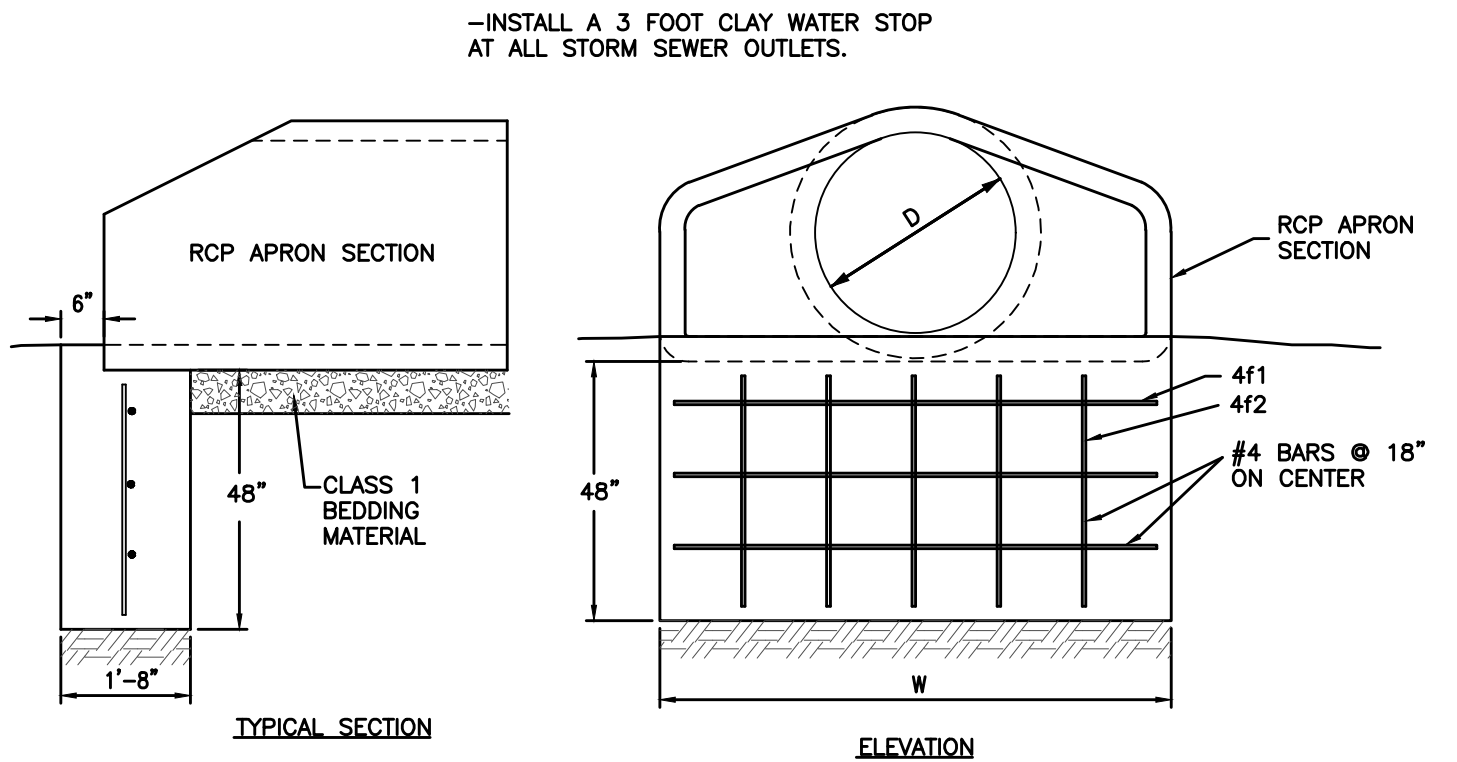
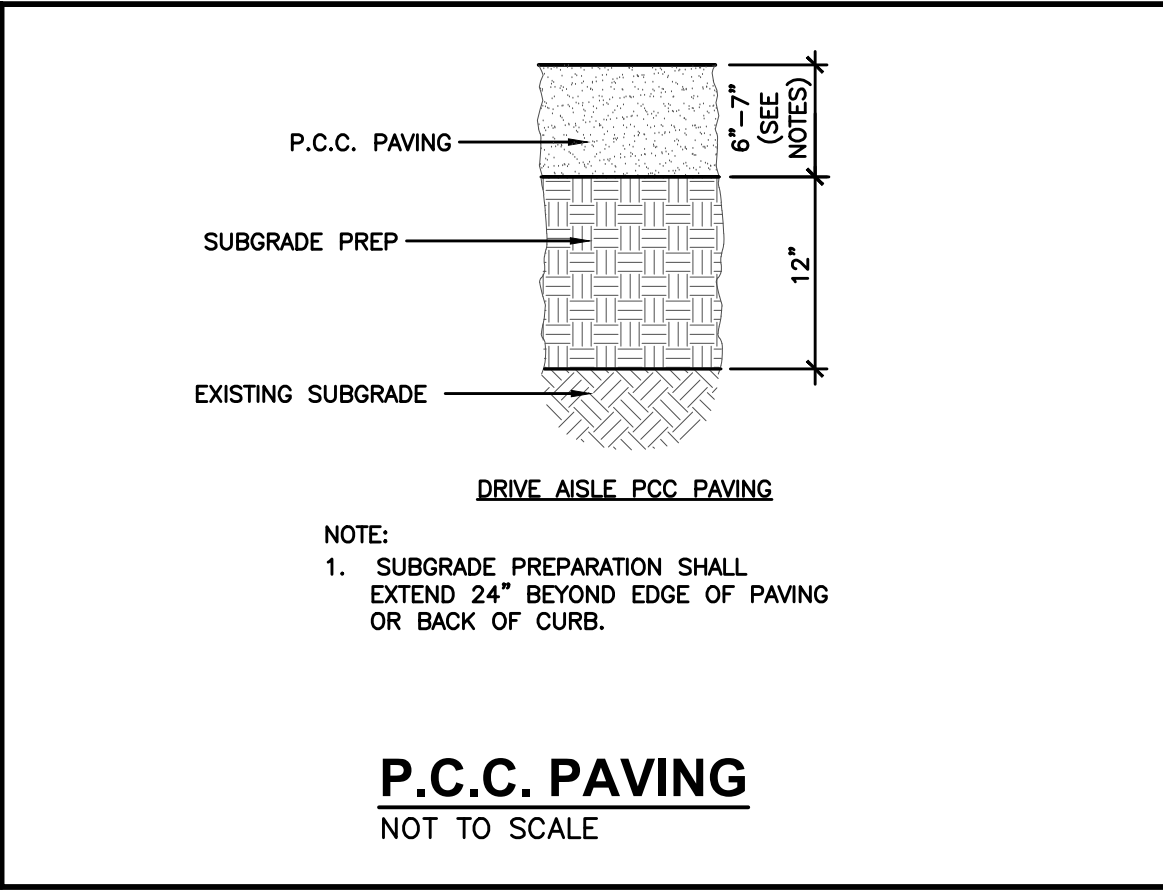
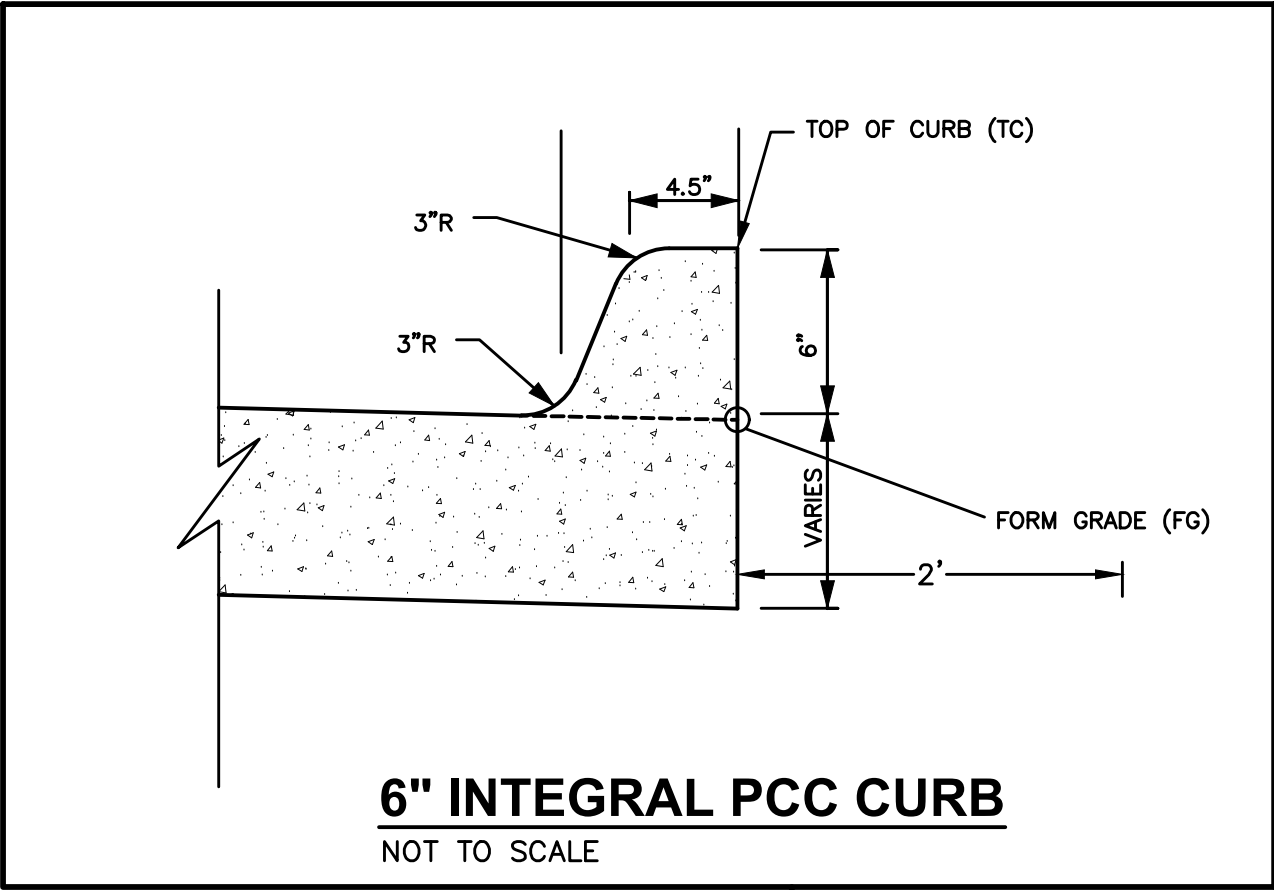
TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS AND PEDESTRIAN DETOUR ROUTES ARE REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING SHALL COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. IF REGULATORY SIGNS MUST BE REMOVED FOR CONSTRUCTION; CONTRACTOR WILL PROVIDE EQUIVALENT TEMPORARY SIGNS. CONTRACTOR WILL RE-INSTALL OR REPAIR ALL IMPACTED CITY-OWNED SIGNS AND/OR POSTS.
9. NO STREET OR LANE CLOSURES WILL BE ALLOWED WITHOUT CITY APPROVAL, INCLUDING FOR STORAGE OR STAGING.

PAVEMENT THICKNESS

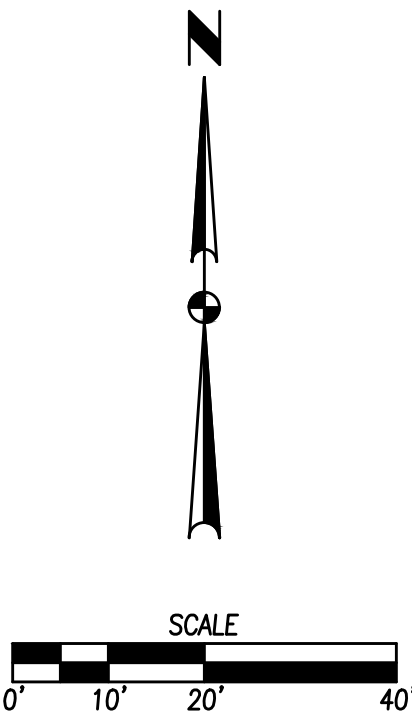
1. DRIVEWAY AISLES 7" P.C.C.
2. PARKING SPACES 6" P.C.C.

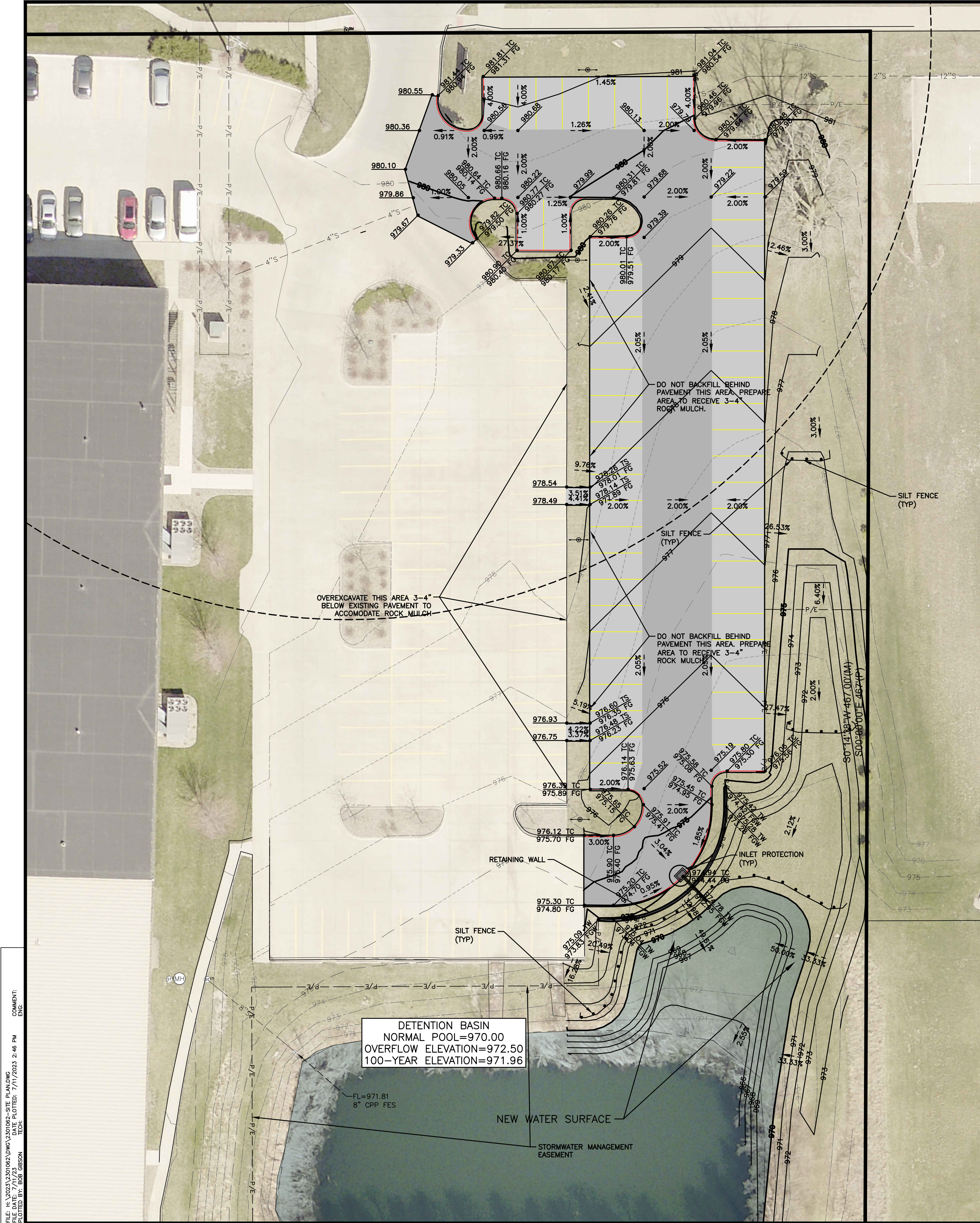
*ALL PAVEMENT SHALL BE NON REINFORCED.



REINFORCING BAR LIST											
D	W	Mark	Size	Length	Count	D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3	48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
15"	2'-10"	4f1	4	2'-6"	3	54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	2			4f2	4	3'-8"	6
18"	3'-5"	4f1	4	3'-1"	3	60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
24"	4'-6"	4f1	4	4'-2"	3	66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	3			4f2	4	3'-8"	6
30"	5'-7"	4f1	4	5'-3"	3	72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	4			4f2	4	3'-8"	7
36"	6'-8"	4f1	4	6'-4"	3	78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	7
42"	7'-3"	4f1	4	6'-11"	3	84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	5			4f2	4	3'-8"	8

RCP APRON FOOTING DETAIL
NOT TO SCALE





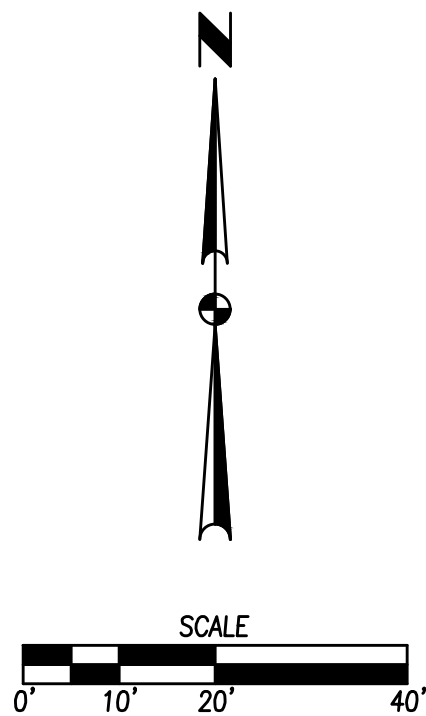
GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S STORMWATER DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
 - Maintain 1% minimum and 5% maximum longitudinal slopes on all paved walkways. All walks to have 2.0% maximum transverse slope in the direction of natural drainage. Saw cut joints as soon as concrete has set. Saw cuts to be 1/8" to 1/4" wide; depth: longitudinal 1/3, transverse 1/4.
13. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. POST-CONSTRUCTION VOLUME OF THE DETENTION BASINS WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE FINAL CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

SILT FENCE



INLET PROTECTION



FIRST FAMILY CHURCH PARKING LOT EXPANSION GRADING PLAN

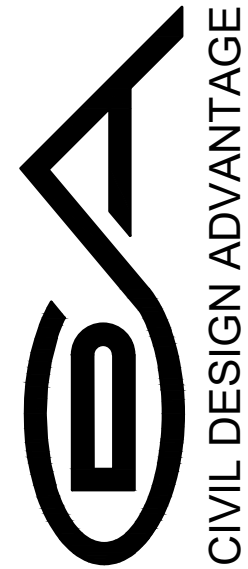
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2301.062

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

ENGINEER: ENH

TECH:



ANKENY, IOWA

REVISIONS

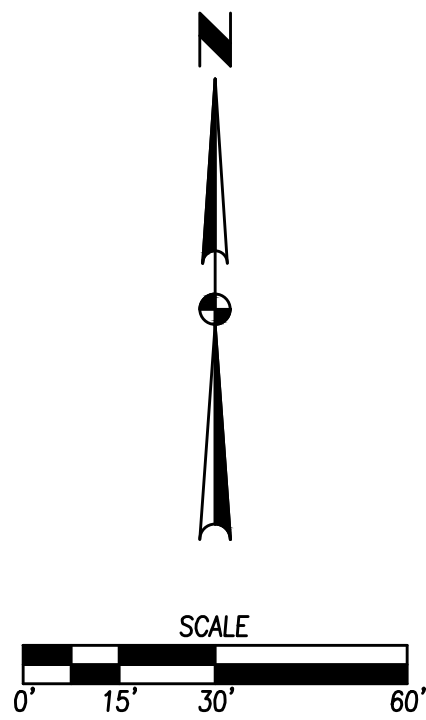
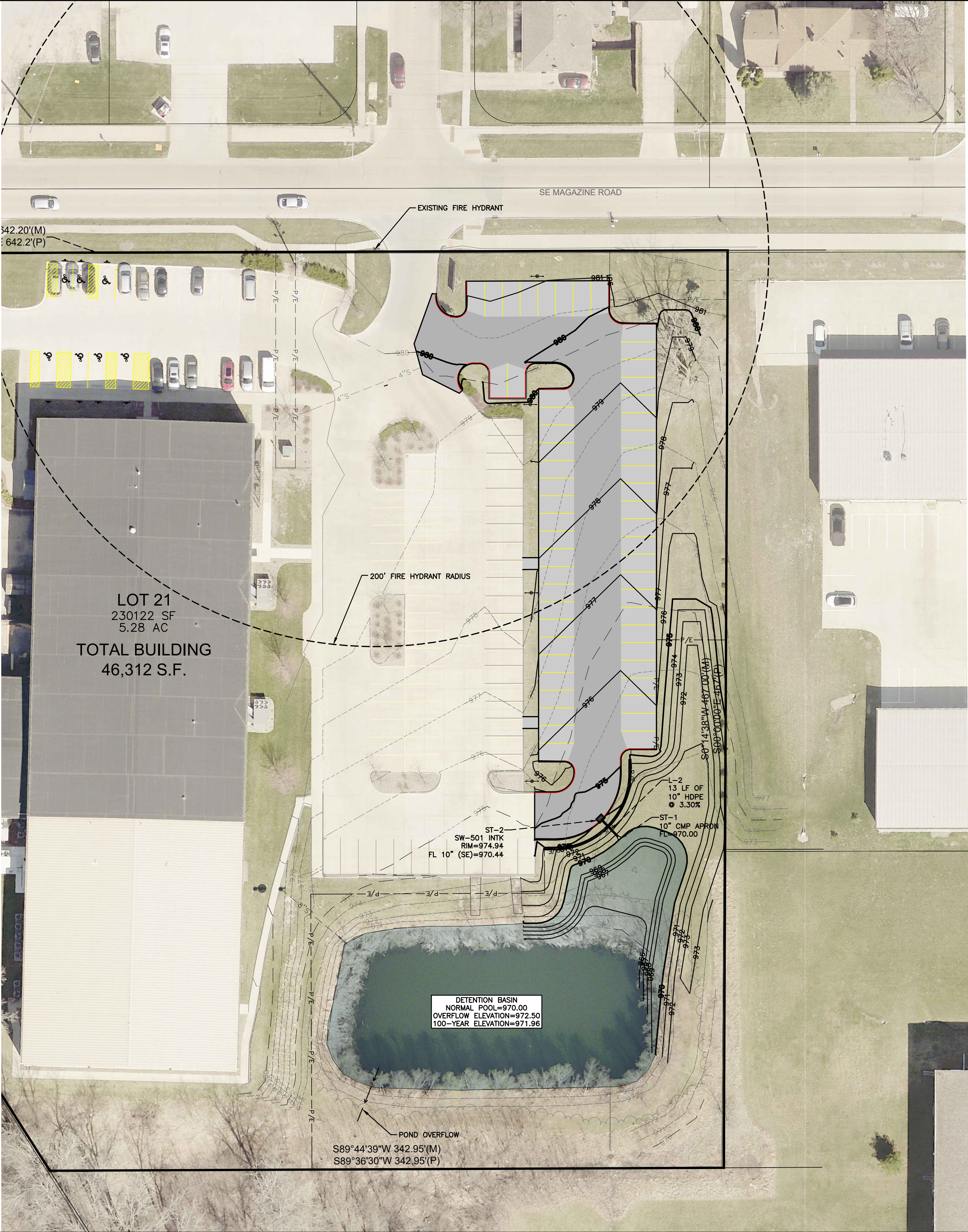
DATE	REVISIONS
7/11/2023	4TH SUBMITTAL
5/26/2023	3RD SUBMITTAL
5/26/2023	2ND SUBMITTAL
4/25/2023	1ST SUBMITTAL

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
6. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
7. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
8. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
9. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
10. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
12. PRIVATE UTILITIES TO BE INSTALLED PER THE 2023 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
13. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
14. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
15. PROVIDE 3 (6" HDPE) ROOF DRAIN CONNECTIONS TO WITHIN 5' OF BUILDING. FLOW LINE AT END OF STUB SHALL BE A MINIMUM OF 4' BELOW THE F.F.E COORDINATE WITH BUILDING PLANS AND CONTRACTOR.

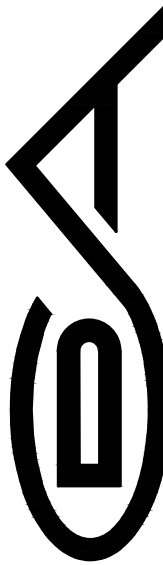
NOTES

1. ALL PROPOSED STORM SEWER, SANITARY SEWER, AND WATER MAIN SHOWN SHALL BE PRIVATE AND MAINTAINED BY THE OWNER.
2. CONNECT ALL FIELD TILES INTO THE NEAREST STORM SEWER.
3. THIS BUILDING WILL REQUIRE ONE WATER METER.



FIRST FAMILY CHURCH PARKING LOT EXPANSION UTILITY PLAN

ANKENY, IOWA



ENGINEER: ENH

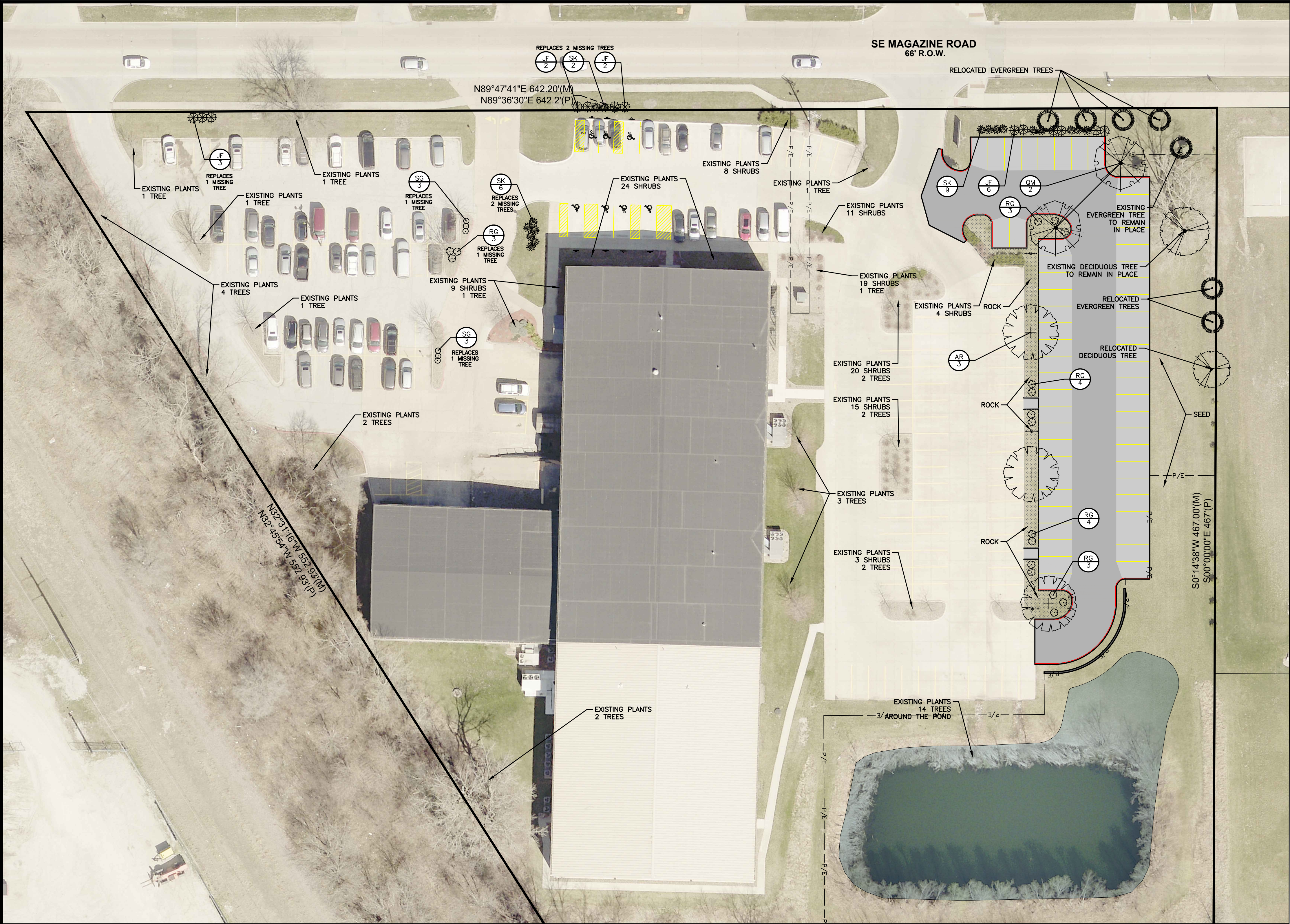
TECH:

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

REVISIONS		DATE
4TH SUBMITTAL	7/11/2023	
3RD SUBMITTAL	6/26/2023	
2ND SUBMITTAL	6/26/2023	
1ST SUBMITTAL	4/25/2023	

6.0

2301.062



PLANT SCHEDULE				
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	3	Red Maple	Acer rubrum	B&B, 1.5" CALIPER
QM	2	Burr Oak	Quercus macrocarpa	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
JF	13	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 GAL
RG	17	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	12" HEIGHT
SG	3	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	15" HEIGHT
SK	14	Miss Kim Korean Lilac	Syringa pubescens 'Miss Kim'	5 GAL

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. TYPE 'A' SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER, UNLESS SHOWN OTHERWISE ON PLAN.
6. BACKFILL TO TOP OF CURB, EXCEPT AREA TO RECEIVE ROCK MULCH. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
9. ROCK MULCH SHALL 2"-4" ROCK OVER WEED BARRIER. ROCK TYPE/COLOR TO BE SELECTED BY OWNER.
10. ALL EDGING SHALL BE SPADE CUT EDGE.
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:
PARKING EXPANSION AREA = 35,500 SF
OPEN SPACE REQUIRED (20%) = 7,100 SF
OPEN SPACE PROVIDED (49.3%) = 17,530 SF

LANDSCAPING REQUIREMENT:
2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE

TREES REQUIRED = 6 TREES
SHRUBS REQUIRED = 14 SHRUBS

TREES PROVIDED = 10
NEW = 5
SHRUBS PROVIDED = 6
EXISTING = 26
NEW = 26

NEW PAVEMENT SHADING REQUIREMENT:
NEW PAVEMENT = 17,970 SF
17,970 SF x 20% = 3,594 SF

TREES REQUIRED: 3,594 / 706 = 5 TREES
TREES PROVIDED = 5 TREES



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1804 NW Briargate Drive - Ankeny Children's Dentistry Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

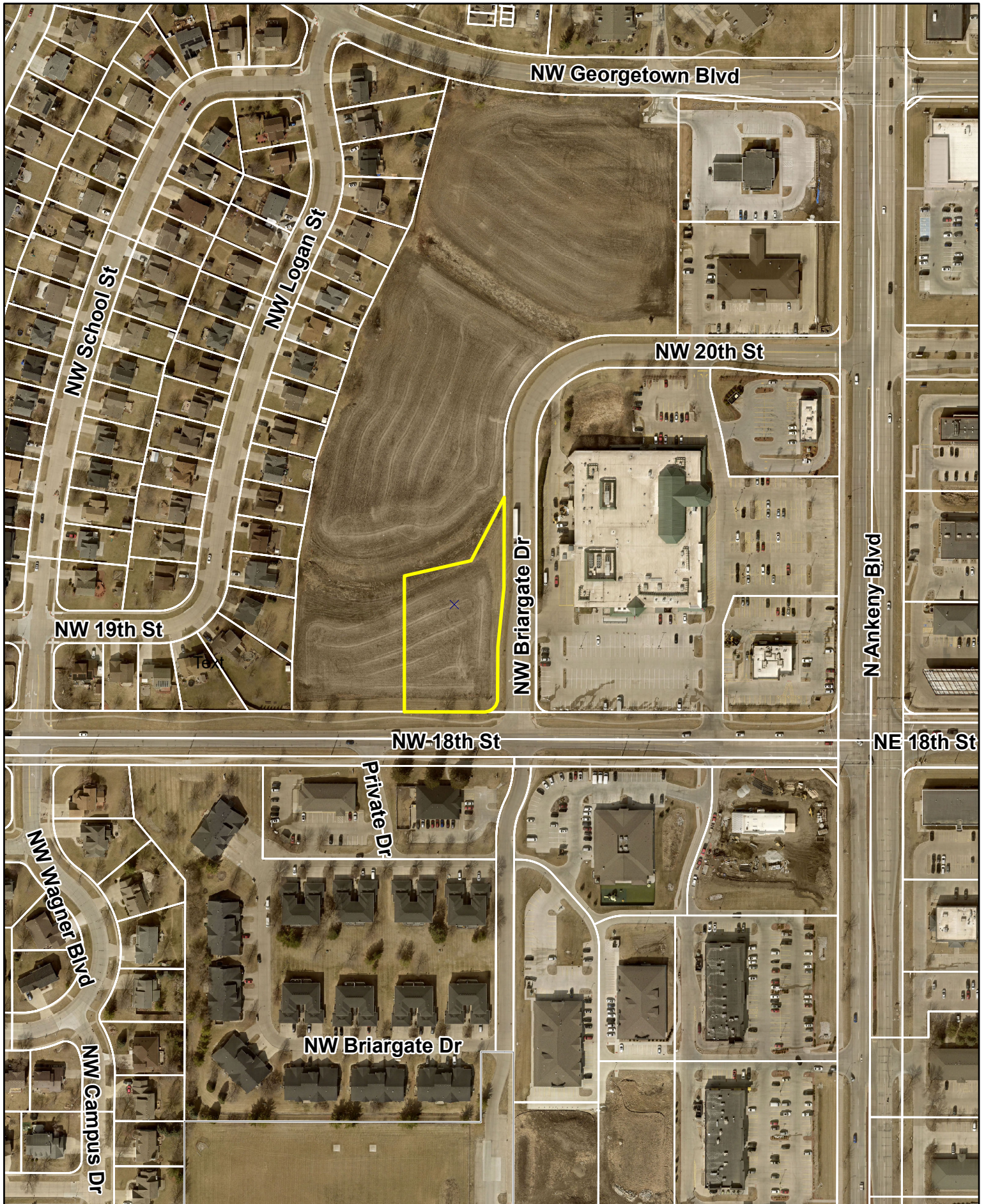
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 1804 NW Briargate Drive, Ankeny Children's Dentistry.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Site Plan
	Elevations



N



1 inch = 227 feet

Date: 8/2/2023

1804 NW Briargate Drive
Ankeny Children's Dentistry - Site Plan
Aerial Map



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: 1804 NW Briargate Drive – Ankeny Children’s Dentistry

Report Date: August 2, 2023

Prepared by: Ryan Kirschman
Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1804 NW Briargate Drive, Ankeny Children’s Dentistry.

Project Summary:

The subject property, 1804 NW Briargate Drive, is located on Lot 2 Georgetown Plat 11 which is approximately 1.2 acres – west of N Ankeny Boulevard, north of NW 18th Street, east of NW Briargate Drive, and south of undeveloped land. The property is zoned C-2, General Retail, Highway Oriented, and Central Business Commercial District. The site is surrounded by C-2, General Retail, Highway Oriented, and Central Business Commercial District. The future land use for the property is Neighborhood Mixed Use per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map. The use of the proposed building aligns with the zoning and future land use designation. The proposed Ankeny Children’s Dentistry is 8,319 sq. ft. The proposed site is currently undeveloped.

The site will add 47 parking stalls, the parking lot will be shared with Ankeny Ortho which is located to the west of the proposed site. The site will have safe movement to the building for bicycles and pedestrians. The site will be accessed off NW Briargate Drive.

The exterior of the building is composed of mainly stone and glass. The façade also features some lap siding. These materials are similar to the adjacent buildings along NW 18th Street. These materials comply with the building materials requirements established in the Ankeny Municipal Code Chapter 192.02(B)(6).

The site will have a retaining wall and berm on the southside of the property that will screen the parking lot from NW 18th Street. Additionally, there will be trees installed along NW Briargate Drive to screen the parking lot. The proposed plan minimizes the impact of the parking lot on adjacent properties. The trash enclosure is on the north side of the building, composed of masonry to maintain consistency with the building and make it not visible to the public.

Site Plan Worksheet

1804 NW Briargate Drive – Ankeny Children's Dentistry

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 at 1804 NW Briargate Drive, situated on the corner of NW Briargate Drive and NW 18th Street. The site is currently undeveloped. The proposed building would compliment the surrounding buildings along NW 18th Street.

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

The proposed site is currently undeveloped, the proposed site would be complimentary to the adjacent businesses and is compatible with the streetscape along NW 18th Street and NW Briargate Drive.

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

The site will add 47 parking stalls, the parking lot will be shared with Ankeny Ortho which is located to the west of the proposed site. The site will have safe movement to the building for bicycles and pedestrians.

- 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 a shared access off of NW Briargate Drive. 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.**

The site will have a retaining wall and berm on the southside of the property that will screen the parking lot from NW 18th Street. Additionally, there will be trees installed along NW Briargate Drive to screen the parking lot. The proposed plan minimizes the impact of the parking lot on adjacent properties.

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

The project is screened from NW 18th Street with a berm and retaining wall. The site also has a stormwater basin on the north side of the property that is screened with trees along NW Briargate Drive. The trash enclosure will be built with stone, to match the building.

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 a storm water detention basin on the north side of the property.

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

The site will connect to existing utility stubs on the site.

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

The overall site layout provides for adequate open space.

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

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code.

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 building will complement the adjacent buildings along NW 18th Street.

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

The building materials are consistent with buildings along NW 18th Street.

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 trash enclosure is on the north side of the building, composed of masonry to maintain consistency with the building and make it not visible to the public.

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

The proposed site is consistent with the surrounding buildings along NW 18th Street.

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.**

Building and ground signs have been indicated on the site plan and building elevations, but any proposed sign designs and allowances will be determined with future sign permits.

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

Building signs have been indicated on the submitted building elevations, but any proposed building sign designs and allowances will be determined with future sign permits.

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

Ground signs been indicated on the site plan, but any proposed ground sign design and allowance will be determined with future sign permits.

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

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

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 dentist's office conforms with the surrounding architecture along NW 18th Street.

- 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 28, 2023

City Council and
Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: ANKENY CHILDREN'S DENTAL SITE PLAN – 1804 NW BRIARGATE DRIVE
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 123.0691.01

Dear City Council and Planning and Zoning Commission:

On behalf of Downing Construction, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The proposed improvements include a children's dental clinic with associated pavements, utilities, and landscaping. Upon approval, construction is proposed to begin late Fall 2023.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff.

Please find accompanying the following items:

- 6 copies of the updated Site Plans
- 6 copies of the colored building elevations
- 1 copy of the revised drainage report (signed) and pdf sent by email to Ryan Kirschman, Community Development.
- 1 copy of the comment response letter
- 1 copy of the COSESCO Application (signed) and fee
- Public Ingress/Egress Easement document (signed)

Please feel free to contact me at your convenience should you have any questions or comments.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Monte Appelgate, PLA

cc: Alex Gross, Downing Construction
File

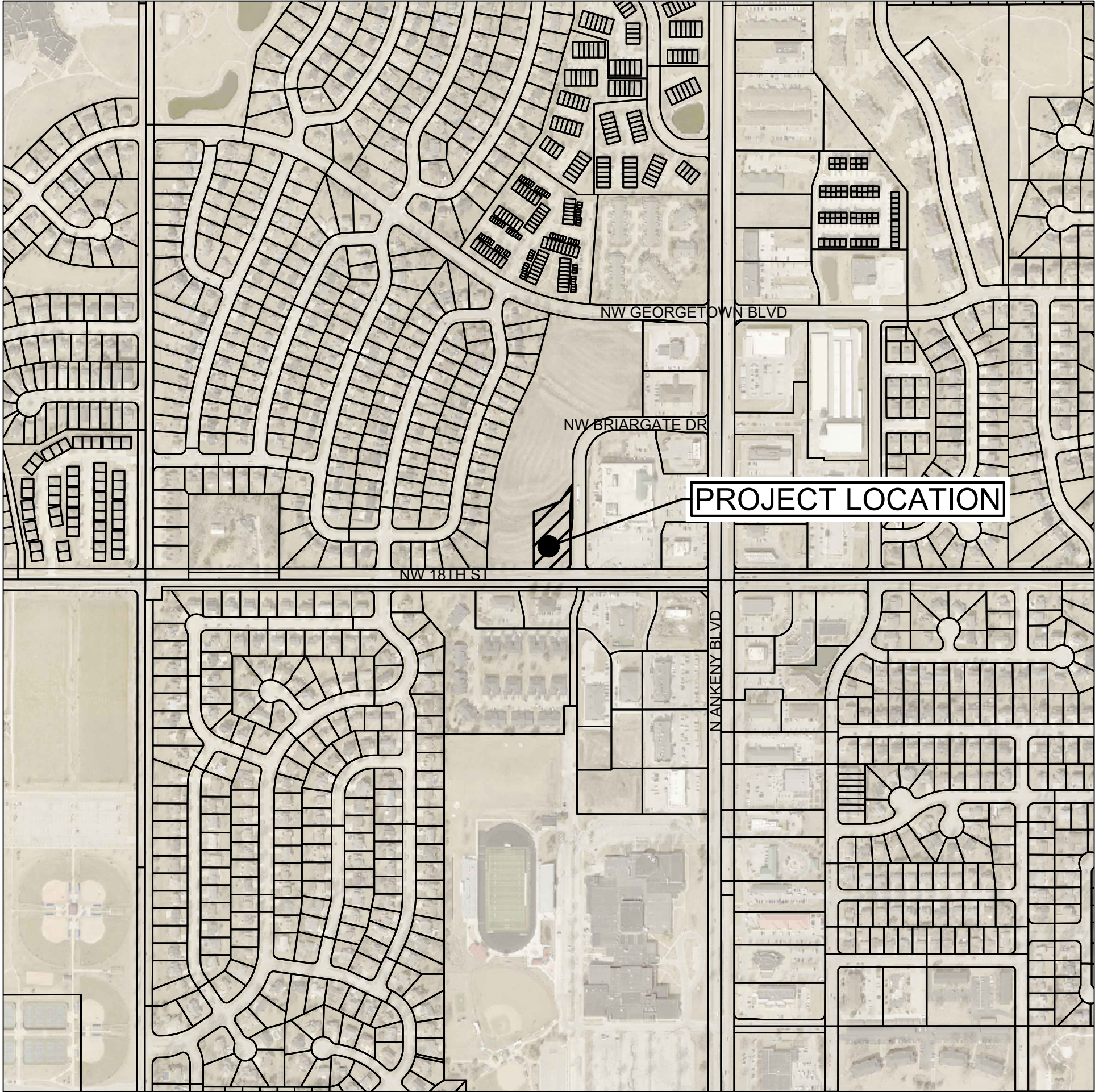
RECEIVED

JUL 27 2023

SITE PLAN
FOR
ANKENY CHILDREN'S DENTISTRY
1804 NW BRIARGATE DRIVE
CITY OF ANKENY, POLK COUNTY, IOWA

APPLICANT
DOWNING CONSTRUCTION
509 E SCENIC VALLEY AVE
INDIANOLA, IA 501125
CONTACT: ALEX GROSS
PHONE: 515-961-5386

OWNER
SCO PROPERTIES, LLC
2575 N ANKENY BLVD, SUITE 205
ANKENY, IA 50023
CONTACT: NICHOLAS R SMITH
EMAIL: nrsortho@icloud.com



VICINITY MAP

Sheet List Table

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	GRADING AND EROSION CONTROL PLAN
C301	DETAILED GRADING PLAN
C400	UTILITY PLAN
C500	PLANTING PLAN

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Monte A. Appelgate 07/28/2023
Monte A. Appelgate, PLA Date

License Number 342

Pages or sheets covered by this seal:

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

Jon L. Hanson 07/28/2023
Jon L. Hanson, P.E. Date

License Number P15562

My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:

ANKENY CHILDREN'S DENTISTRY		1804 NW BRIARGATE DRIVE, ANKENY, IOWA	
TITLE SHEET		SNYDER & ASSOCIATES, INC. 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
Project No: 123.0691.01		Sheet C100	

FEATURES

FEATURES

Sanitary Manhole

UTILITY QUALITY SERVICE LEVELS

UTILITY WARNING

NOTES

- ## NOTES

-  **IOWA**
ONE CALL
1-800-292-8989
www.iowaonecall.com

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

- ## BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

- BM500 N=7545306.-- E=18531064.-- ELEV=959.22
BURY BOLT ON HYDRANT, NW QUADRANT 18TH ST &
BRIARGATE

JUNE 1, 2023

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE
IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552303513.

- | | |
|---|--|
| G1-GAS MAIN | MIDAMER-ELEC
JAIME NEER
(515)-252-6972
MECDSMDESIGNLOCATES@MIDAMERICAN.COM |
| W1-WATER MAIN | ANKENY, CITY OF
AMANDA HAYDEN
(515)-963-3538
AHAYDEN@ANKENYIOWA.GOV

CITY OF ANKENY TRAFFIC
TOM DOZLER
(515)-963-3527
TDOZLER@ANKENYIOWA.GOV |
| NO RESPONSE | ANKENY COMMUNITY SCHOOLS
JOHN PATTERSON
(641)-521-2358
MAINTENANCE@ANKENYSCHOOLS.ORG |
| F01-FIBER OPTIC | CENTURYLINK
SADIE HULL
(918)-547-0147
SADIE.HULL@LUMEN.COM |
| OE1-OVERHEAD ELECTRIC
UE1-UNDERGROUND ELECTRIC | MIDAMER-ELEC
JAIME NEER
(515)-252-6972
MECDSMDESIGNLOCATES@MIDAMERICAN.COM |
| F09-FIBER | OPTICMETRO FIBERNET, LLC
LORI KEMPER
(812)-213-1050
811DESIGN@METRONET.COM |
| NO RESPONSE | NEXGEN INTEGRATED COMMUNICATIO
RYAN ROLWES
(515)-369-7131
RYAN@NEXGENCOM.COM |
| NO RESPONSE | MEDIACOM
KEVIN COLLINS
(515)-246-6668
KCOLLINS1@MEDIACOMCC.COM |
| F08-FIBER OPTIC | UNITE PRIVATE NETWORKS, LLC
JOE KILZER
(816)-425-3556
UPNGIS@UPNFIBER.COM |
| F03-FIBER OPTIC | WINDSTREAM COMMUNICATIONS
LOCATE DESK
(800)-289-1901
LOCATE.DESK@WINDSTREAM.COM |

WATER	CITY OF ANKENY SHAWN BUCKNER (515) 963-3524 SBUCKNER@ANKENYIOWA.GOV
SANITARY	CITY OF ANKENY ROGER McFARLAND (515) 963-6483 RMCFARLAND@ANKENYIOWA.GOV
STORM WATER	CITY OF ANKENY JARED BRIGHT (515) 963-3534 JBRIGHT@ANKENYIOWA.GOV
ELECTRIC	MID-AMERICAN ENERGY MATT DAVITT (515) 242-4289 MATTHEW.DAVITT@MIDAMERICAN.N

LOT 2 GEORGETOWN PLAT 11, 1.166 ACRES (50,800 SF)

1804 NW BRIARGATE DRIVE

C-2 - GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL

FRONT YARD SETBACK	=35 FT
SIDE YARD SETBACK	=0 FT (UNLESS ADJOINING 'R' DISTRICT THEN 25 FT)
REAR YARD SETBACK	=40 FT
MAX HEIGHT	=45 FT
MAX STORIES	=3 STORIES

1 SPACE PER 150 SF OF GROSS FLOOR AREA (OFFICE)
8,143 SF / 150 = 55 SPACES REQUIRED
= 55 SPACES PROVIDED (INCLUDING 3 ACCESSIBLE STALLS)

1 ERU PER 4,000 SF OF HARD SURFACE
18,917 SF OF HARD SURFACE / 4,000 = 5 ERU'S

DENTAL CLINIC

TOTAL BUILDING HEIGHT	=22'-7"
BUILDING SF	
MAIN LEVEL	=6,695
BASEMENT	=1,624
TOTAL BUILDING	=8,319

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
 2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
- B. POLLUTION PREVENTION PLAN
1. THERE IS NOT A SWPPP OR GENERAL PERMIT #2 PERMIT ON THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL EROSION CONTROL LAW REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - a. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - b. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - c. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - d. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - e. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - f. RESPREAD A MINIMUM OF 8 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - g. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - h. COORDINATE LOCATIONS OF STAGING AREAS WITH THE GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.

[illegible]

ANKENY CHILDREN'S DENTISTRY

PROJECT INFORMATION

1804 NW BRIARGATE DRIVE, ANKENY, IOWA

SNYDER & ASSOCIATES, INC.



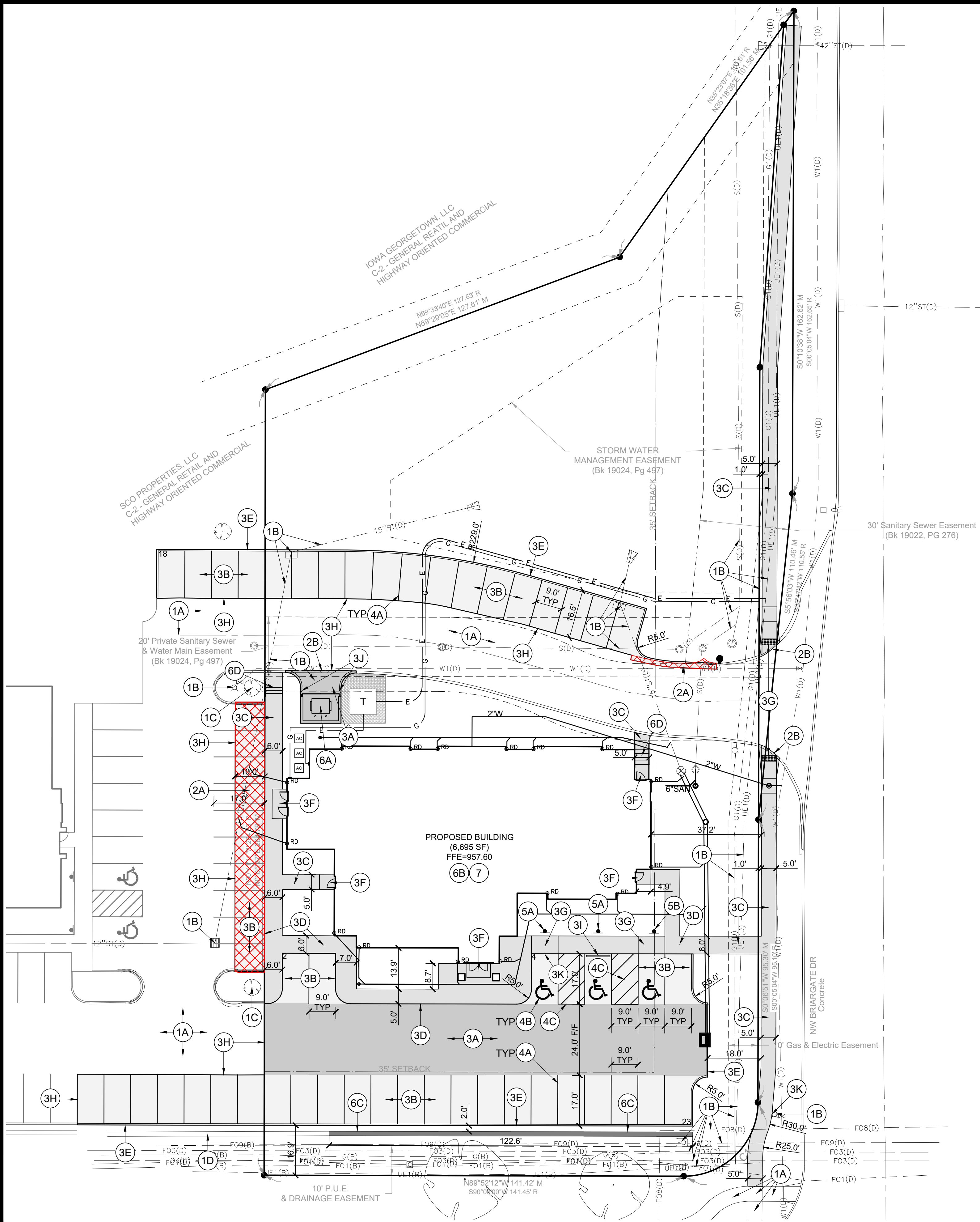
Project No: 123.0691.01

Sheet C101

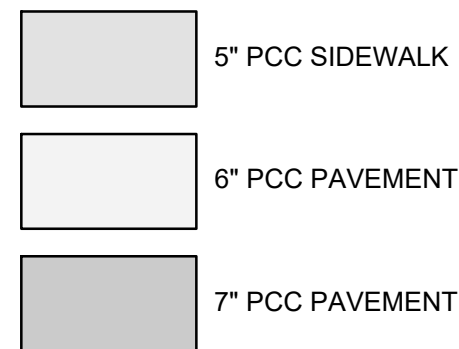
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C101

V:\Projects\2023\123.0691 C200\DWG\SP02 - DIMENSION PLAN DIMENSION PLAN 2023/07/26 7:51 AM, ANS FULL BLEED 0.00, X 22.00 INCHES



PAVEMENT LEGEND

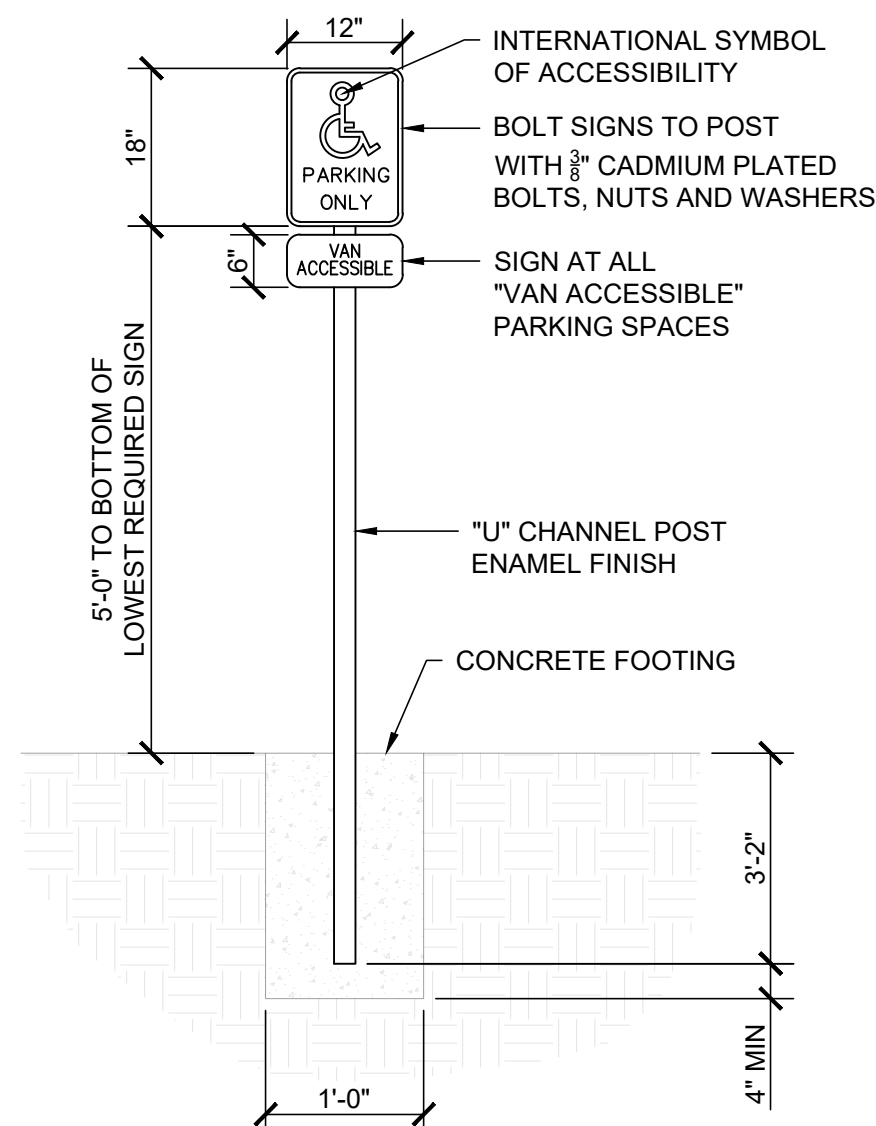


DEMOLITION LEGEND



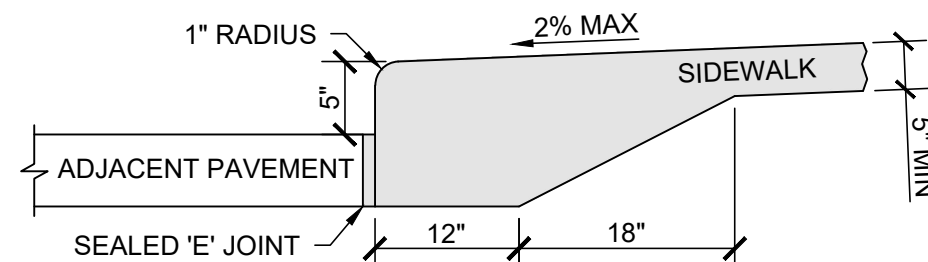
DIMENSION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - EXISTING UTILITIES.
 - EXISTING VEGETATION.
 - EXISTING LANDSCAPE BLOCK RETAINING WALL.
- DEMOLITION, REMOVE THE FOLLOWING:
 - EXISTING PAVEMENT TO LIMITS SHOWN.
 - GRIND CURB.
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 7" DEPTH PCC DRIVE ON 12" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 6" DEPTH PCC DRIVE AND PARKING ON 12" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 5" DEPTH PCC STANDARD SIDEWALK, WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 5" DEPTH PCC INTEGRAL SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - 6" STANDARD CURB.
 - PCC STOOP. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
 - PEDESTRIAN RAMP WITH 8.33% MAXIMUM SLOPE PER ADA REQUIREMENTS.
 - CONNECT TO EXISTING PAVEMENT WITH SUDAS 'BT-5' JOINT (#4 BAR - 24" LONG@30" O.C.).
 - PRECAST WHEEL STOP.
 - TAPER CURB IN 6".
 - ADJUST SIDEWALK AS NEEDED IN FIELD TO PROVIDE ON E FOOT CLEARANCE BETWEEN EDGE OF WALK AND BASE OF HYDRANT.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - 4" WIDE PAINTED PARKING STALL LINES (WHITE).
 - PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - ACCESSIBLE AISLE. 45 DEG STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
- SIGNS, PROVIDE THE FOLLOWING:
 - PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG AND ANSI A117.1-09 SECTION 502.7 REQUIREMENTS.
 - PROVIDE ACCESSIBLE PARKING SIGNAGE AS PER ADAAG AND ANSI A117.1-09 SECTION 502.7 REQUIREMENTS.
- SITE AMENITIES, PROVIDE THE FOLLOWING:
 - TRASH ENCLOSURE. REFER TO TRASH ENCLOSURE DETAIL ON ARCHITECTURAL PLANS.
 - EXTERIOR LIGHTING TO BE ORIENTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND INSTALLED AS TO NOT HAVE LIGHT EXIT FROM THE PROPERTY. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING ANY PROPOSED LIGHTING.
 - CONCRETE BLOCK RETAINING WALL. CONTRACTOR TO COORDINATE STYLE AND COLOR WITH OWNER. CONTRACTOR TO FOLLOW MANUFACTURERS INSTALLATION REQUIREMENTS. SEE GRADING PLAN FOR WALL ELEVATIONS.
 - PCC STEPS WITH HAND RAILING BOTH SIDES. REFER TO SUDAS DETAIL 9080.101 FOR FURTHER INFORMATION.
- REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.

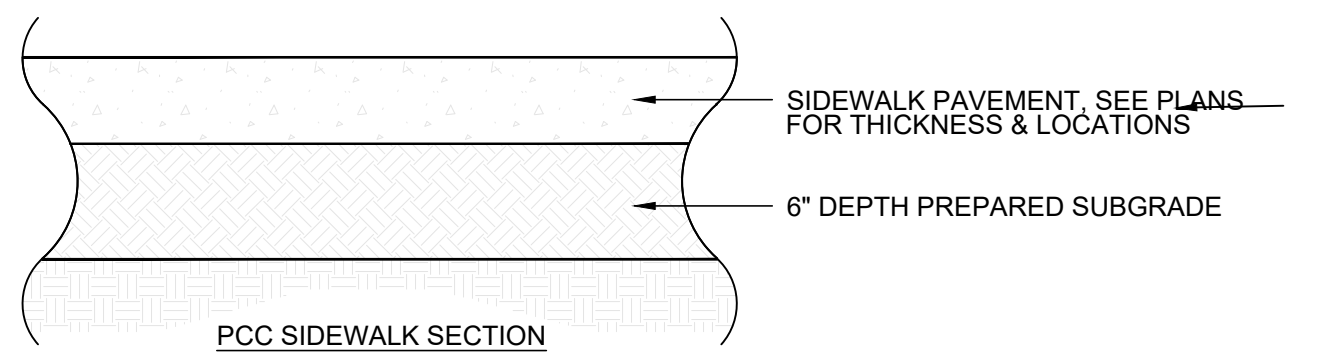
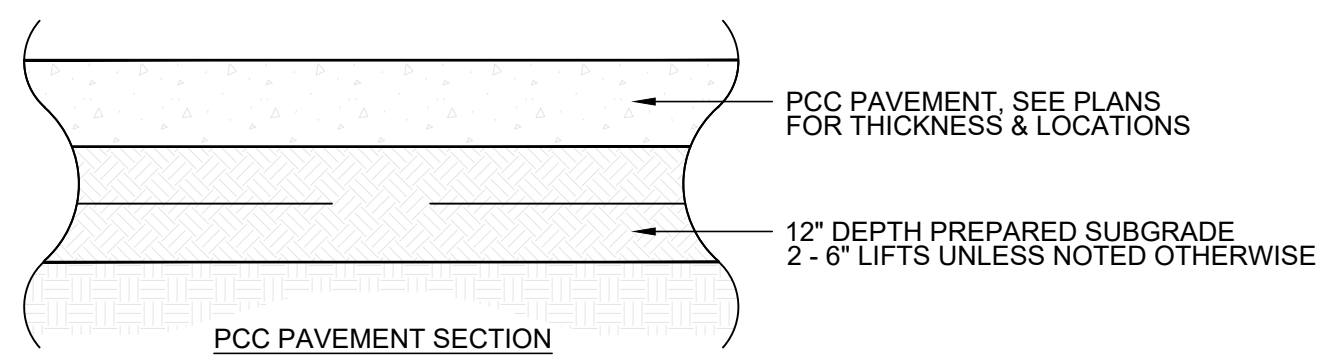


NOTE: SIGNS AS PER ADAAG STANDARDS

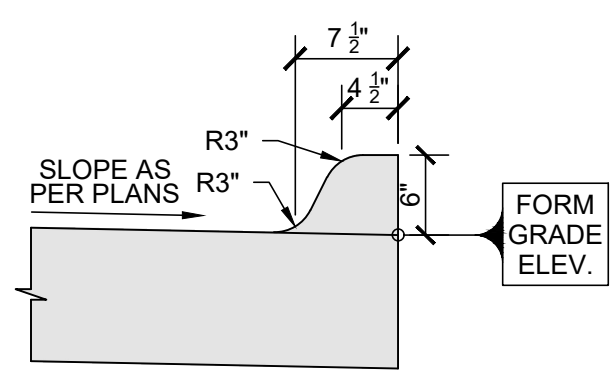
1 ACCESSIBLE PARKING SIGN
C200 NO SCALE



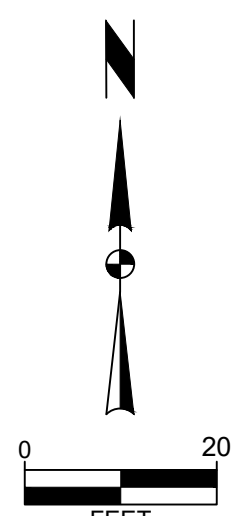
2 INTEGRAL SIDEWALK AND CURB DETAIL
C200 NO SCALE



3 TYPICAL PAVEMENT CROSS SECTIONS
C200 NO SCALE



4 6-INCH STANDARD CURB
C200 NO SCALE



ANKENY CHILDREN'S DENTISTRY

DIMENSION PLAN

1804 NW BRIARGATE DRIVE, ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



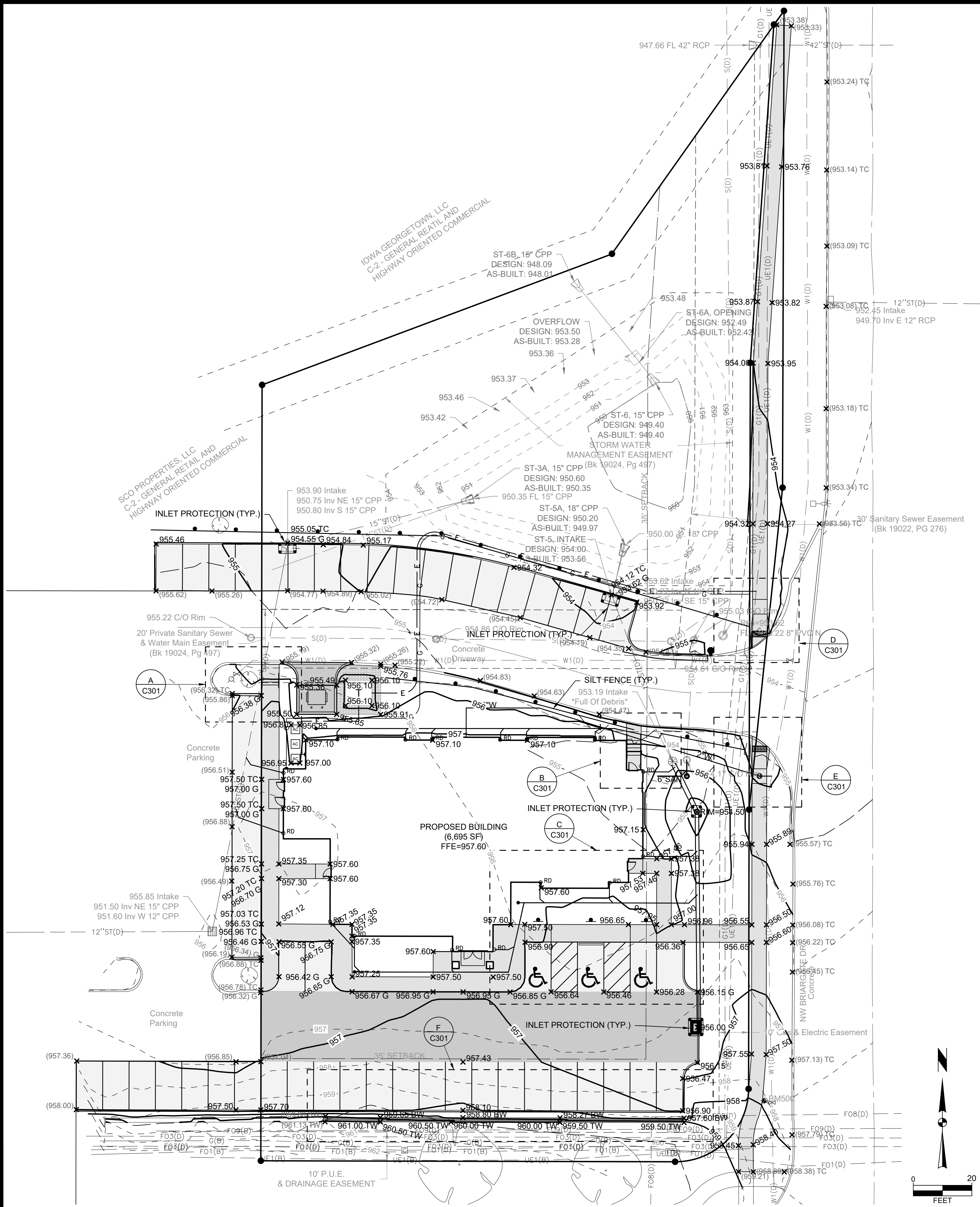
Project No: 123.0691.01
Sheet C200

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

MARK	PER CITY COMMENTS	TLS	DATE	BY
1			07/28/23	TLS
ENGR	REVISION	DATE	BY	SCALE
Engineer: ENGR	Checked By: MAA	Date: 06-30-23	T-R-S: TTN+RRW-SS	1" = 20'
Technician: TLS				

Sheet C200

V:\Projects\2023\123.0691.01 CADD\SP03_123091_CADD.dwg T:\SCHLICKMAN GRADING AND EROSION CONTROL PLAN 20230728 7:52 AM ANSI FULL BLEED D (34.0" X 22.0" INCHES)



GRADING NOTES

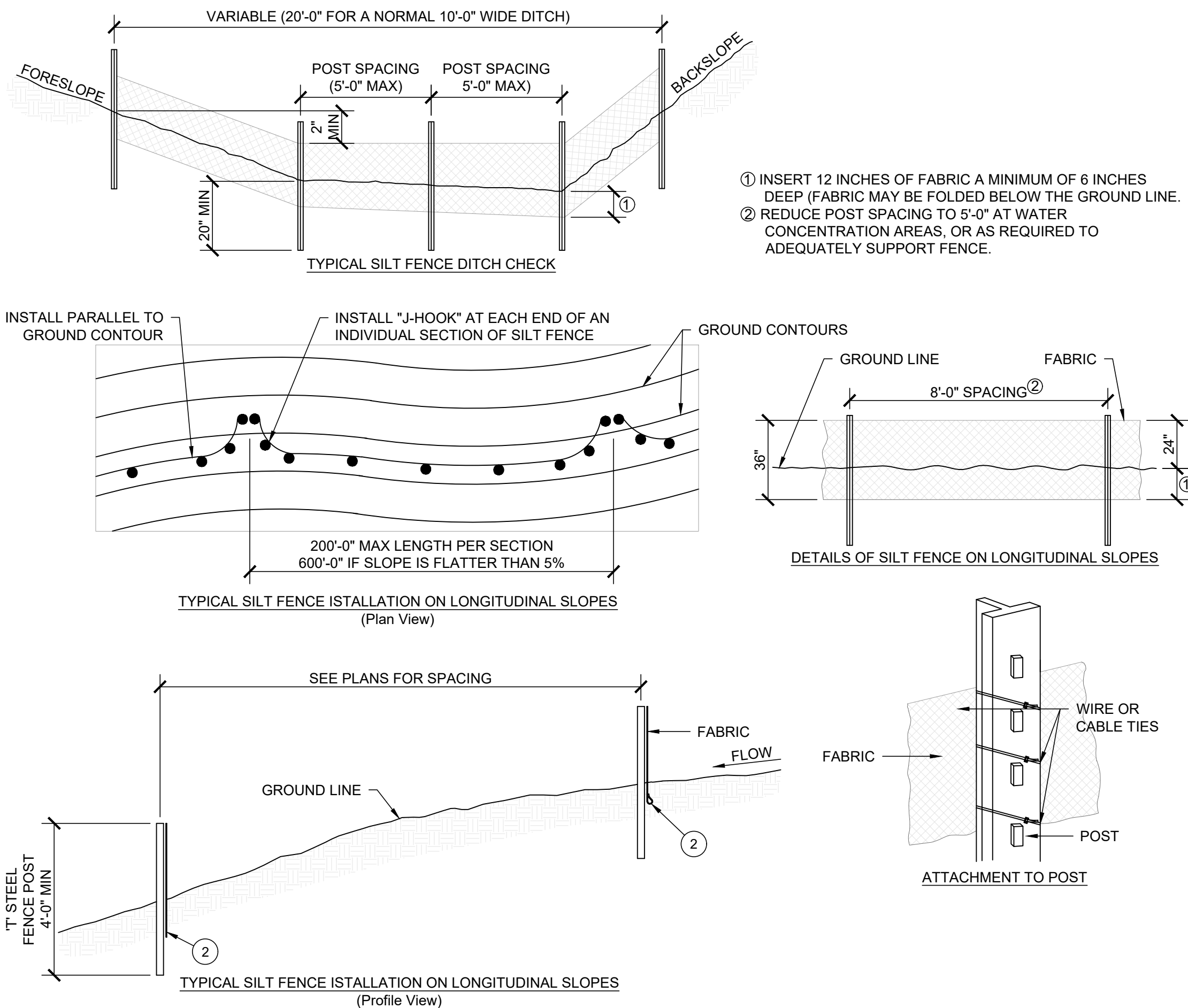
1. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER) UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
3. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY GENERAL CONTRACTOR DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
4. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
5. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
6. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND INTAKES (10'X10') SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/SODDING ARE COMPLETE.
7. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS.
8. THE VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL C.O. IS ISSUED.

QUANTITIES

SILT FENCE = 325 LF
BELOW GRADE INLET PROTECTION = 4 EA

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET
BM500 N=7545306-- E=18531064-- ELEV=959.22
BURY BOLT ON HYDRANT, NW QUADRANT 18TH ST & BRIARGATE



SILT FENCE DETAIL

NO SCALE

ANKENY CHILDREN'S DENTISTRY

GRADING AND EROSION CONTROL PLAN 1804 NW BRIARGATE DRIVE, ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0691.01

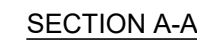
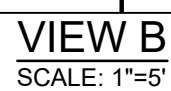
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2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
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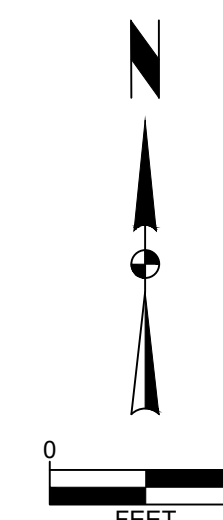
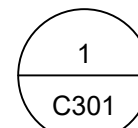
Sheet C300

Project No: 123.0691.01

MARK	PER CITY COMMENTS	REVISION	DATE	BY
1			07/28/23	TLS
ENGR	Checked By: MAA	Scale: 1" = 20'		
Technician:	TLS	Date: 06-30-23		



	Rise ①	Tread ②
X	Y	Z
2	6"	12"
3	5"	15"
4	4"	16"

[illegible]

Project No: 123,0691.01

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

ANKENY CHILDREN'S DENTISTRY

DETAILED GRADING PLAN

1804 NW BRIARGATE DRIVE, ANKENY, IOWA

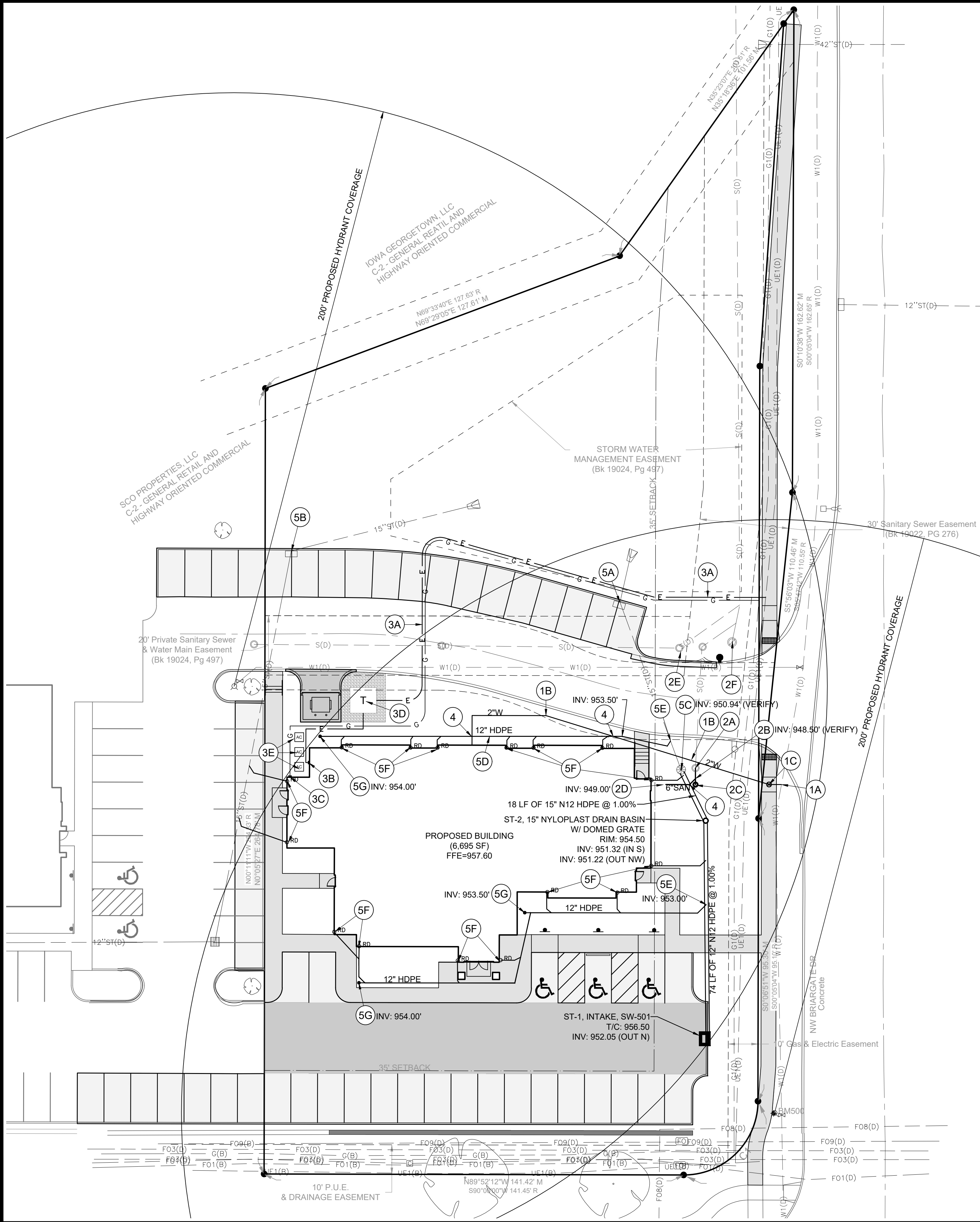
SNYDER & ASSOCIATES, INC.



Project No: 123.0691.01

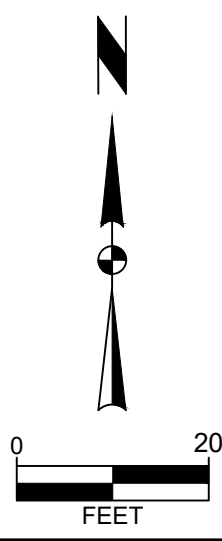
Sheet C301

V:\Projects\2023\123.0691.01\CD\SDP04 - 1230691 UTIL.dwg T.M. SCHULCKMAN, UTILITY PLAN, 2023/07/26, 7:52 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

1. WATER SERVICES. PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 8" WATER MAIN WITH SERVICE TAP AND CORPORATION VALVE. COORDINATE CONNECTION WITH THE CITY OF ANKENY WATER DEPARTMENT.
 - B. 2" WATER SERVICE AT MINIMUM 5' BURY DEPTH. PROVIDE TRACER WIRE IF PLASTIC WATER SERVICE IS INSTALLED. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION TO ENTER THE BUILDING.
 - C. 2" DOMESTIC CURB STOP TO BE LOCATED IN THE CENTER OF THE SIDEWALK.
2. SANITARY SEWER SERVICES. PROVIDE THE FOLLOWING:
 - A. CONNECT TO EXISTING 8" SANITARY SERVICE STUB AND REMOVE EXISTING CLEANOUT. VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" SANITARY SEWER SERVICE LINE AT 1.0% MINIMUM SLOPE ($\frac{1}{8}$ " PER FOOT). PROVIDE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION.
 - C. SANITARY CLEANOUT (SUDAS TYPE SW-203).
 - D. CONNECT TO PROPOSED BUILDING SERVICE. CONFIRM WITH MECHANICAL PLANS FOR SIZE, LOCATION AND ELEVATION.
 - E. RAISE CLEANOUT RIM ELEVATION FROM 954.61' TO 955.00'.
 - F. RAISE SANITARY RIM ELEVATION FROM 953.62' TO 954.67'. VACUUM TEST THE MANHOLE AFTER ADJUSTMENT.
3. SITE UTILITIES. COORDINATE UTILITY SERVICES WITH LOCAL PROVIDERS AND ARCHITECTURAL AND MECHANICAL PLANS.
 - A. ELECTRICAL SERVICE. COORDINATE EXACT LOCATION WITH OWNER AND FRANCHISE UTILITY OWNER PRIOR TO CONSTRUCTION.
 - B. ELECTRICAL METER AND SERVICE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - C. GAS METER AND SERVICE. COORDINATE EXACT LOCATION WITH ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - D. TRANSFORMER. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - E. AC UNITS. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - F. ROOF DRAINS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
4. CRITICAL CROSSING. MAINTAIN MINIMUM 18" SEPARATION BETWEEN ALL OTHER UTILITIES. AT CRITICAL CROSSING WHERE THE WATER MAIN IS LOCATED BELOW THE STORM SEWER, PROVIDE GASKETED JOINTS FOR RCP STORM SEWER LOCATED WITHIN 10 FEET OF CROSSING. AT CRITICAL CROSSING WHERE THE WATER MAIN IS LOCATED BELOW THE SANITARY SEWER, PROVIDE C900 SANITARY SEWER WITHIN 10 FEET OF CROSSING.
5. STORM SEWER IMPROVEMENTS.
 - A. CHANGE CASTING TO BE TYPE R CASTING. RAISE INTAKE GRATE FROM 953.62' TO 954.12' AT BACK OF CURB.
 - B. CHANGE CASTING TO BE TYPE R CASTING. RAISE INTAKE GRATE FROM 953.90' TO 955.05' AT BACK OF CURB.
 - C. REMOVE EXISTING INTAKE BASIN. CONNECT STORM TO EXISTING WITH MANUFACTURE'S COUPLING.
 - D. 12" HDPE - N12 STORM SEWER @ MINIMUM 1% SLOPE.
 - E. CONNECT TO STORM SEWER WITH MANUFACTURE'S COUPLING.
 - F. ROOF DRAINS. PROVIDE 8" ROOF DRAIN COLLECTOR. EXTEND MINIMUM 12" ABOVE FINISHED GRADE. CONNECT TO 12" LATERAL STORM SEWER WITH MANUFACTURE'S COUPLING.
 - G. STORM SEWER CLEANOUT. REDUCE PIPE TO 6" DIAMETER AND PROVIDE SW-203 CLEANOUT CASTING.



ANKENY CHILDREN'S DENTISTRY

UTILITY PLAN

1804 NW BRIARGATE DRIVE, ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0691.01

Sheet C400

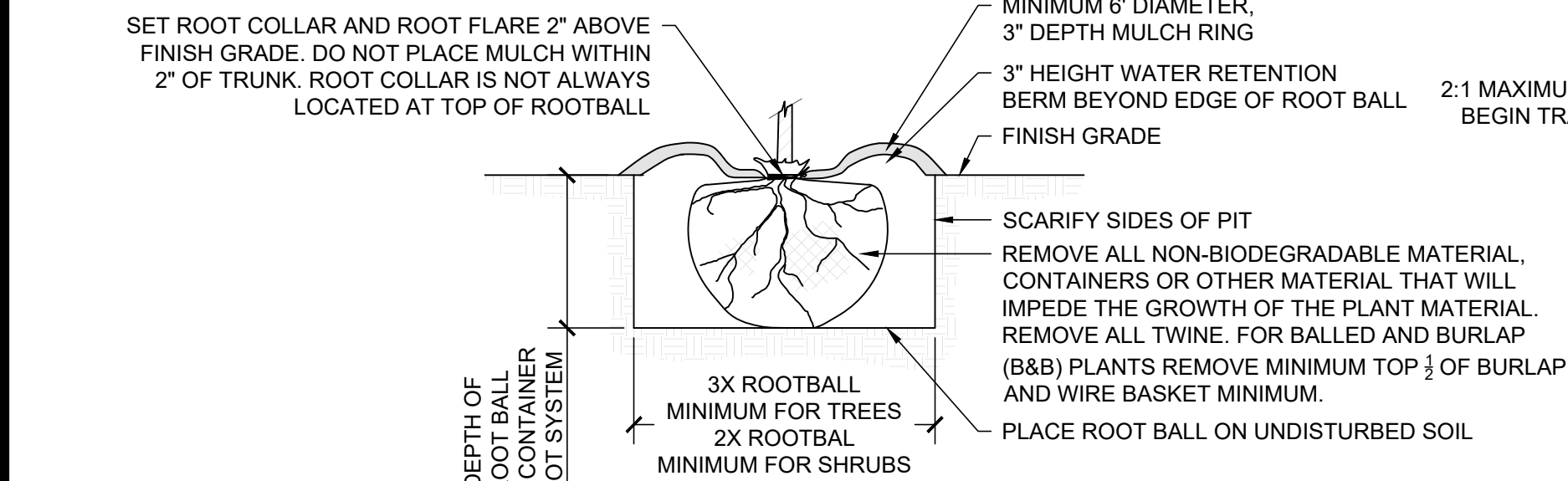
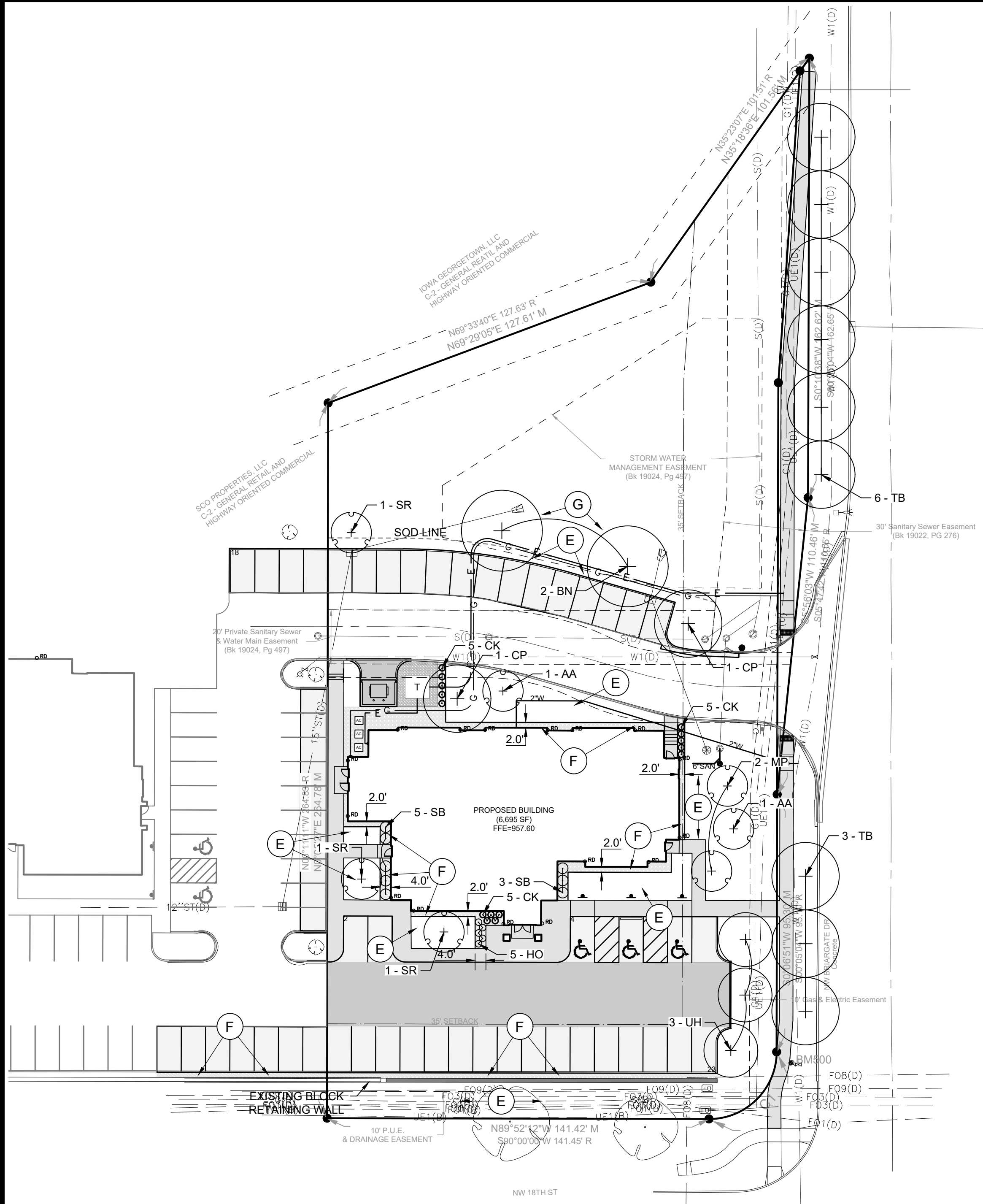
MARK	PER CITY COMMENTS	TLS	DATE	BY
1			07/28/23	TLS
Engineer:	ENGR	Checked By:	MAA	Scale: 1" = 20'
Technician:	TLS	Date:	06-30-23	T-R-S: TTN-RRW-SS

Project No: 123.0691.01

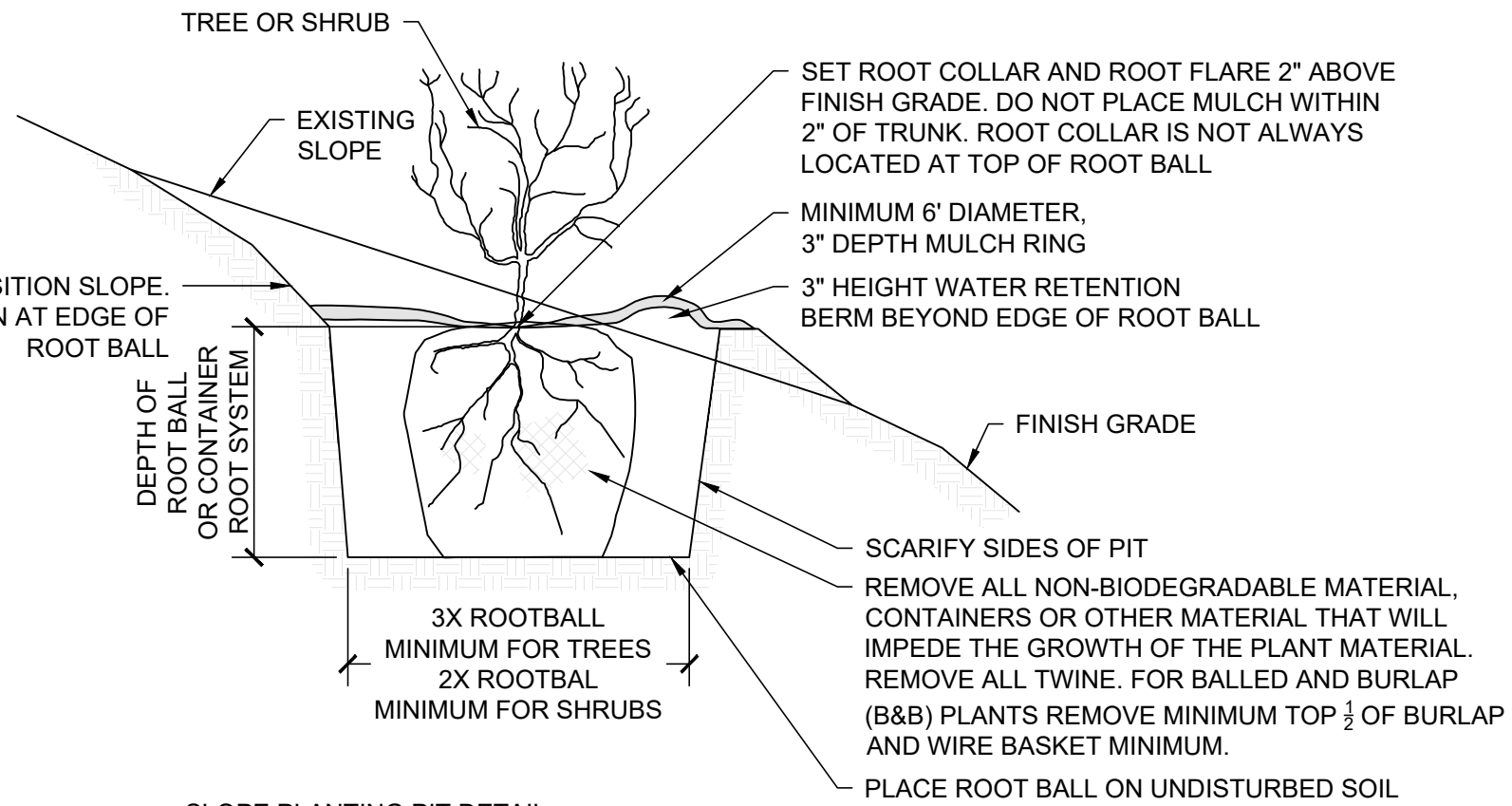
Sheet C400

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

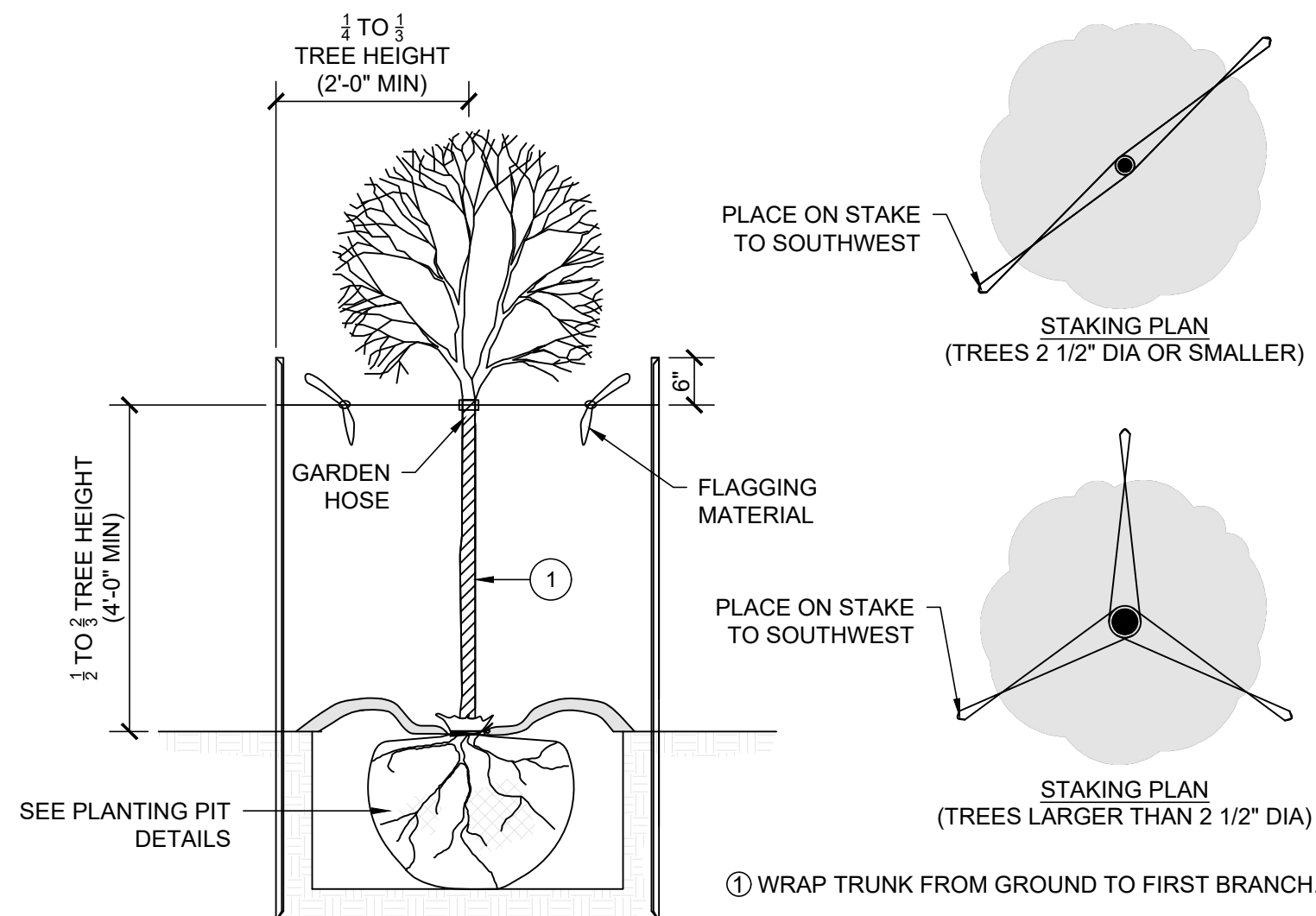
V:\Projects\2023\123.0691 C500.DWG:SNYDER PLANTING PLAN, 2023.07.26, 7:52 AM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



TYPICAL PLANTING PIT DETAIL



SLOPE PLANTING PIT DETAIL



DECIDUOUS TREES STAKING DETAIL

PLANTING PLAN GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- E. SOD ALL AREAS DISTURBED BY CONSTRUCTION UNLESS NOTED OTHERWISE ON PLANS.
- F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT AND METAL EDGER IN PLANT BED AREAS SHOWN ON PLAN.

- G. IF DETENTION BASIN STORAGE AREA BECOMES DISTURBED, REPAIR DAMAGED AREAS TO ELEVATION 955.72 WITH DETENTION SEED MIX BY PRAIRIE MOON NURSERY WWW.PRAIRIEMOON.COM. 32115 PRAIRIE LANE, WINONA MN 55987 OR APPROVED EQUAL. SEEDING RATE 11.48LBS PER ACRE. INSTALL PER SUDAS SPECIFICATIONS. INCLUDE STABILIZING CROP AS PART OF DETENTION BASIN SEED MIX TO BE OATS APPLIED AT A RATE OF 50 LBS/ACRE MARCH 1ST THROUGH OCTOBER 31ST OR 62 LBS PER ACRE NOVEMBER 1ST THROUGH FEBRUARY.

PLANTING PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF ANKENY SITE PLAN OPEN SPACE AND LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
50,775 SF (1.17 AC) OVERALL PROPERTY x 20% MINIMUM OPEN SPACE = 10,155 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING AND BUILDING) = 20,433 SF
TOTAL OPEN SPACE PROVIDED = 30,242 SF (59.8%)

OPEN SPACE LANDSCAPE REQUIREMENTS:
10,155 SF/3000 SF = 3.39 PLANT UNITS REQUIRED
3.39 PU x 2 TREES = 6.78 TREES REQUIRED (7 PROVIDED)
3.39 PU x 6 SHRUBS = 20.34 SHRUBS REQUIRED (21 PROVIDED)

PAVEMENT SHADING REQUIREMENTS:
13,988 SF OF PAVEMENT x 20% = 2,798 SF
2,798/706 SF = 3.96 OVERSTORY TREES REQUIRED (4 PROVIDED)

- (4) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (COUNTED AT 50%)
-- (2) PAVEMENT OVERSTORY TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (COUNTED AT 100%)
-- 2,824 SF PAVEMENT SHADING PROVIDED

STREET TREE REQUIREMENTS:
25' SPACING
9 TREES PROVIDED

PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
AA	2	Amelanchier alnifolia	Serviceberry	1.5" Cal.	B&B
MP	2	Malus x 'Prairifire'	Prairifire Crabapple	1.5" Cal.	B&B
SR	3	Syringa reticulata	Japanese Tree Lilac	1.5" Cal.	B&B
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
BN	2	Betula nigra	River Birch Multi-Trunk	1.5" Cal.	B&B
CP	2	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	1.5" Cal.	B&B
TB	9	Tilia americana 'Boulevard'	Boulevard American Linden	1.5" Cal.	B&B
UH	3	Ulmus x 'Patriot'	Patriot Elm	1.5" Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SB	8	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	1.5" Ht.	Pot
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CK	15	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HO	5	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Pot

1
C500

PLANTING PIT DETAILS

NO SCALE

2
C500

DECIDUOUS TREES STAKING DETAIL

NO SCALE

ANKENY CHILDREN'S DENTISTRY

PLANTING PLAN

1804 NW BRIARGATE DRIVE, ANKENY, IOWA

SNYDER & ASSOCIATES

Project No: 123.0691.01

Sheet C500

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ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Sheet C500

Project No: 123.0691.01

MARK	PER CITY COMMENTS	DATE	BY
1	REVISION	07/28/23	TLS
Engineer:	ENGR	Checked By: MAA	Scale: 1" = 30'
Technician:	TLS	Date: 06-30-23	T-R-S: TTN-RRW-SS

ANKENY CHILDREN'S DENTAL

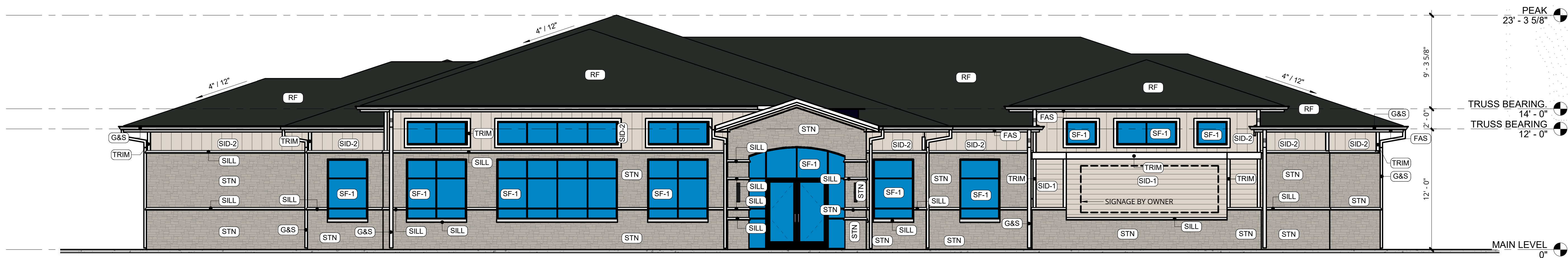
1804 NW BRIARGATE DR.

ANKENY, IOWA

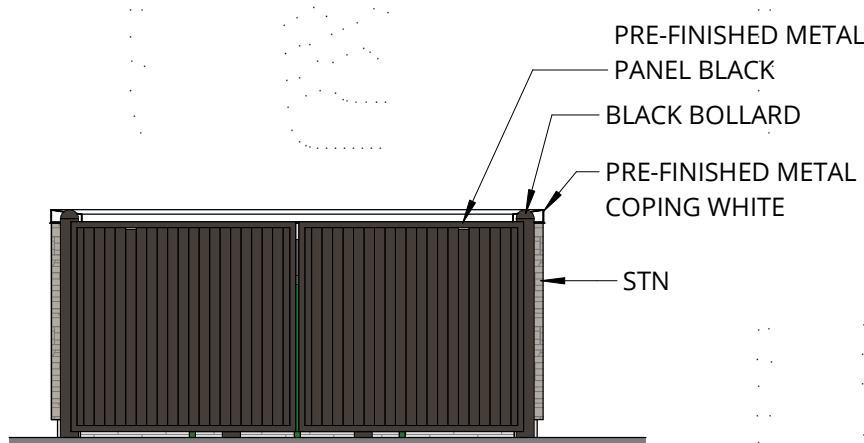
BID SET - NOT FOR CONSTRUCTION**DISCOVER/ ANALYZE****DEVELOP****COMMIT****DELIVER**DRAWN BY: **Precon. Team**ORIGINAL
CONSTRUCTION DOCUMENT
---//---**REVISIONS**

06/29/2023	
06/30/2023	COLOR ELEV.
06/30/23	
07/17/23	BID-PERMIT SET
07/20/2023	ADD-1
07/25/2023	ADD-2

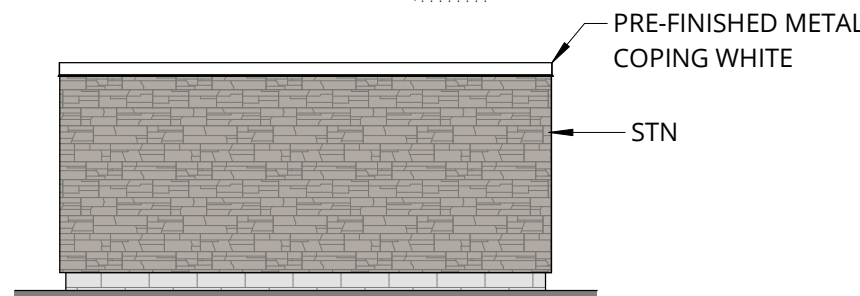
PLAN NO. = 90-166

DWG. LISTCOLOR EXTERIOR
ELEVATIONS**SHEET NO.****A-202****1 COLOR - SOUTH ELEVATION**

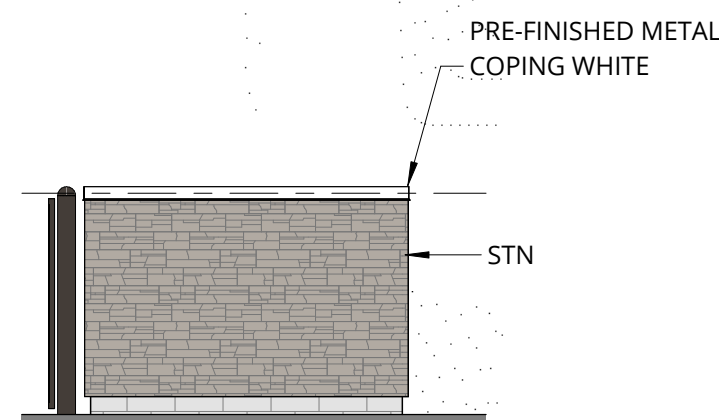
SCALE: 3/16" = 1'-0"

**3 TRASH ENCLOSURE - FRONT ELEVATION**

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

**4 TRASH ENCLOSURE - BACK ELEVATION**

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

**5 TRASH ENCLOSURE - SIDE ELEVATION**

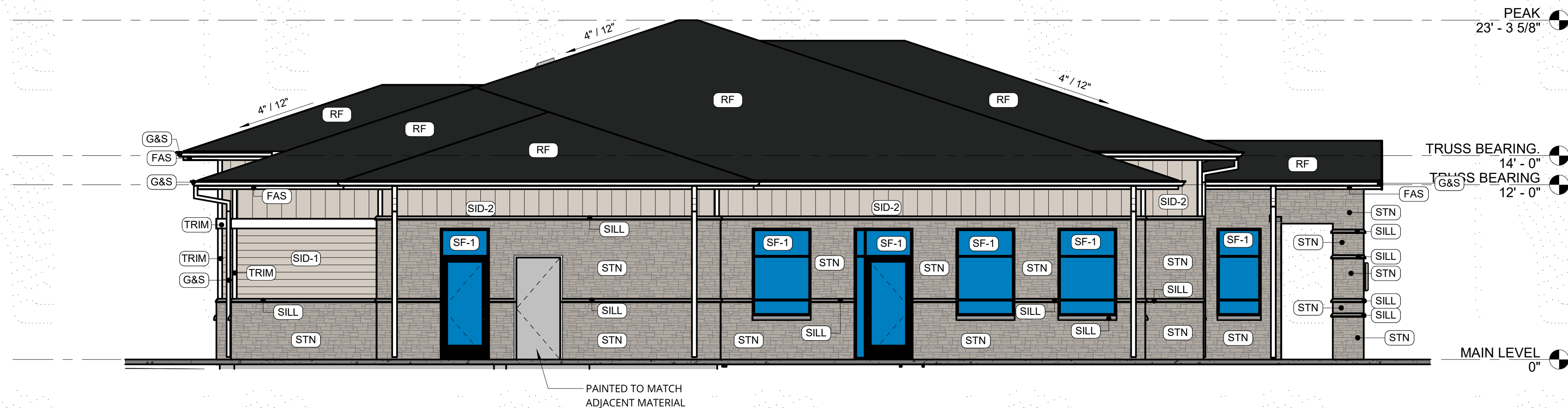
SCALE: 3/16" = 1'-0"

ELEVATION	PRIMARY MATERIAL			SECONDARY MATERIAL		MATERIAL AREA TOTAL SF.	PRIMARY MATERIAL PERCENTAGE
	STONE SF.	GLAZING SF.	TOTAL MATERIAL SF.	SIDING SF.	TOTAL MATERIAL		
NORTH ELEVATION- 50% REQUIRED	478	546	1024	501	501	1525	67%
SOUTH ELEVATION - FRONT 70% REQUIRED	784	413	1197	312	312	1509	79%
EAST ELEVATION - FRONT 70% REQUIRED	523	186	709	135	135	844	84%
WEST ELEVATION- 50% REQUIRED	474	204	678	175	175	853	79%

MATERIAL LEGEND	
MARK	MATERIAL DESCRIPTION
FAS	PRE-FINISHED METAL FASCIA - FIRESTONE - BONE WHITE
G&S	PRE-FINISHED METAL GUTTER & DOWNSPOUT - FIRESTONE - BONE WHITE
RF	ASPHALT SHINGLES - CERTAINTED - LANDMARK PRO - MAX DEF MOIRE BLACK
SF-1	ANODIZED ALUMINUM STOREFRONT - BLACK W/ TINTED LOW-E GLAZING
SF-2	ANODIZED ALUMINUM STOREFRONT - BLACK W/ FROSTED LOW-E GLAZING
SID-1	LP 7" LAP SIDING - COLOR: BENJAMIN MOORE - HIMALAYAN TRECK
SID-2	LP BOARD & BATT SIDING - COLOR: BENJAMIN MOORE - HIMALAYAN TRECK
SILL	STONE SILL - COLOR: TO MATCH "STN"
STN	CULTURED STONE VENEER - MANUF: CENTURION STONE - COLOR: OHIO LIMESTONE - TULSA W/ NATURAL GROUT
TRIM	LP TRIM - COLOR: TO MATCH FIRESTONE - BONE WHITE

NOTE:

- PROVIDE ALL EXTERIOR FINISH SAMPLES TO OWNER FOR FINAL APPROVAL

**2 COLOR - WEST ELEVATION**

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

ANKENY CHILDREN'S DENTAL

1804 NW BRIARGATE DR.
ANKENY, IOWA

BID SET - NOT FOR CONSTRUCTION

DELIVER

COMMIT

DEVELOP

DISCOVER/ ANALYZE

DRAWN BY: Precon. Team

ORIGINAL
CONSTRUCTION DOCUMENT

REVISIONS

06/29/2023	
06/30/2023	COLOR ELEV.
06/30/23	
07/17/23	BID - PERMIT SET
07/20/2023	ADD-1
07/25/2023	ADD-2

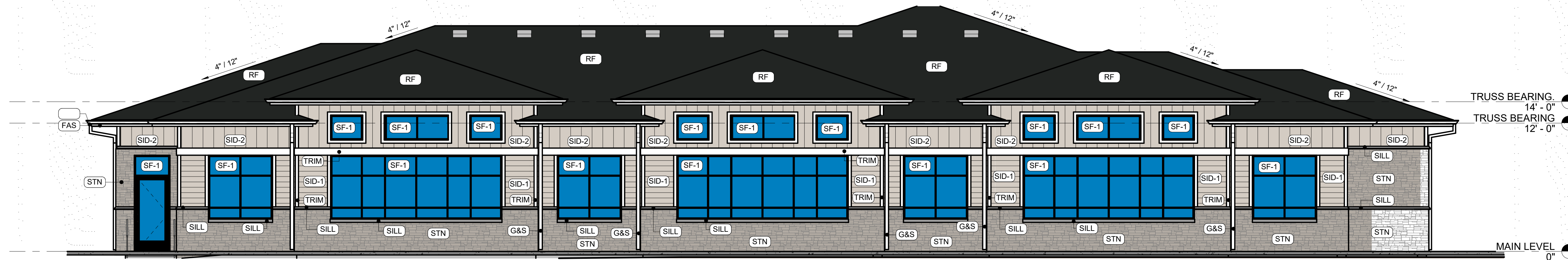
PLAN NO. = 90-166

DWG. LIST

COLOR EXTERIOR
ELEVATIONS

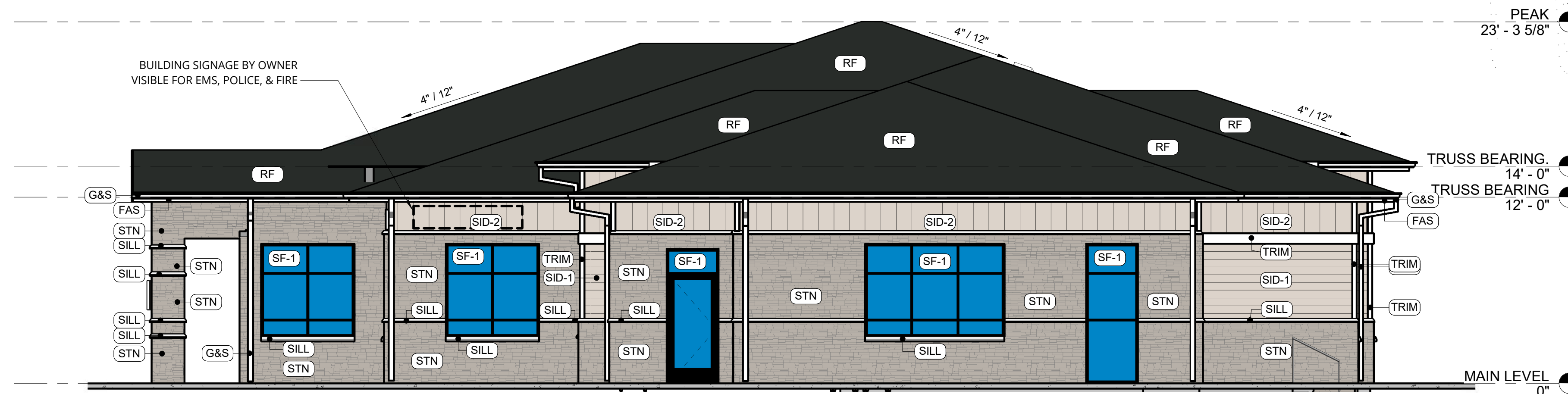
SHEET NO.

A-203



1 COLOR - NORTH ELEVATION

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



2 COLOR - EAST ELEVATION

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



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Canyon Landing Townhomes Plat 2 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

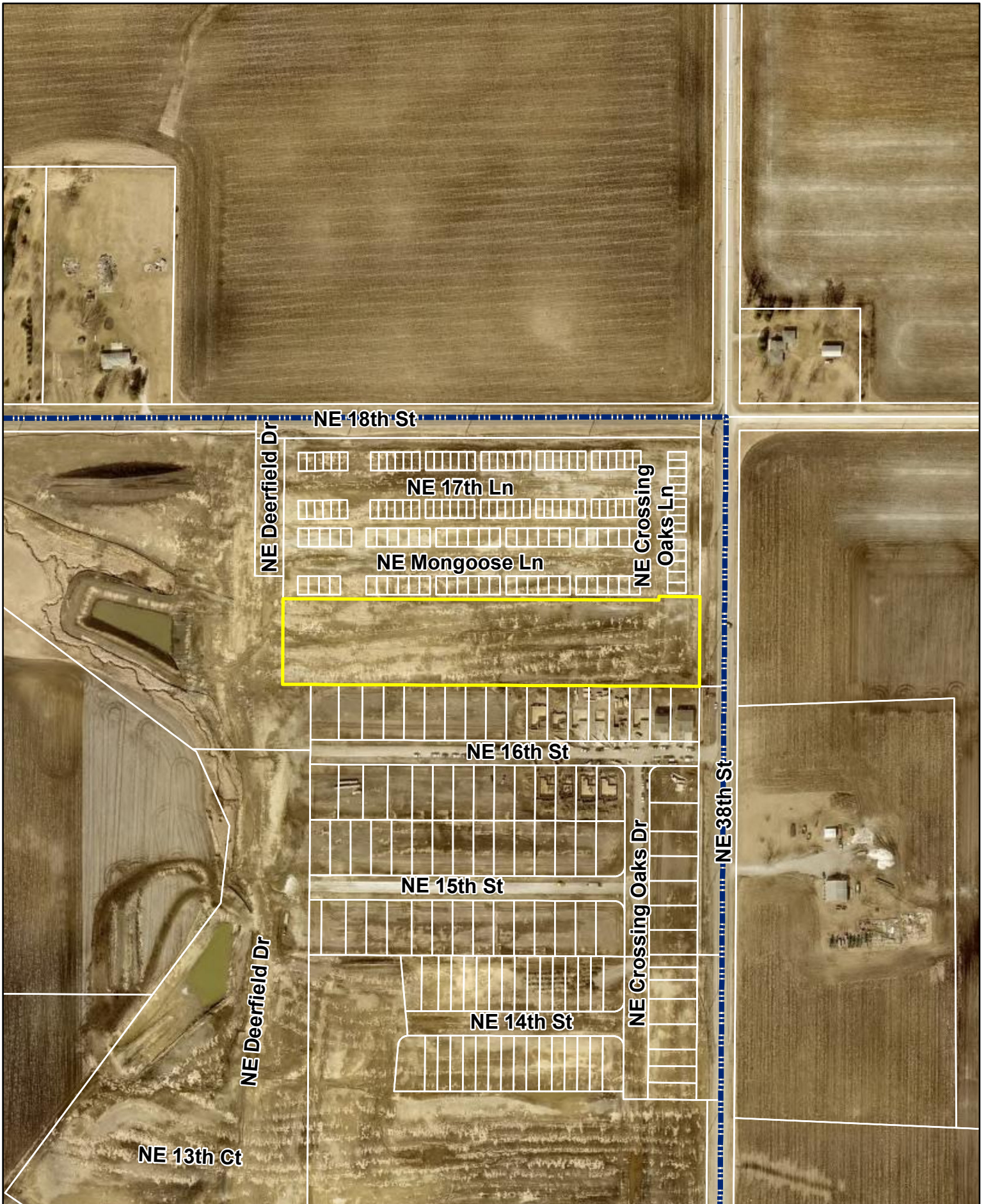
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Canyon Landing Townhomes Plat 2 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Canyon Landing Townhomes Plat 2 Final Plat



N



1 inch = 300 feet

Date: 8/3/2023

**Canyon Landing Townhomes Plat 2
Final Plat**



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Canyon Landing Townhomes Plat 2 – Final Plat
Report Date: August 3, 2023
Prepared By: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Canyon Landing Townhomes Plat 2 Final Plat.

Project Summary:

Canyon Landing Townhomes Plat 2 is a proposed 4.89-acre (+/-) plat located south of NE 18th Street and west of NE 38th Street. The subject plat creates 62 townhome lots that range from 4-plexes to 6-plexes, an outlot and associated utility easements and improvements. Outlot X contains the open space and private streets. The subject property is considered to be a portion of the Townhome bulk regulations within the Canyon Landing PUD, and is in general conformance with the Canyon Landing PUD.

Project Report:

- Streets:** The proposed plat will be accessed primarily from NE 18th Street, via NE Deerfield Drive to the west. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** 8-inch water main will be installed along NE Spear Lane and NE Crossing Oaks Lane.
- Sewer:** 8-inch sanitary sewer main will be installed along NE Spear Lane and NE Crossing Oaks Lane.
- Drainage:** 8-inch storm sewer main will be installed throughout the plat. Stormwater for this plat generally flows to the west, where it will be handled by two stormwater detention outlots, west of NE Deerfield Drive. Storm water will then convey off-site to the north and west, draining into Deer Creek, ultimately outletting into Four Mile Creek.
- Parkland:** The parkland dedication requirement for Townhomes Plat 2 is 0.49 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Canyon Landing Townhomes Plat 2
NAME OF OWNER/ DEVELOPER: Stubbs Development, Inc.

GENERAL INFORMATION:

PLAT LOCATION: South of NE 18th Street and west of NE 38th Street
SIZE OF PLAT: 4.89 acres
ZONING: Canyon Landing PUD

LOTS:

NUMBER: 62 townhome lots, one outlot
SIZE/DENSITY: 12.68 units per acre
USE: Residential
BUILDING LINES: R-3: Multiple Family Residence District
Front: 30 feet from internal ROW
Rear: 35 feet (with a minimum 35-foot buffer around the property)
Building separation: 15 feet

PARK SITE DEDICATION:

The parkland dedication requirement for Townhomes Plat 2 is 0.49 acres, but parkland is not proposed with this plat. The developer will be dedicating 13.16 acres of parkland with a future Canyon Landing plat. The total park dedication for the Canyon Landing PUD is estimated at 13.20 acres. Any additional parksite dedication required would be by payment in lieu of land dedication.

ADJACENT LANDS:

NORTH: Canyon Landing PUD - Townhomes
SOUTH: Canyon Landing PUD – Plat 1
EAST: Agricultural Polk County
WEST: Canyon Landing PUD – future plat

STREET DEVELOPMENT:

All proposed streets in the development will be private.

WASTE WATER:

PROJECTED FLOWS: 4.89 acres of developable land X 990 gal. per day/pers.= 4,841.1 GPD

TREATMENT PLANT CAPACITY: Design: 47 MGD; current daily avg. 18 MGD.

STORM WATER:

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

WATER SYSTEM:

USAGE: 62 units X 3 pers. per house X 100 gal. per day/person = 18,600 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



STUBBS ENGINEERING

431 NE 72nd St. Pleasant Hill, IA 50327

07/27/23

City Council & Planning and Zoning Commission

Mark Valmore, PE

City of Ankeny

Canyon Landing Approval Request

Stubbs Engineering requests approval for Canyon Landing Townhomes Plat 2 Construction Plans on July 27th 2023.

Sincerely,
Stubbs Engineering

Branden Stubbs

Branden Stubbs, P.E.

INDEX LEGEND	
LOCATION:	OUTLOT Z OF CANYON LANDING TOWNHOMES PLAT 1, CITY OF ANKENY, POLK COUNTY, IOWA
PARCEL ID:	8023-17-230-145
REQUESTOR:	STUBBS DEVELOPMENT, INC
PROPRIETOR:	STUBBS DEVELOPMENT, INC 1236 34TH ST SE ALTOONA, IA 50009
SURVEYOR COMPANY & RETURN TO:	NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTOONA, IA 50009 515-343-6756

OWNER AND DEVELOPER:
STUBBS DEVELOPMENT, INC.
1236 34TH ST SE
ALTOONA, IA 50009
515-979-9963

ZONING:
CANYON LANDING PUD

BULK REGULATIONS:
MULTI-FAMILY RESIDENTIAL – TOWNHOMES

R-3 ZONING REGULATIONS APPLY

MINIMUM LOT AREA:
1. ONE-FAMILY DETACHED DWELLING – 8,000 SQUARE FEET
2. ONE-FAMILY ATTACHED DWELLING – 5,000 SQUARE FEET
3. TWO-FAMILY DWELLING – 10,000 SQUARE FEET

MINIMUM LOT WIDTH:
1. ONE-FAMILY DETACHED DWELLING – 65 FEET
2. ONE-FAMILY ATTACHED DWELLING – 40 FEET
3. TWO-FAMILY DWELLING – 75 FEET
4. MULTIPLE-FAMILY DWELLING AND OTHER PERMITTED USES – 100 FEET
5. ROW DWELLING – 85 FEET MINIMUM FOR UP TO THREE UNITS, AND 25 FEET FOR EACH ADDITIONAL UNIT

FRONT YARD REQUIREMENTS:
1. RESIDENTIAL – 30 FEET
2. CHURCHES AND SCHOOLS – 35 FEET

SIDE YARD REQUIREMENTS:
ONE AND TWO-FAMILY DWELLING UNITS:
ONE STORY
1. TOTAL SIDE YARD – 15 FEET
2. MINIMUM ON ONE SIDE – 7 FEET
3. MINIMUM FOR AN ATTACHED DWELLING OPEN SIDE YARD – 7 FEET

MORE THAN ONE STORY:
1. TOTAL SIDE YARD – 17 FEET
2. MINIMUM ON ONE SIDE – 8 FEET
3. MINIMUM FOR AN ATTACHED DWELLING OPEN SIDE YARD – 8 FEET

MULTIPLE-FAMILY DWELLING UNITS:
ONE STORY:
1. TOTAL SIDE YARD – 20 FEET
2. MINIMUM ON ONE SIDE – 8 FEET

MORE THAN ONE STORY AND LESS THAN THREE STORIES:
1. TOTAL SIDE YARD – 22 FEET
2. MINIMUM ON ONE SIDE – 9 FEET

THREE STORIES AND MORE UP TO 45 FEET:
1. TOTAL SIDE YARD – 24 FEET
2. MINIMUM ON ONE SIDE – 10 FEET

STRUCTURES ABOVE 45 FEET:
1. SEE "MAXIMUM HEIGHT" BELOW

CHURCHES AND SCHOOLS:
1. 35 FEET ON EACH SIDE

REAR YARD REQUIREMENTS:
1. 35 FEET PLUS ONE FOOT FOR EACH FOOT OF BUILDING ABOVE 35 FEET.

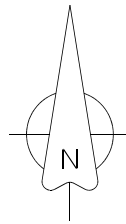
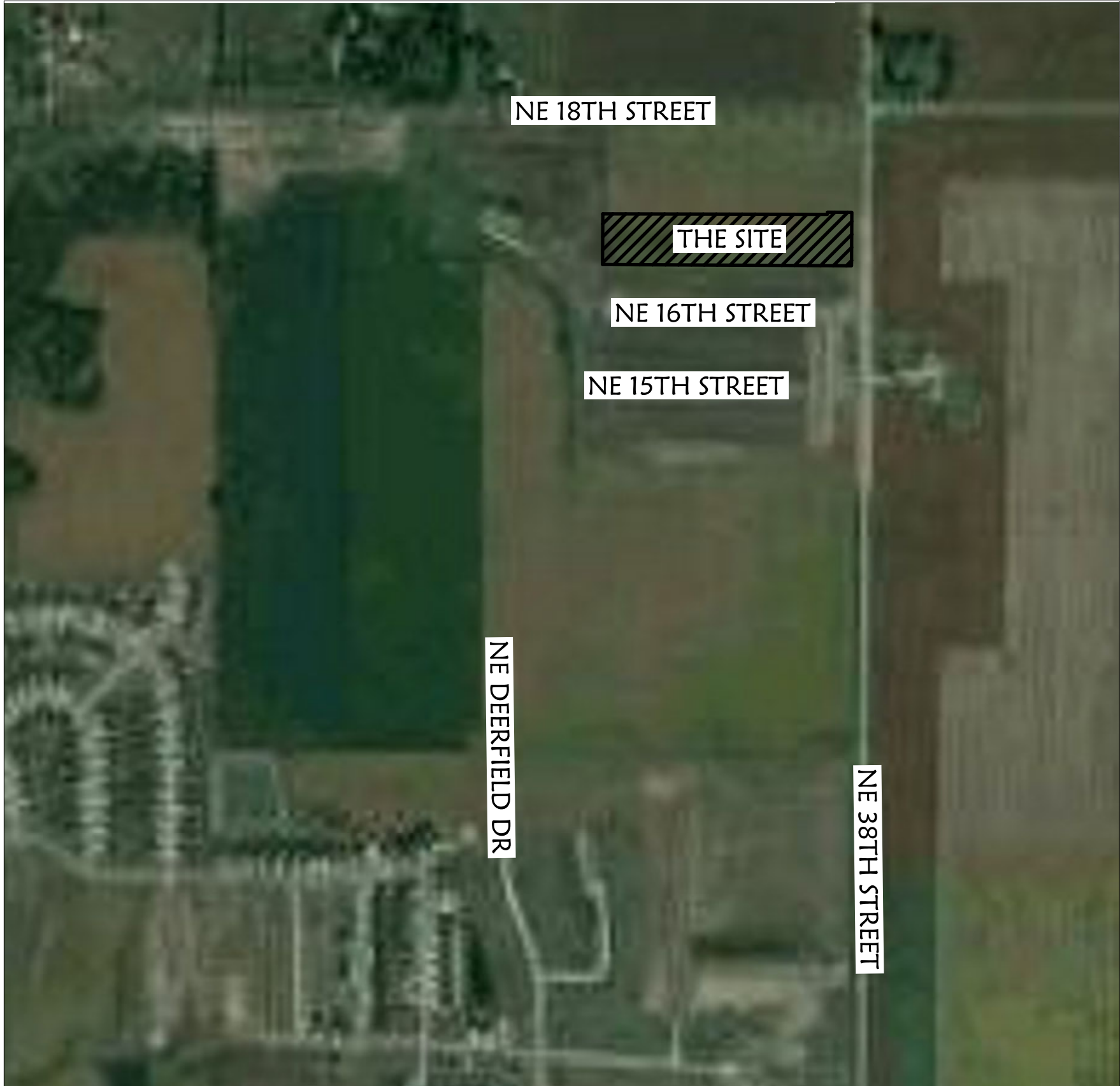
MAXIMUM HEIGHT:
1. PRINCIPAL BUILDING – 35 FEET; EXCEPT FOR EACH FOOT THAT THE BUILDING OR A PORTION OF IT IS SET BACK BEYOND THE REQUIRED FRONT, SIDE AND REAR YARDS, ONE FOOT MAY BE ADDED TO THE HEIGHT LIMIT OF SUCH BUILDING OR PORTION THEREOF. NO BUILDING, HOWEVER, SHALL EXCEED 125 FEET.
2. GARAGE – 14 FEET
3. ACCESSORY BUILDING, OTHER THAN GARAGE – 12 FEET

MAXIMUM NUMBER OF STORIES:
1. PRINCIPAL BUILDING – NO LIMITATION
2. ACCESSORY BUILDING – ONE STORY

CANYON LANDING TOWNHOMES PLAT 2

FINAL PLAT

VICINITY MAP:

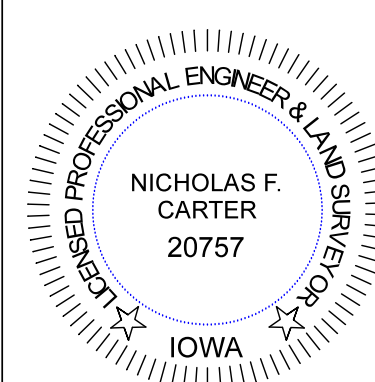


0' 500' 1000'
SCALE: 1"=500'

PROPERTY DESCRIPTION:
OUTLOT Z OF CANYON LANDING TOWNHOMES PLAT 1, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA.

- SURVEY NOTES:**
- SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS OR COVENANTS OF RECORD.
 - THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
 - ALL MONUMENTS PLACED ARE A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC IDENTIFICATION CAP No. 20757 UNLESS OTHERWISE NOTED.
 - ALL MONUMENTS IDENTIFIED AS "SET" WILL BE PLACED WITHIN ONE YEAR OF THE RECORDING OF THIS FINAL PLAT.
 - RECORDED MEASUREMENTS REFER TO THOSE MEASUREMENTS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19200, PAGE 148 OF THE POLK COUNTY RECORDER.
 - THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA PANEL #19153C0210F, EFFECTIVE DATE 2-1-2019.
 - OUTLOT X INCLUDES ALL AREAS OUTSIDE OF BUILDING LOTS, INCLUDING STREETS. AREA INCLUDED IN OUTLOT X SHALL BE OWNED AND MAINTAINED BY THE TOWNHOME HOMEOWNERS ASSOCIATION (HOA).

- CITY NOTES:**
- THE DEVELOPER IS RESPONSIBLE FOR STREET LIGHT INSTALLATION WITHIN THE PLAT BOUNDARY AND ALONG 38TH STREET AND NE DEERFIELD DRIVE.
 - THE DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF SIDEWALK ON THE WEST SIDE OF NE 38TH STREET.
 - INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS, REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH THE CITY THE LOCATION, WIDTH, AND ELEVATION OF SIDEWALKS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING PUBLIC IMPROVEMENTS RELATED TO TRAFFIC IMPACT STUDY.
 - REFER TO THE CANYON LANDING TOWNHOMES SITE PLAN, APPROVED 5/24/22 FOR LANDSCAPING AND BUFFERING REQUIREMENTS.
 - LANDSCAPE BUFFER ALONG NE 38TH STREET SHALL CONSIST OF THREE TREES AND FIVE SHRUBS PER LOT.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS F. CARTER, P.L.S. IA LIC. NO. 20757 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) PAGES 1 AND 2



SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
- SET "X" CUT IN CONCRETE
- ◇ SET "MAG" NAIL IN ASPHALT
- FOUND IR YPC 20757 UNLESS NOTED

M MEASURED DISTANCE
R RECORDED DISTANCE
OPC ORANGE PLASTIC CAP
BPC BLUE PLASTIC CAP
YPC YELLOW PLASTIC CAP
ROW RIGHT-OF-WAY
SF SQUARE FEET

IR IRON ROD
IP IRON PIPE
SBL SETBACK LINE
(1234) LOT ADDRESS

CANYON LANDING TOWNHOMES PLAT 2 ANKENY, IOWA FINAL PLAT

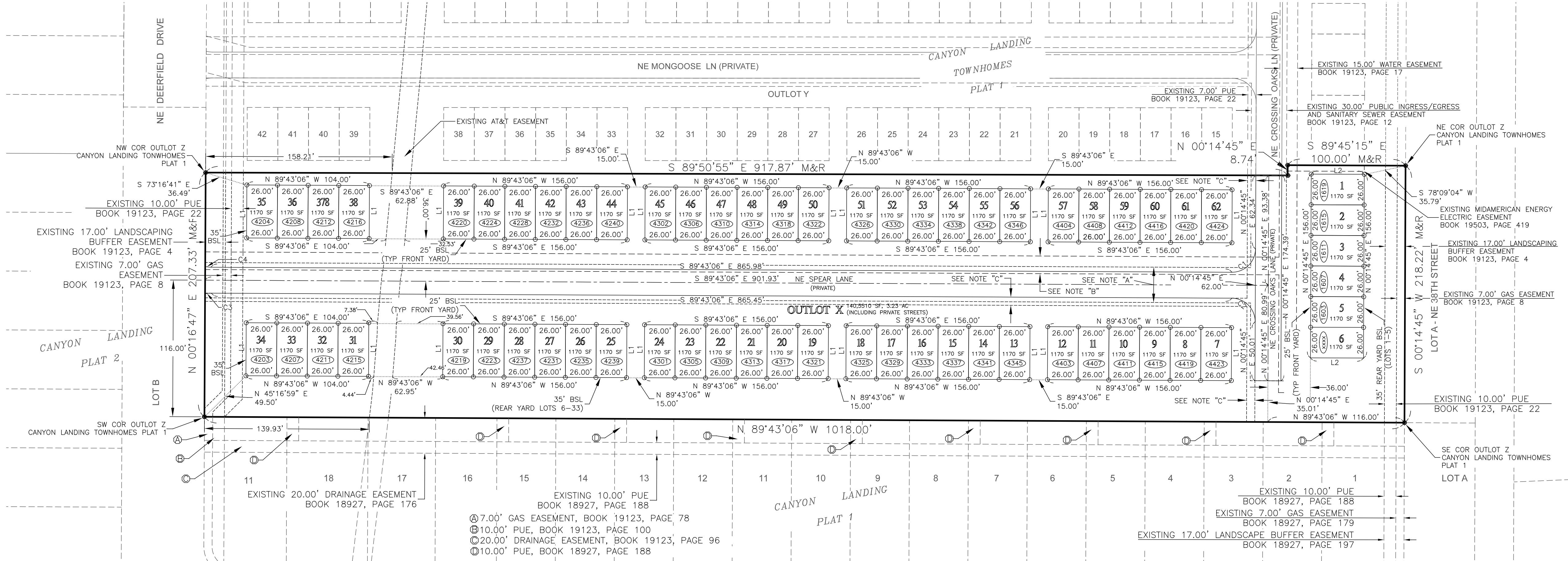
PROJECT NO: 21-101		PAGE 1 OF 2	REVISIONS: 7/25/2023 - ADDRESSED CITY COMMENTS
DRAWN DATE: 7-4-2023	DRAWN BY: N. Carter	SCALE: 1" = 500'	

EASEMENT NOTES:

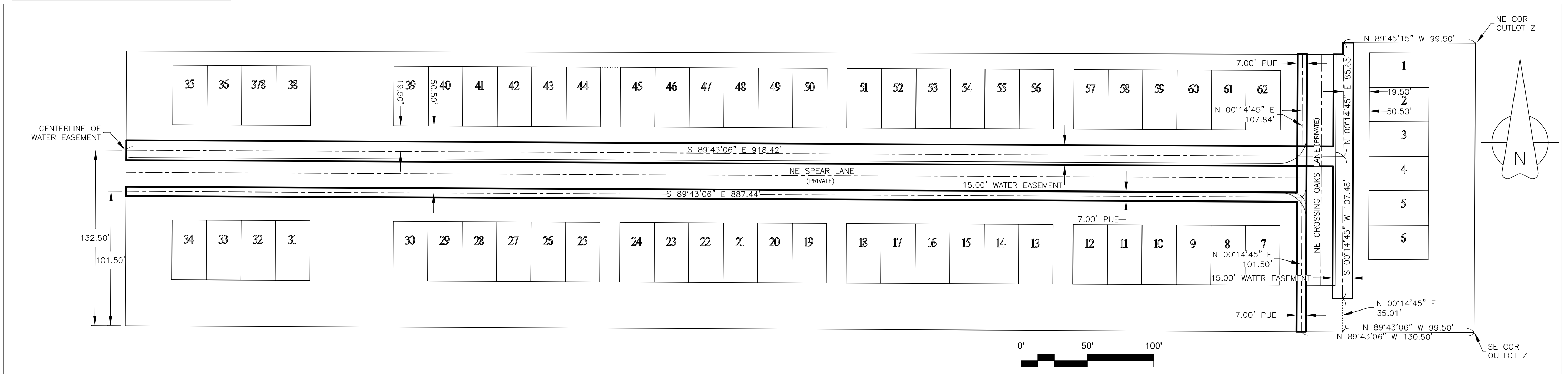
- A. 30.00' WIDE SANITARY SEWER AND INGRESS/EGRESS EASEMENT CENTERED ON CENTERLINE OF NE SPEAR LANE AND NE CROSSING OAKS LANE.
B. 15.00' WIDE WATER EASEMENT - SEE DETAIL A.
C. 7.00' WIDE PUE - SEE DETAIL A

EASEMENT NOTES:

- A. 30.00' WIDE SANITARY SEWER AND INGRESS/EGRESS EASEMENT CENTERED ON CENTERLINE OF NE SPEAR LANE AND NE CROSSING OAKS LANE.
B. 7.00' WIDE PUE - SEE DETAIL A



DETAIL A - WATER MAIN EASEMENT DETAIL



LINE	BEARING	DISTANCE
L1	S 00°16'54" W	45.00'
L2	N 89°45'15" W	45.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.43'	28.29'	N 45°15'50" E	90°02'09"
C2	20.00'	31.40'	28.28'	N 44°44'10" W	89°57'51"
C3	25.00'	5.55'	5.53'	S 83°55'38" W	12°42'33"
C4	25.01'	4.98'	4.97'	S 82°41'22" E	11°24'08"

SYMBOLS
LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 UNLESS OTHERWISE NOTED
● SET "X" CUT IN CONCRETE
◇ SET "MAG" NAIL IN ASPHALT
● FOUND IR YPC 20757 UNLESS NOTED

- M MEASURED DISTANCE
R RECORDED DISTANCE
OPC ORANGE PLASTIC CAP
BPC BLUE PLASTIC CAP
YPC YELLOW PLASTIC CAP
ROW RIGHT-OF-WAY
SF SQUARE FEET

- IR IRON ROD
IP IRON PIPE
SBL SETBACK LINE
(1234) LOT ADDRESS

CANYON LANDING TOWNHOMES PLAT 2
ANKENY, IOWA
FINAL PLAT

PROJECT NO:	21-101	PAGE 2 OF 2
DRAWN DATE:	7-4-2023	DRAWN BY: N. Carter
SCALE:	1" = 50'	

REVISIONS:
7/25/2023 - ADDRESSED CITY COMMENTS



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kimberley Crossing Plat 4 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

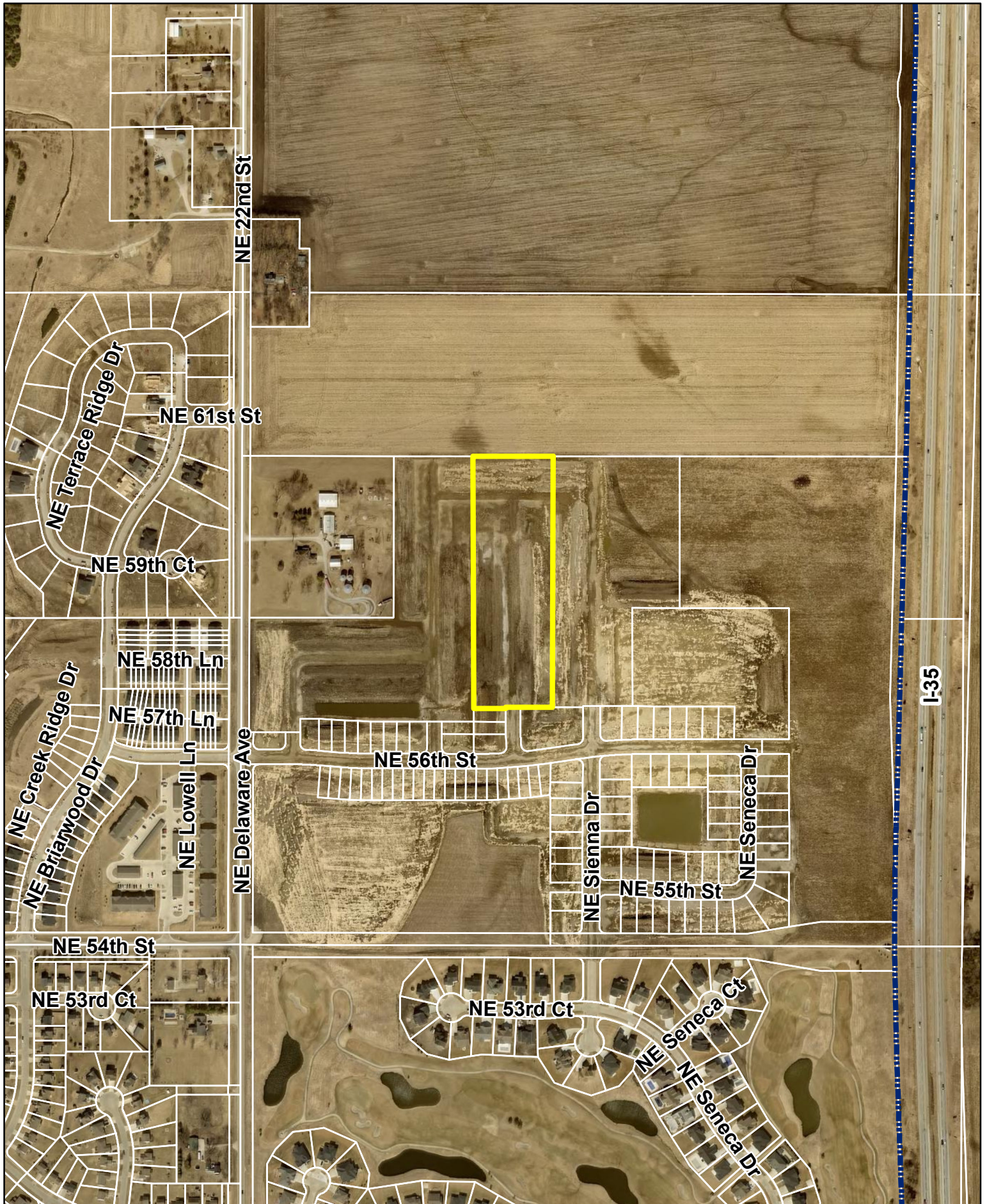
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council preliminary approval of Kimberley Crossing Plat 4 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 8, 2023

Agenda Item: Kimberley Crossing Plat 4 – Final Plat
Report Date: August 3, 2023
Prepared by: Jake Heil *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of Kimberley Crossing Plat 4 Final Plat.

Project Summary:

Kimberley Crossing Plat 4 is a proposed 7.58-acre (+/-) plat located west of NE Sienna Drive and north of NE 56th Street. The subject plat creates 38 single-family lots, two street lots, and shows associated utilities and easements. The proposed plat is zoned and in general conformance with the Miller Farm Property PUD.

Project Report:

- Streets:** This plat will be primarily accessed from the south via NE 56th Street from NE Delaware to the west and via NE Sienna Drive that also provides access through the Otter Creek development to the south. This plat extends NE Verona Drive north to NE 60th Street. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** The existing 8-inch water main will be extended north along NE Verona Drive, and an 8-inch main will be installed along NE 60th Street.
- Sewer:** 8-inch sanitary sewer will be extended north along NE Verona Drive and along NE 60th Street.
- Drainage:** Stormwater for the south half of the plat will flow south and then east to the stormwater detention basin located on Outlot X, Kimberley Crossing Plat 1. The northern half of the plat drains easterly, towards Kimberley Crossing Plat 3, which eventually drains to a drainage ditch along Interstate-35. From there stormwater eventually drains to the south ultimately outletting into Otter Creek.
- Parkland:** A total of 0.60 acres of parkland dedication is required for Kimberley Crossing Plat 4. Outlot Y, in Kimberley Crossing Plat 1, is comprised of 6.58 acres and was deeded to the City with Plat 1. The total parkland dedication for the Miller Farm PUD is estimated to be approximately 6.58 acres. Any additional required parkland that is not met by the 6.58 acres already deeded will be payment in lieu of parkland dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Kimberley Crossing Plat 4
NAME OF OWNER/ DEVELOPER: Kimberley Development Corp.

GENERAL INFORMATION:

PLAT LOCATION: North of NE 56th Street, West of NE Sienna Drive
SIZE OF PLAT: 10.36 acres
ZONING: Miller Farm PUD

LOTS:

NUMBER: 38 single-family lots, two street lots
SIZE/DENSITY: 5.01 units per acre
USE: Residential
BUILDING LINES: Miller Farm PUD:
Min. Lot Width: 50' (75' for 2-Family lot)
Front: 25'
Rear: 25'
Side: 10' total (min. 5' one side)

PARK SITE DEDICATION:

A total of 0.60 acres of parkland dedication is required for Kimberley Crossing Plats 3. Outlot Y, in Kimberley Crossing Plat 1, is comprised of 6.58 acres and was deeded to the City with Plat 1. The total parkland dedication for the Miller Farm PUD is estimated to be approximately 6.58 acres. Any additional required parkland that is not met by the 6.58 acres already deeded will be payment in lieu of parkland dedication.

ADJACENT LANDS:

NORTH: R-1, One Family Residence District
SOUTH: Miller Farm Property PUD
EAST: Miller Farm Property PUD
WEST: Miller Farm Property PUD; R-3, Multiple Family Residence District

STREET DEVELOPMENT:

NAME: NE Verona Drive
LENGTH: Approximately 860.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NE 60th Street
LENGTH: Approximately 324.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 7.58 acres of developable land X 990 gal. per day/single-family residential
= 7,504.2 GPD

WRA CAPACITY: 47 MGD; current daily avg. 18 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: North Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 38 units X 3 pers. per house X 100 gal. per day/person = 11,400 GPD

SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

July 27, 2023

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Eric Carstens
City of Ankeny
Planning & Building Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50021

RE: Kimberley Crossing Plat 4
Final Plat & Construction Drawing Approval

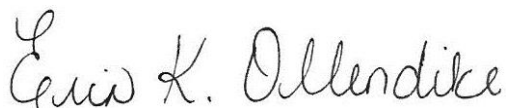
Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 7.6 acres and is located north of the intersection of NE Verona Drive and NE 56th Street. The final plat includes the development of 38 single family lots. The property is currently zoned PUD Planned Unit Development and R-3 Multiple Family Residential District zoning.

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

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

INDEX LEGEND

LOCATION: PT. SW1/4 SEC 31-81-23
ANKENY, POLK COUNTY, IOWA

REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION

PROPRIETOR: KIMBERLEY DEVELOPMENT CORPORATION
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

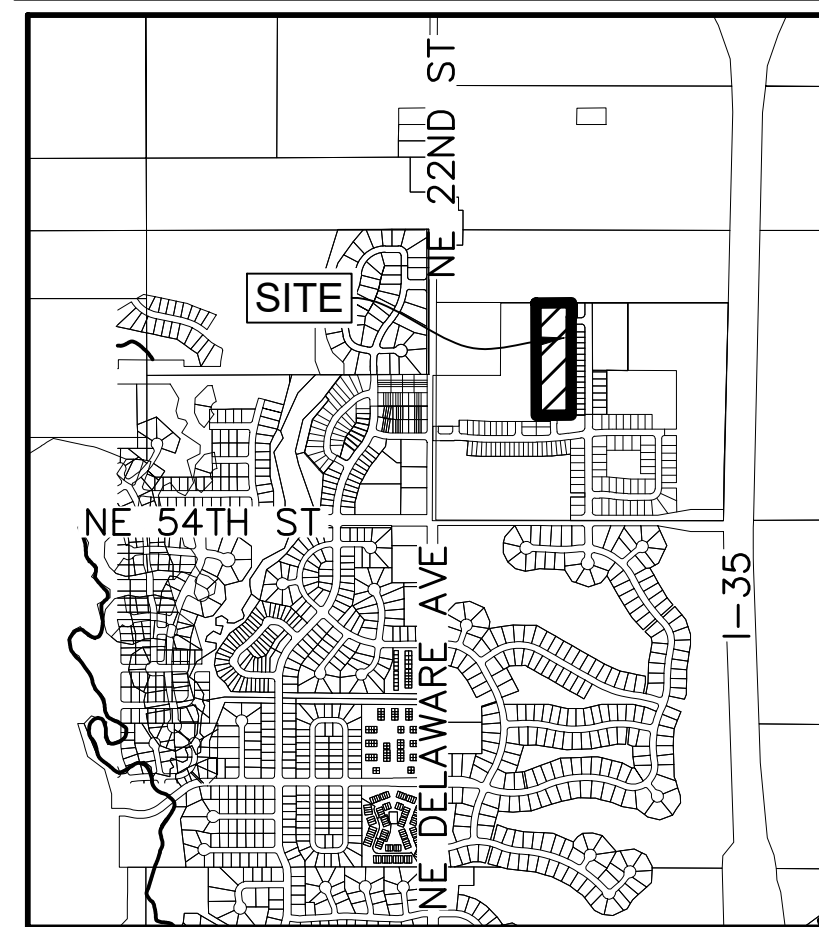
LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, YELLOW PLASTIC CAP #15980
(UNLESS OTHERWISE NOTED)

MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
PUBLIC UTILITY EASEMENT
CURVE ARC LENGTH
LOT ADDRESS
CENTERLINE
SECTION LINE
EASEMENT LINE
BUILDING SETBACK LINE
PLAT BOUNDARY

FOUND	SET
▲	△
●	○
M	R
D	D
P.U.E.	P.U.E.
AL	AL
(1234)	(1234)

VICINITY MAP (NOT TO SCALE)



ANKENY, IOWA

OWNER / DEVELOPER

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 N. ANKENY BLVD STE 22
ANKENY, IA 50021
PH: (515) 963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

JUNE 23, 2023

ZONING

P.U.D.: PLANNED UNIT DEVELOPMENT

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N44°51'18"E	35.36'
C2	90°00'00"	25.00'	39.27'	S45°08'42"E	35.36'

PLAT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17, KIMBERLEY CROSSING PLAT 3, AN OFFICIAL PLAT; THENCE SOUTH 00°08'42" EAST ALONG THE WESTERLY LINE OF SAID KIMBERLEY CROSSING PLAT 3, A DISTANCE OF 135.68 FEET; THENCE SOUTH 89°51'18" WEST ALONG SAID WESTERLY LINE, 4.00 FEET; THENCE SOUTH 00°08'42" EAST ALONG SAID WESTERLY LINE, 890.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID KIMBERLEY CROSSING PLAT 3; THENCE SOUTH 89°51'18" WEST ALONG THE NORTHERLY LINE OF KIMBERLEY CROSSING PLAT 2 AND KIMBERLEY CROSSING PLAT 1, BOTH OFFICIAL PLATS, 190.00 FEET; THENCE SOUTH 00°08'42" EAST ALONG THE NORTHERLY LINE OF SAID KIMBERLEY CROSSING PLAT 1, A DISTANCE OF 5.00 FEET; THENCE SOUTH 89°51'18" WEST ALONG SAID NORTHERLY LINE, 130.00 FEET TO THE NORTHWEST CORNER OF LOT 15, SAID KIMBERLEY CROSSING PLAT 1; THENCE NORTH 00°08'42" WEST, 835.00 FEET; THENCE SOUTH 89°51'18" WEST, 4.00 FEET; THENCE NORTH 00°08'42" WEST, 195.22 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°46'30" EAST ALONG SAID NORTH LINE, 328.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.58 ACRES (330,117 SQUARE FEET).

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

BULK REGULATIONS

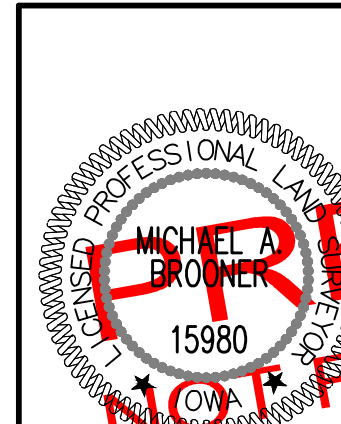
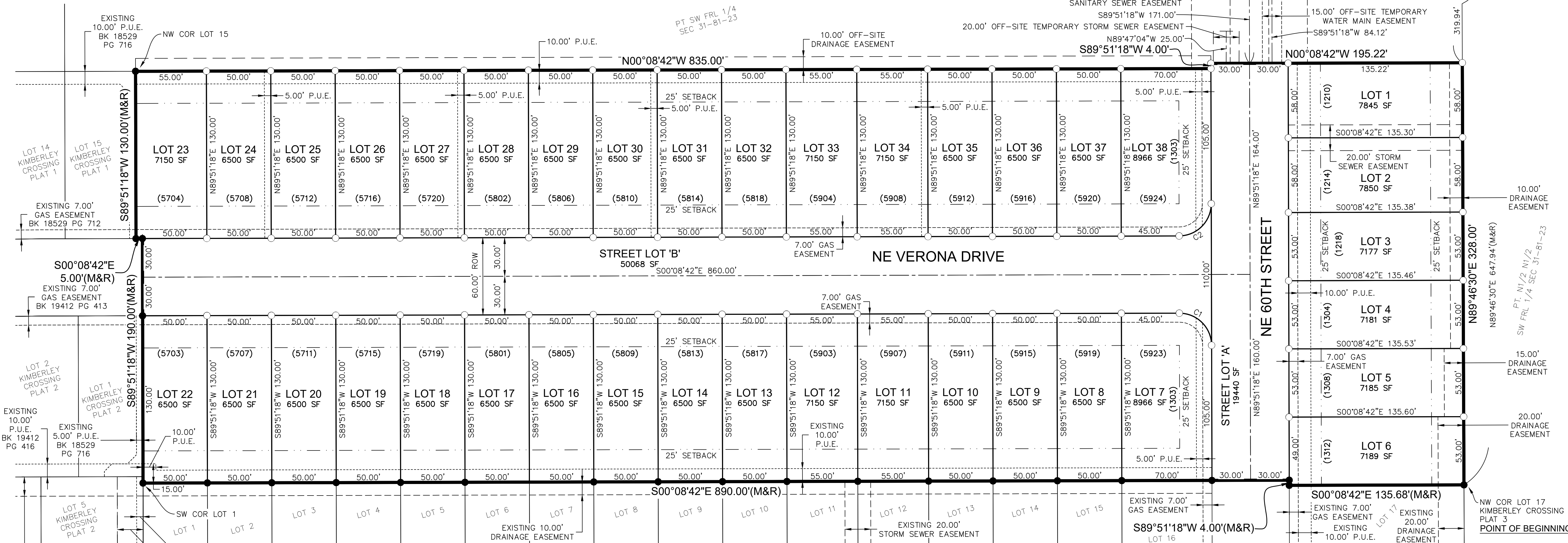
P.U.D. DISTRICT (LOT 1-38)
MIN. LOT WIDTH: 50'
FRONT: 25'
REAR: 25'
SIDE: 5'

NOTE: A MINIMUM OF ONE OVERSTORY/ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

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.
- STREET LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF ANKENY FOR PUBLIC RIGHT-OF-WAY.

AREA ABOVE RESERVED FOR RECORDING STAMP



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. DATE
LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE

REVISIONS

1

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

TECH: REVIEW:

ENGINEER: CIVIL DESIGN ADVANTAGE

KIMBERLEY CROSSING PLAT 4
FINAL PLAT

ANKENY, IOWA

2

14

2306.409



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

5075 SE Delaware Avenue - Hobby Lobby Modified Pylon Sign

EXECUTIVE SUMMARY:

Staff Report attached.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the modified pylon sign at 5075 SE Delaware Avenue, adjacent to the Interstate 35 right-of-way.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter and Exhibit
	Construction Drawings





*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: 5075 SE Delaware Avenue – Hobby Lobby Modified Pylon Sign
Report Date: August 3, 2023
Prepared by: Bryan Morrissey
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the request for a modified pylon sign at 5075 SE Delaware Avenue, adjacent to the Interstate-35 right-of-way.

Project Summary:

The subject site is located at 5075 SE Delaware Avenue on Lot 1 of Delaware Landing Plat 1 and is generally located east of SE Delaware Avenue and north of SE 54th Street. Similar to other properties located near SE Delaware Avenue, the site is zoned C-2, General Retail and Highway Oriented Commercial District w/restrictions. The Plan and Zoning Commission approved site plans and building elevations for a Hobby Lobby store on the property on March 21, 2023. Those plans called for the development of a 55,000 square foot (+/-) commercial building situated near the eastern portion of the lot along with parking, landscaping, utility improvements, and stormwater detention. The approved plans did show potential sign locations; however, the City of Ankeny's sign permitting process is separate from the site plan approval process and is typically reviewed and approved after a site plan is approved.

A sign permit application was received by staff on July 19, 2023 for a modified pylon sign at 5075 SE Delaware Avenue. Section 195.04(3)(A) states that properties abutting Interstate-35 are allowed to erect a modified pylon sign if authorized by the Plan & Zoning Commission. The applicant is proposing a modified pylon sign that will be located near the northeast corner of the property and will be more than 5 feet away from closest property lines on the site. The proposed sign will reach a maximum of 30-feet in height and has a sign area of 79 square-feet. The base of the proposed sign is greater than 40 percent of the width of the sign and has a base of brick that is two feet three inches tall. The proposed sign will be located over 600 feet away from the nearest pylon sign located on the Sam's Club site to the north and meets all other Code requirements set out in Section 195.04(3). Given it's compliance with the Code, staff is recommending approval of the modified pylon sign at 5075 SE Delaware Avenue.

**Parlay Ankeny, LLC
101 Vine Street
Chillicothe, MO 64601**

VIA EMAIL

City of Ankeny
Attn: Bryan Morrissey
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

August 3, 2023

RE: Pylon Sign Permit Request – Ankeny, IA

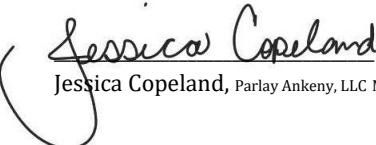
Dear Bryan:

As the landowner for the Hobby Lobby that is under construction in Ankeny, Iowa, I would like to request approval of the pylon sign that has been submitted. The proposed location is shown on Exhibit A of this letter.

If you have any questions at all, please don't hesitate to call. The best phone number to reach me at is [816] 804-3890 or at the following e-mail address: jessica@copelanddevelopment.com.

Sincerely,

Parlay Ankeny, LLC



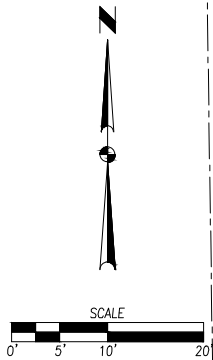
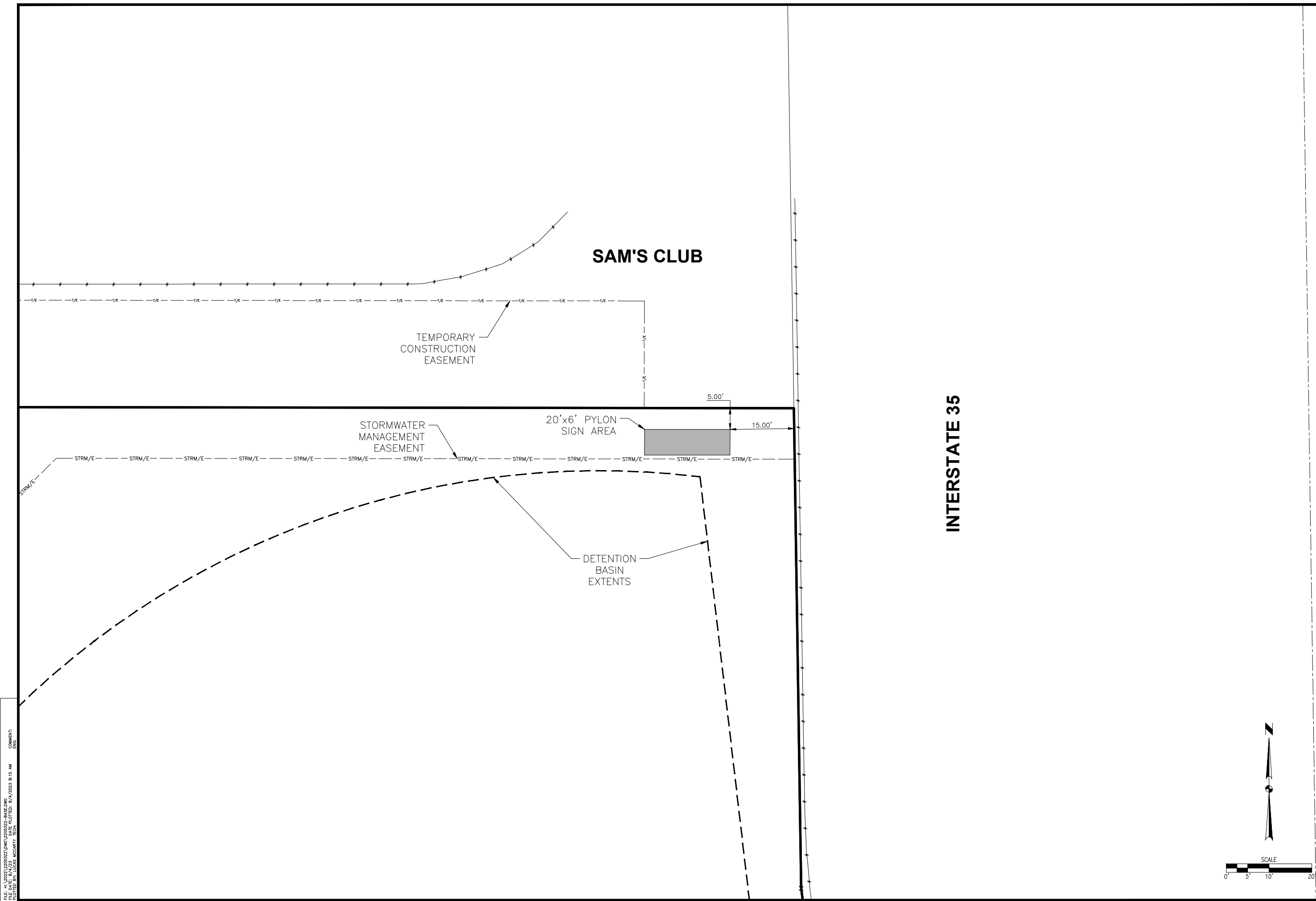
Jessica Copeland

Jessica Copeland, Parlay Ankeny, LLC Member

08-03-23

Date

FILE: H:\2022\2205322\DWG\2205322-BASE.DWG
FILE DATE: 8/4/23 DATE PLOTTED: 8/4/2023 8:15 AM
PLOTTED BY: LUCAS MCCARTY TECH: COMMENT:
ENG:



STORE # ANKENY, IA

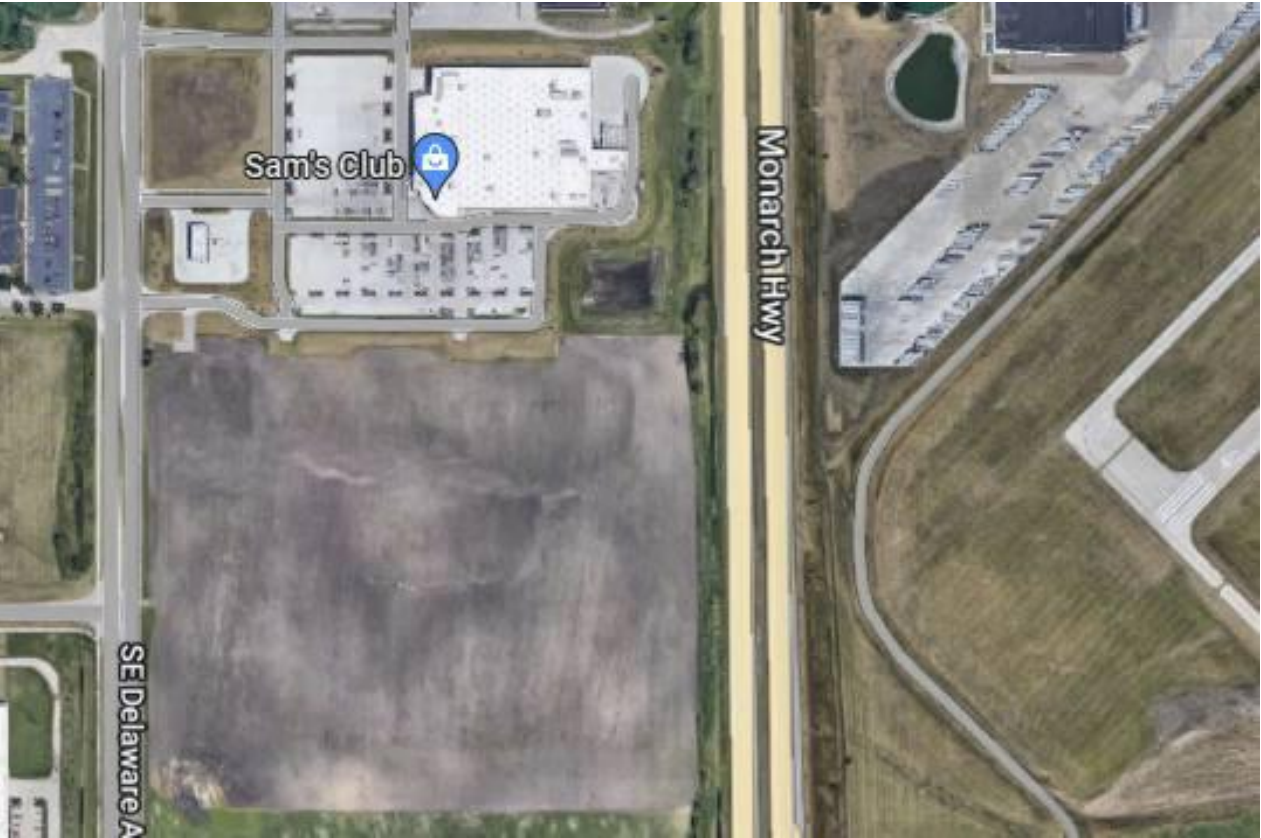
HOBBY LOBBY

LANDLORD SIGN PACKAGE APPROVAL

LANDLORD SIGNATURE:	DATE:

UPON ARRIVAL AT THE JOB SITE, IF YOU FIND ANY DIFFERENCES BETWEEN THE DRAWINGS AND THE ACTUAL PHYSICAL CHARACTERISTICS OF THE BUILDING WHICH MAY REQUIRE REPOSITIONING OF THE SIGNS, OR IF SOMEONE ON THE JOB SITE TELLS YOU TO INSTALL THE SIGNS IN A DIFFERENT POSITION THAN IS CALLED FOR ON THE DRAWINGS, STOP IMMEDIATELY AND CALL ONE OF THE FOLLOWING FOR AUTHORIZATION:
IMAGE NATIONAL, INC. / RORY PAULSON / 1-800-592-8058 EXT 223
HOBBY LOBBY STORE PLANNING - LARRY HOSTETTER / 405-745-1178
OR MARSHA MILLER / 405-745-5458
FAILURE TO DO SO MAY RESULT IN THE INSTALLER HAVING TO BEAR THE EXPENSE OF REINSTALLING THE SIGN IN THE CORRECT POSITION.

NOTE: THE FOLLOWING DRAWING EXHIBIT REPRESENTS SIGNAGE ONLY:
NOT ACTUAL ELEVATIONS OR CONDITIONS



AERIAL VIEW
SCALE: N.T.S.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs ...bringing your image to light! in 16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com	UL UNDERWRITERS LABORATORIES ELECTRIC SIGN NAMPA PLANT - UL #433195-001 U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	Client: HOBBY LOBBY		Date: 08/01/23	File: HBL-Ankeny, IA-Pylon-R6	Page No.
		Site: SITE #XXX SE DELAWARE AVE. ANKENY, IA 50021	Designer: SO / RA		HOBBY LOBBY	1 of 6
			Account Manager: RKP			



AERIAL VIEW
SCALE: N.T.S.

DESIGN SIGN STATUS - FREESTANDING SIGNS			
SIGN #	LOCATION	SIGN TYPE	TECHNICALLY VERIFIED
1	MONARCH HWY	D/F PYLON SIGN	

DRAWING TYPE		
CONCEPTUAL	X	TECHNICAL
REVISIONS		
2) UPDATED DESIGN - RA		
3) ADDED REVEAL (PER JIM) - RA		
4) ADDED REVEAL (PER JIM) - RA		
5)		
6) WIDENED POLE COVER PER CITY - RA		

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

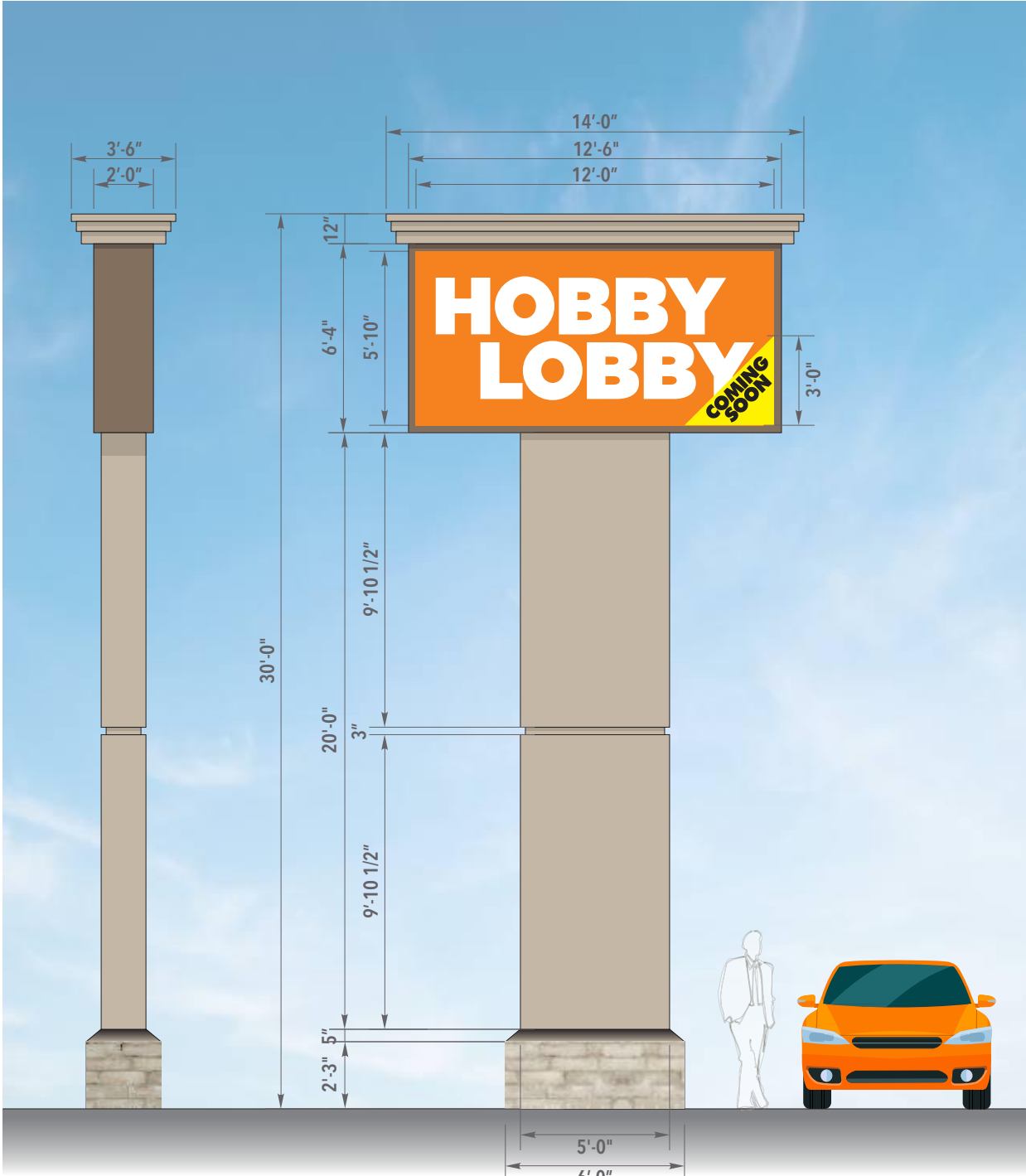
image national signs ...bringing your image to light! 16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com	 UNDERWRITERS LABORATORIES ELECTRIC SIGN NAMPA PLANT - UL #433195-001 U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	Client: HOBBY LOBBY	Date: 08/01/23	File: HBL-Ankeny, IA-Pylon-R6	Page No.
		Site: SITE #XXX SE DELAWARE AVE. ANKENY, IA 50021	Designer: SO / RA	HOBBY LOBBY	2 of 6
			Account Manager: RKP		



It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs ...bringing your image to light! in TM 16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com	UL UNDERWRITERS LABORATORIES ELECTRIC SIGN NAMPA PLANT - UL #433195-001 U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	Client: HOBBY LOBBY	Date: 08/23/23	File: HBL-Ankeny, IA-Pylon-R6	Page No.
		Site: SITE #XXX	Designer: SO / RA	HOBBY LOBBY	3 of 6
		SE DELAWARE AVE.	Account Manager: RKP		
		ANKENY, IA 50021			

PROPOSED CONDITIONS



D/F PYLON ELEVATION

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



SIMULATED NIGHT VIEW

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



PERSPECTIVE VIEW

SCALE: N.T.S.

GENERAL NOTES

NEW D/F ILLUMINATED PYLON CABINET SIGN
FOOTING DETAIL NEXT PAGE

CITY CODE & ALLOWANCES

CODE NOT PROVIDED AT TIME OF DRAWING

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs
...bringing your image to light!



16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020
imagenational.com



NAMPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

Client: HOBBY LOBBY

Date: 08/23/23

File: HBL-Ankeny, IA-Pylon-R6

Page No.

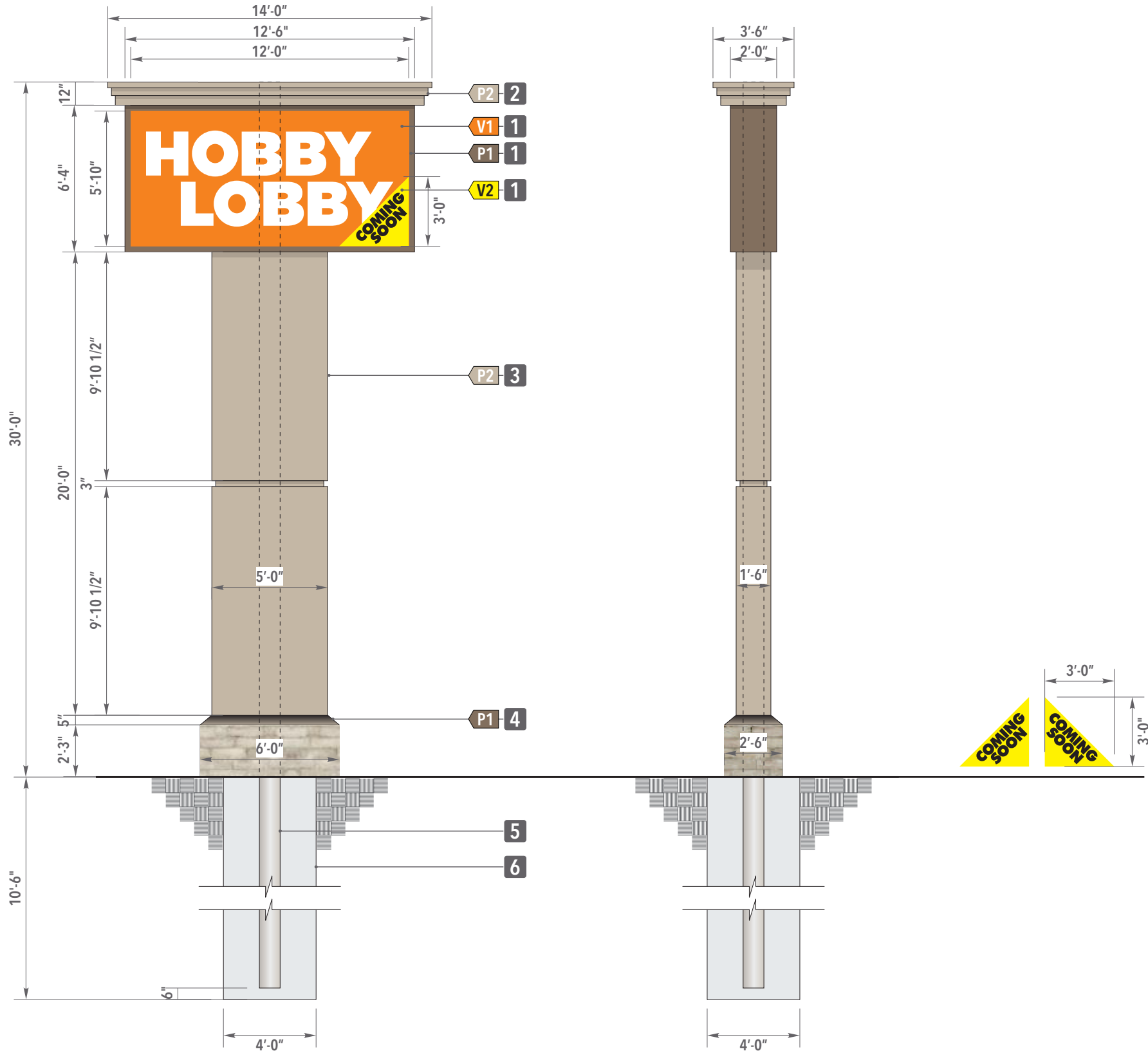
Site: SITE #XXX
SE DELAWARE AVE.
ANKENY, IA 50021

Designer: SO / RA

Account Manager: RKP

HOBBY LOBBY

4 of 6



D/F PYLON ELEVATION - CAISSON STYLE FOOTING

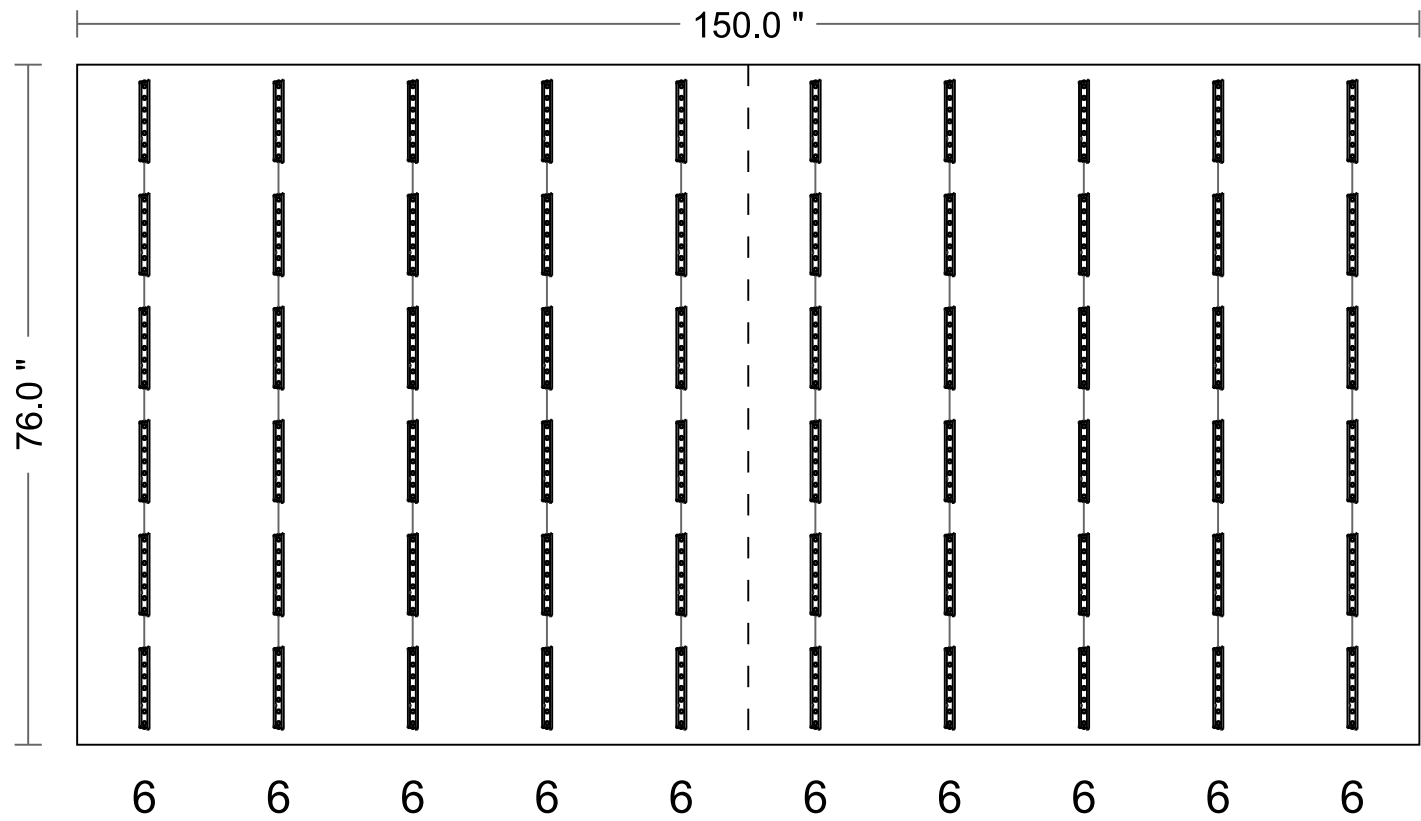
SCALE: 3/16"=1'-0"

FABRICATION SPECIFICATIONS			
1	CABINET	CONSTRUCTION	2 & 2 1/2" STEEL ANGLE FRAME
		TYPE	D/F
		PAINT COLOR	PER COLOR KEY (P1)
		FACE	WHITE FLEXIBLE FACE (V1)(V2)
		RETAINERS	.040 ALUMINUM BOX RETAINERS
		CORNICE	.040 ALUM TOP EMBELLISHMENT
		ILLUMINATION	7100k WHITE LED
		TEXTURE	MEDIUM STUCCO
2	CORNICE	CONSTRUCTION	FABRICATED ALUMINUM
		PAINT COLOR	PER COLOR KEY (P2)
		TEXTURE	MEDIUM STUCCO
3	POLE COVER/REVEAL	MATERIAL	3mm ACM (SHIPPED IN 2 PIECES)
		PAINT COLOR	PER COLOR KEY (P2)
		TEXTURE	MEDIUM STUCCO
4	POLE COVER BASE	MATERIAL	13mm SINTRA ROUTED FAUX BRICK
			.040 ALUMINUM EMBELLISHMENT
		PAINT COLOR	PER COLOR KEY (P1)
		TEXTURE	MEDIUM STUCCO
5	SUPPORT	TYPE	10" X 37'-6" SCH. 40 PIPE
6	FOOTER	TYPE	CAISSON
		VOLUME	11.85 YARDS CONCRETE

NOTES	
N	

COLOR KEY			
V1	VINYL	3M 44 ORANGE	
V2	VINYL	3M LOW-TAC PRINTED VINYL	
P1	PAINT	SW 7509 TIKI HUT	
P2	PAINT	7506 LOGGIA	
NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND SPECIFIED VENDOR SAMPLES FOR APPROVED COLOR SPECIFICATIONS.			

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.



Total Circuit Amps (120 VAC)
4.400

Modules
60 ea GEDS71-2

Power Supply
4 ea GEPS24-100U-GLX2

Max Load Per PS
18

D/F PYLON - LED LAYOUT

SCALE: NTS

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs ...bringing your image to light! in TM 16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020 imagenational.com	UL UNDERWRITERS LABORATORIES ELECTRIC SIGN NAMPA PLANT - UL #433195-001 U.S. & P.R. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-41.1 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with requirements of article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.	Client: HOBBY LOBBY	Date: 08/01/23	File: HBL-Ankeny, IA-Pylon-R6	Page No.
		Site: SITE #XXX SE DELAWARE AVE. ANKENY, IA 50021	Designer: SO / RA	HOBBY LOBBY	6 of 6
			Account Manager: RKP		



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to High Density Residential use classification (LUPA Area A).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area A.

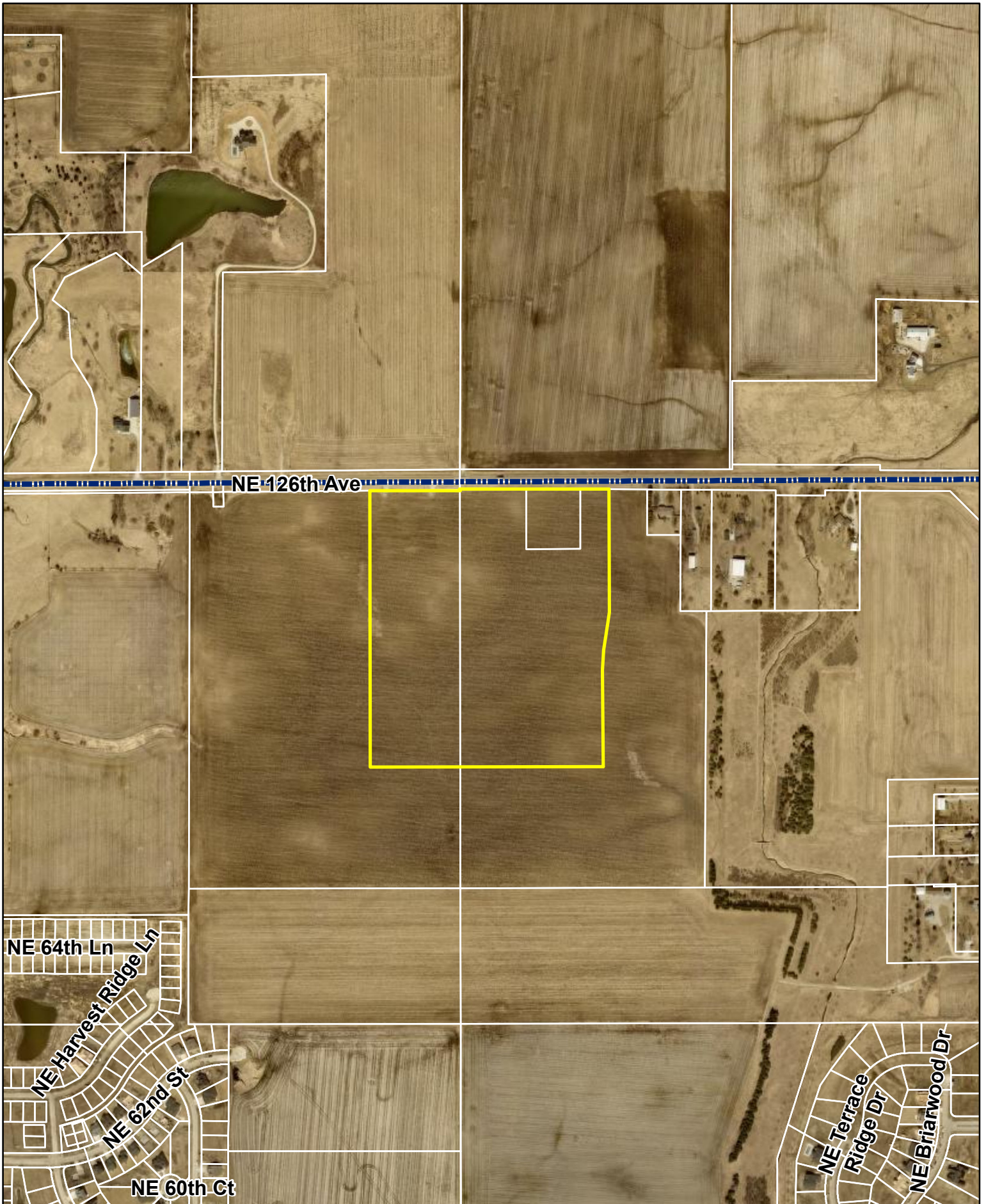
Action: <p>Consider MOTION to recommend City Council deny the request by Hope Kimberley LLC to

amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Area A Exhibit
 Future Land Use Map
 Applicant Letter
 Zoning Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map
 CDA Comparison Exhibit



1 inch = 600 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area A & Rezoning Area C



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

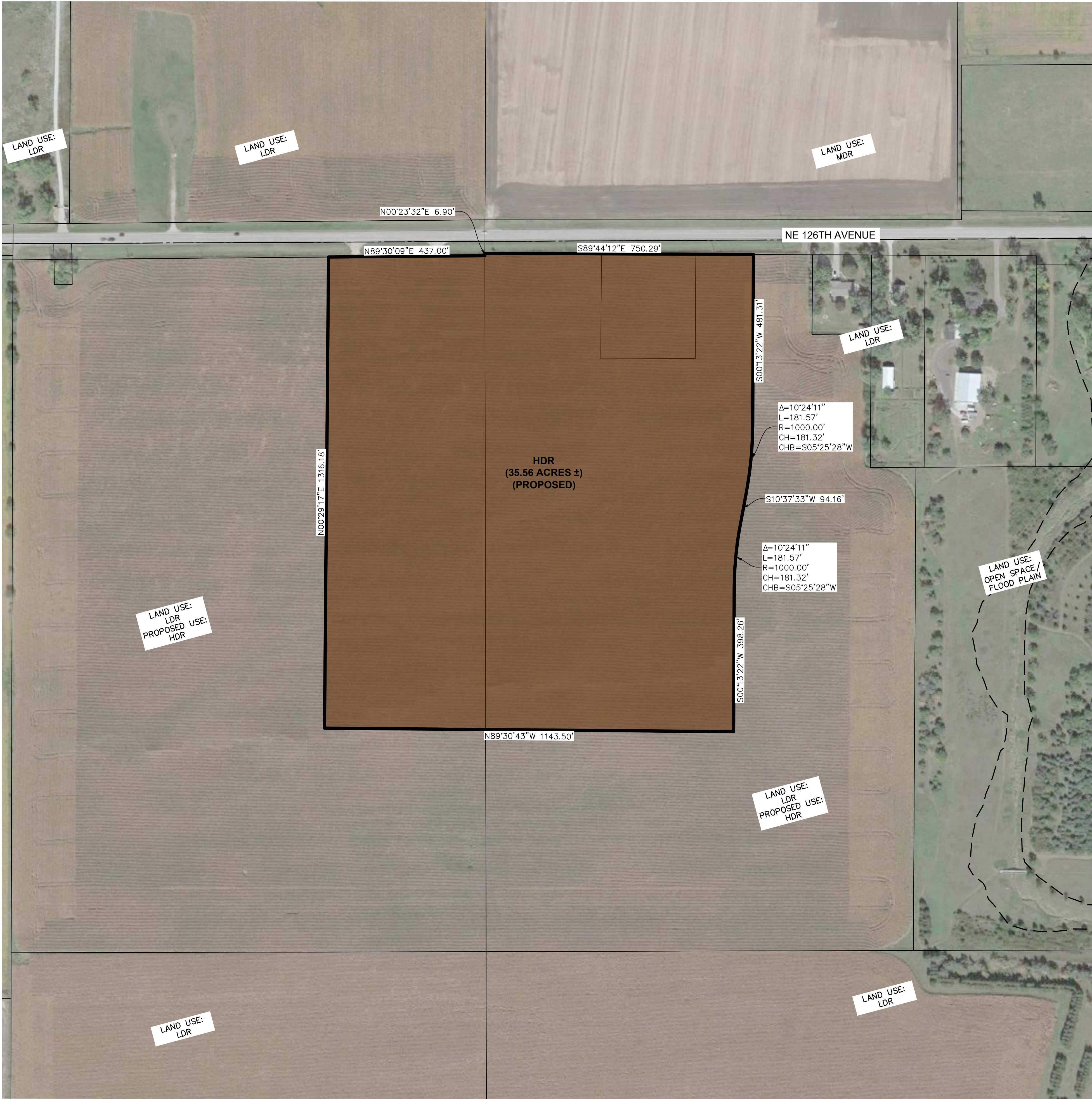
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

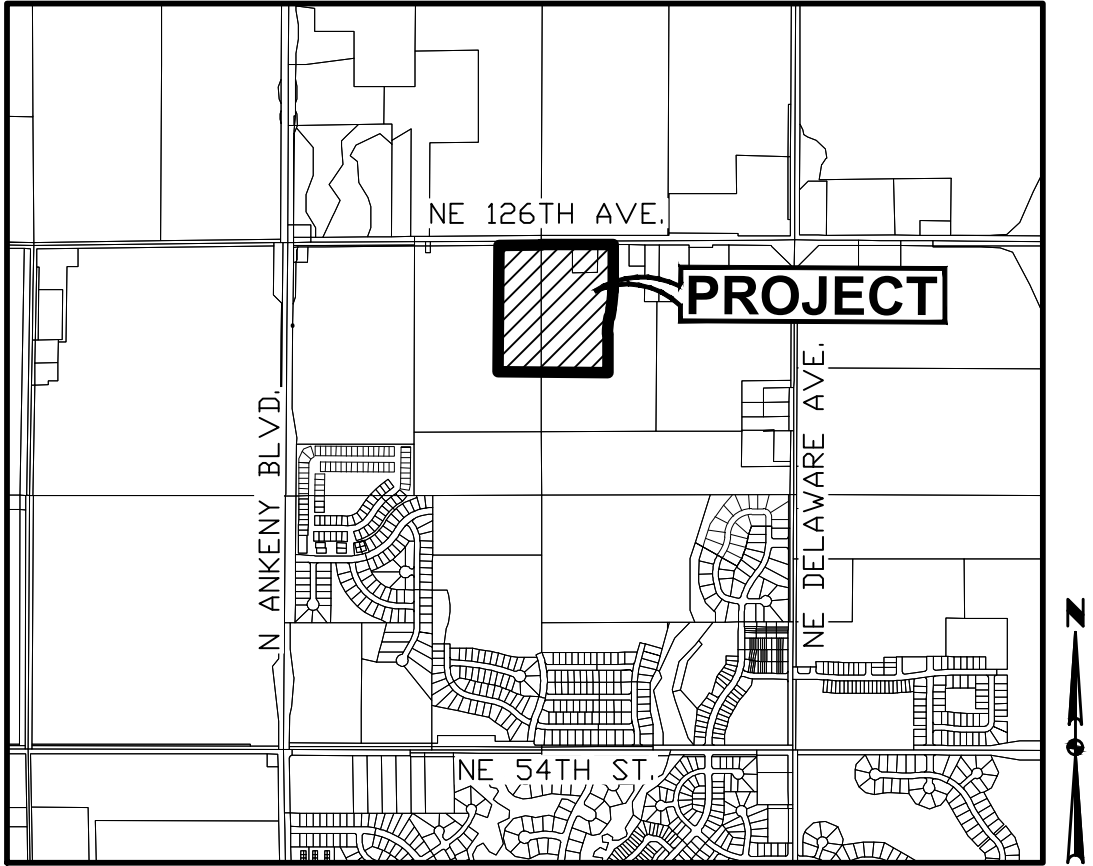
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

LAND USE DESIGNATION

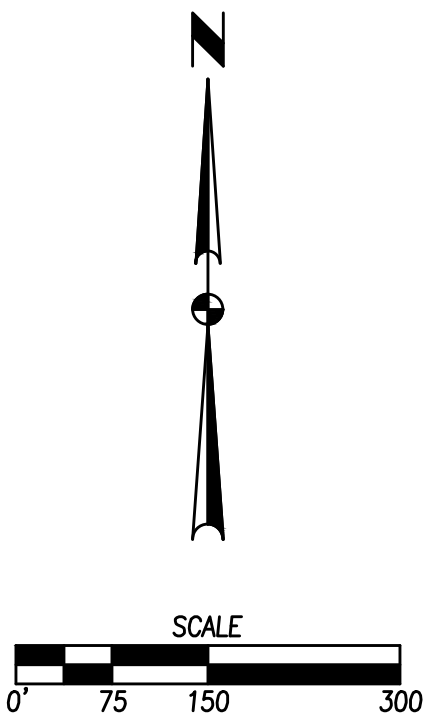
EXISTING: LDR: LOW DENSITY RESIDENTIAL

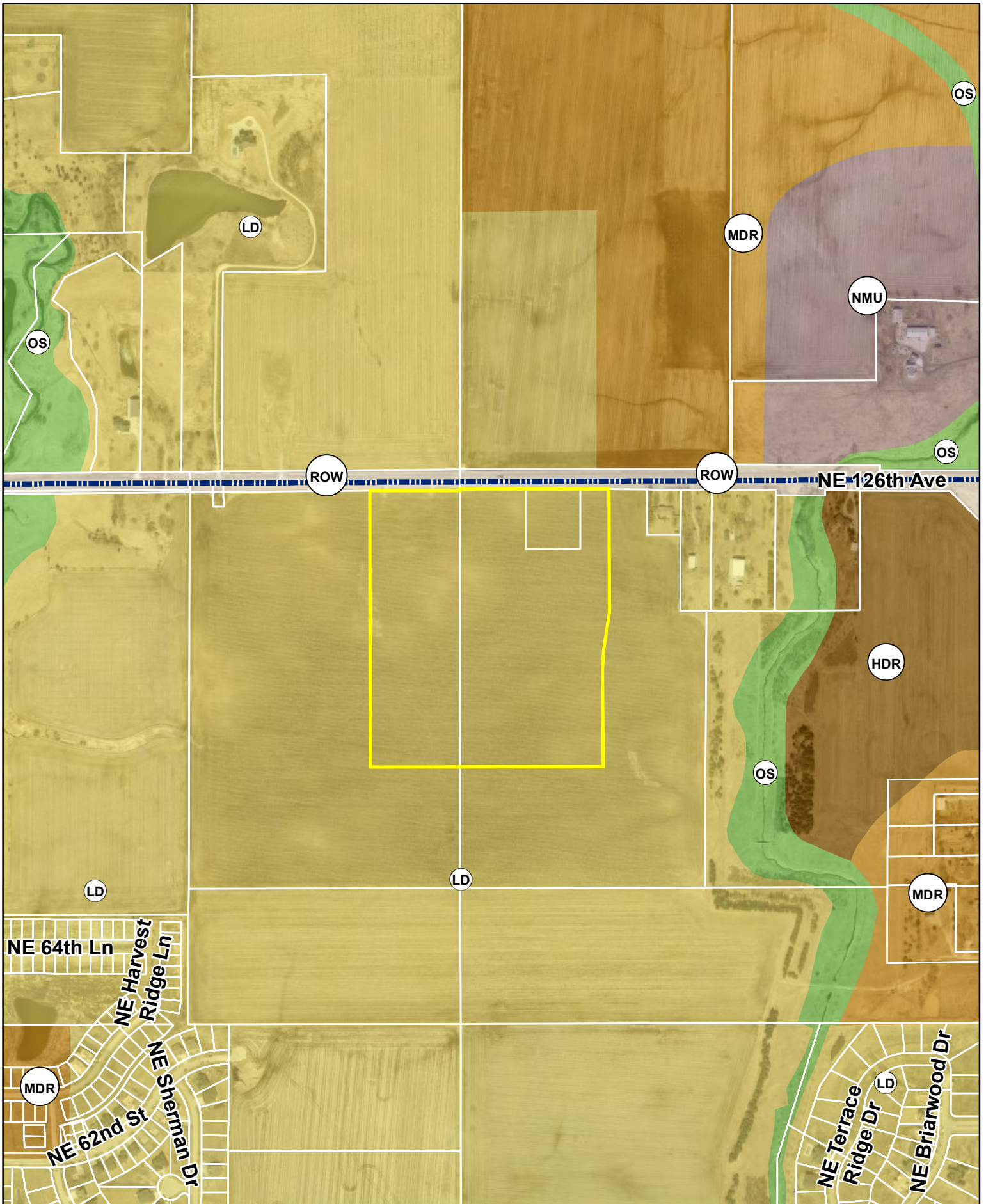
PROPOSED: HDR: HIGH DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°23'32" EAST ALONG THE EAST LINE OF STREET LOT 'D', SAID FOUR MILE FOUR, 6.90 FEET; THENCE SOUTH 89°44'12" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NE 126TH AVENUE, 750.29 FEET; THENCE SOUTH 00°13'22" WEST, 481.31 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 398.26 FEET; THENCE NORTH 89°30'43" WEST, 1143.50 FEET; THENCE NORTH 00°29'17" EAST, 1316.18 FEET TO THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°30'09" EAST ALONG SAID NORTH LINE, 437.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.56 ACRES MORE OR LESS.





June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we are submitting a request to modify the city's comprehensive plan from 115.98 acres of low density residential to approximately 72.69 acres to medium density residential, 35.56 acres of High-Density Residential and 7.73 acres to Community Commercial. Additionally, we would like to request that approximately 4.51 acres of medium density residential be modified to low density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. Of the 318.50 acres of property approximately 202.52 acres would remain as a low-density residential land use. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

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

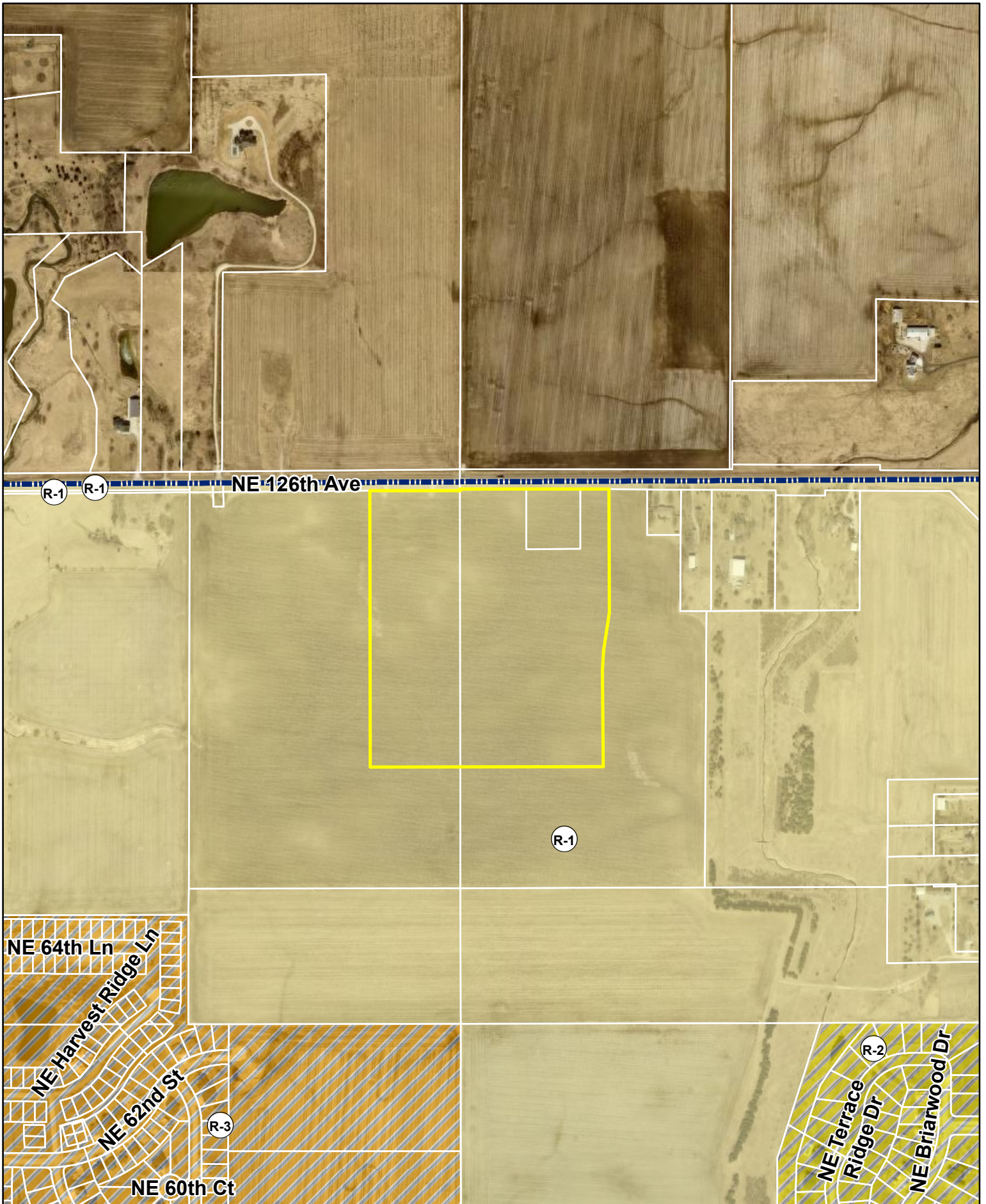
Sincerely,

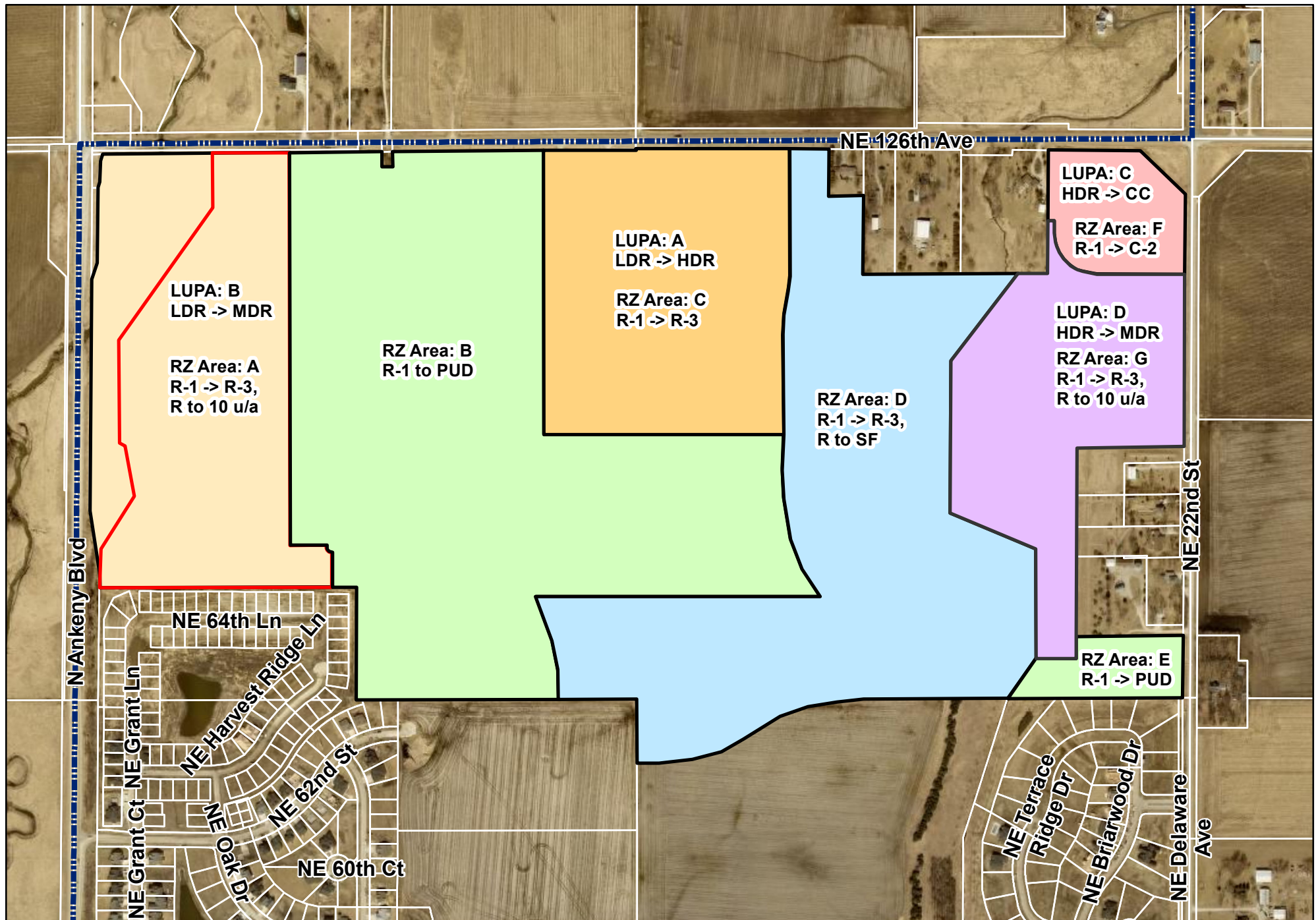
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

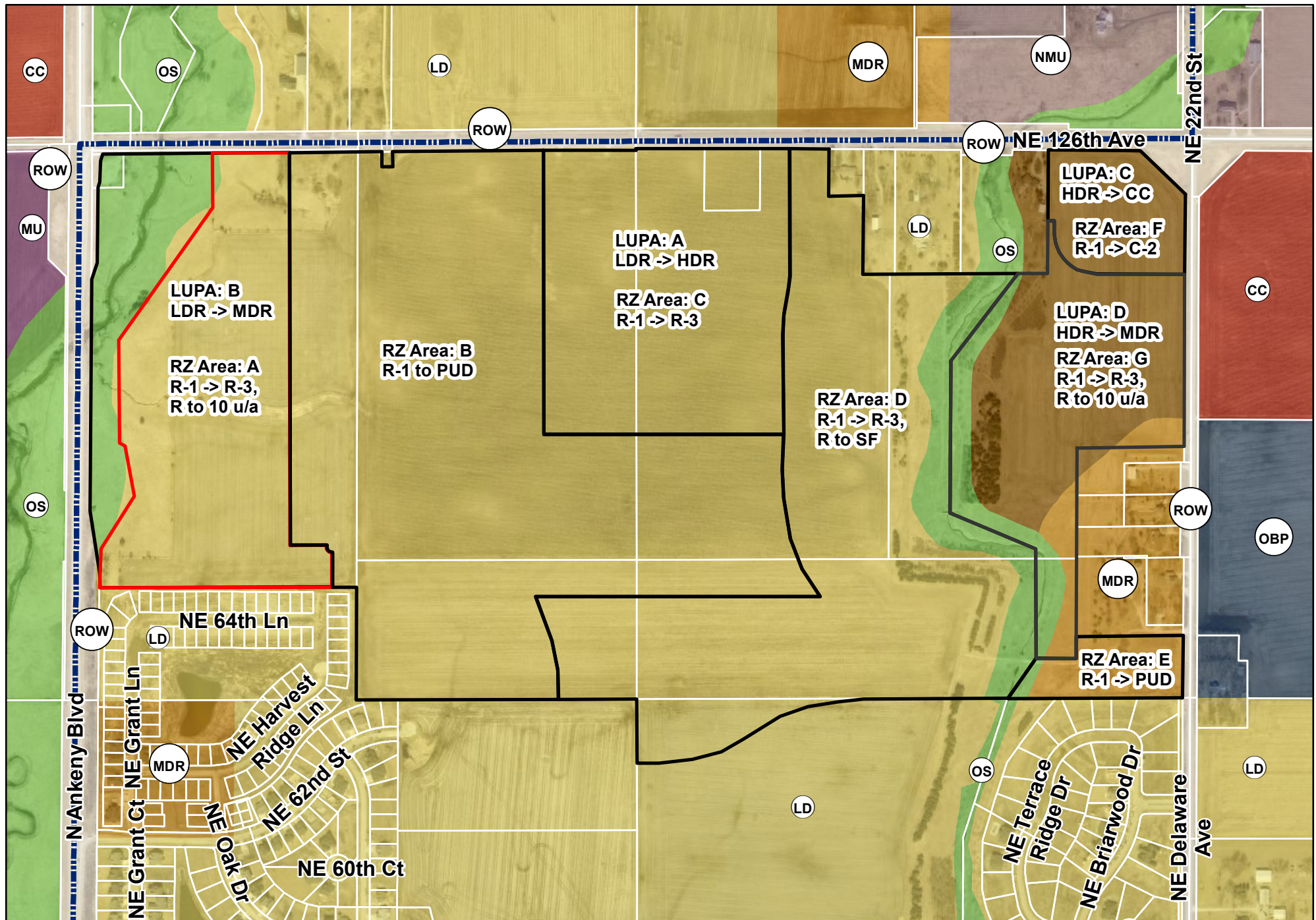




1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



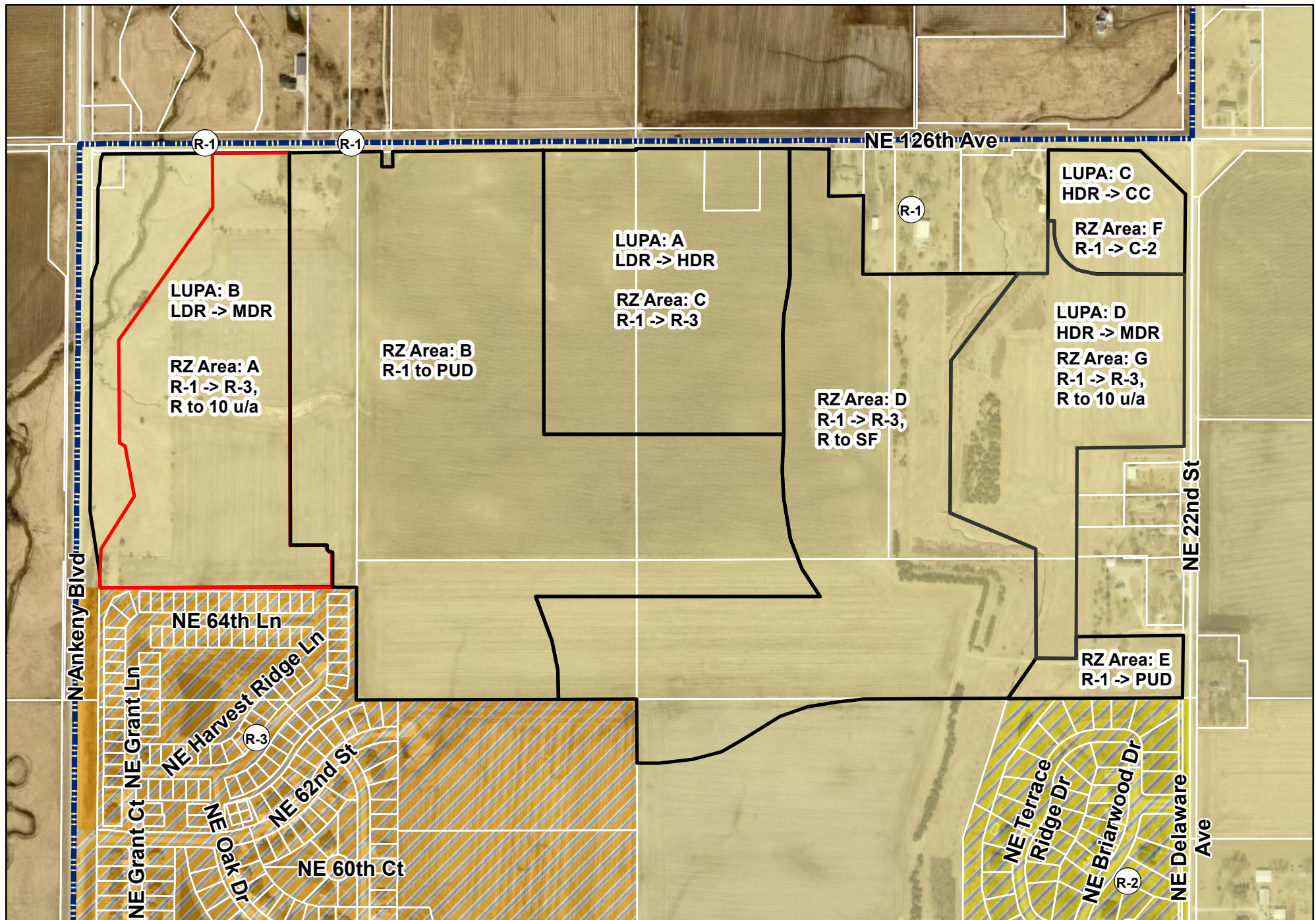
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1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Future Land Use Map



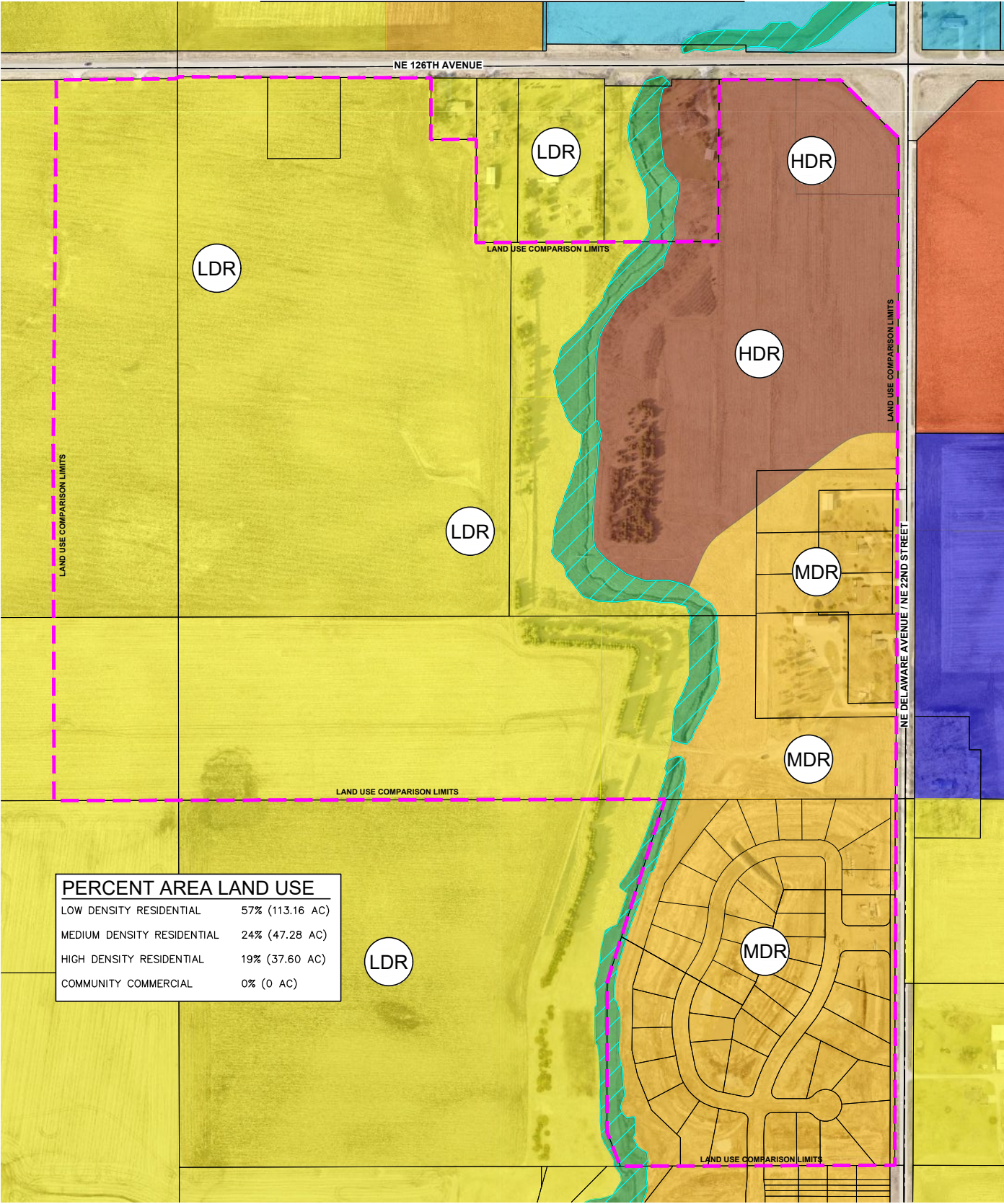
1 inch = 600 feet

Date: 7/13/2023

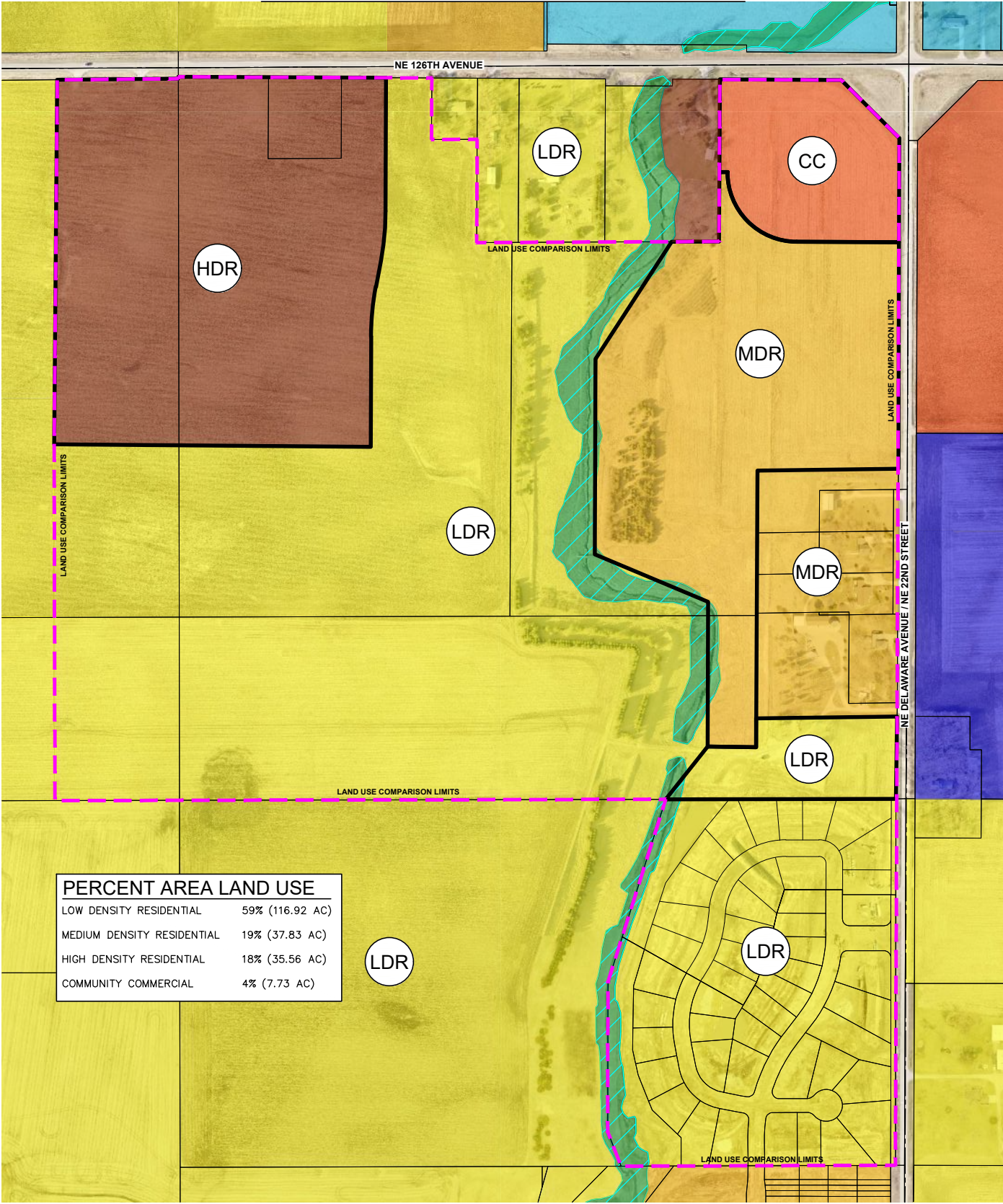
Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map

FILE: H:\2021\2108649\2108649-01-EXHIBIT\2108649-LAND USE EXHIBIT.DWG
DATE PLOTTED: 8/22/2023 8:35 AM
PLOTTER: HP DesignJet T1200
DRAWN BY: KUNGE

EXISTING LAND USE

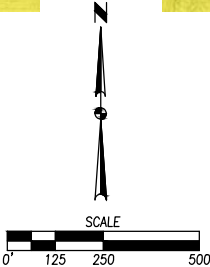


PROPOSED LAND USE



LEGEND

LOW DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMUNITY COMMERCIAL	OFFICE BUSINESS PARK
MEDIUM DENSITY RESIDENTIAL	FEMA FLOODPLAIN / OPEN SPACE	LIGHT INDUSTRIAL	



DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

08/01/2023

PREPARED

EI: GH

ENGINEER: EKO

1

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NORTH ANKENY ANNEXATION

LAND USE PLAN EXHIBIT

2108.649

AN KENY, IOWA

CIVIL DESIGN ADVANTAGE

EA

EA



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District (Rezoning Area C).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

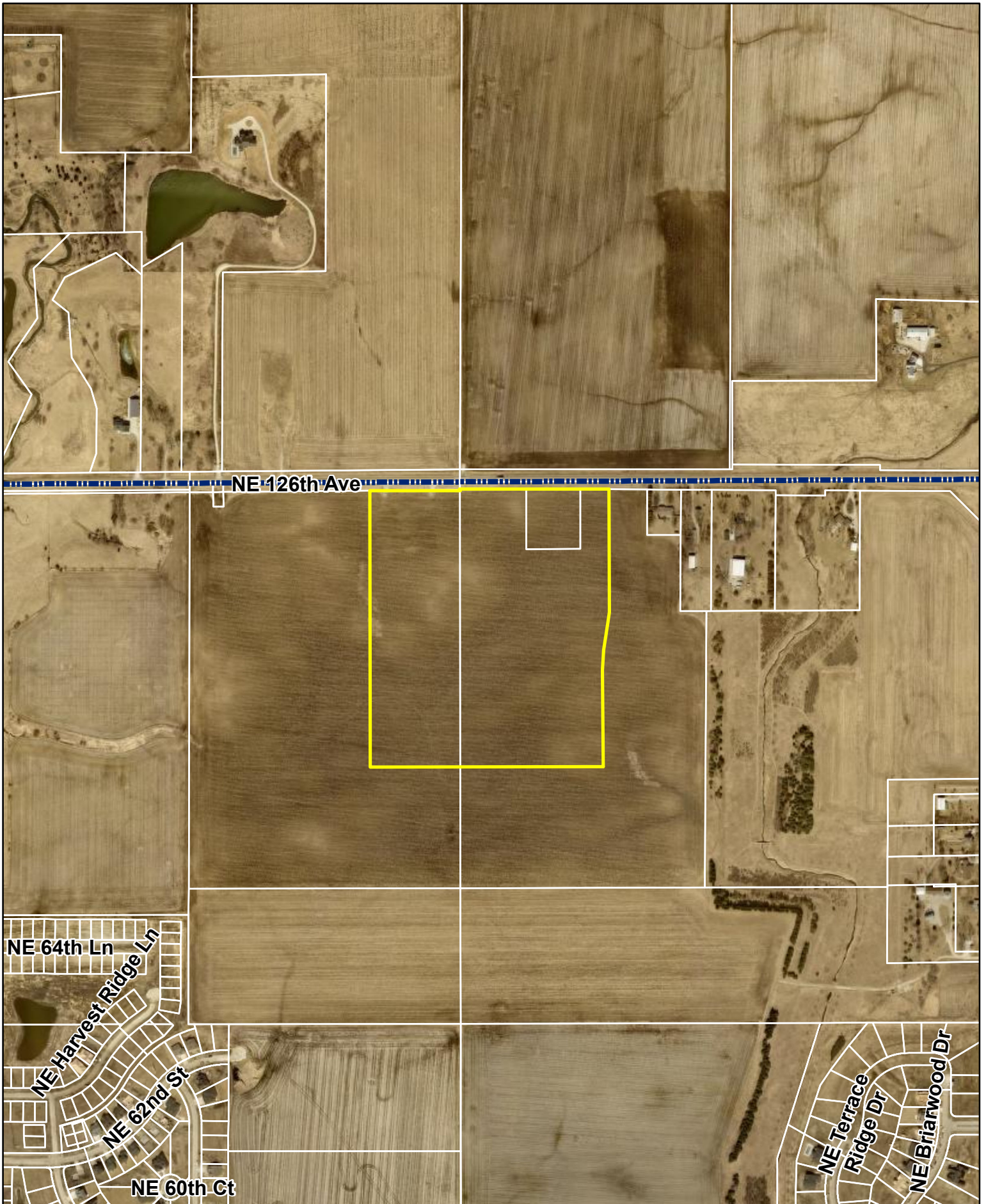
Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area C.

Action: Consider MOTION to recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Area C Exhibit
 Zoning Map
 Future Land Use Map
 LUPA Area A Exhibit
 Hope Kimberley Properties - Combined Zoning Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 CDA Comparison Exhibit



1 inch = 600 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area A & Rezoning Area C



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial 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



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



SCALE 1"=2000'



HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

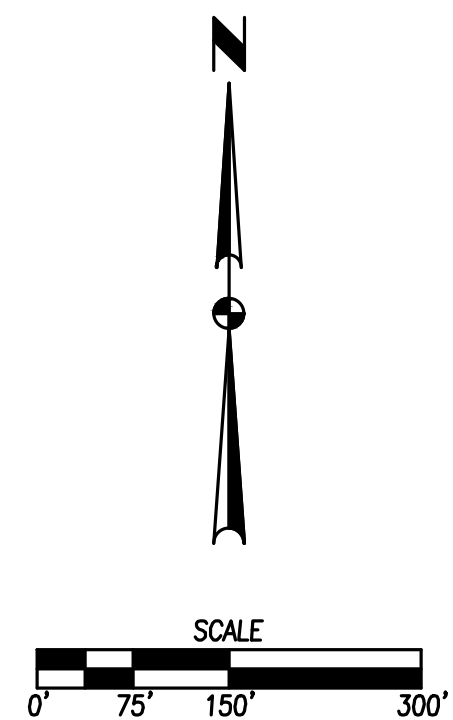
EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

PROPOSED: R-3 - MULTIPLE FAMILY RESIDENTIAL DISTRICT

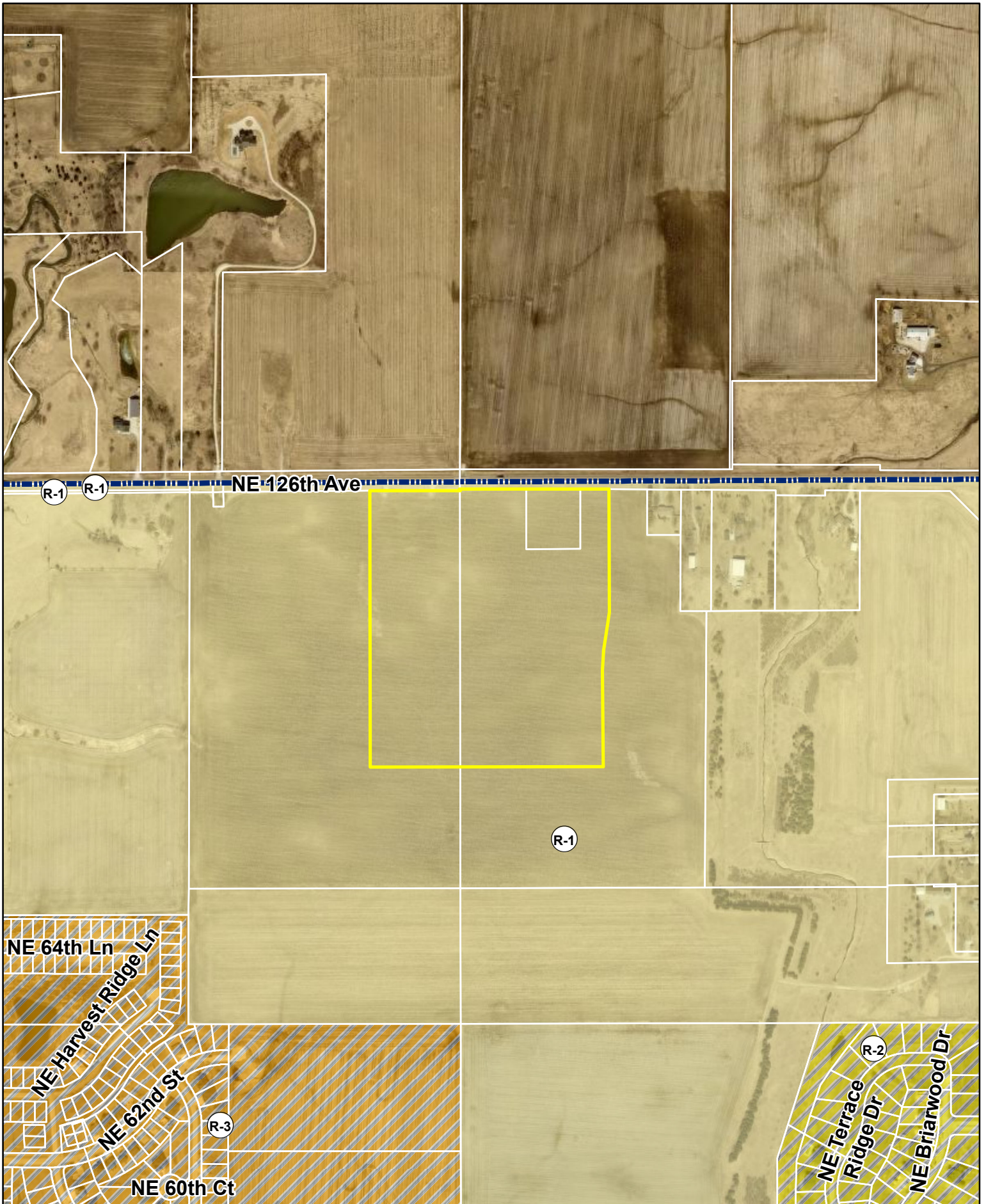
A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

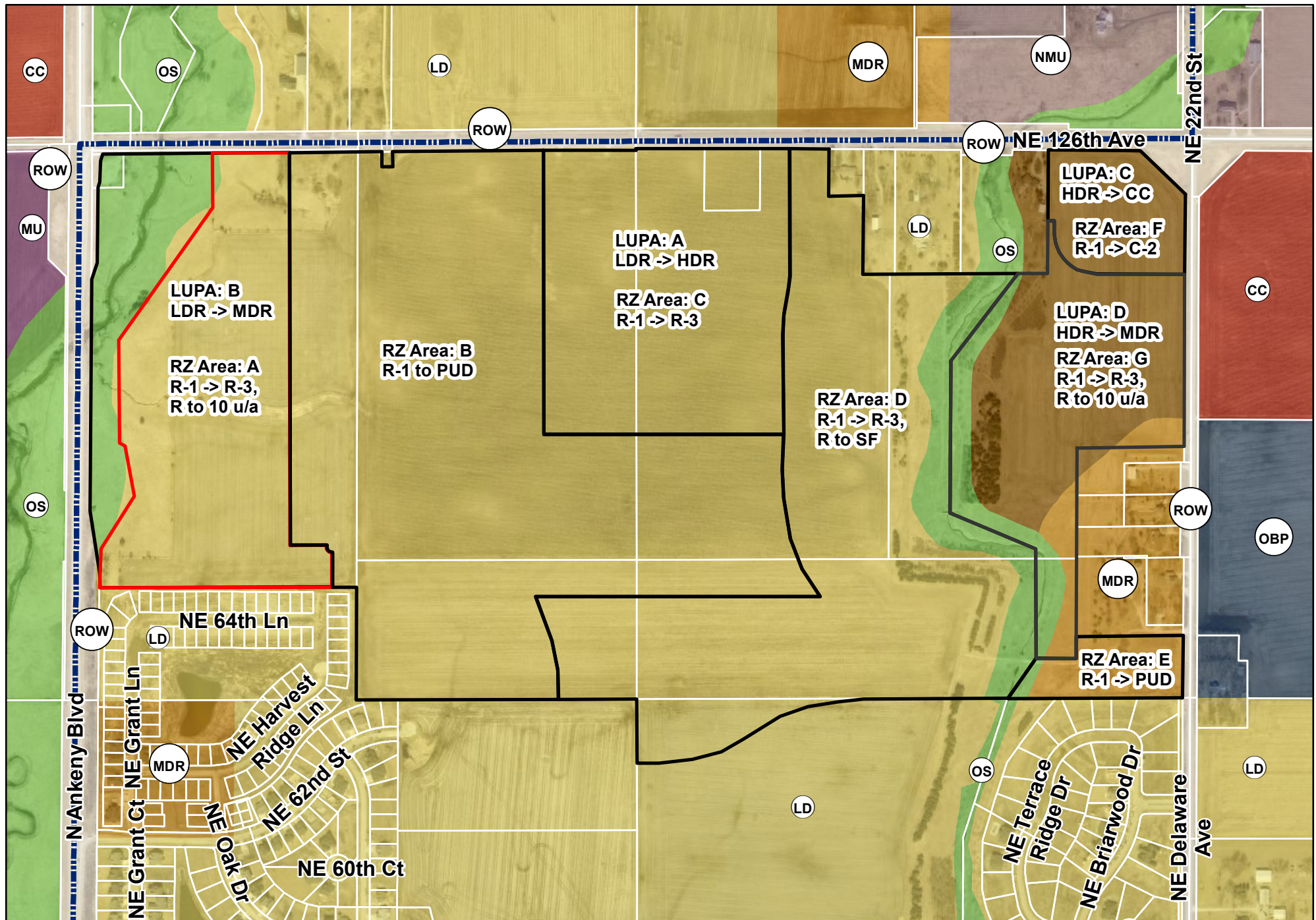
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 750.22 FEET; THENCE SOUTH 00°13'22" WEST, 521.42 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 398.26 FEET; THENCE NORTH 89°30'43" WEST, 1143.50 FEET; THENCE NORTH 00°29'17" EAST, 1357.74 FEET TO SAID NORTH LINE; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 436.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.60 ACRES MORE OR LESS.

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	27.24	82.29%	X
2	NORTHSTAR LTD	5.43	16.40%	
3	HUSS, EMILY & KEVIN	0.43	1.31%	
		33.10	100.00%	82.29%



1/1
2108.649
GA





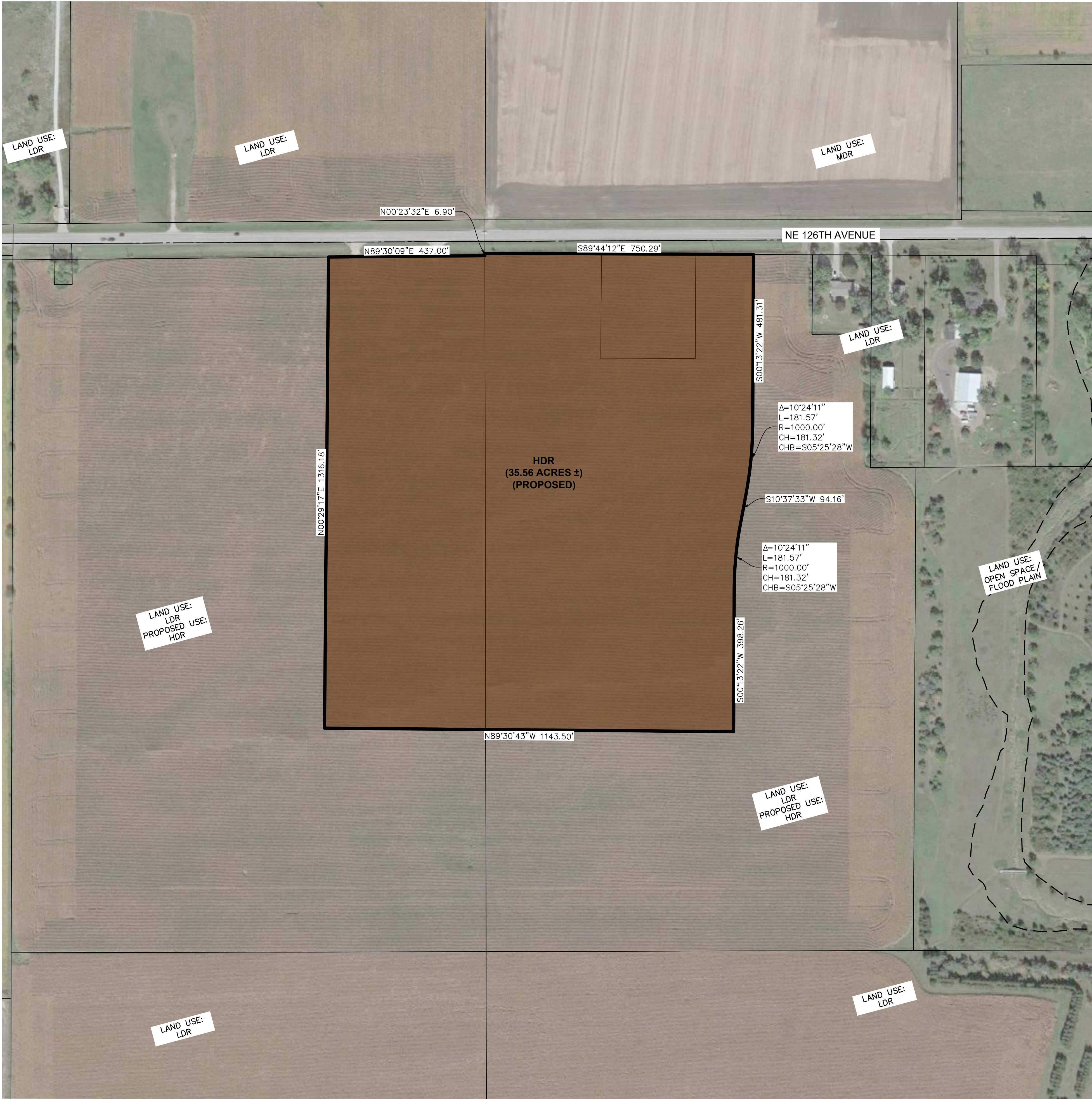
N



1 inch = 600 feet

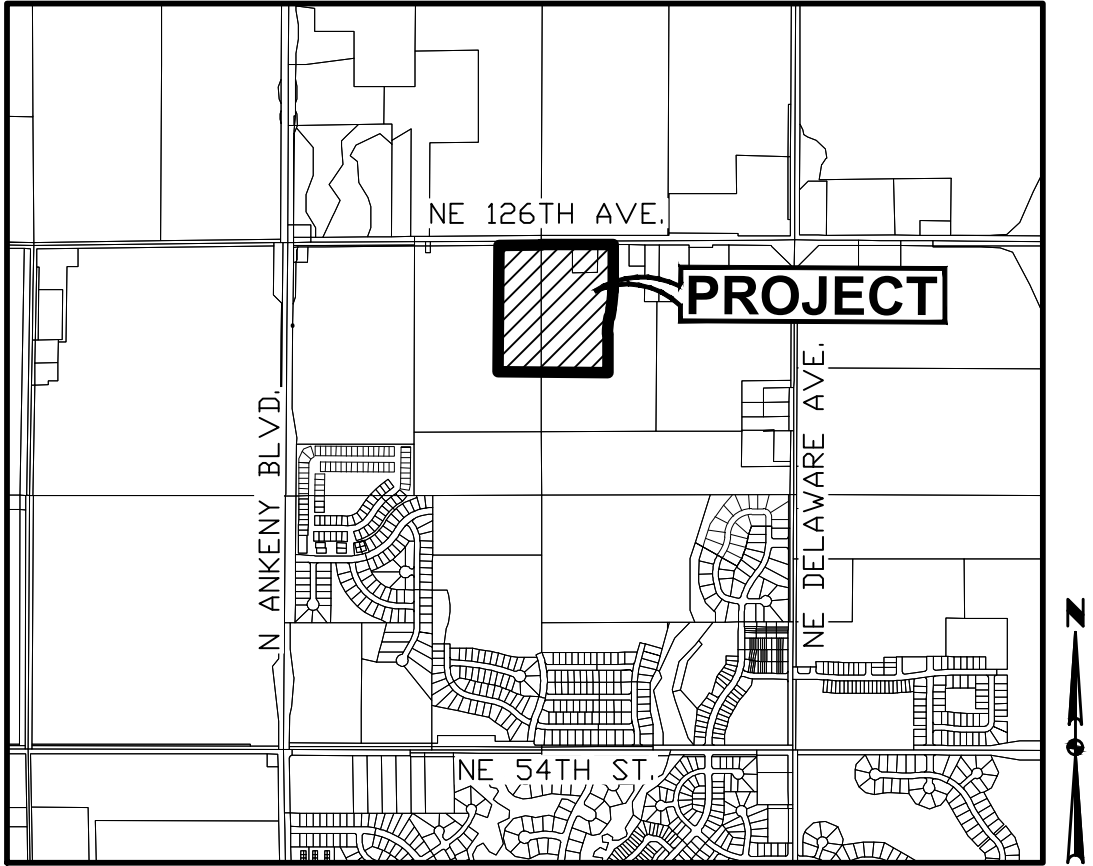
Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Future Land Use Map



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

LAND USE DESIGNATION

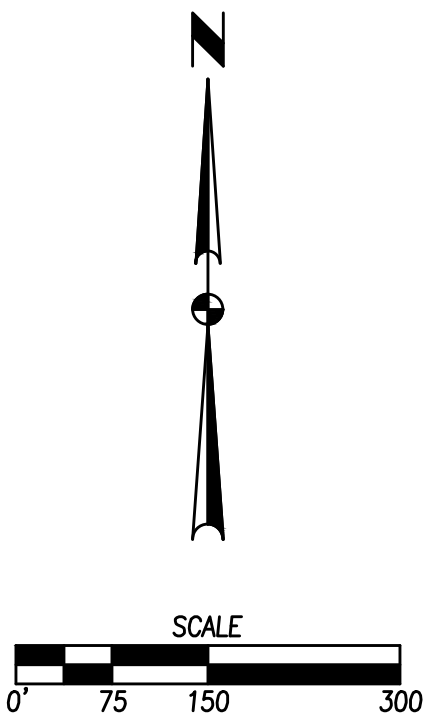
EXISTING: LDR: LOW DENSITY RESIDENTIAL

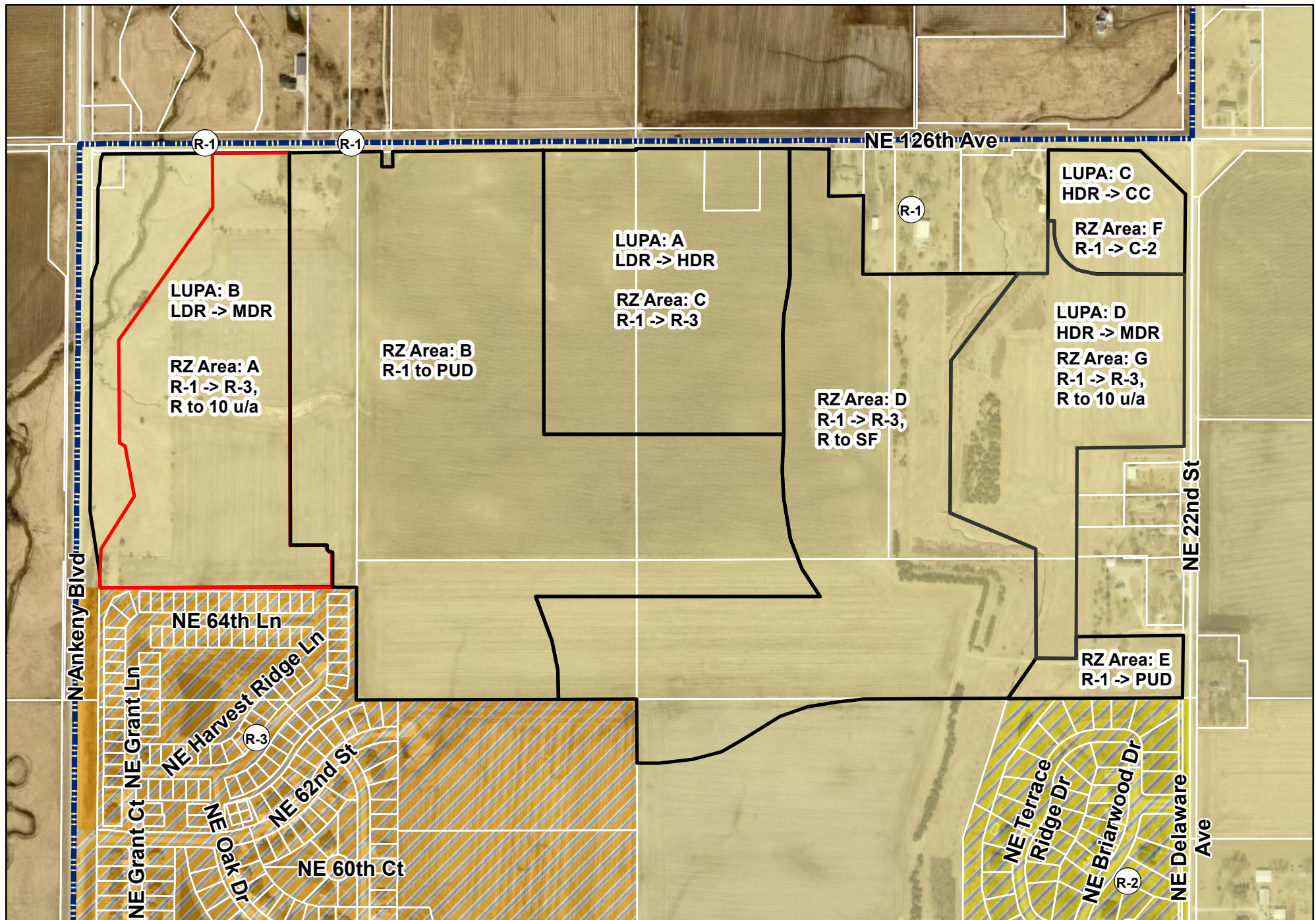
PROPOSED: HDR: HIGH DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 00°23'32" EAST ALONG THE EAST LINE OF STREET LOT 'D', SAID FOUR MILE FOUR, 6.90 FEET; THENCE SOUTH 89°44'12" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF NE 126TH AVENUE, 750.29 FEET; THENCE SOUTH 00°13'22" WEST, 481.31 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 10°37'33" WEST, 94.16 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS SOUTH 05°25'28" WEST, 181.32 FEET; THENCE SOUTH 00°13'22" WEST, 398.26 FEET; THENCE NORTH 89°30'43" WEST, 1143.50 FEET; THENCE NORTH 00°29'17" EAST, 1316.18 FEET TO THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°30'09" EAST ALONG SAID NORTH LINE, 437.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.56 ACRES MORE OR LESS.

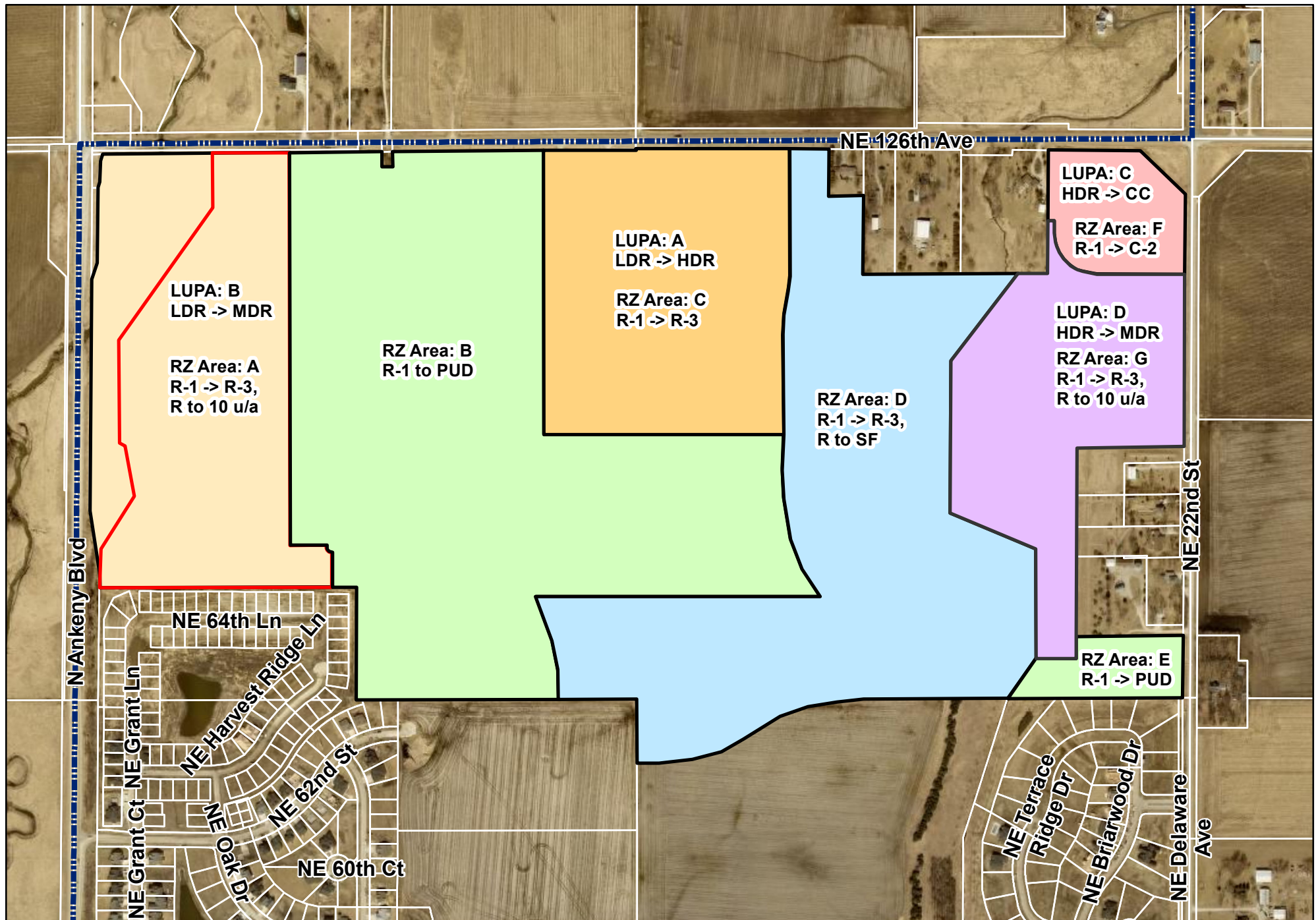




1 inch = 600 feet

Date: 7/13/2023

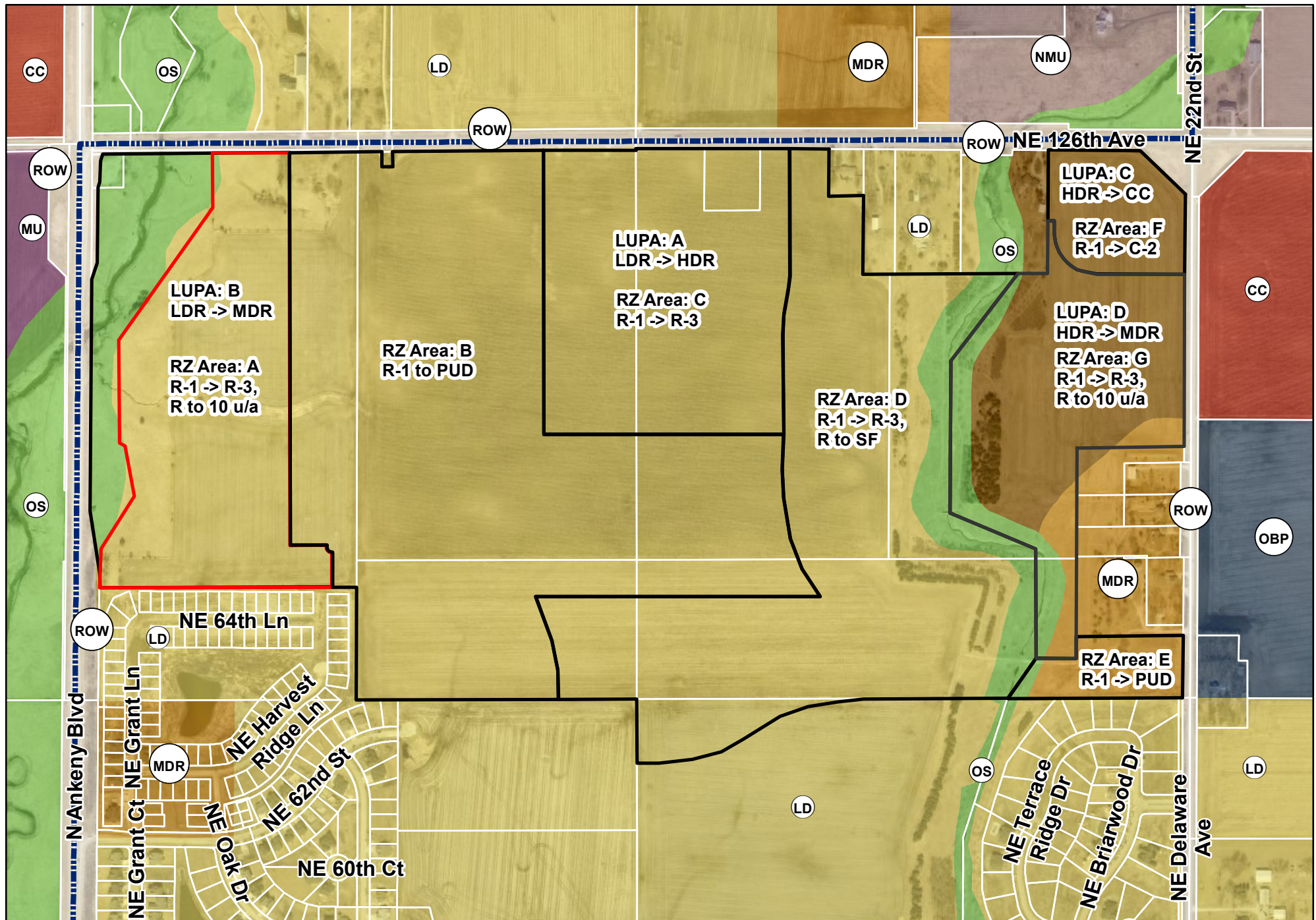
Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



N



1 inch = 600 feet

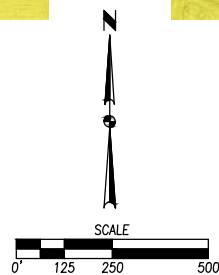
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map

[illegible][illegible]

LAND USE

	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		OFFICE BUSINESS PARK
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE		LIGHT INDUSTRIAL		





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from Low Density Residential to Medium Density Residential use classification (LUPA Area B).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area B.

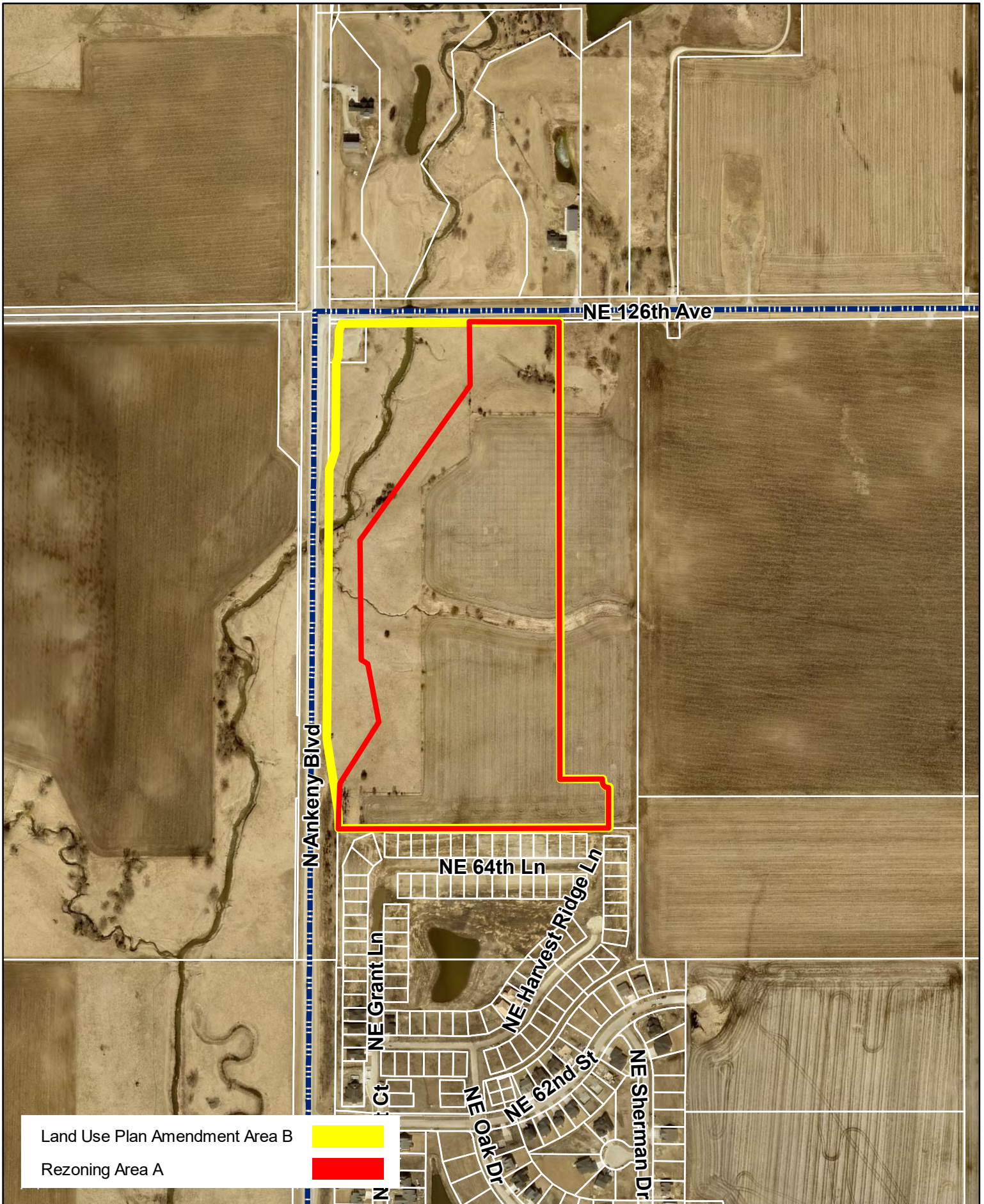
Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC

to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Area B Exhibit
 Future Land Use Map
 Applicant Letter
 Zoning Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map
 CDA Comparison Exhibit



Land Use Plan Amendment Area B



Rezoning Area A



N



1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

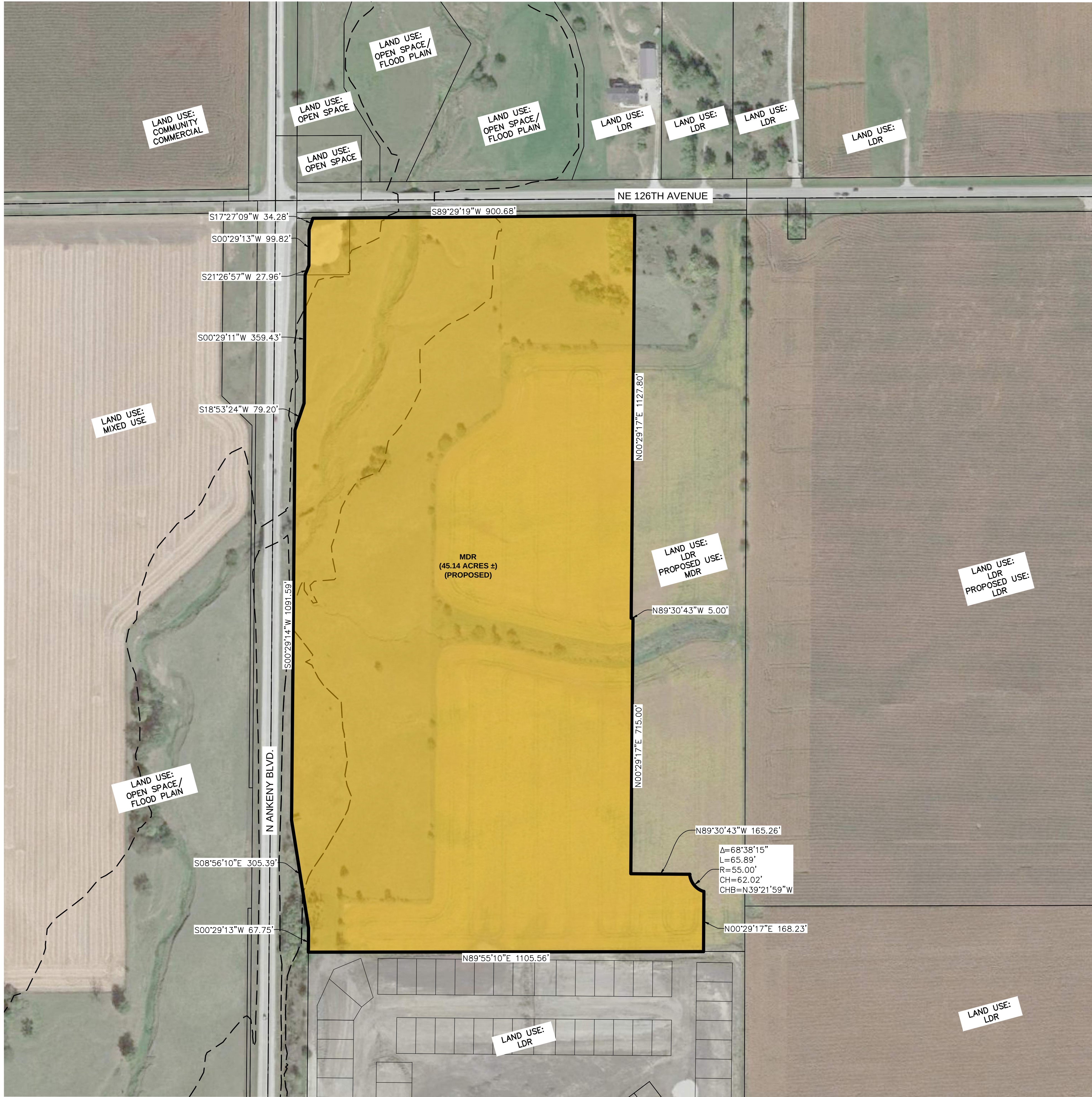
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

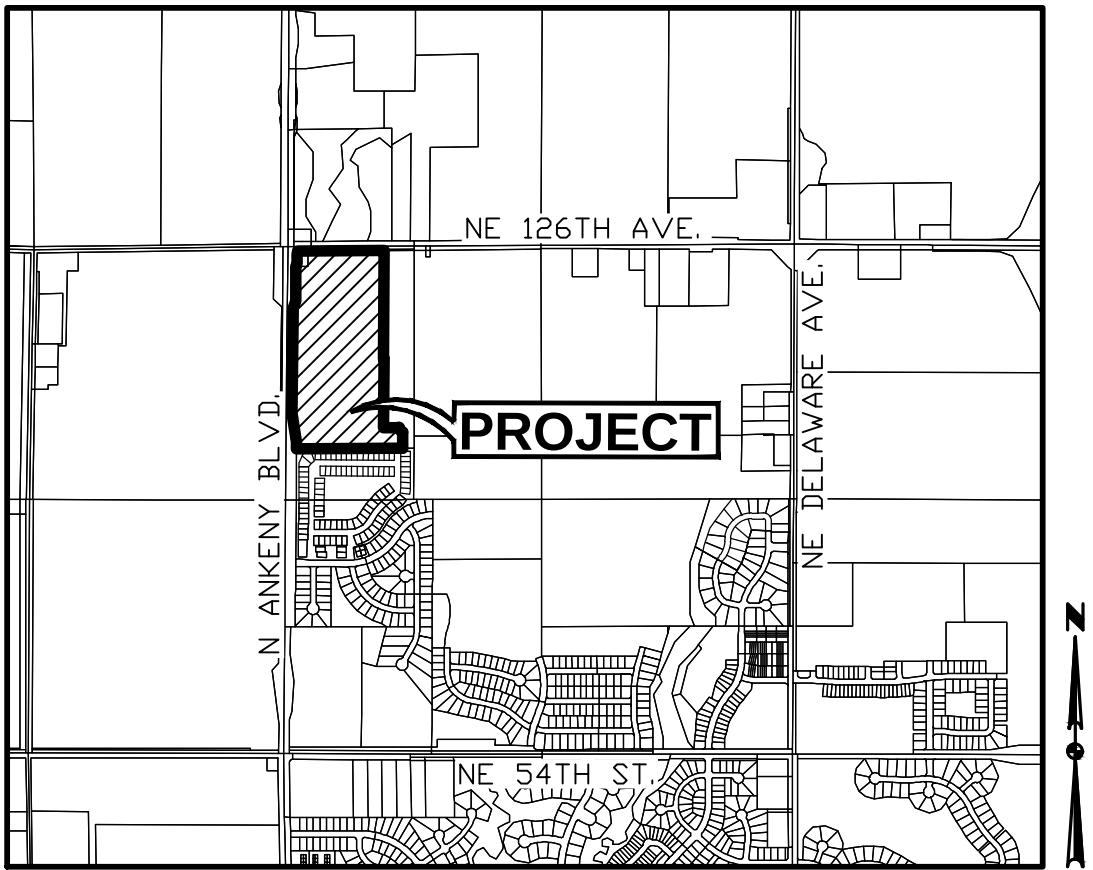
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

LAND USE DESIGNATION

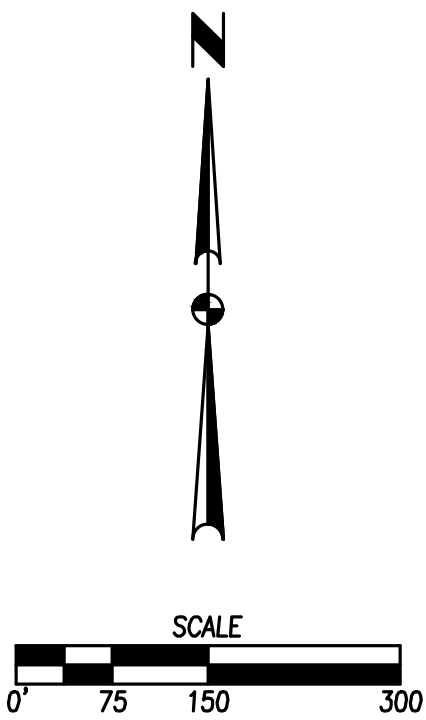
EXISTING: LDR: LOW DENSITY RESIDENTIAL/
OS: OPEN SPACE (FLOOD PLAIN)

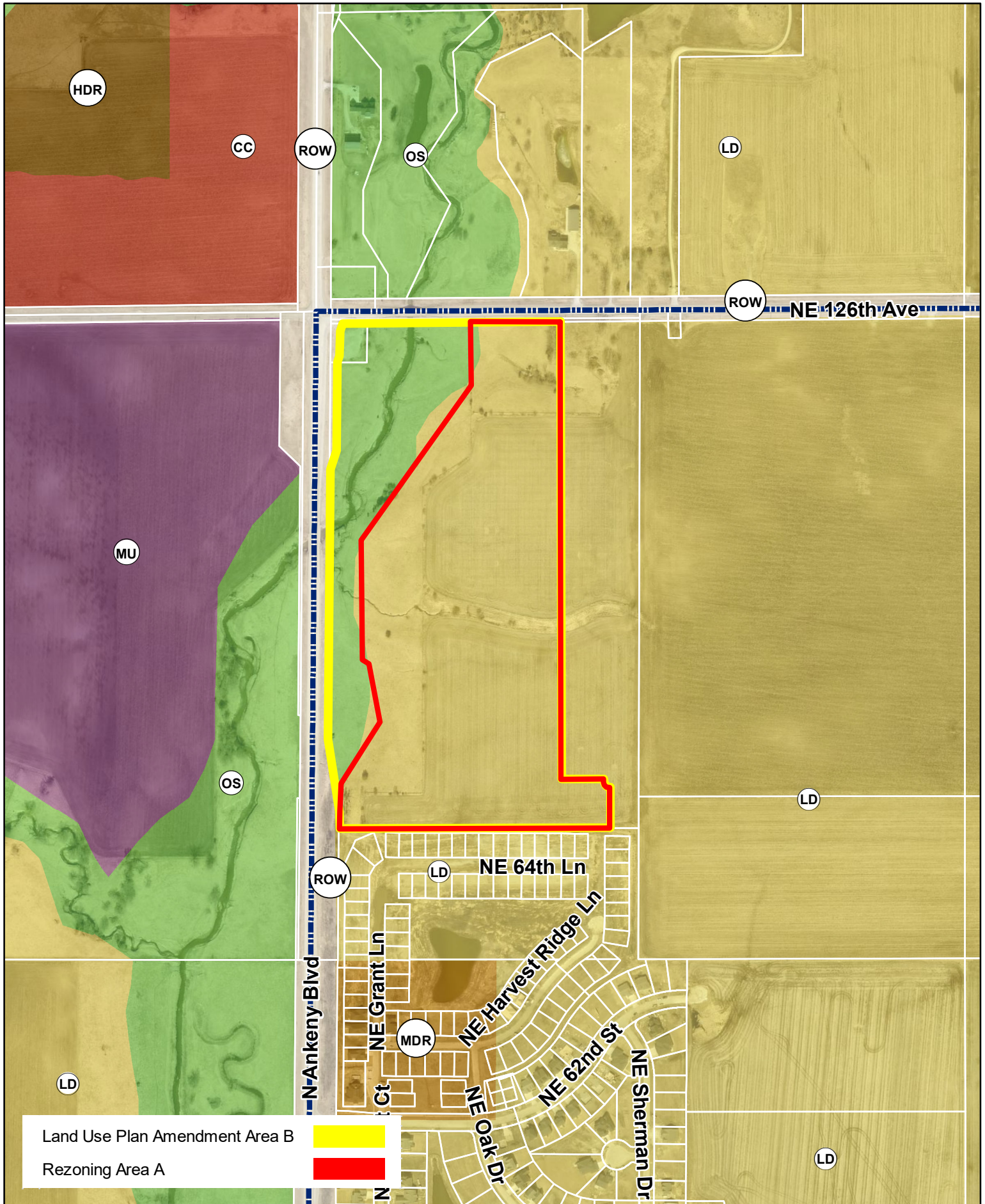
PROPOSED: MDR: MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 00°29'13" EAST ALONG THE EAST RIGHT OF WAY LINE OF NE 14TH STREET, 67.75 FEET; THENCE NORTH 08°56'10" WEST ALONG SAID EAST RIGHT OF WAY LINE, 305.39 FEET; THENCE NORTH 00°29'14" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1091.59 FEET; THENCE NORTH 18°53'24" EAST ALONG SAID EAST RIGHT OF WAY LINE, 79.20 FEET; THENCE NORTH 00°29'11" EAST ALONG SAID EAST RIGHT OF WAY LINE, 359.43 FEET; THENCE NORTH 21°26'57" EAST ALONG SAID EAST RIGHT OF WAY LINE, 27.96 FEET; THENCE NORTH 00°29'13" EAST ALONG SAID EAST RIGHT OF WAY LINE, 99.82 FEET; THENCE NORTH 17°27'09" EAST ALONG SAID EAST RIGHT OF WAY LINE, 34.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE NORTH 89°29'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 900.68 FEET; THENCE SOUTH 00°29'17" WEST, 1127.80 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.14 ACRES MORE OR LESS.





Land Use Plan Amendment Area B
Rezoning Area A

N
1 inch = 500 feet
Date: 7/12/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Future Land Use Map



June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we are submitting a request to modify the city's comprehensive plan from 115.98 acres of low density residential to approximately 72.69 acres to medium density residential, 35.56 acres of High-Density Residential and 7.73 acres to Community Commercial. Additionally, we would like to request that approximately 4.51 acres of medium density residential be modified to low density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. Of the 318.50 acres of property approximately 202.52 acres would remain as a low-density residential land use. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

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

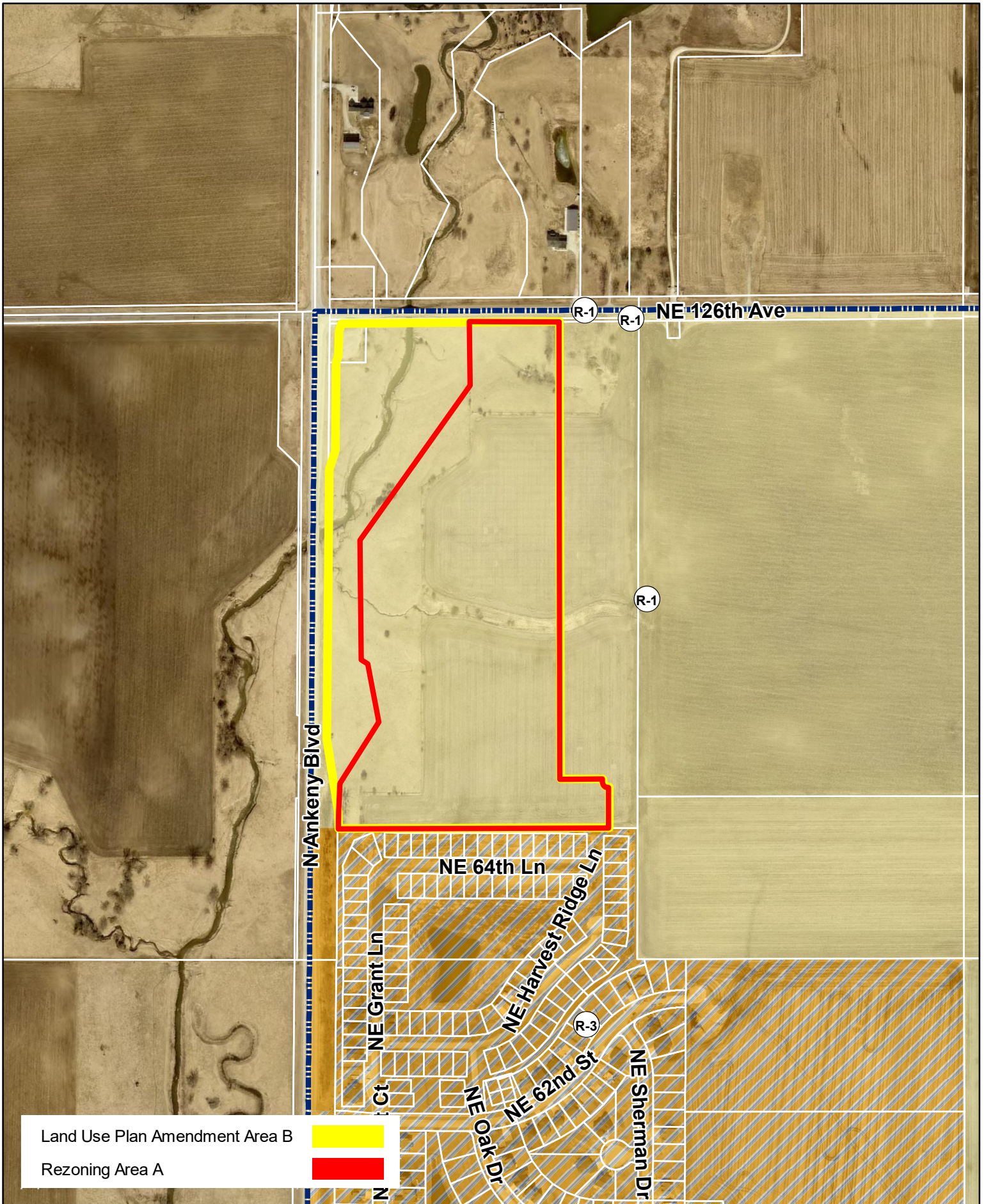
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

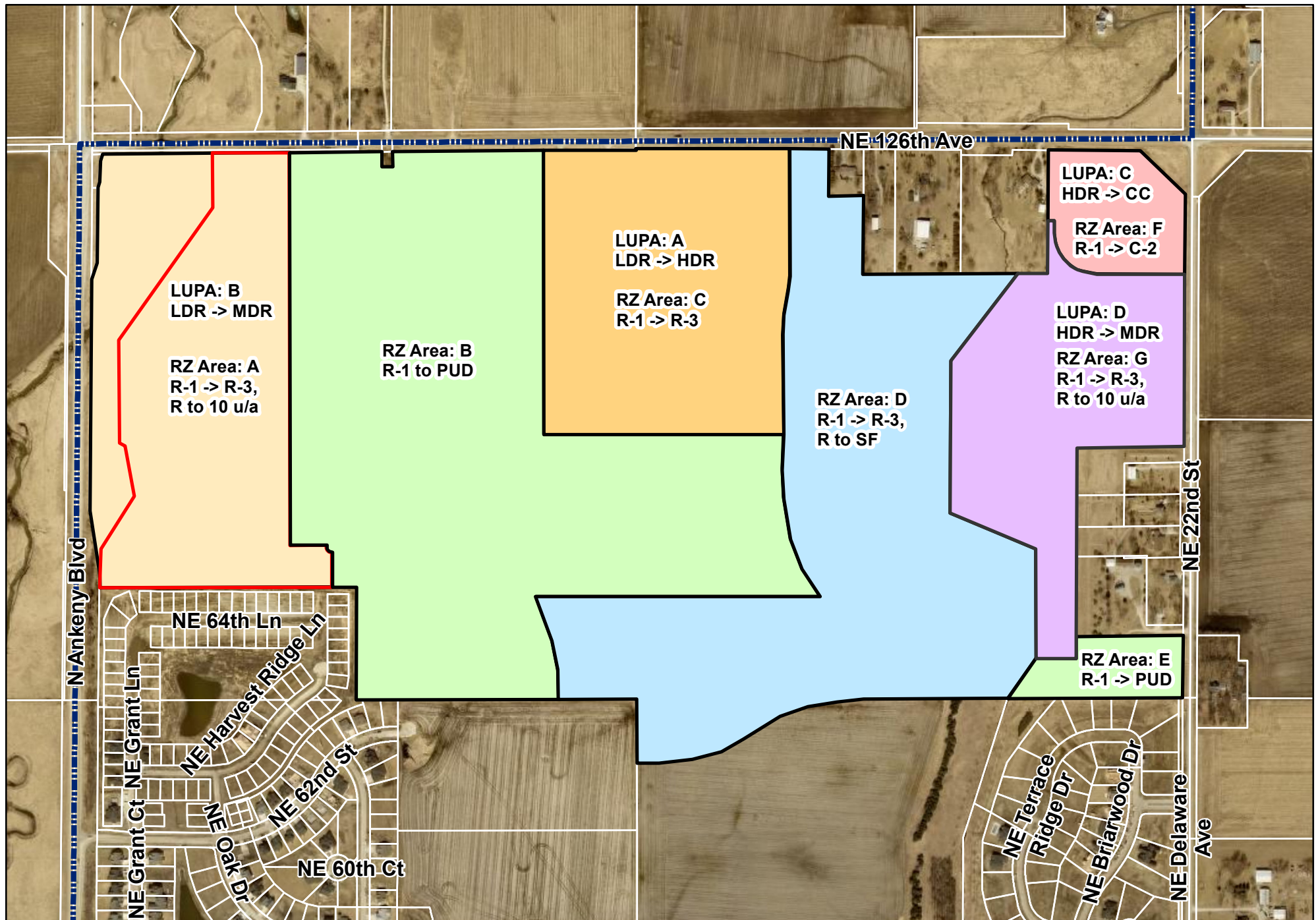


Land Use Plan Amendment Area B
Rezoning Area A

N
1 inch = 500 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Zoning Map

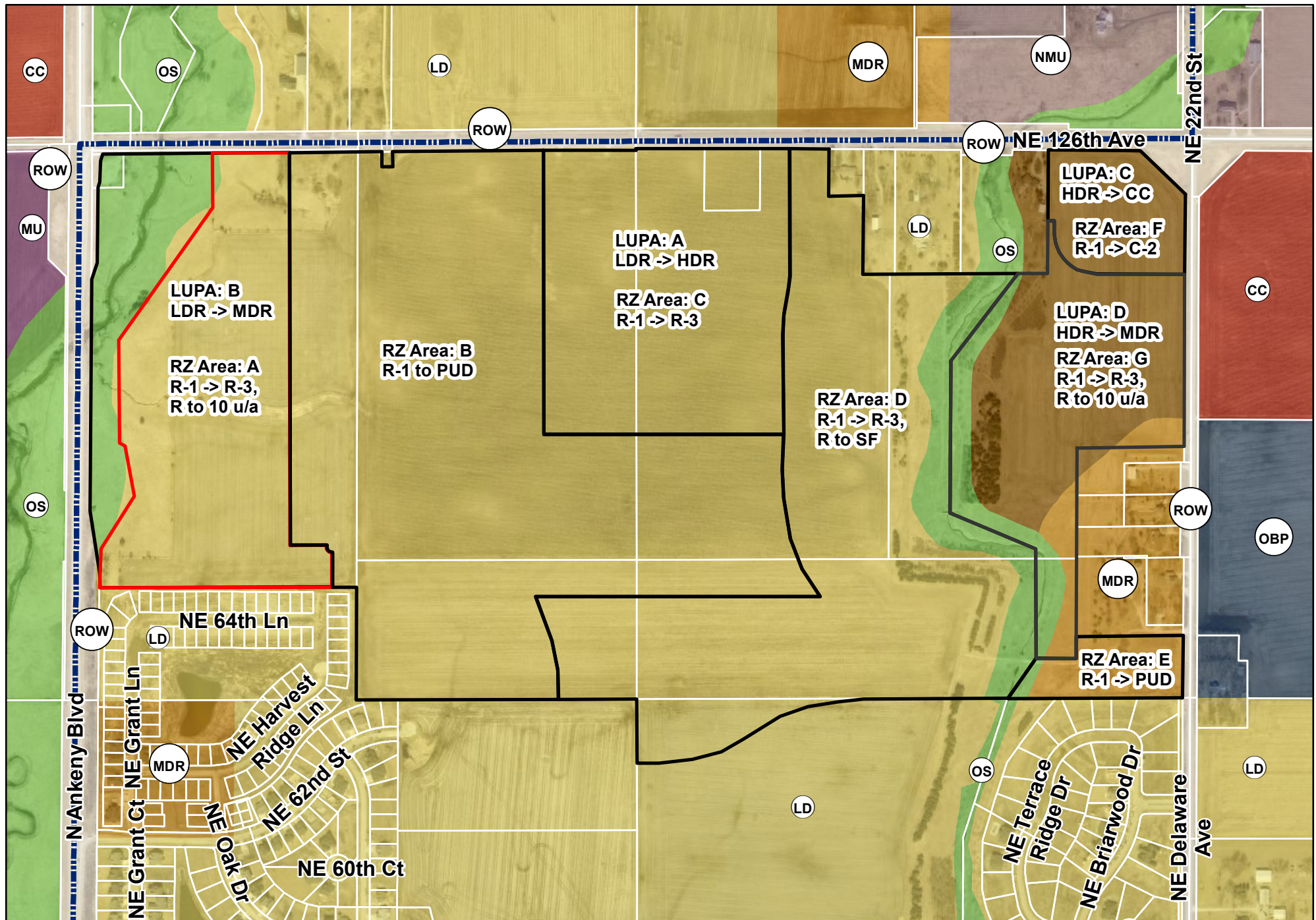




1 inch = 600 feet

Date: 7/13/2023

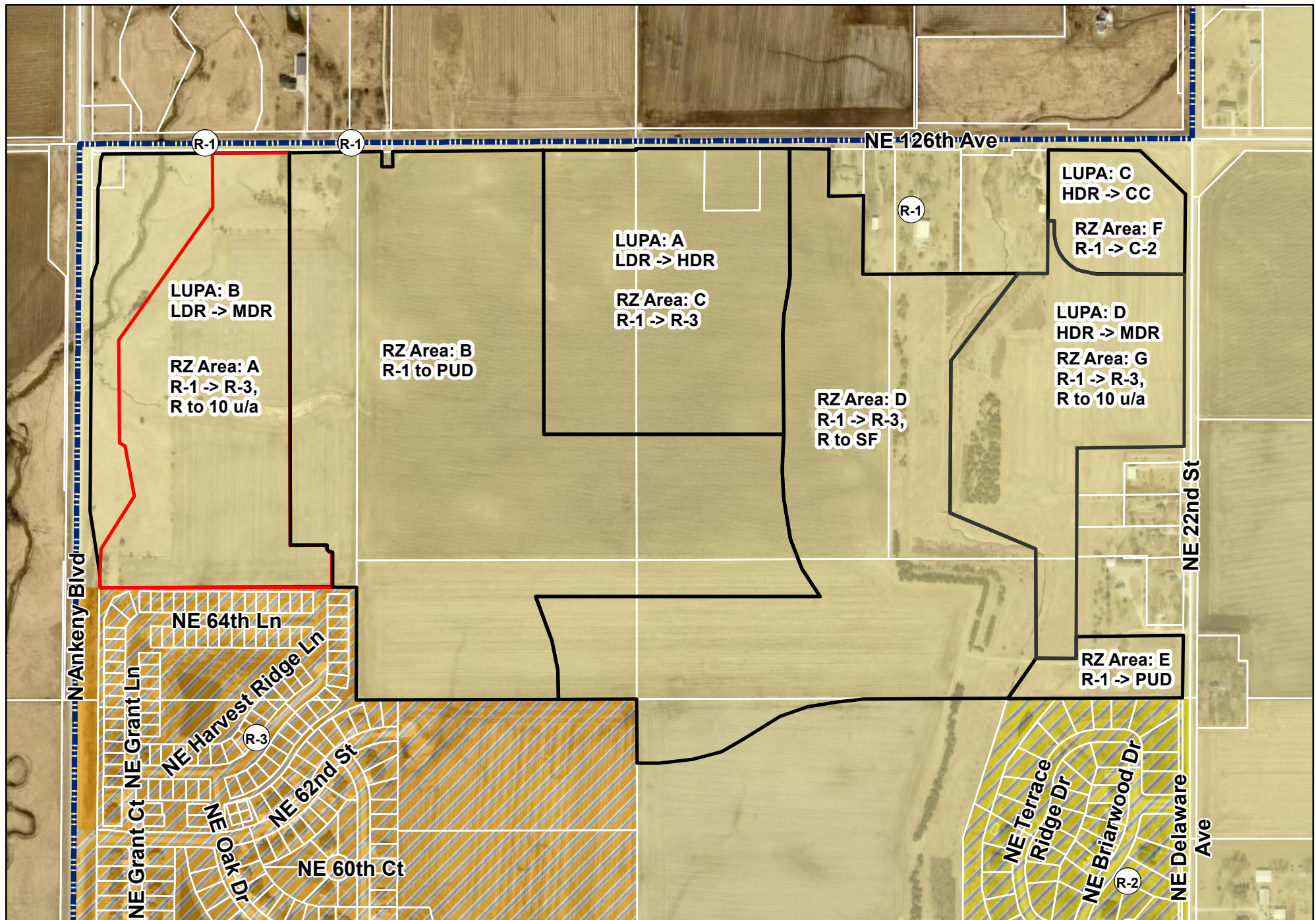
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

**Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map**



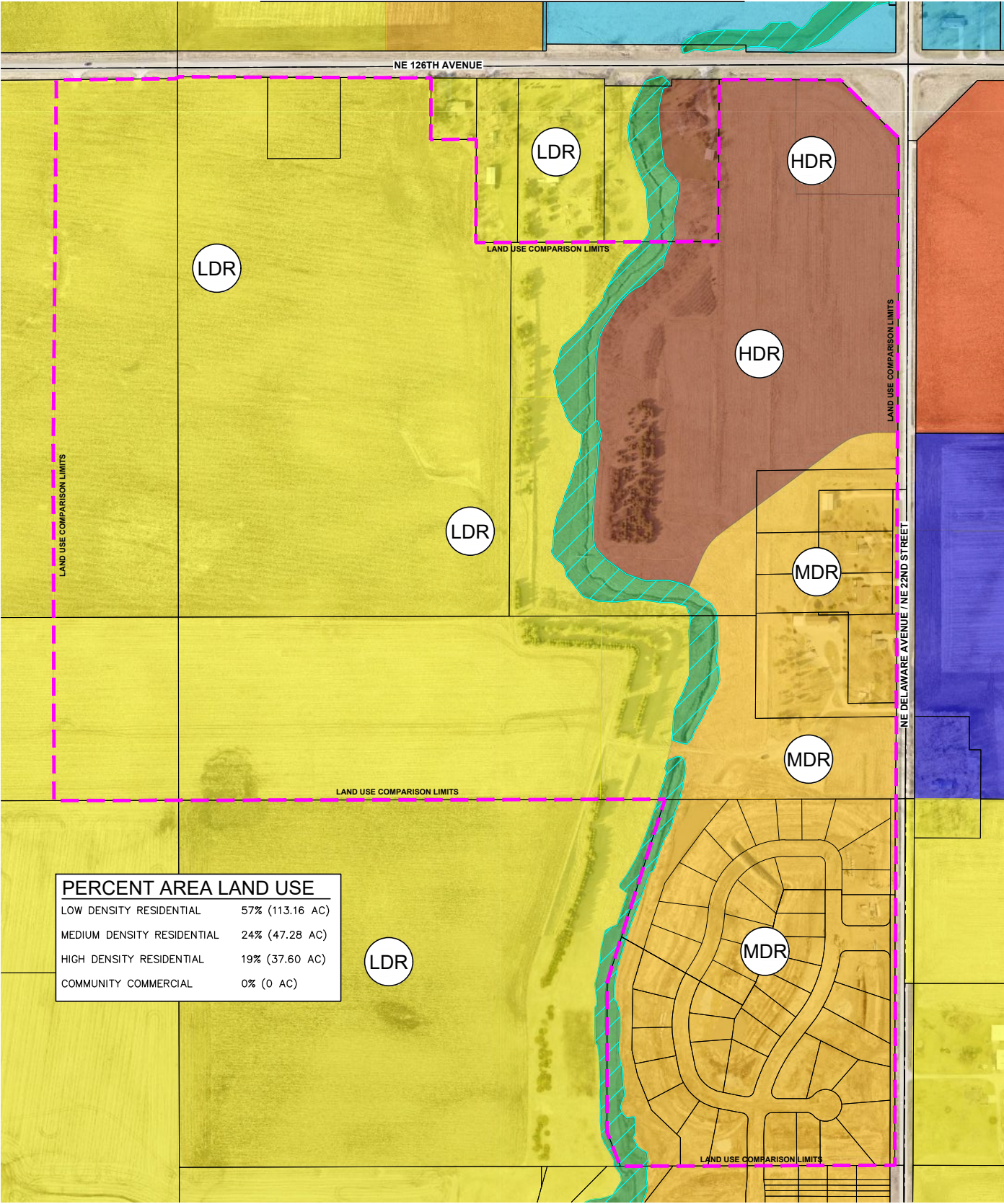
1 inch = 600 feet

Date: 7/13/2023

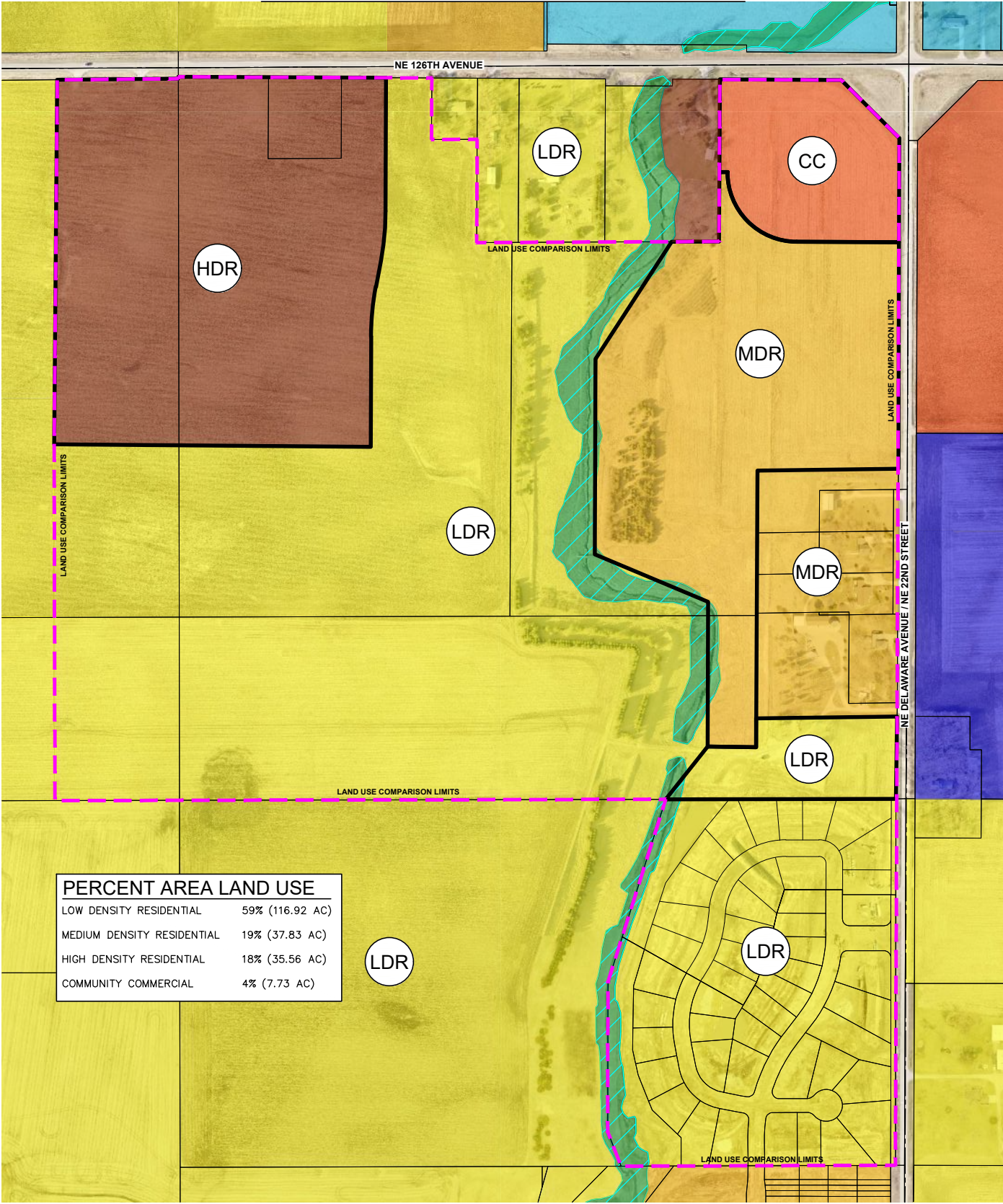
Hope Kimberley Properties Land Use Plan Amendments & Rezoning Zoning Map

FILE: H:\2021\2108649\2108649-01-EXHIBIT\2108649-LAND USE EXHIBIT.DWG
DATE PLOTTED: 8/22/2023 8:35 AM
PLOTTER: HP PLOTTER
DRAWN BY: KUNGE

EXISTING LAND USE

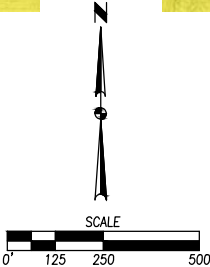


PROPOSED LAND USE



LEGEND

- LAND USE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- OFFICE BUSINESS PARK
- FEMA FLOODPLAIN / OPEN SPACE
- LIGHT INDUSTRIAL



DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

ENGINEER: EKO

EI: GH

PREPARED

08/01/2023

NORTH ANKENY ANNEXATION

LAND USE PLAN EXHIBIT

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

1

1

2108.649



PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre (Rezoning Area A).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area A.

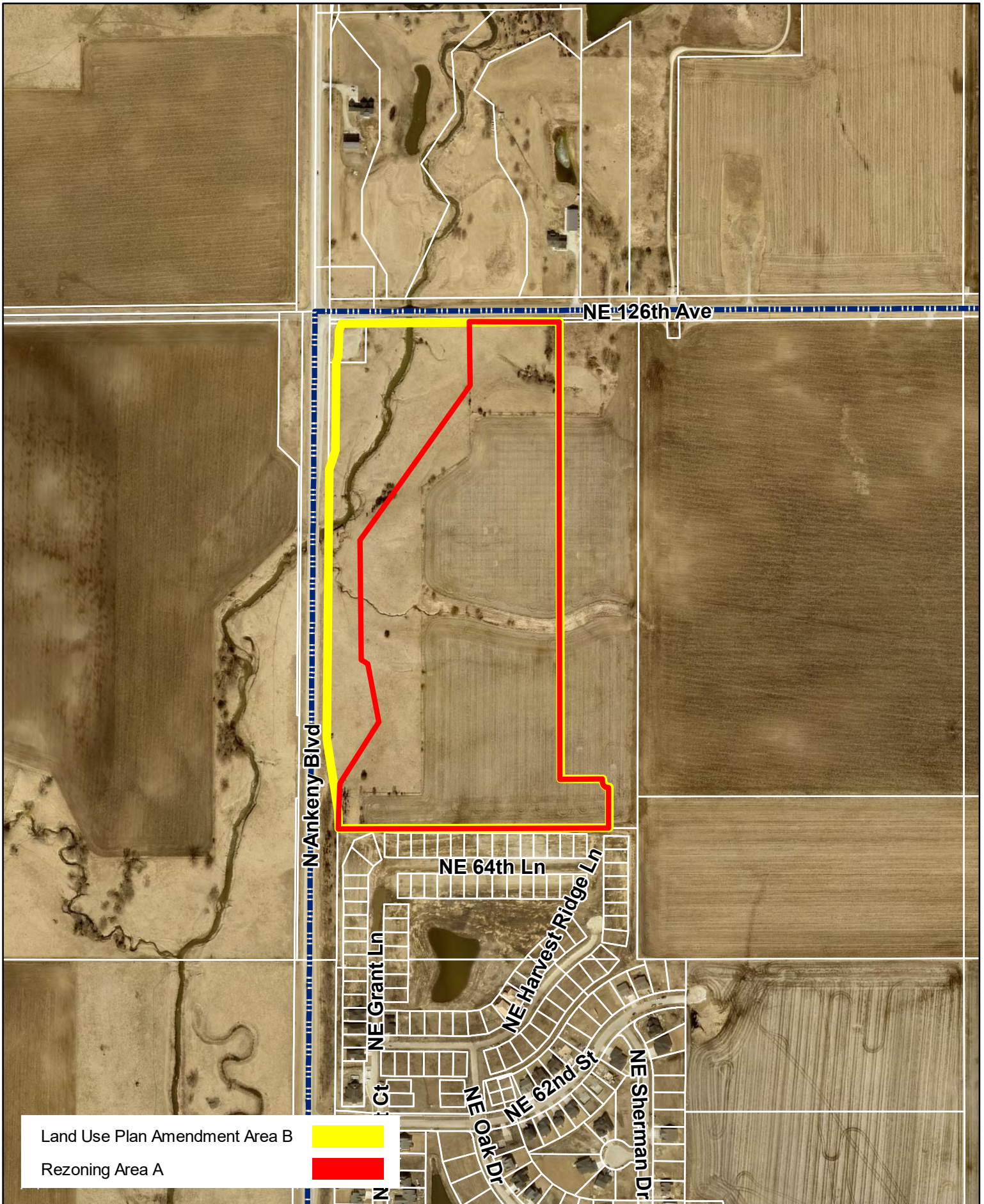
Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC,

to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Area A Exhibit
 Zoning Map
 Future Land Use Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map
 CDA Comparison Exhibit



Land Use Plan Amendment Area B



Rezoning Area A



N



1 inch = 500 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial 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.

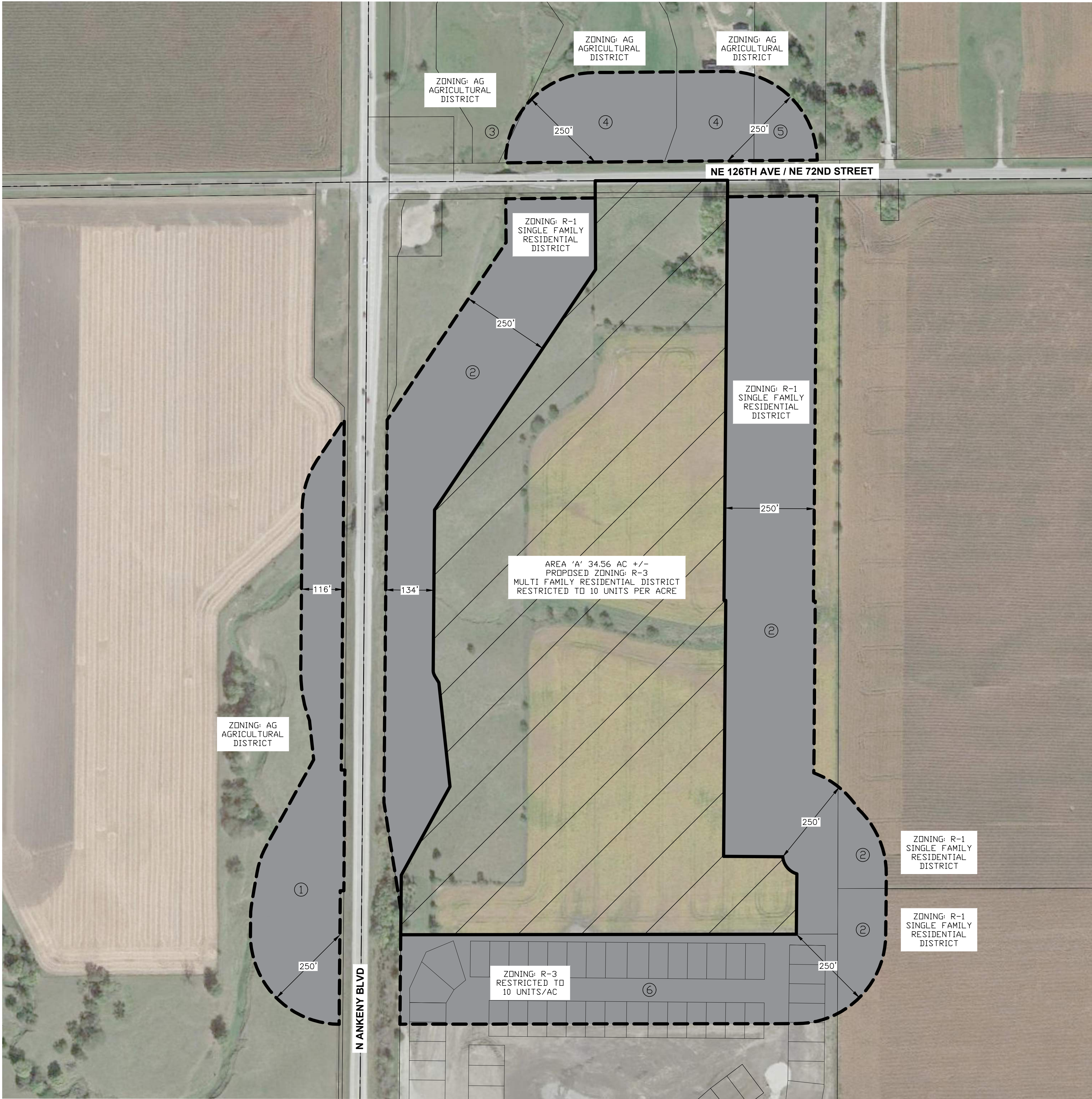
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



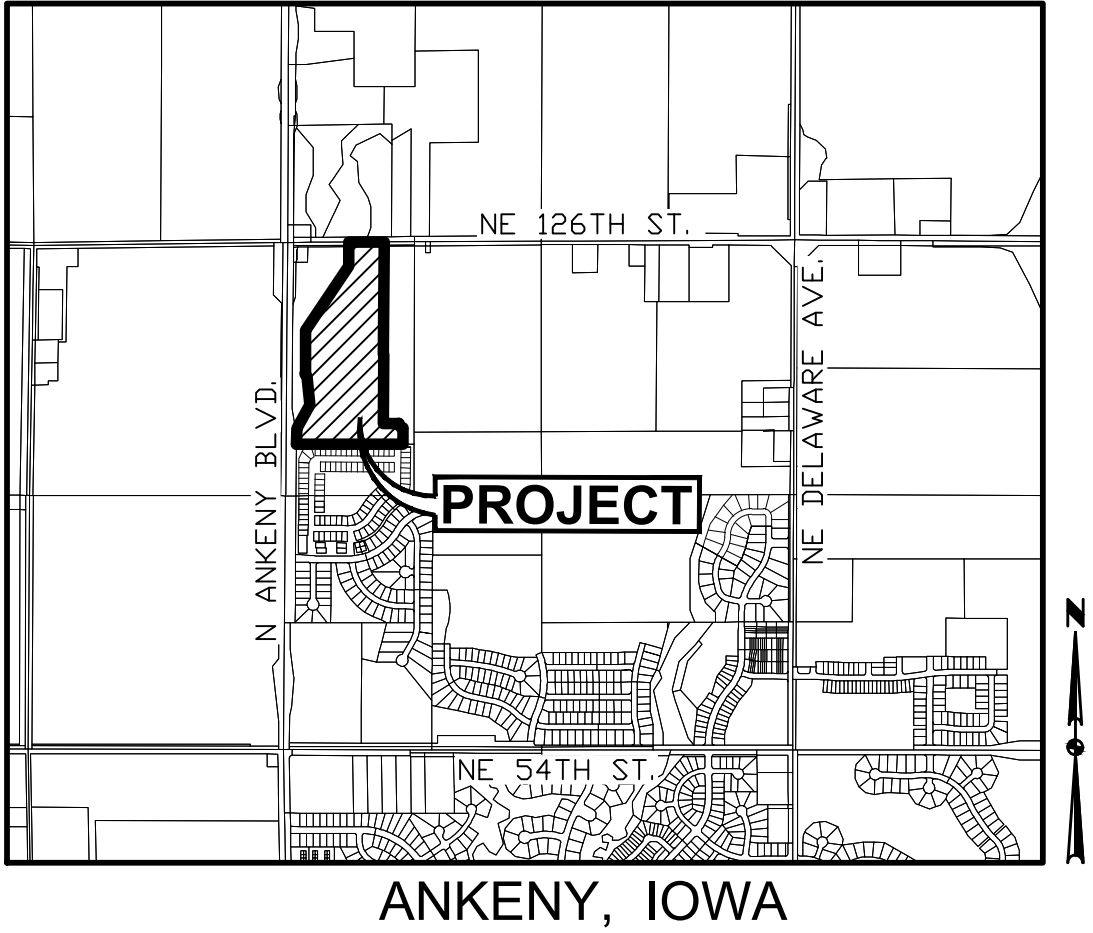
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3 - MULTI FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO 10 UNITS PER ACRE

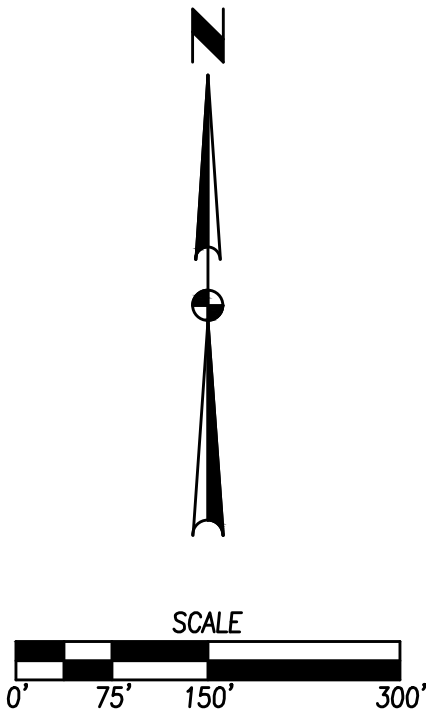
REZONING DESCRIPTION - AREA 'A':

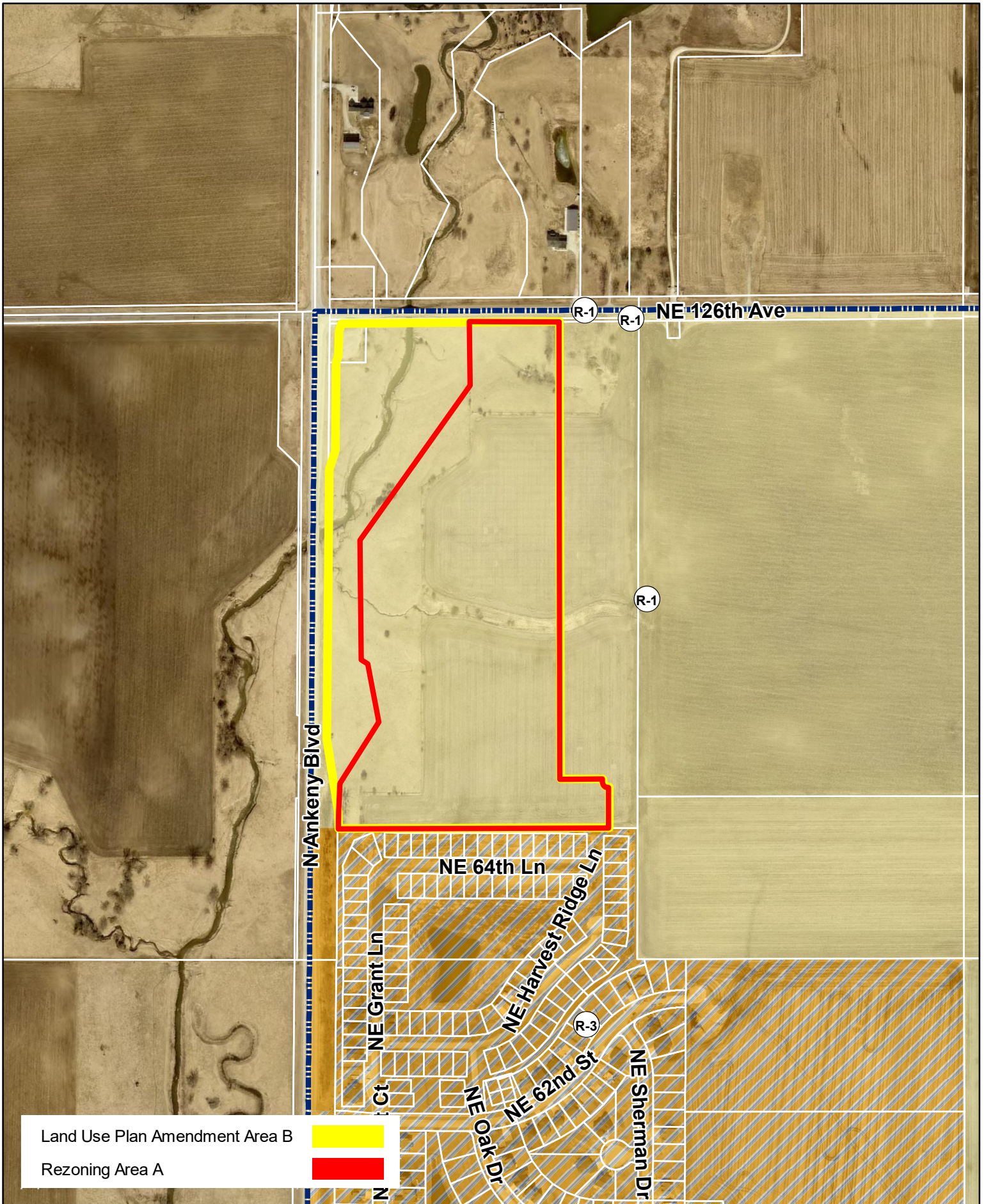
A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69 FEET; THENCE NORTH 06°07'21" WEST, 292.04 FEET; THENCE NORTH 31°05'34" WEST, 23.70 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 13.78 FEET AND WHOSE CHORD BEARS NORTH 15°18'08" WEST, 13.61 FEET; THENCE NORTH 00°29'17" EAST, 449.10 FEET; THENCE NORTH 33°49'21" EAST, 808.58 FEET; THENCE NORTH 00°16'48" WEST, 247.69 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 370.05 FEET; THENCE SOUTH 00°29'17" WEST, 1173.98 FEET; THENCE SOUTH 89°30'43" EAST, 5.00 FEET; THENCE SOUTH 00°29'17" WEST, 715.00 FEET; THENCE SOUTH 89°30'43" EAST, 165.26 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS SOUTH 39°21'59" EAST, 62.02 FEET; THENCE SOUTH 00°29'17" WEST, 168.23 FEET TO THE NORTH LINE OF SAID COURTYARDS AT HARVEST RIDGE PLAT 4; THENCE SOUTH 89°55'10" WEST ALONG SAID NORTH LINE, 1105.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.56 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	EARL M REINHART TRUST	5.5	14.33%	
2	HOPE KIMBERLEY LLC	21.6	56.14%	X
3	GIBSON, DENNIS M	0.0	0.03%	
4	NEFZGER, JEREMY & TERESA	3.7	9.52%	
5	VOGEL, PATRICIA & TIMOTHY	0.7	1.83%	
6	COURTYARDS AT HARVEST RIDGE LLC	7.0	18.15%	X
		38.5	100.00%	74.29%



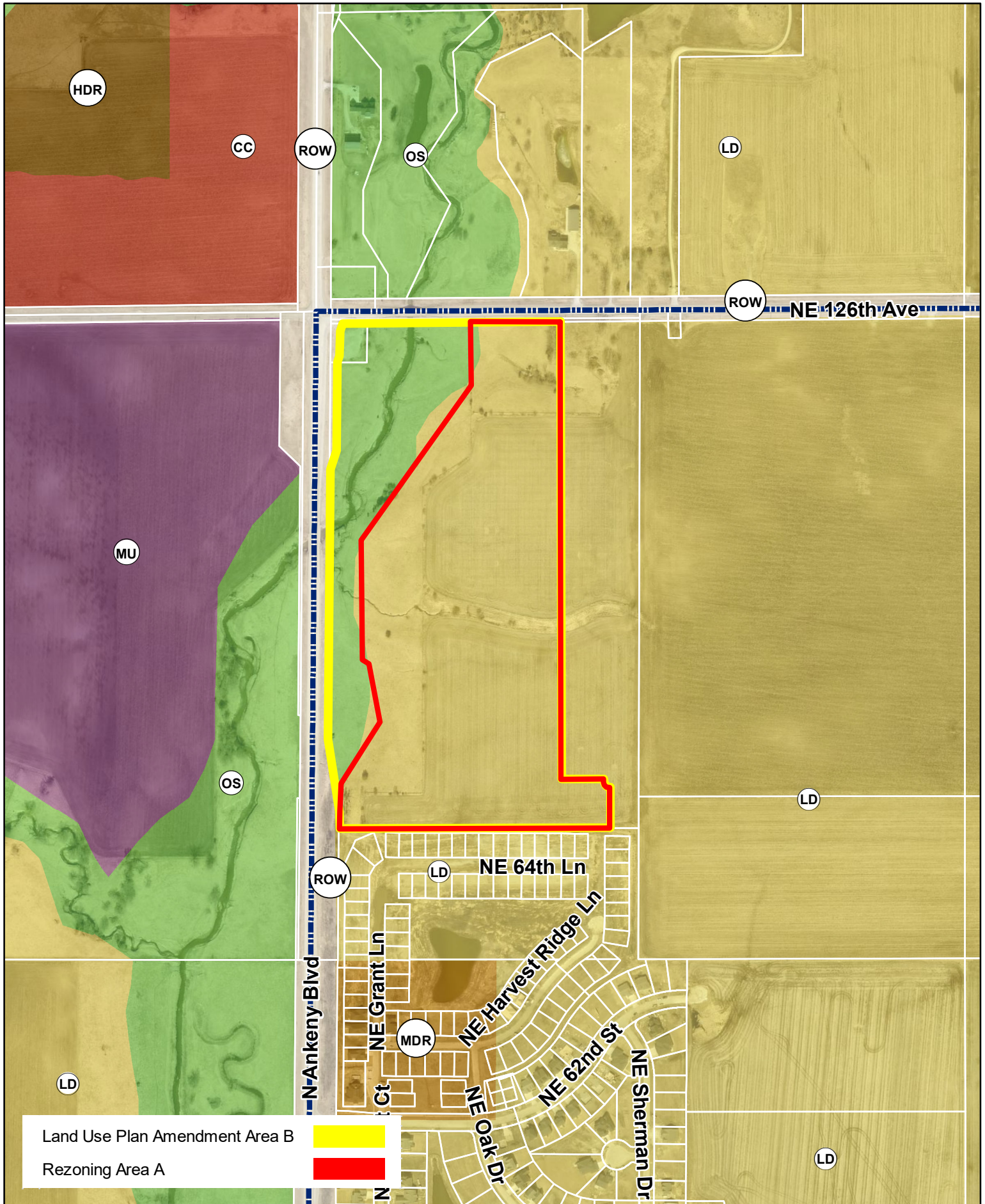


Land Use Plan Amendment Area B
Rezoning Area A

N
1 inch = 500 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Zoning Map



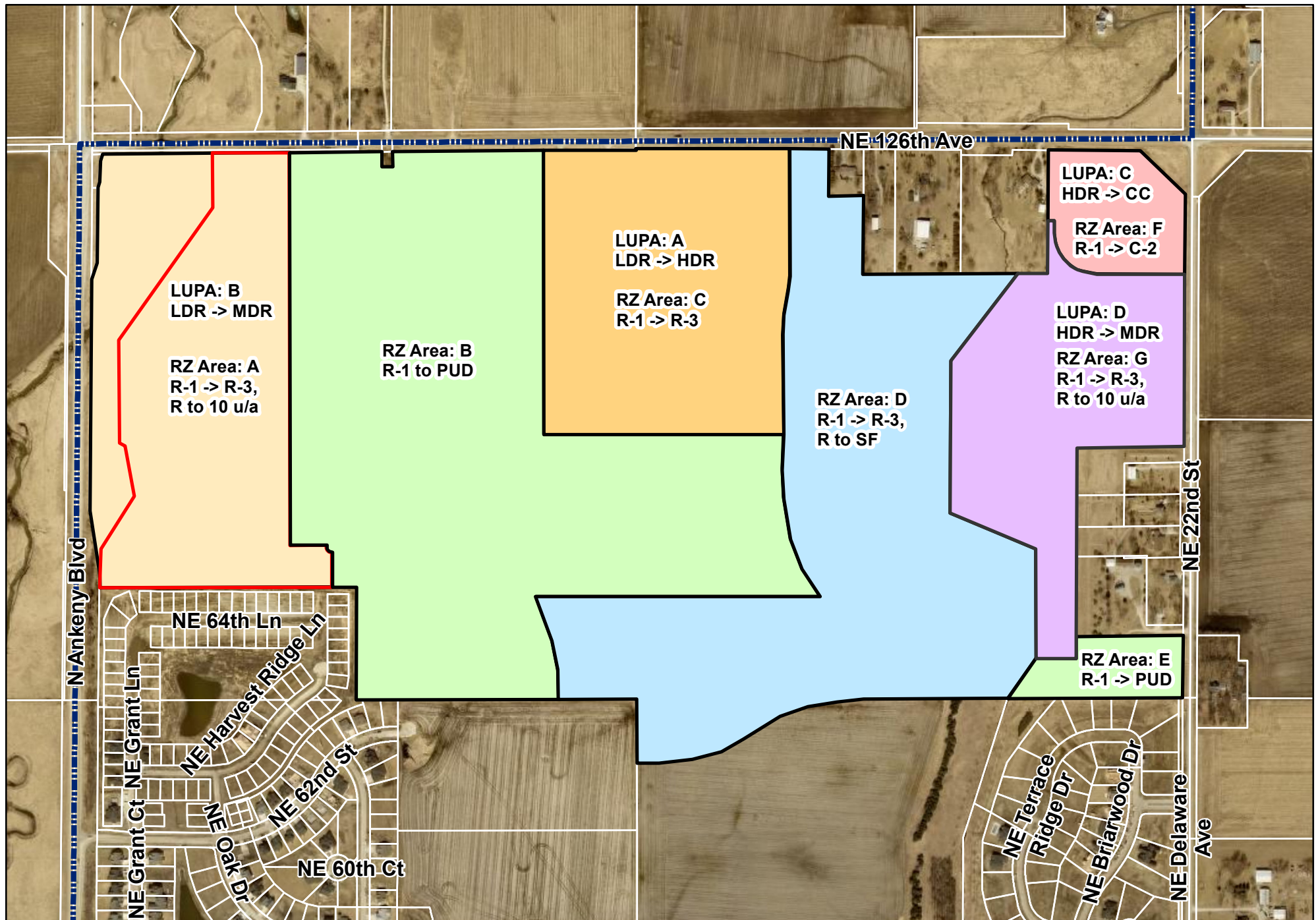


Land Use Plan Amendment Area B
Rezoning Area A

N
1 inch = 500 feet
Date: 7/12/2023

Hope Kimberley Properties
Land Use Plan Amendment Area B & Rezoning Area A
Future Land Use Map

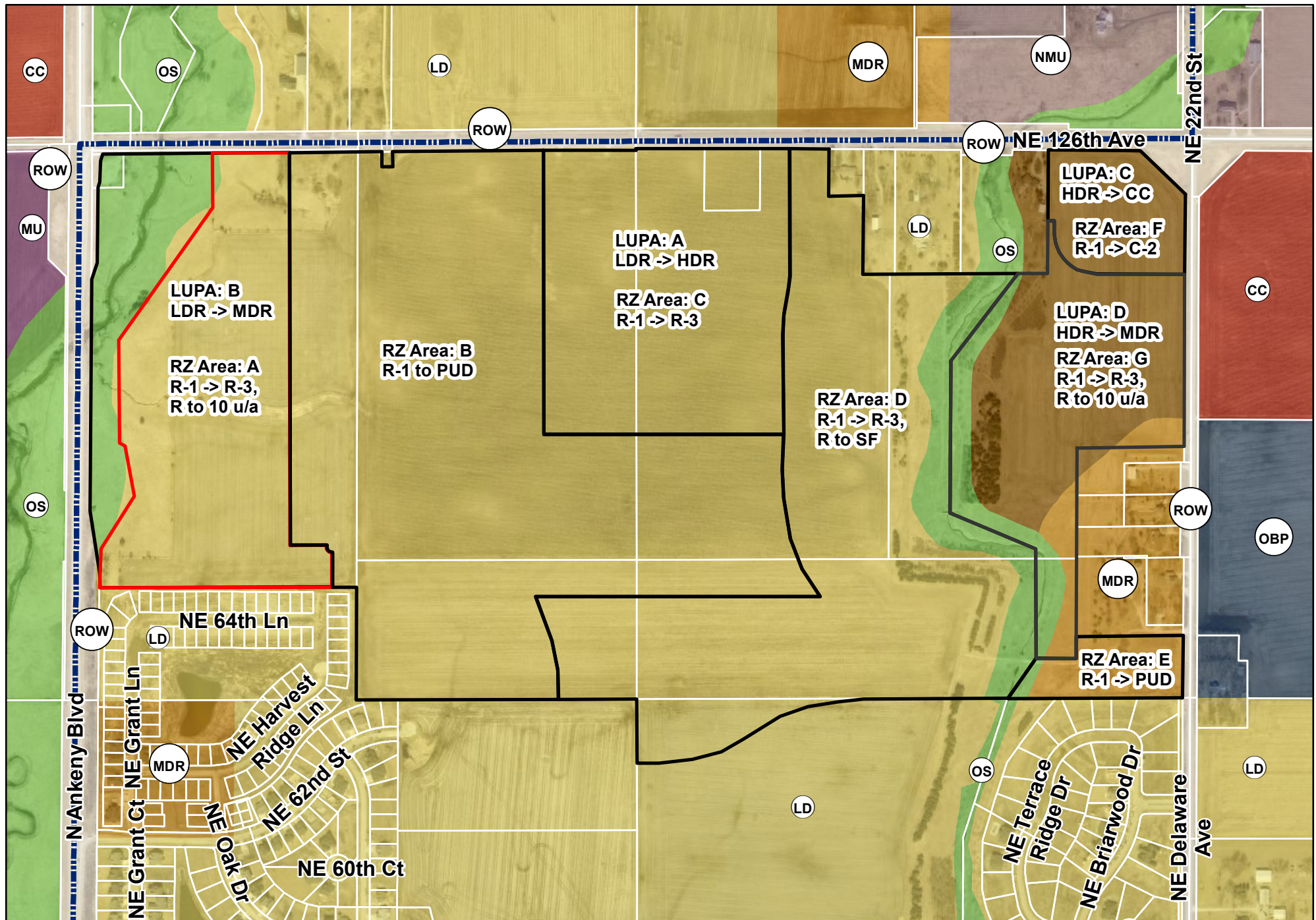




1 inch = 600 feet

Date: 7/13/2023

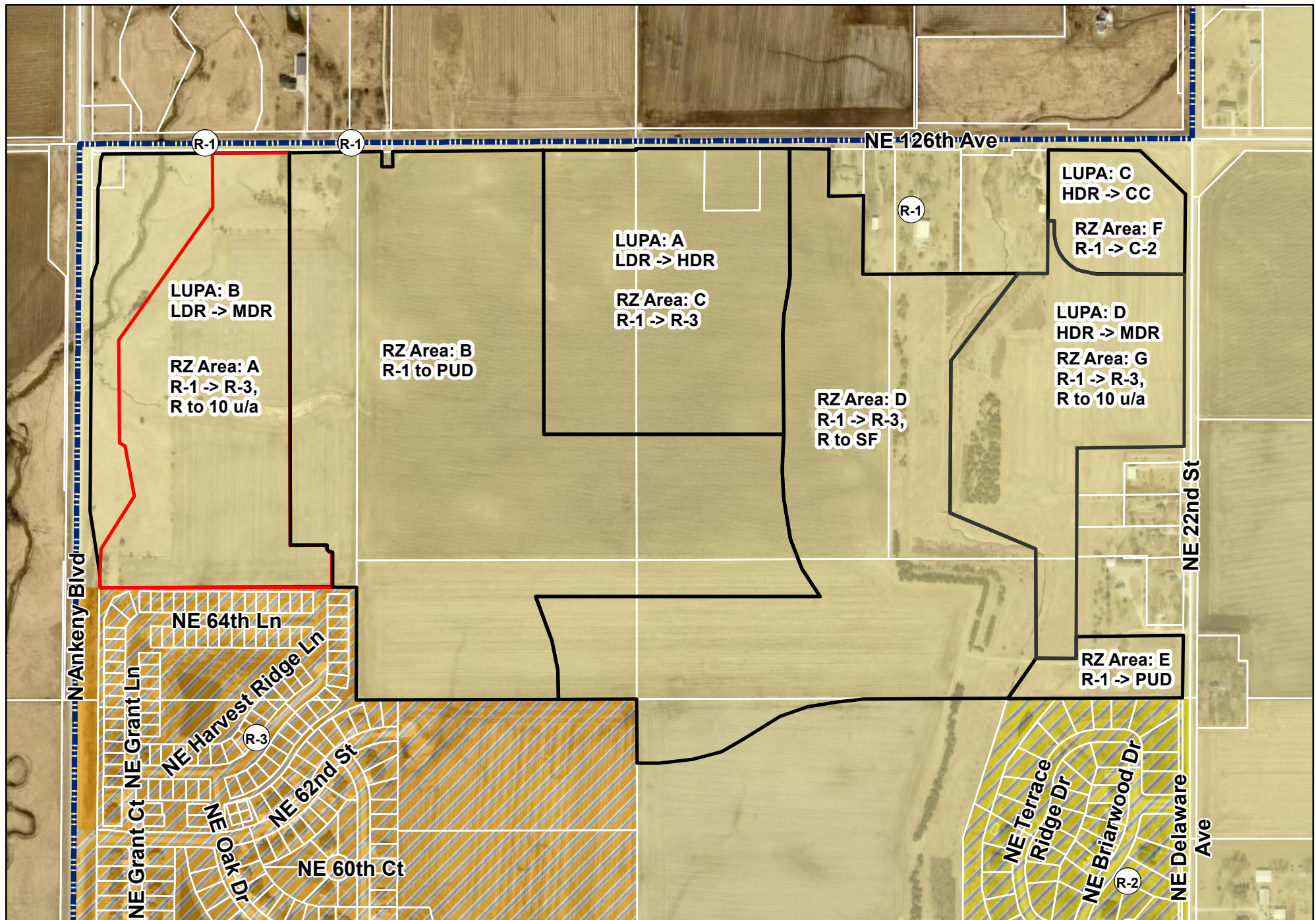
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Future Land Use Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezoning Zoning Map

PERCENT AREA LAND USE

LOW DENSITY RESIDENTIAL	57% (113.16 AC)
MEDIUM DENSITY RESIDENTIAL	24% (47.28 AC)
HIGH DENSITY RESIDENTIAL	19% (37.60 AC)
COMMUNITY COMMERCIAL	0% (0 AC)

NE 126TH AVENUE

HDR

LDR

CC

MDR

LDR

MDR

LDR

LDR

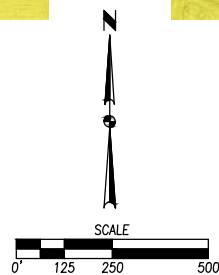
LAND USE COMPARISON LIMITS

NE DELAWARE AVENUE / NE 22ND STREET

PERCENT AREA LAND USE	
LOW DENSITY RESIDENTIAL	59% (116.92 AC)
MEDIUM DENSITY RESIDENTIAL	19% (37.83 AC)
HIGH DENSITY RESIDENTIAL	18% (35.56 AC)
COMMUNITY COMMERCIAL	4% (7.73 AC)

LAND USE

	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		OFFICE BUSINESS PARK
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE		LIGHT INDUSTRIAL		





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Community Commercial use classification (LUPA Area C).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area C.

Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC

to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Area C Exhibit
 Future Land Use Map
 Applicant Letter
 Zoning Map
 Hope Kimberley Properties - Combined Map
 Hope Kimberley Properties - Combined Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map
 CDA Comparison Exhibit



1 inch = 500 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

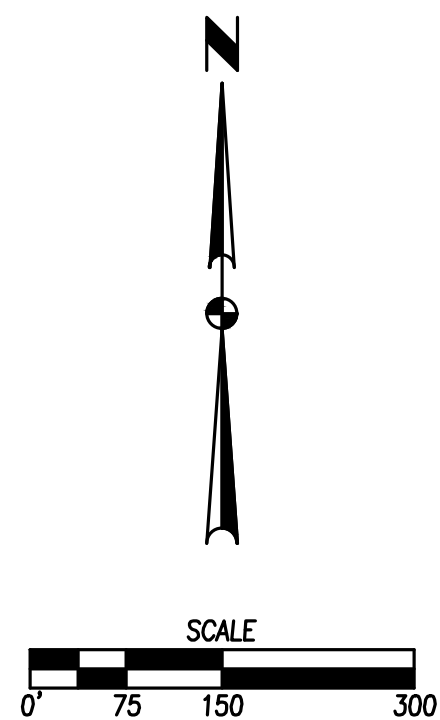
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:



SCALE 1"=2000'



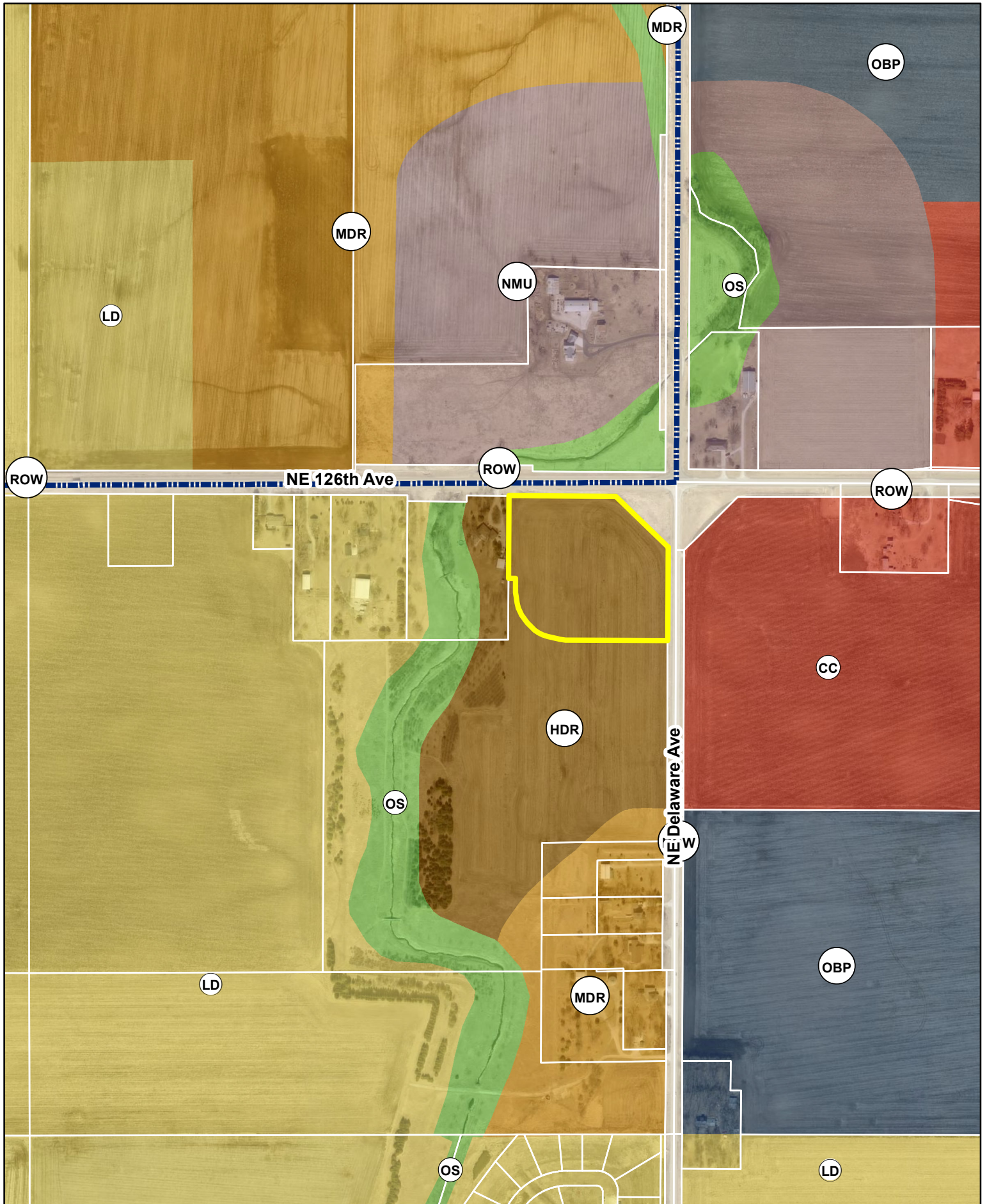
HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

EXISTING: HDR: HIGH DENSITY RESIDENTIAL
PROPOSED: CC: COMMUNITY COMMERCIAL

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°17'54" EAST ALONG SAID EAST LINE, 334.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NE 126TH AVENUE; THENCE SOUTH 89°42'57" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 438.30 FEET; THENCE SOUTH 44°59'29" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 296.48 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°09'34" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 375.69 FEET; THENCE NORTH 89°46'18" WEST, 369.58 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.73 ACRES MORE OR LESS.



June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we are submitting a request to modify the city's comprehensive plan from 115.98 acres of low density residential to approximately 72.69 acres to medium density residential, 35.56 acres of High-Density Residential and 7.73 acres to Community Commercial. Additionally, we would like to request that approximately 4.51 acres of medium density residential be modified to low density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. Of the 318.50 acres of property approximately 202.52 acres would remain as a low-density residential land use. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

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

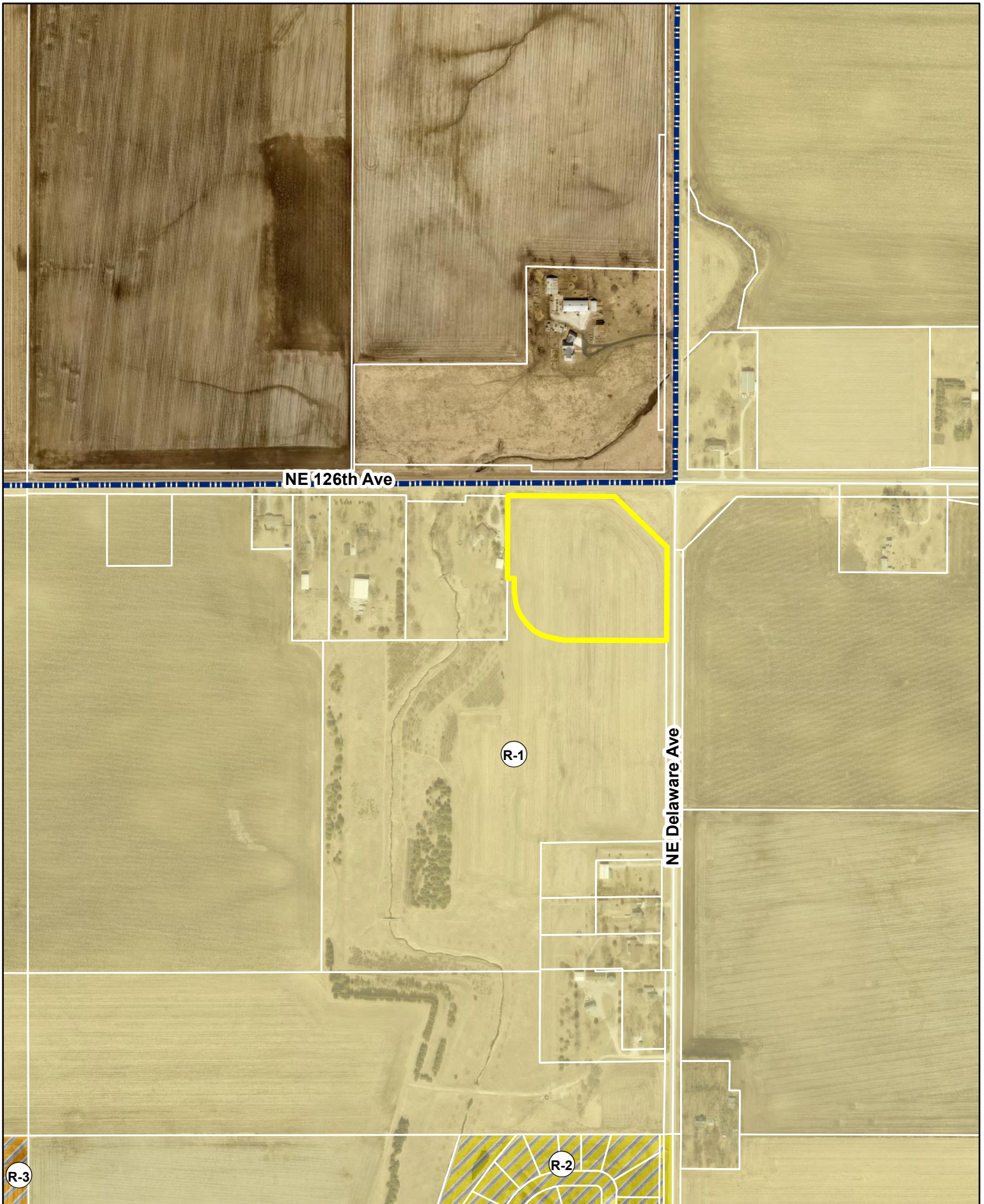
Sincerely,

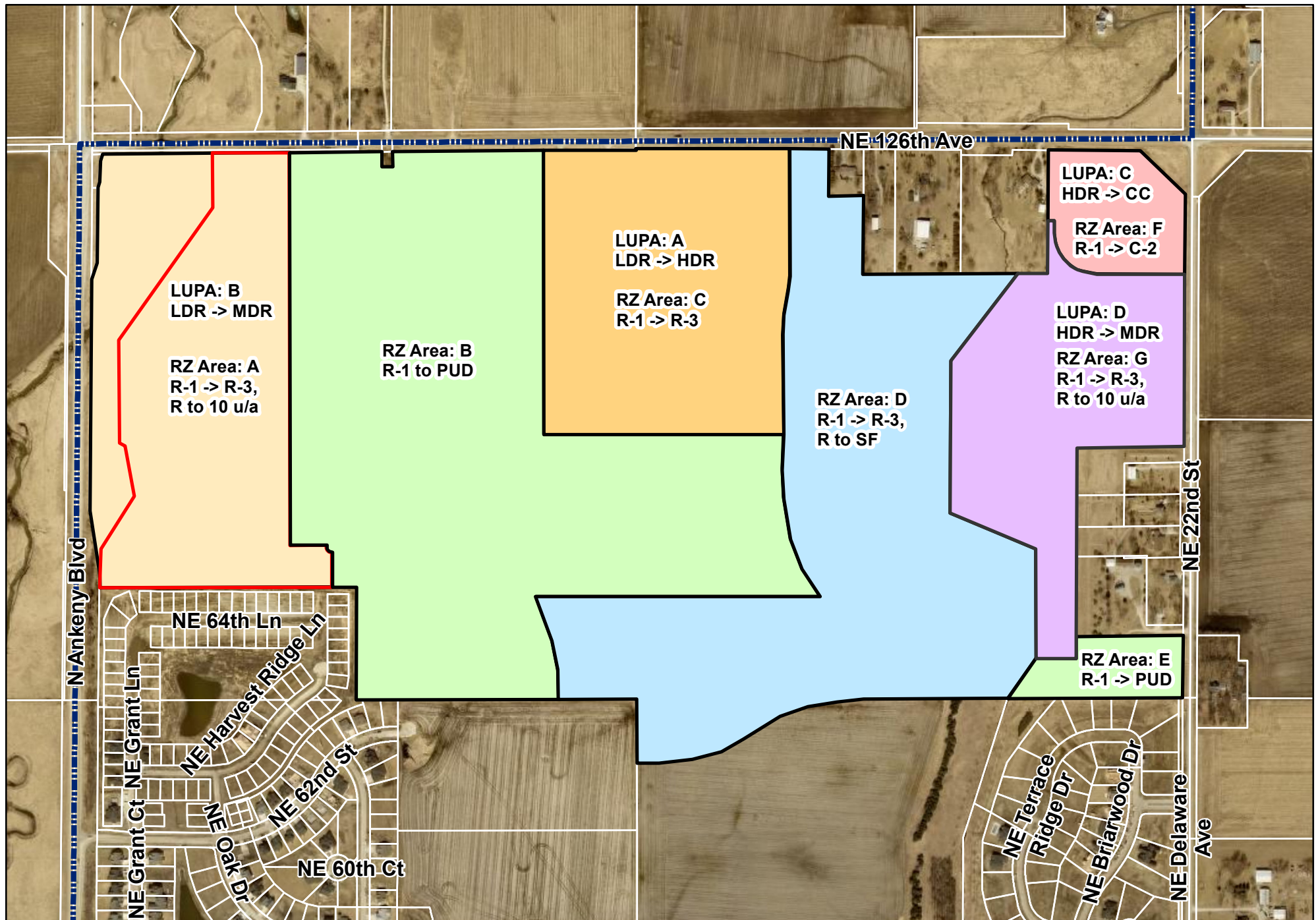
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

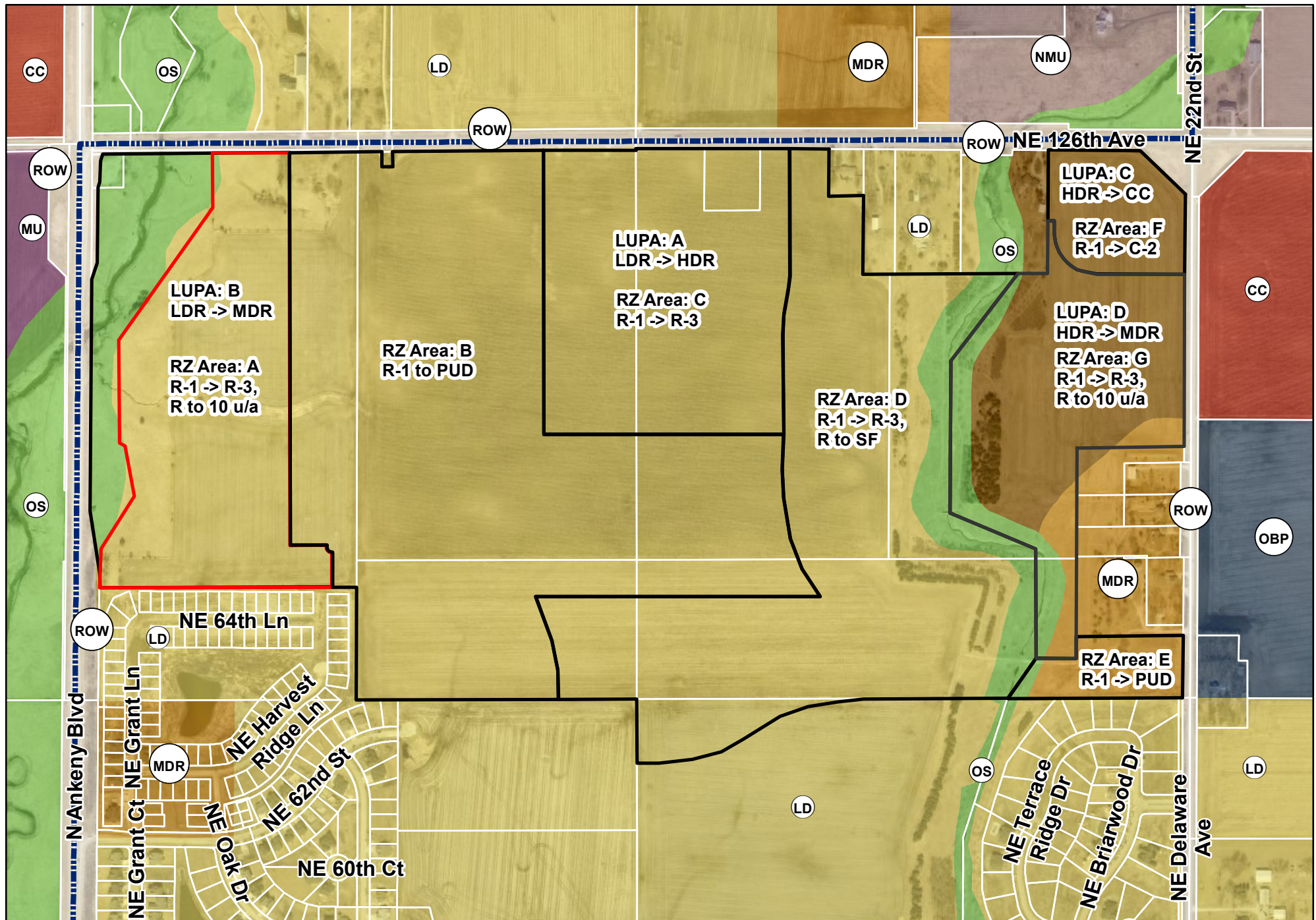




1 inch = 600 feet

Date: 7/13/2023

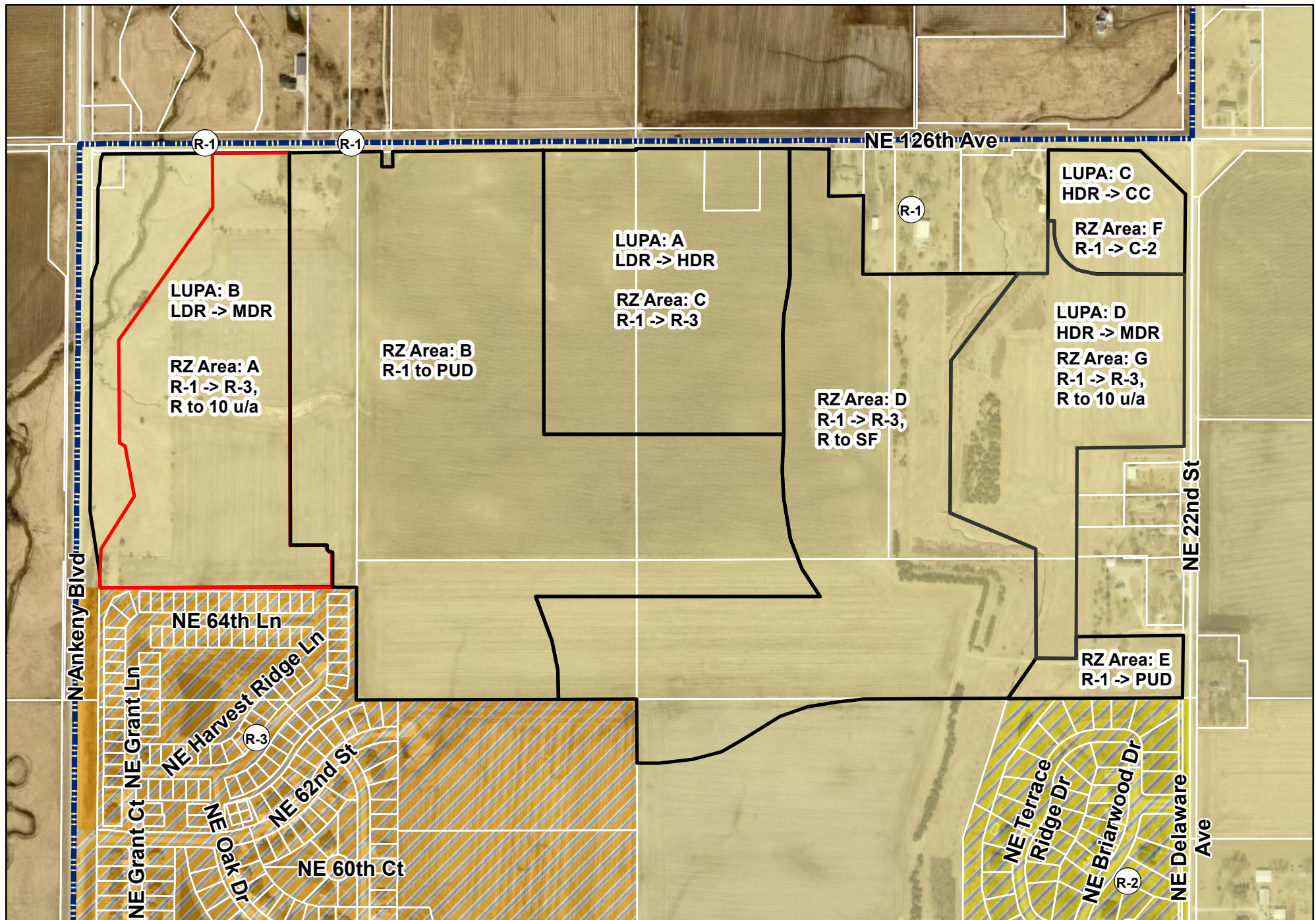
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Future Land Use Map



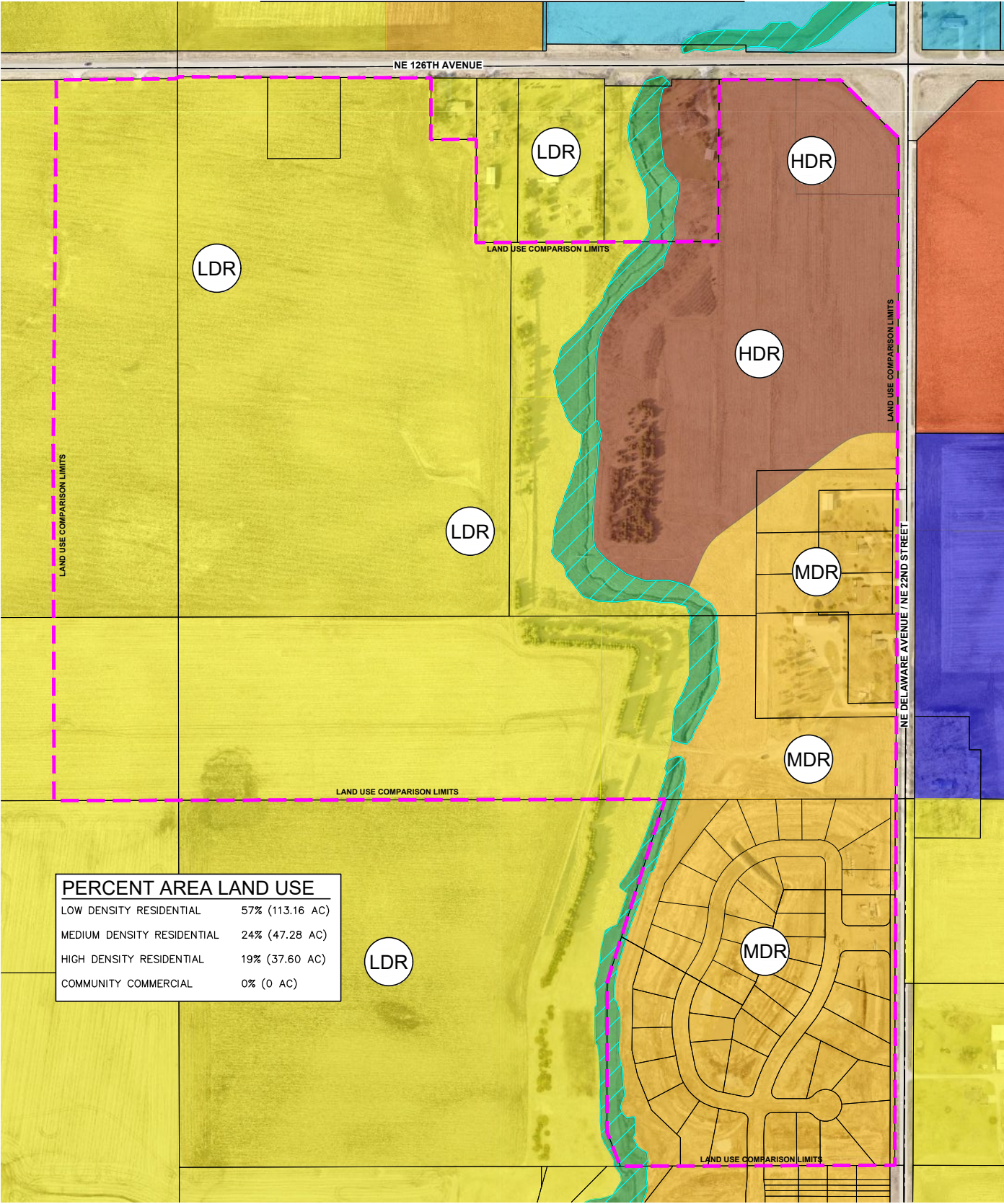
1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezoning Zoning Map

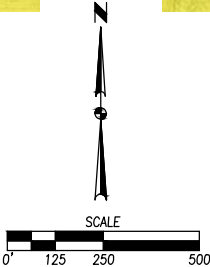
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DATE PLOTTED: 8/22/2023 8:35 AM
PLOTTER: HP PLOTTER
DRAWN BY: KUNGE

EXISTING LAND USE

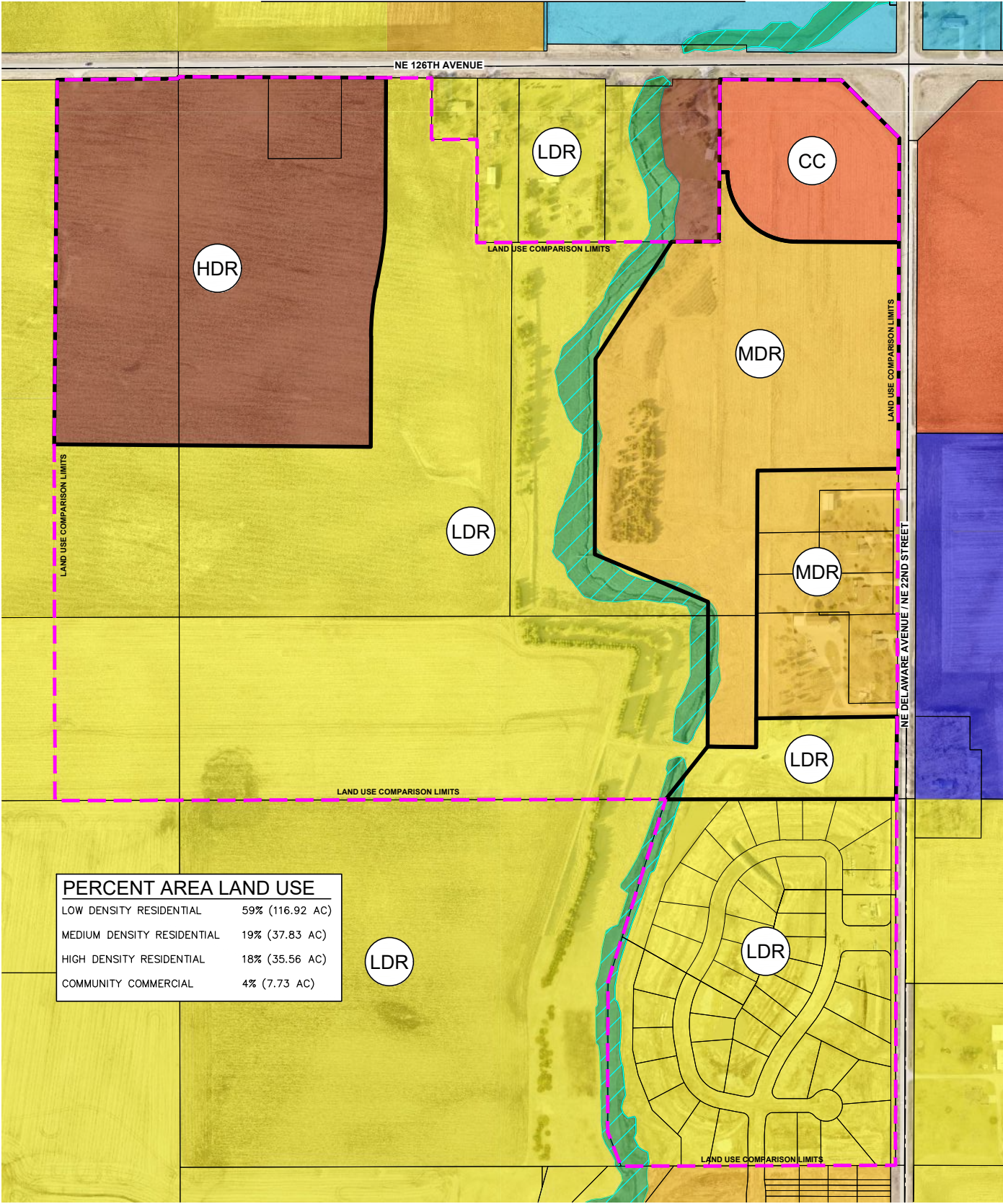


LEGEND

LAND USE			
	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE
			COMMUNITY COMMERCIAL
			OFFICE BUSINESS PARK
			LIGHT INDUSTRIAL



PROPOSED LAND USE





DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

PREPARED

08/01/2023



CIVIL DESIGN ADVANTAGE

ENGINEER: EKO

EI: GH

ANKENY, IOWA

NORTH ANKENY ANNEXATION

LAND USE PLAN EXHIBIT

1/1

2108.649





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to C-2, General Retail, Highway Oriented and Central Business Commercial District (Rezoning Area F).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area F.

Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Area F Exhibit
 Zoning Map
 Future Land Use Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Zoning Map
 Hope Kimberley Properties - Combined Future Land Use Map
 CDA Comparison Exhibit



1 inch = 500 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial 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.

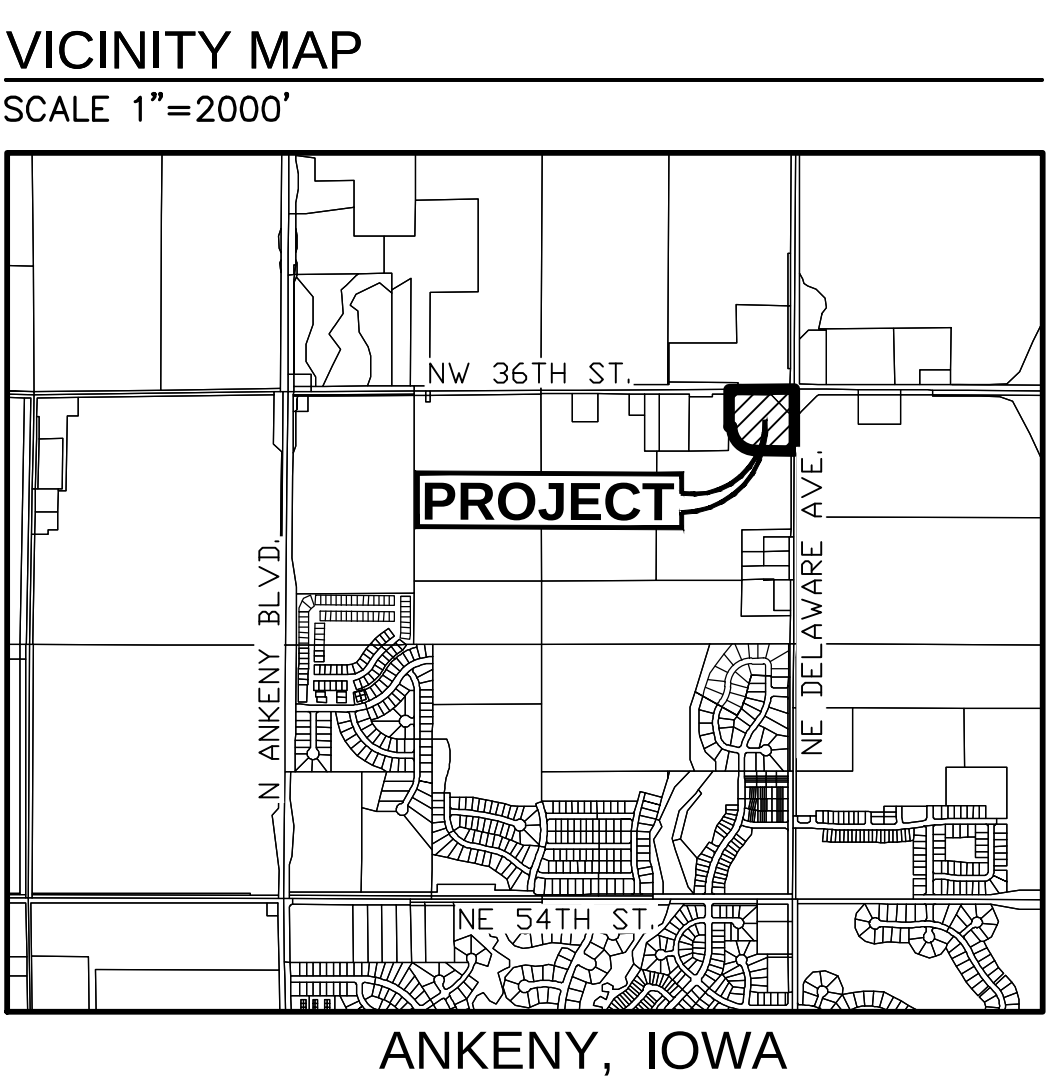
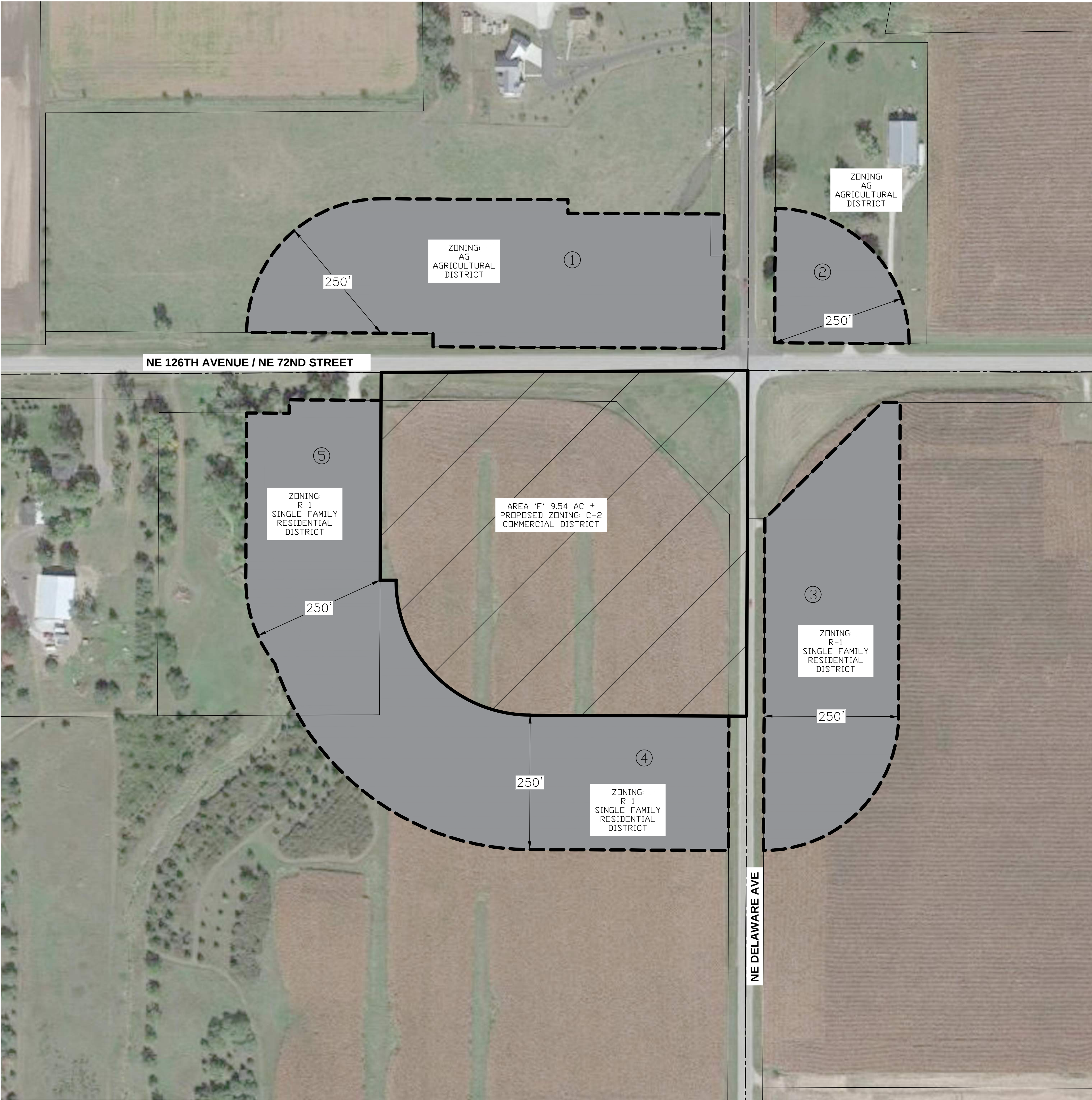
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: C-2 – COMMERCIAL DISTRICT

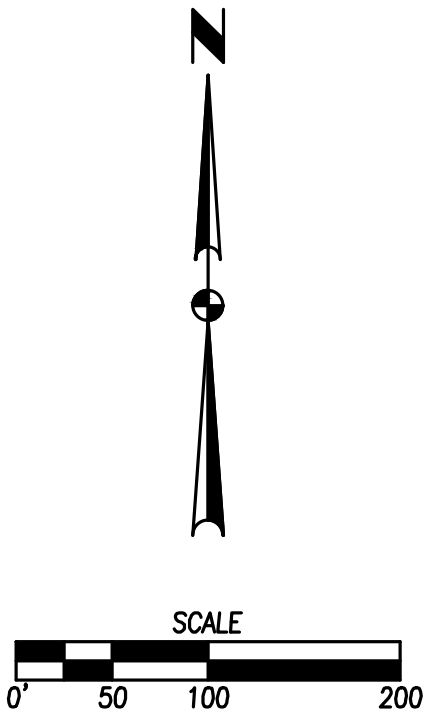
REZONING DESCRIPTION - AREA 'F':

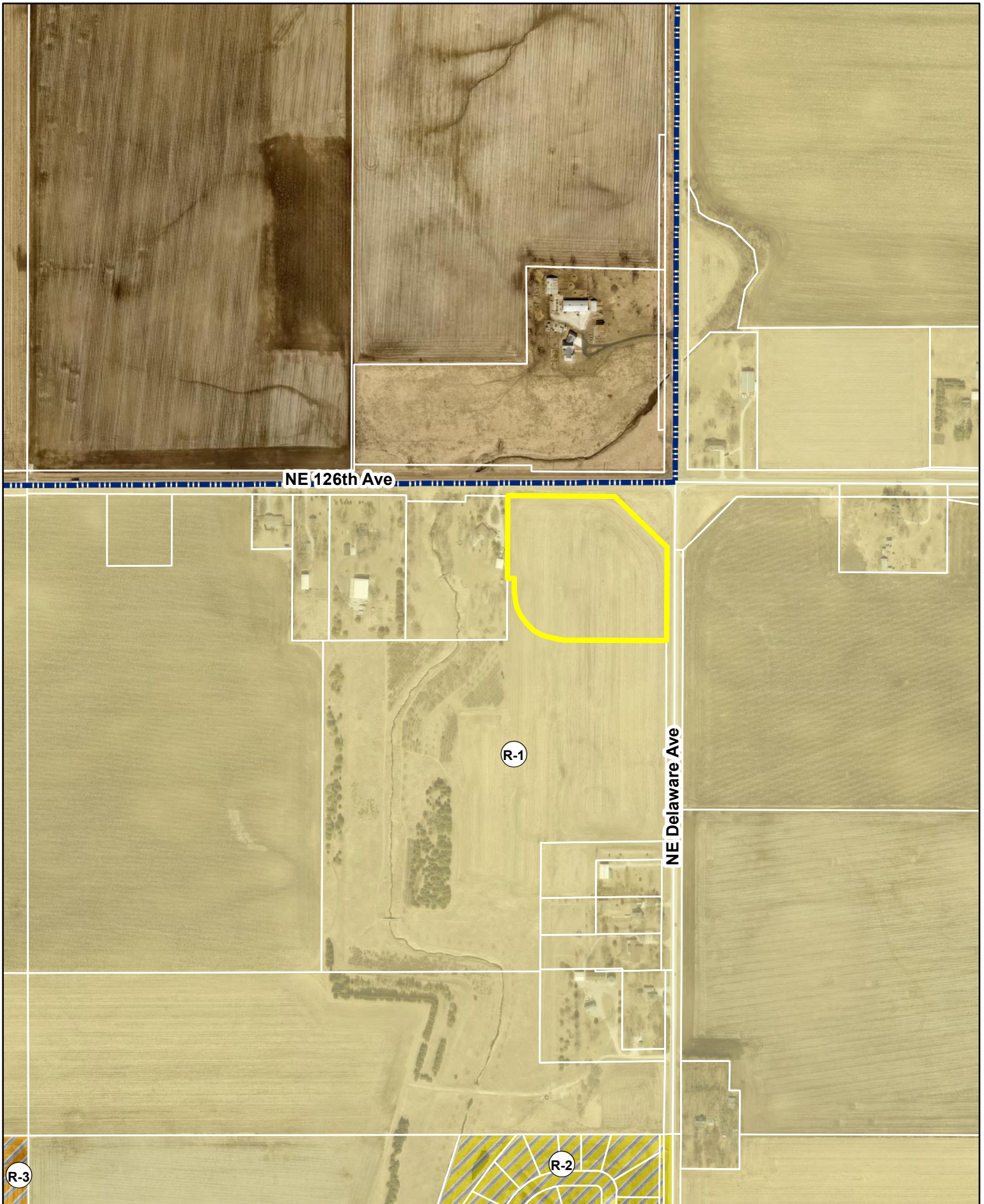
A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

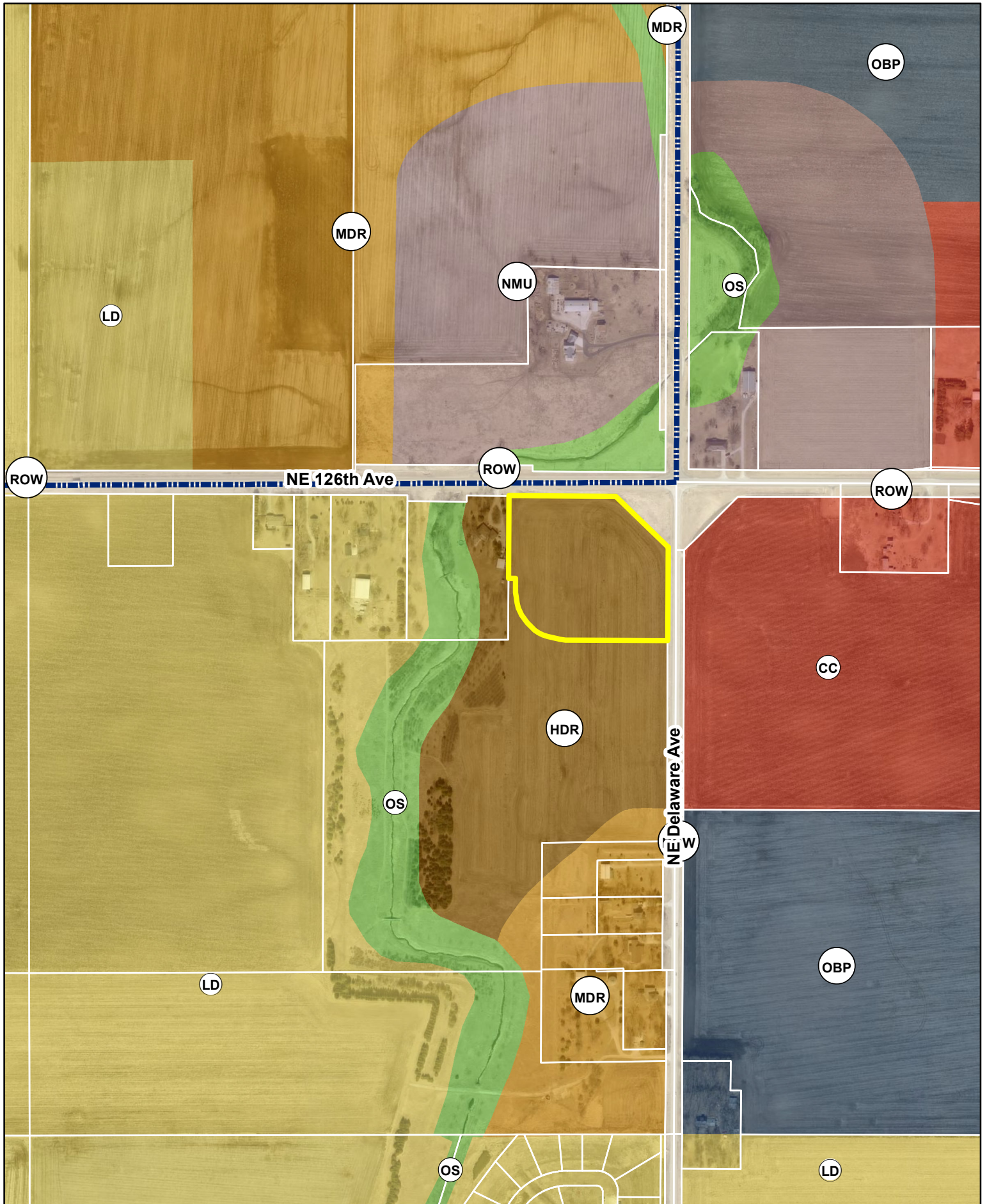
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 366.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

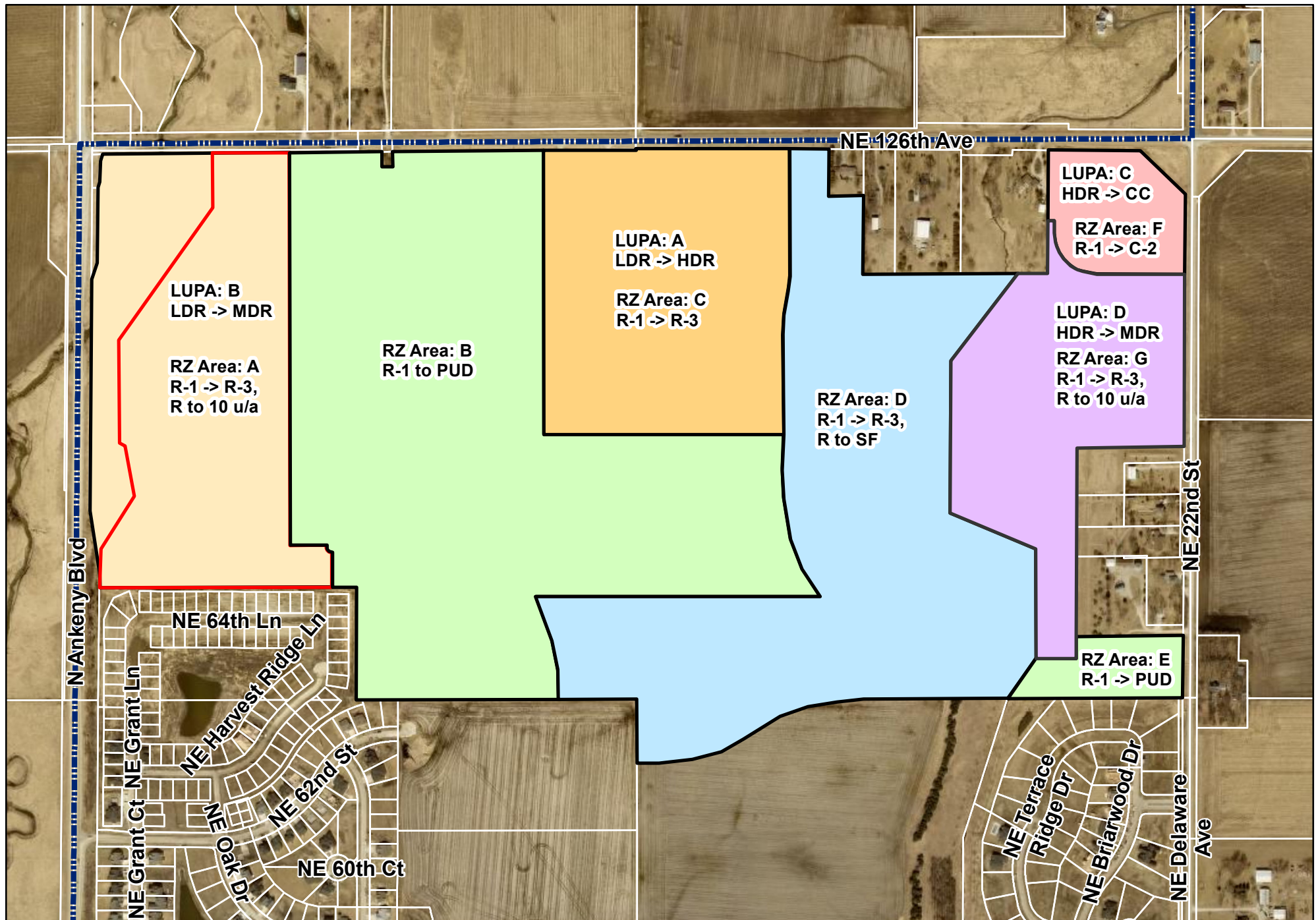
ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	WATTONVILLE, JASON/LINDA	4.9	28.24%	
2	HEBNER, ELVIN JR & CINDY	1.1	6.47%	
3	RUETER, TODD & ALEX; PAIGE BENLAALA	3.9	22.59%	X
4	HOPE KIMBERLEY LLC	4.4	24.99%	X
5	SEUNTJENS, CHRISTOPHER & IRENE	3.1	17.71%	
		17.5	100.00%	47.58%





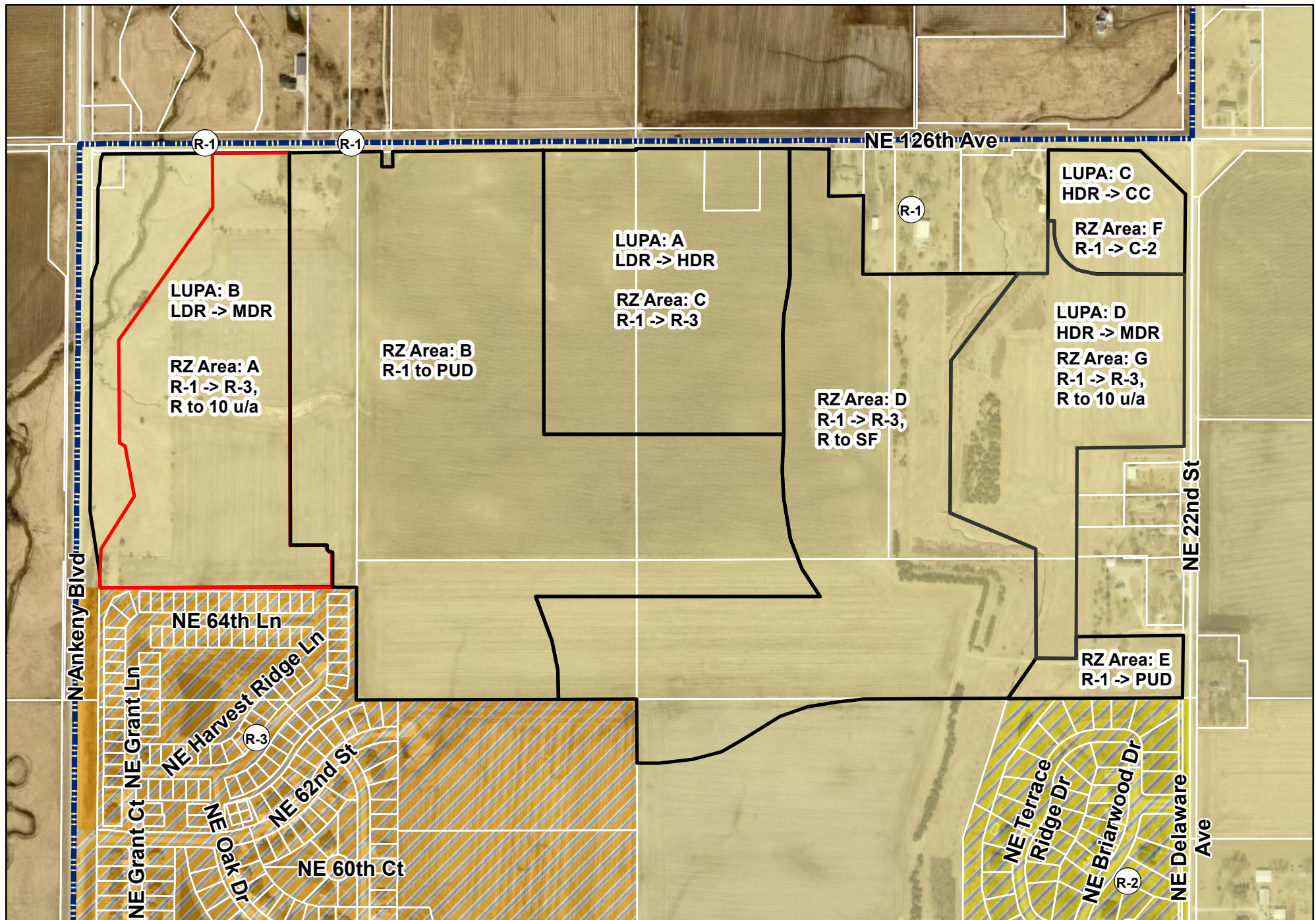




1 inch = 600 feet

Date: 7/13/2023

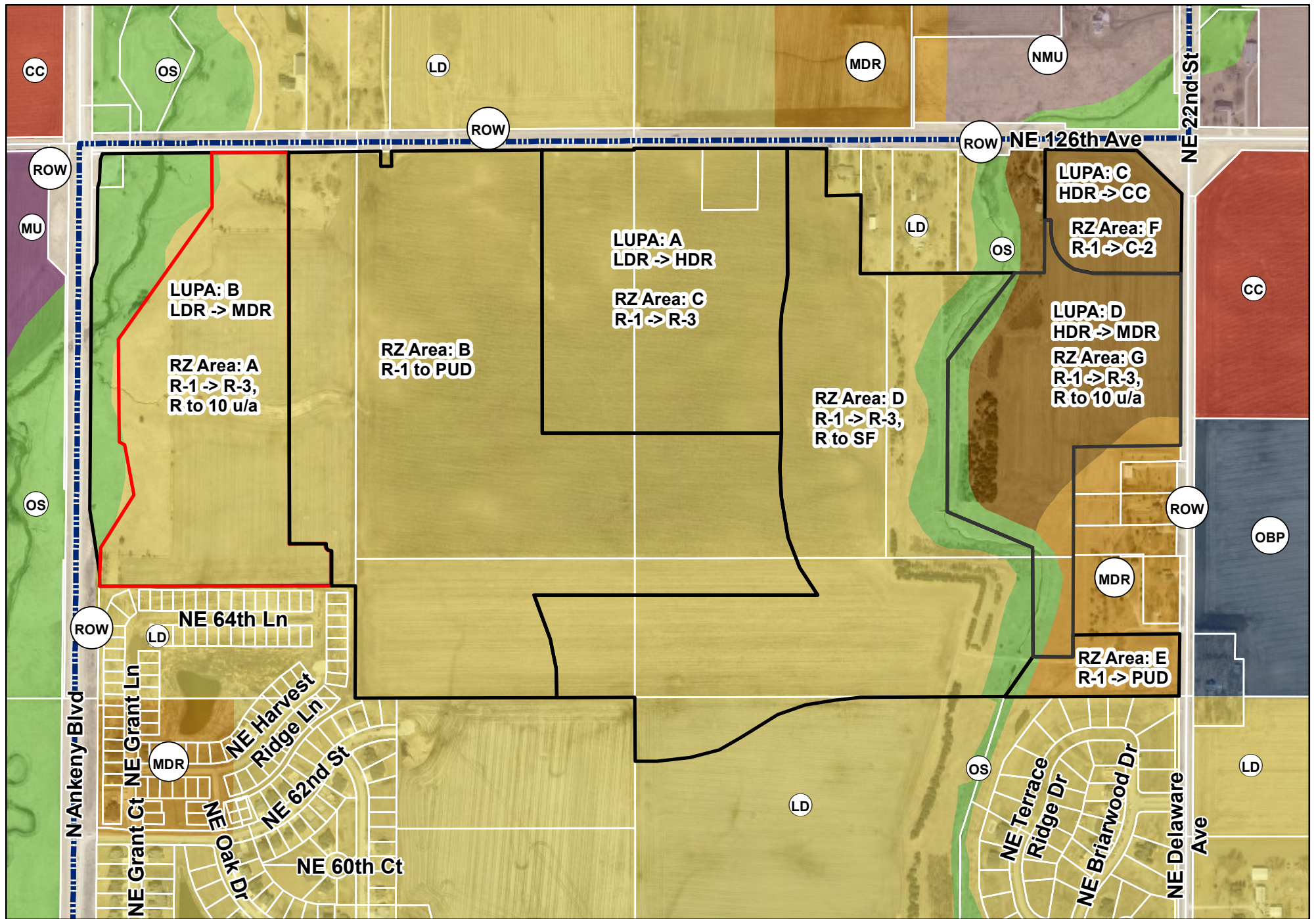
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezoning Zoning Map



N



1 inch = 600 feet

Date: 7/13/2023

**Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map**

PERCENT AREA LAND USE

LOW DENSITY RESIDENTIAL	57% (113.16 AC)
MEDIUM DENSITY RESIDENTIAL	24% (47.28 AC)
HIGH DENSITY RESIDENTIAL	19% (37.60 AC)
COMMUNITY COMMERCIAL	0% (0 AC)

The map displays several land use zones defined by dashed magenta lines labeled "LAND USE COMPARISON LIMITS". The zones are color-coded and labeled as follows:

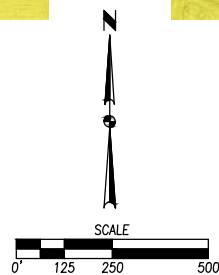
- HDR (High Density Residential):** A large brown area in the upper left.
- LDR (Low Density Residential):** Multiple yellow areas, including a large one in the center-left and another in the bottom right.
- MDR (Medium Density Residential):** An orange area in the center-right.
- CC (Community Commercial):** A red-orange area in the upper right.

Key streets shown include NE 126TH AVENUE at the top and NE DELAWARE AVENUE / NE 22ND STREET running vertically on the right side. A blue hatched area representing water or wetlands runs diagonally through the center. A detailed street grid is visible in the bottom right corner.

PERCENT AREA LAND USE	
LOW DENSITY RESIDENTIAL	59% (116.92 AC)
MEDIUM DENSITY RESIDENTIAL	19% (37.83 AC)
HIGH DENSITY RESIDENTIAL	18% (35.56 AC)
COMMUNITY COMMERCIAL	4% (7.73 AC)

LAND USE

	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		OFFICE BUSINESS PARK
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE		LIGHT INDUSTRIAL		





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hope Kimberley, LLC from High Density Residential to Medium Density Residential use classification (LUPA Area D).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Kimberley Property Land Use Plan Amendment Area D.

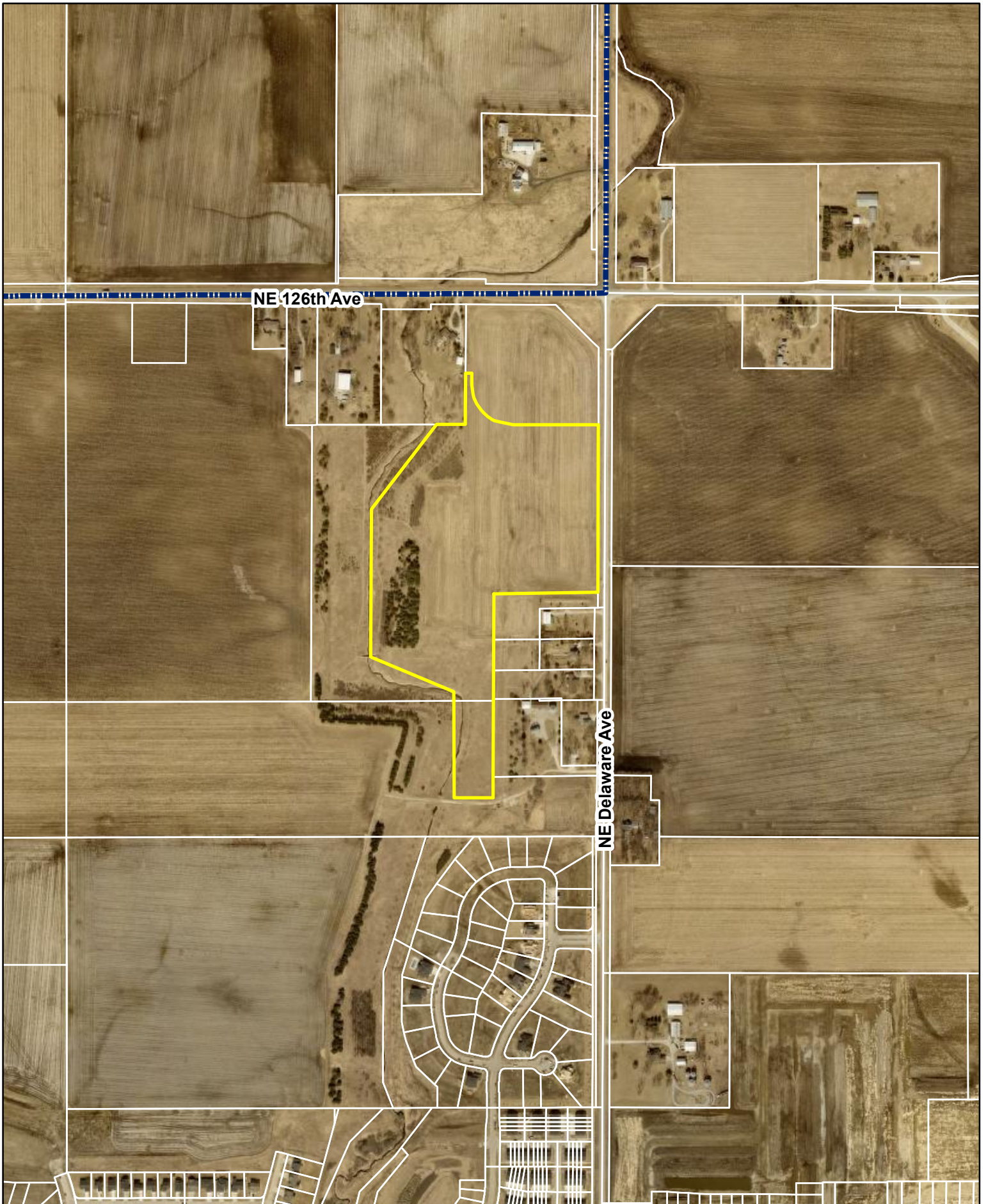
Action: <p>Consider MOTION to recommend City Council approval of the request by Hope Kimberley

LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Area D Exhibit
 Future Land Use Map
 Applicant Letter
 Zoning Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map
 CDA Comparison Exhibit



1 inch = 600 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area D & Rezoning Area G



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

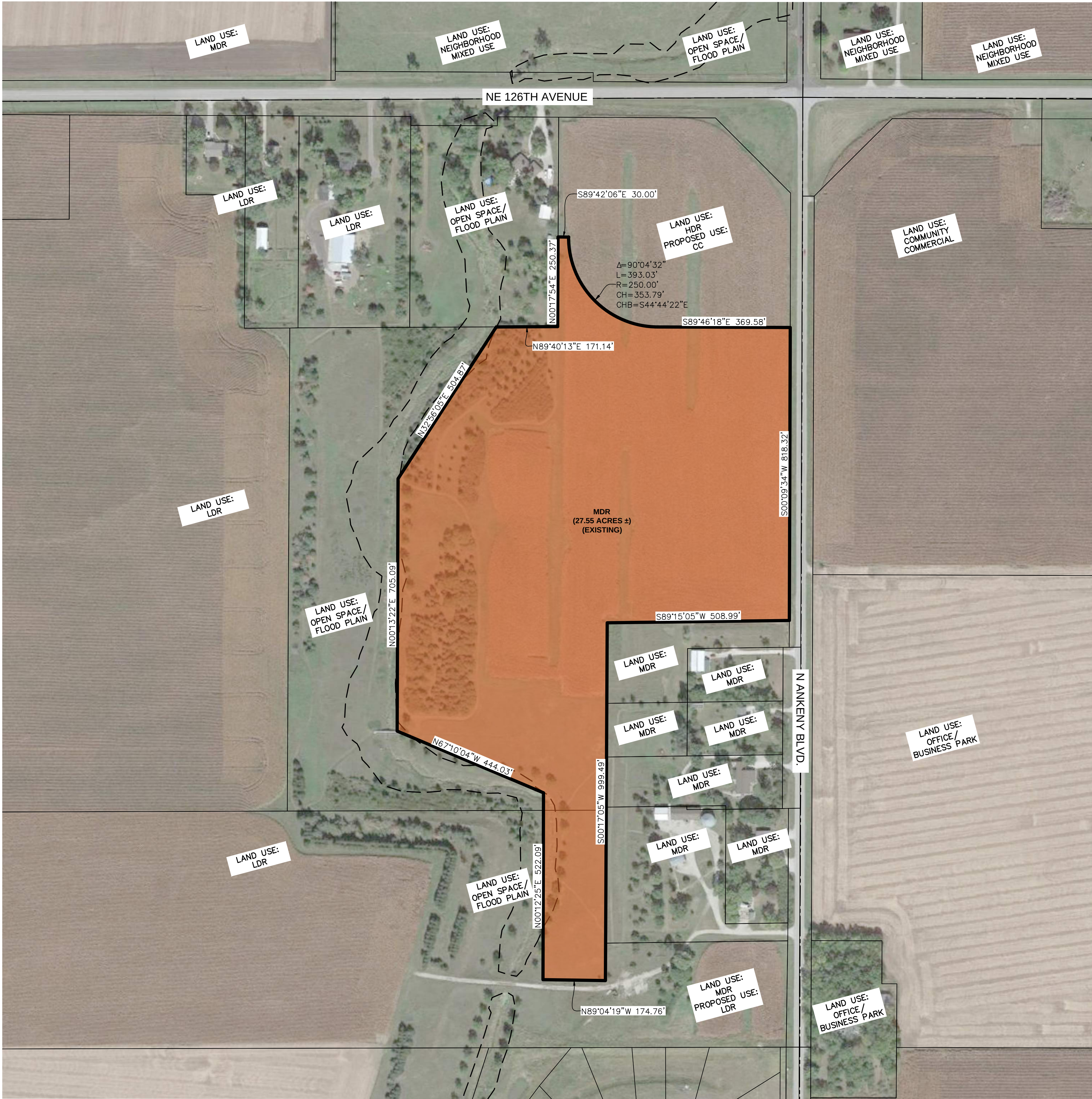
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

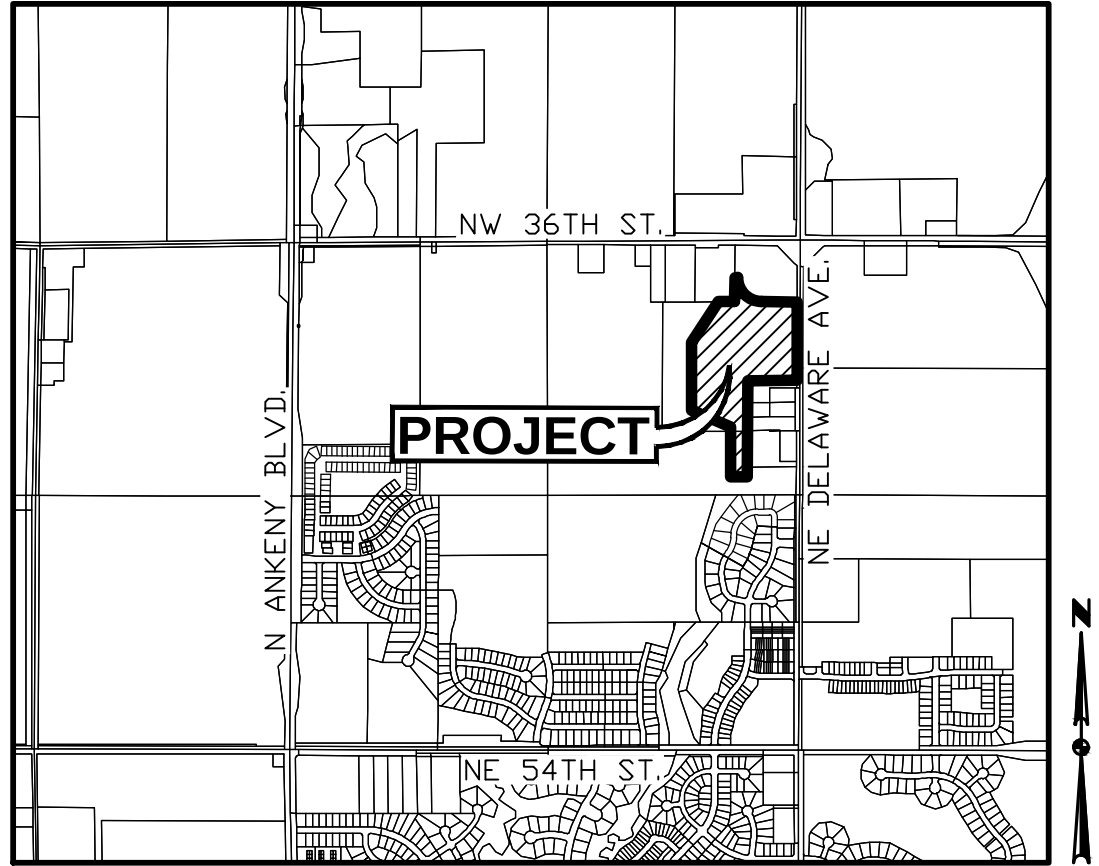
Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

LAND USE DESIGNATION

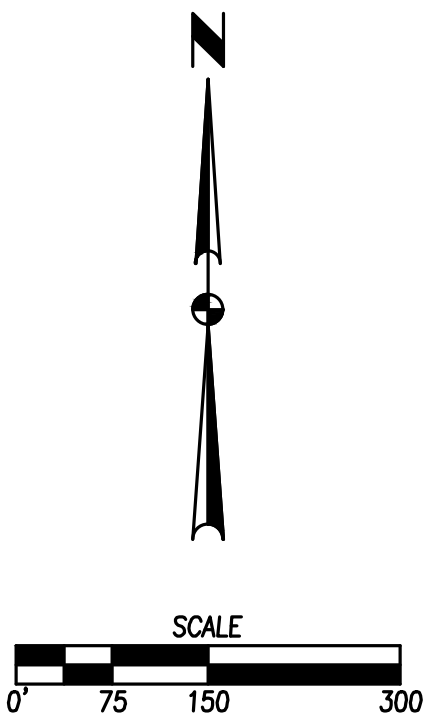
EXISTING: HDR: HIGH DENSITY RESIDENTIAL
OS: OPEN SPACE/FLOOD PLAIN

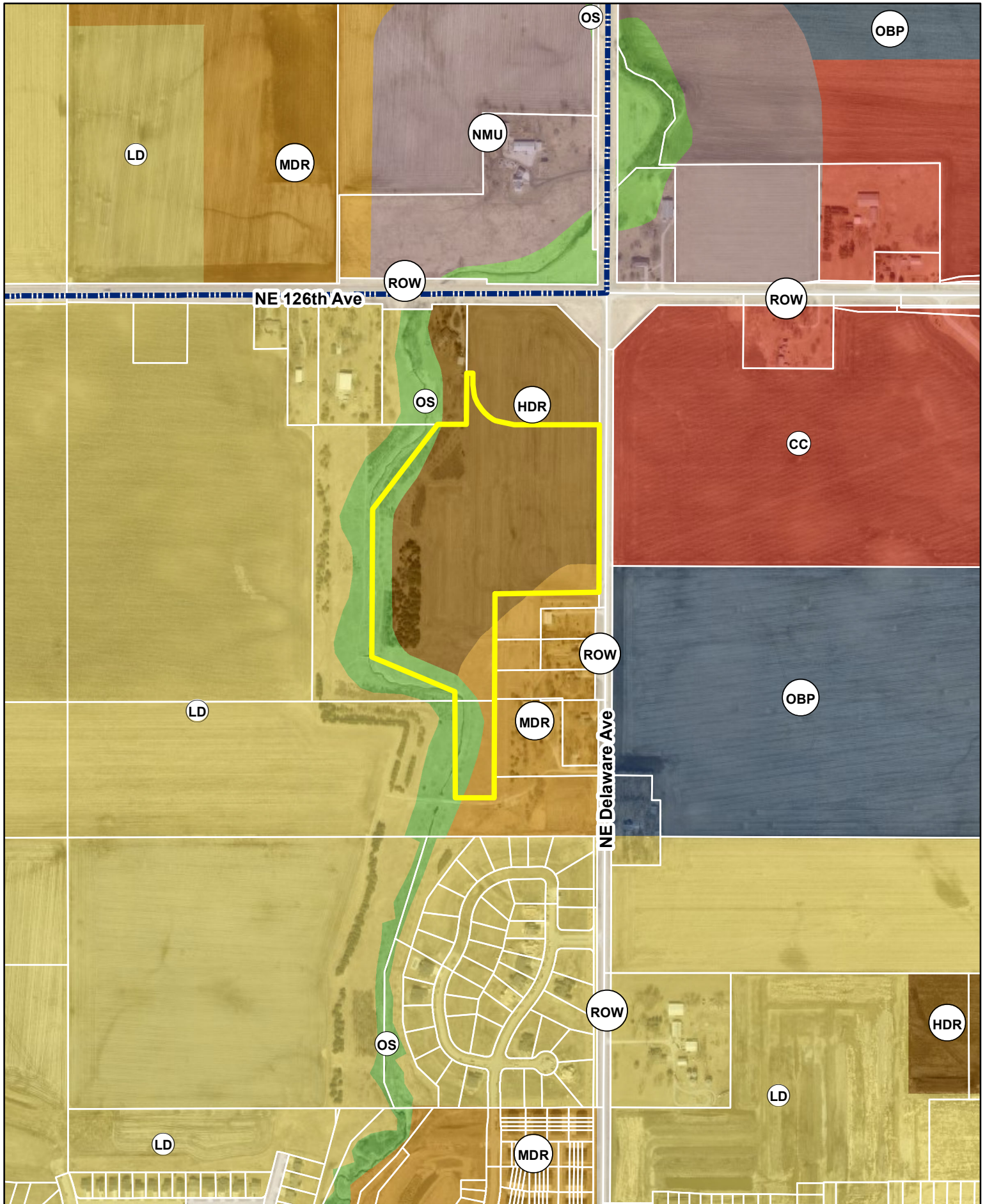
PROPOSED: MDR: MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET; THENCE SOUTH 89°42'06" EAST, 30.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS SOUTH 44°44'22" EAST, 353.79 FEET; THENCE SOUTH 89°46'18" EAST, 369.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°09'34" WEST ALONG SAID WESTERLY LINE, 818.32 FEET TO THE NORTH LINE OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE SOUTH 89°15'05" WEST ALONG SAID NORTH LINE, 508.99 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2018-191" ; THENCE SOUTH 00°17'05" WEST ALONG THE WEST LINE OF SAID PARCEL "2018-191", A DISTANCE OF 895.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST, 104.49 FEET; THENCE NORTH 89°04'19" WEST, 174.76 FEET; THENCE NORTH 00°12'25" EAST, 522.09 FEET; THENCE NORTH 67°10'04" WEST, 444.03 FEET; THENCE NORTH 00°13'22" EAST, 705.09 FEET; THENCE NORTH 32°56'05" EAST, 505.04 FEET TO THE SOUTH LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF THE NORTHEAST QUARTER; THENCE NORTH 89°42'59" EAST ALONG SAID SOUTH LINE, 171.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.55 ACRES MORE OR LESS.





1 inch = 600 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area D & Rezoning Area G
Future Land Use Map

June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we are submitting a request to modify the city's comprehensive plan from 115.98 acres of low density residential to approximately 72.69 acres to medium density residential, 35.56 acres of High-Density Residential and 7.73 acres to Community Commercial. Additionally, we would like to request that approximately 4.51 acres of medium density residential be modified to low density residential. When the comprehensive plan was created for this large tract of property that overall contains 318.50 acres the majority of the property was assigned a low-density residential land use. As the property is now annexed into the city of Ankeny and is under one ownership the market would back a diversification of housing to support this area of Ankeny. Of the 318.50 acres of property approximately 202.52 acres would remain as a low-density residential land use. The property is bordered by NE 126th Avenue/NE 72nd Street which leads to Interstate 35 on the north, NE Delaware to the east and US Highway 69 to the west. We are proposing to have higher density along these major thoroughfares that would then transition to lower density as you enter the property.

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

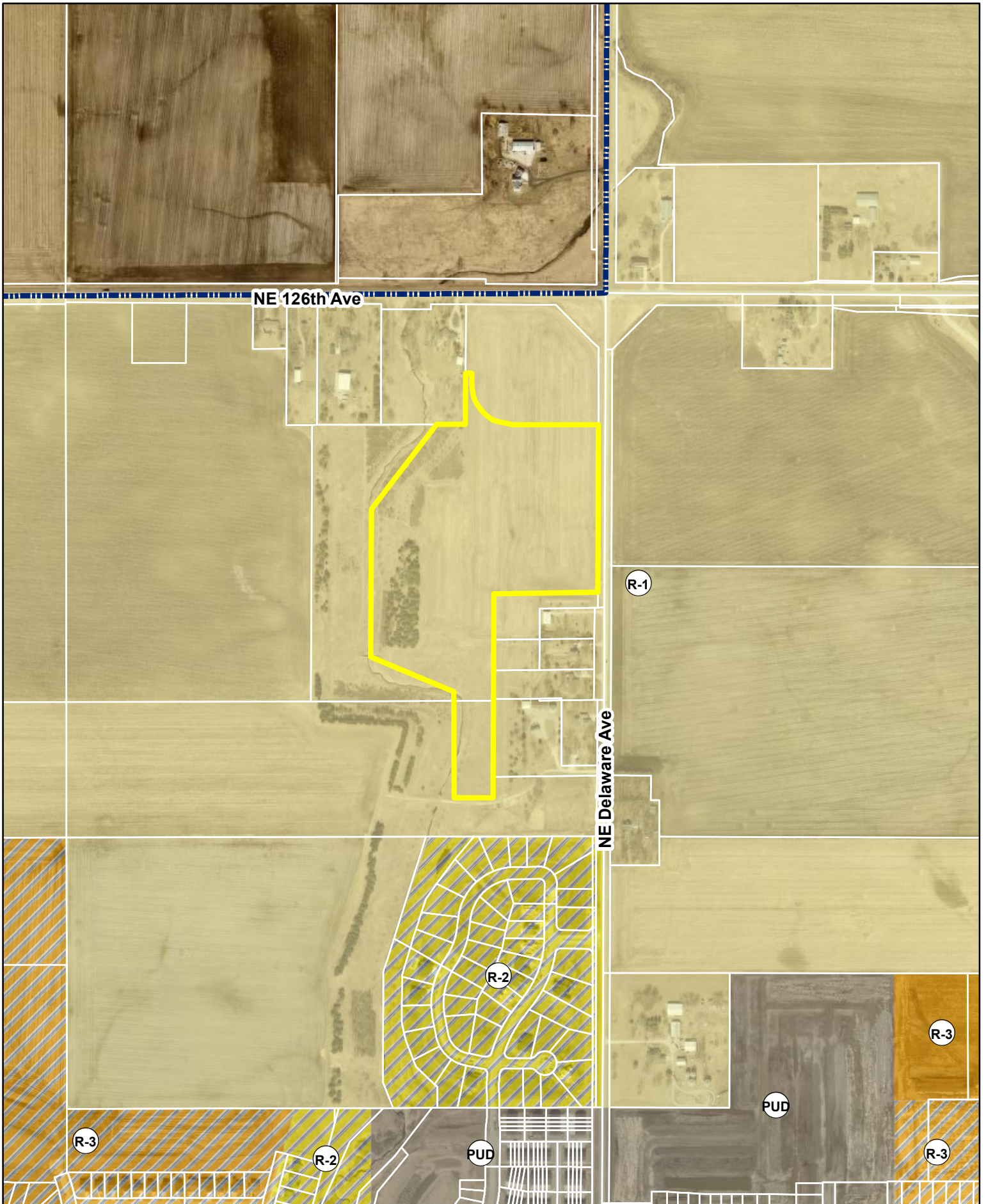
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



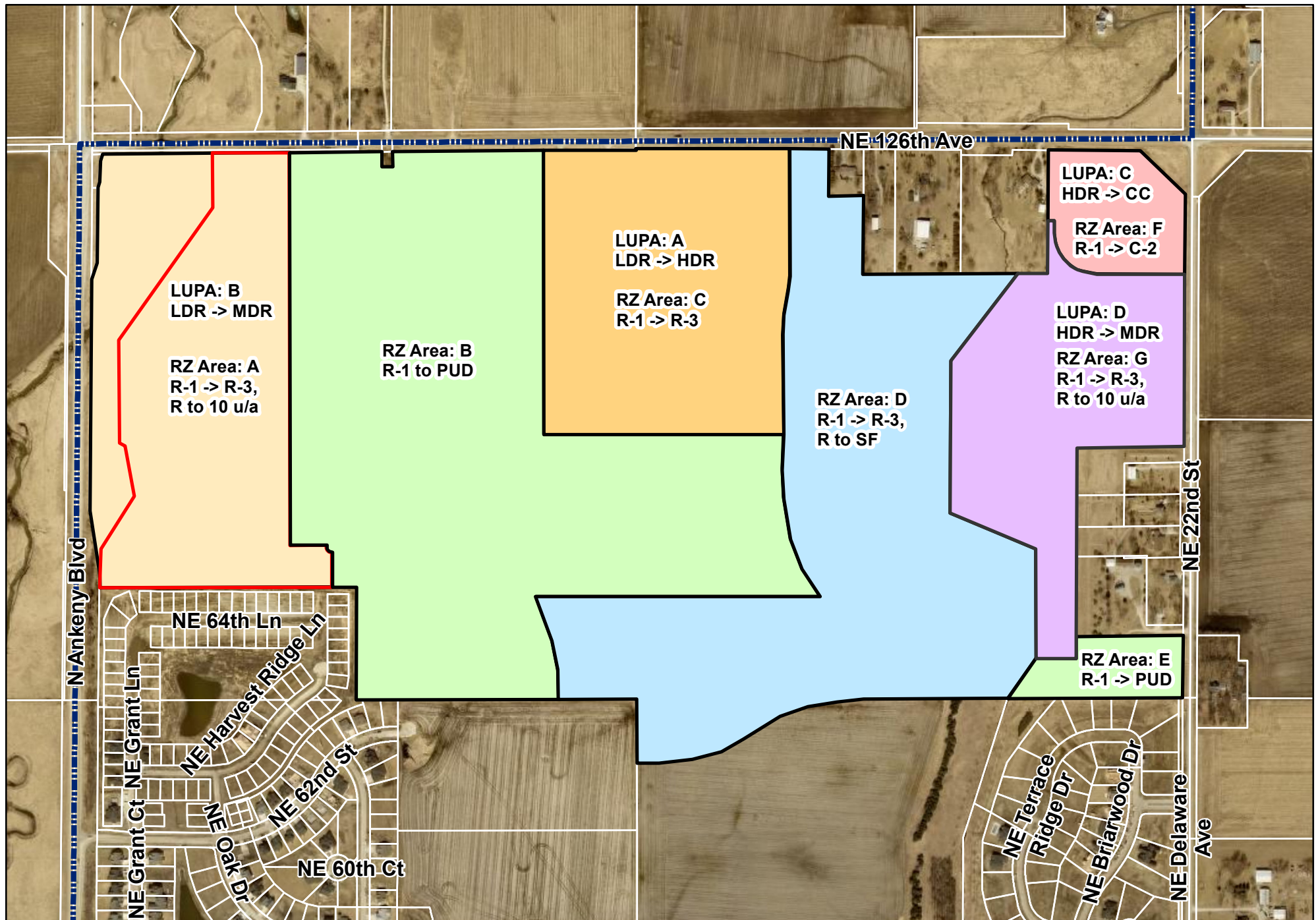
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



1 inch = 600 feet
Date: 7/13/2023

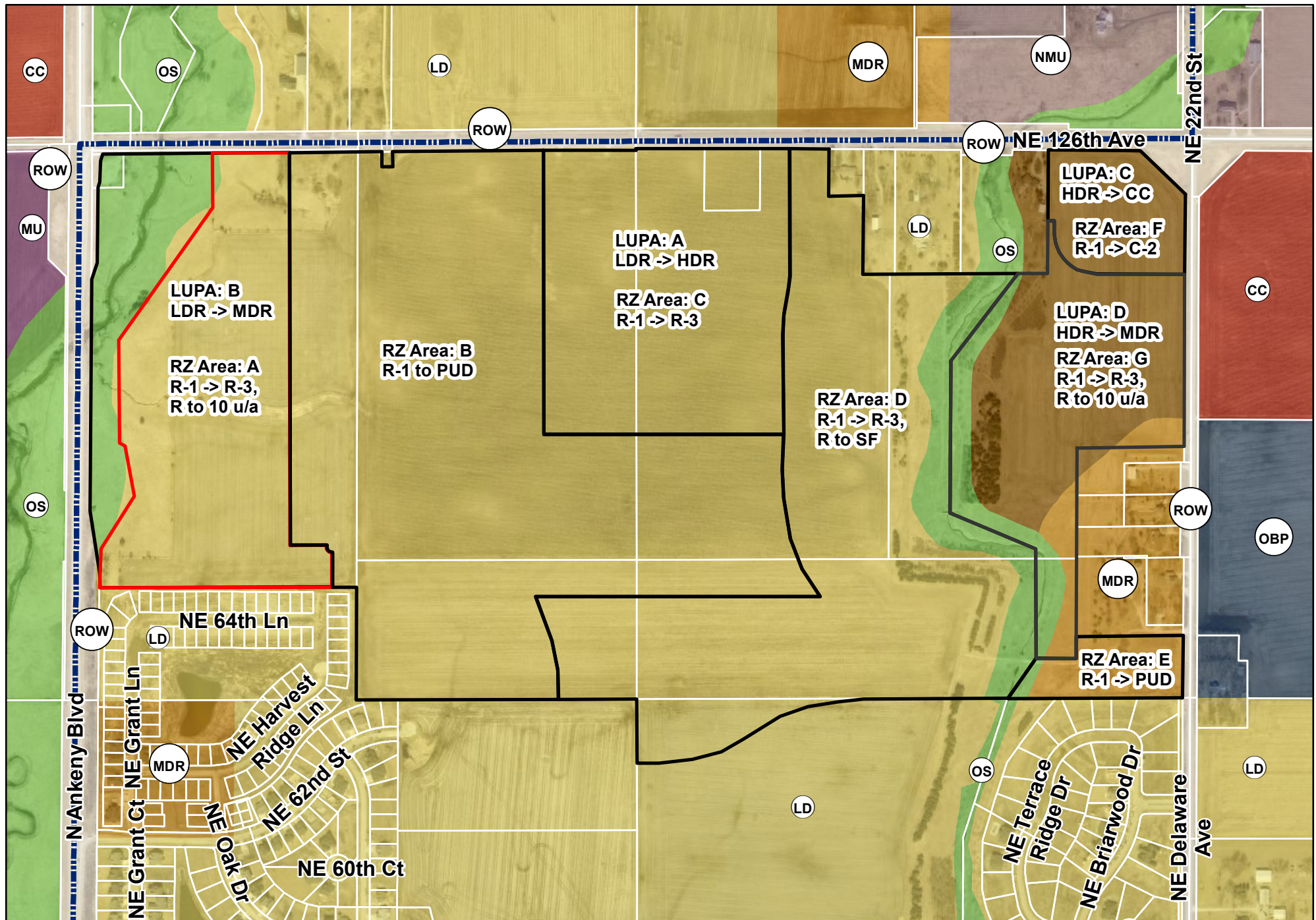
Hope Kimberley Properties
Land Use Plan Amendment Area D & Rezoning Area G
Zoning Map



1 inch = 600 feet

Date: 7/13/2023

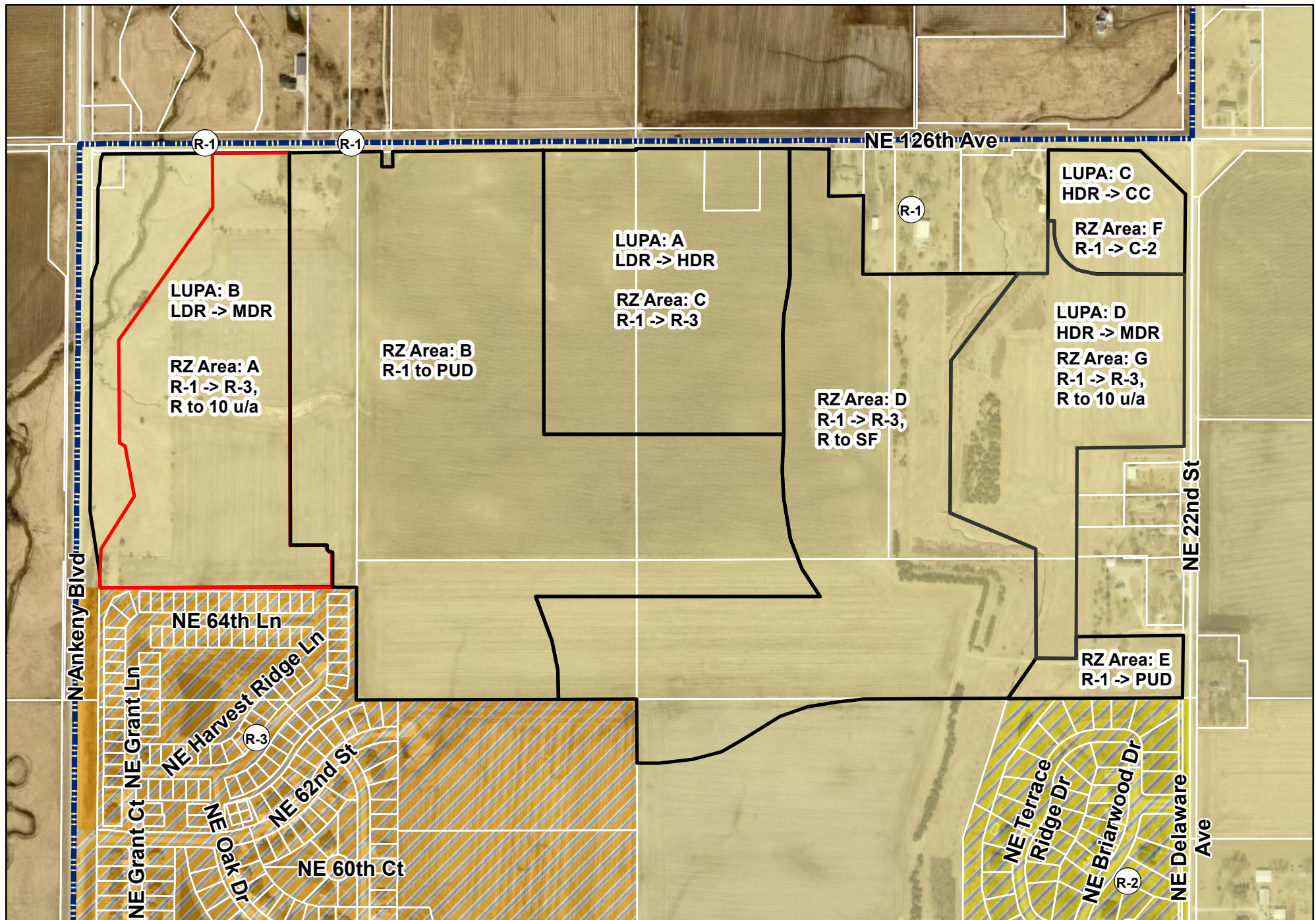
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Future Land Use Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezoning Zoning Map

PERCENT AREA LAND USE

LOW DENSITY RESIDENTIAL	57% (113.16 AC)
MEDIUM DENSITY RESIDENTIAL	24% (47.28 AC)
HIGH DENSITY RESIDENTIAL	19% (37.60 AC)
COMMUNITY COMMERCIAL	0% (0 AC)

NE 126TH AVENUE

HDR

LDR

CC

MDR

LDR

MDR

LDR

LDR

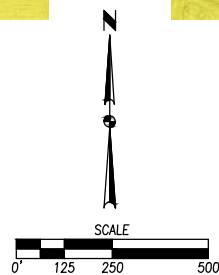
LAND USE COMPARISON LIMITS

NE DELAWARE AVENUE / NE 22ND STREET

PERCENT AREA LAND USE	
LOW DENSITY RESIDENTIAL	59% (116.92 AC)
MEDIUM DENSITY RESIDENTIAL	19% (37.83 AC)
HIGH DENSITY RESIDENTIAL	18% (35.56 AC)
COMMUNITY COMMERCIAL	4% (7.73 AC)

LAND USE

	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		OFFICE BUSINESS PARK
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE		LIGHT INDUSTRIAL		





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District, Restricted To 10 Units Per Acre (Rezoning Area G).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area G.

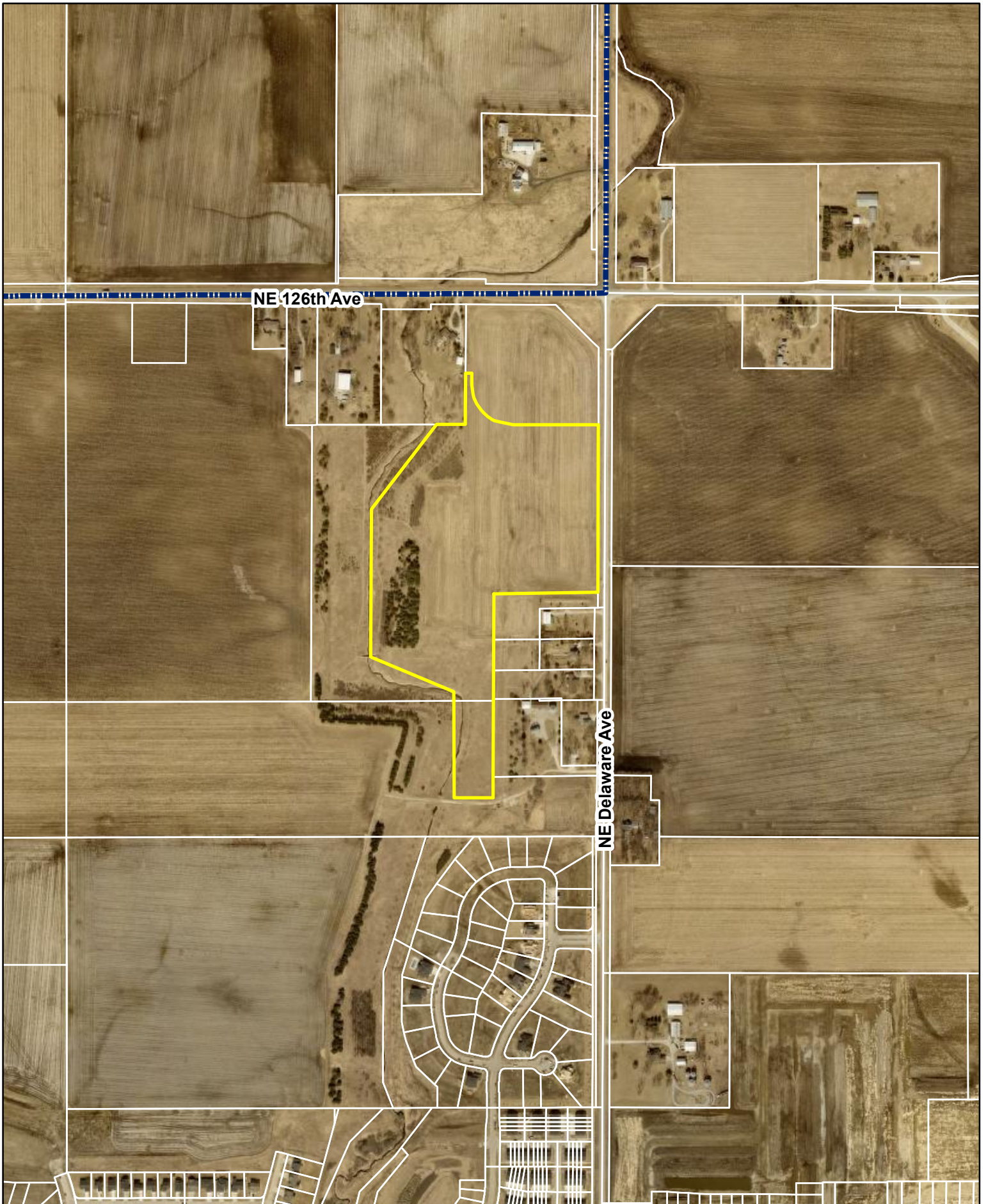
Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District,

restricted to 10 units per acre.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Area G Exhibit
 Zoning Map
 Future Land Use Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Zoning Map
 Hope Kimberley Properties - Combined Future Land Use Map
 CDA Comparison Exhibit



1 inch = 600 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area D & Rezoning Area G



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial 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.

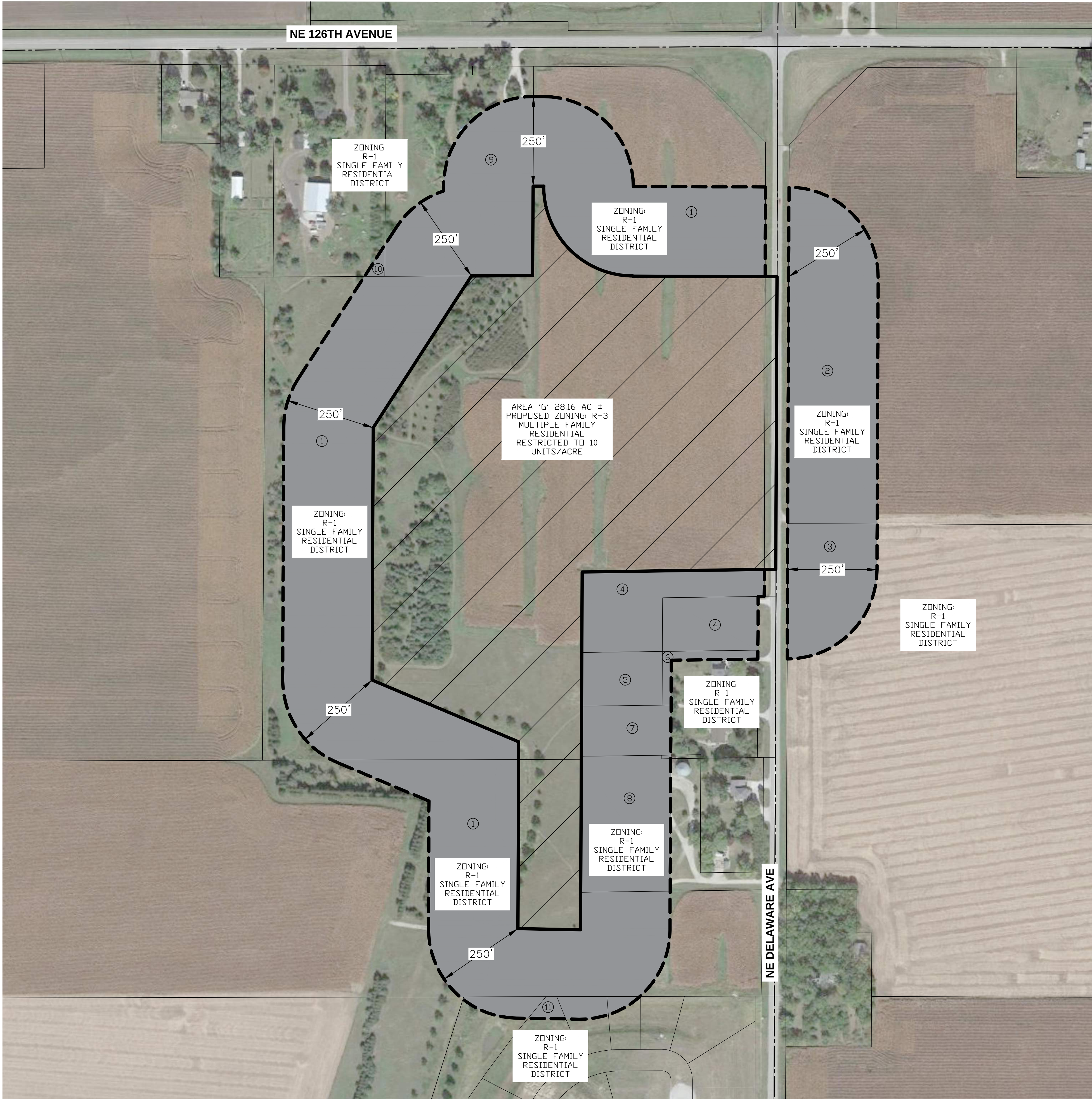
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



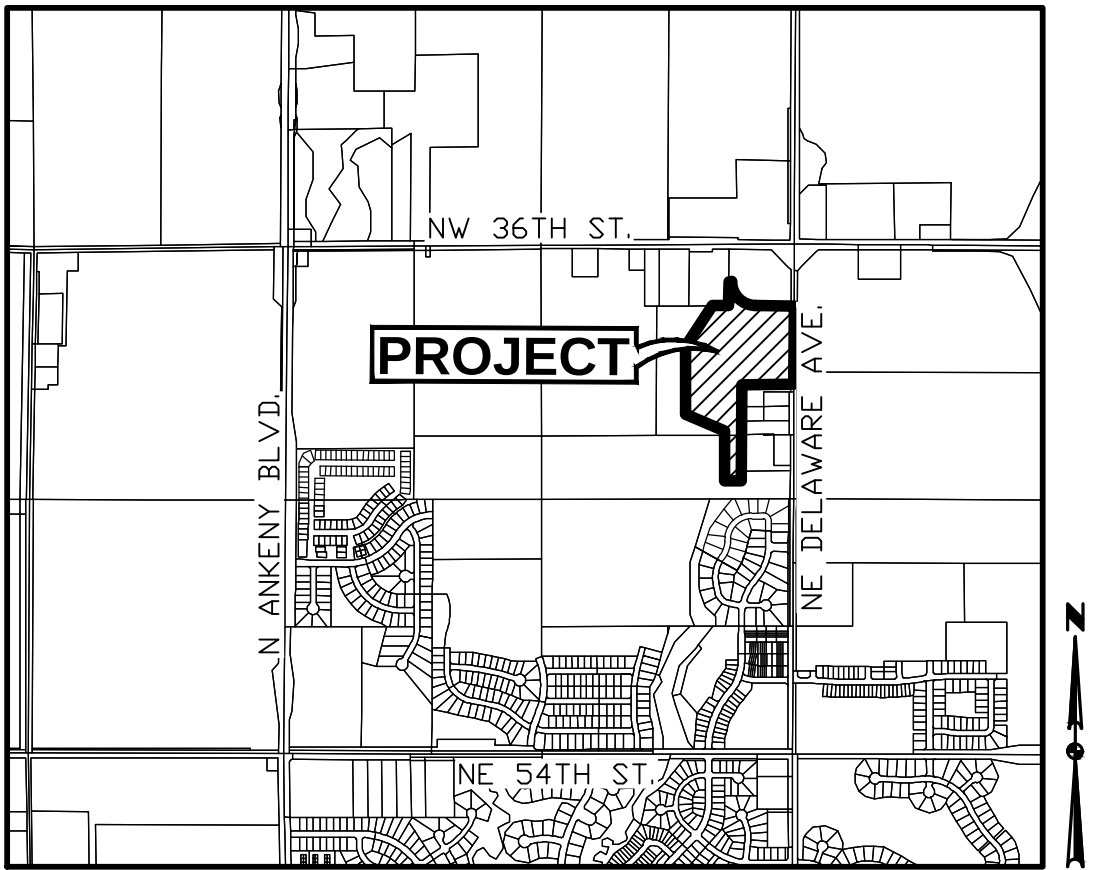
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

PROPOSED: R-3 - MULTIPLE FAMILY RESIDENTIAL
RESTRICTED TO 10 UNITS PER ACRE

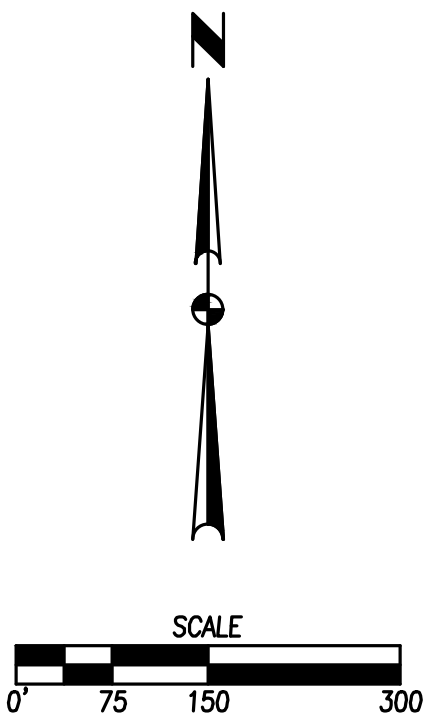
REZONING DESCRIPTION - AREA 'G':

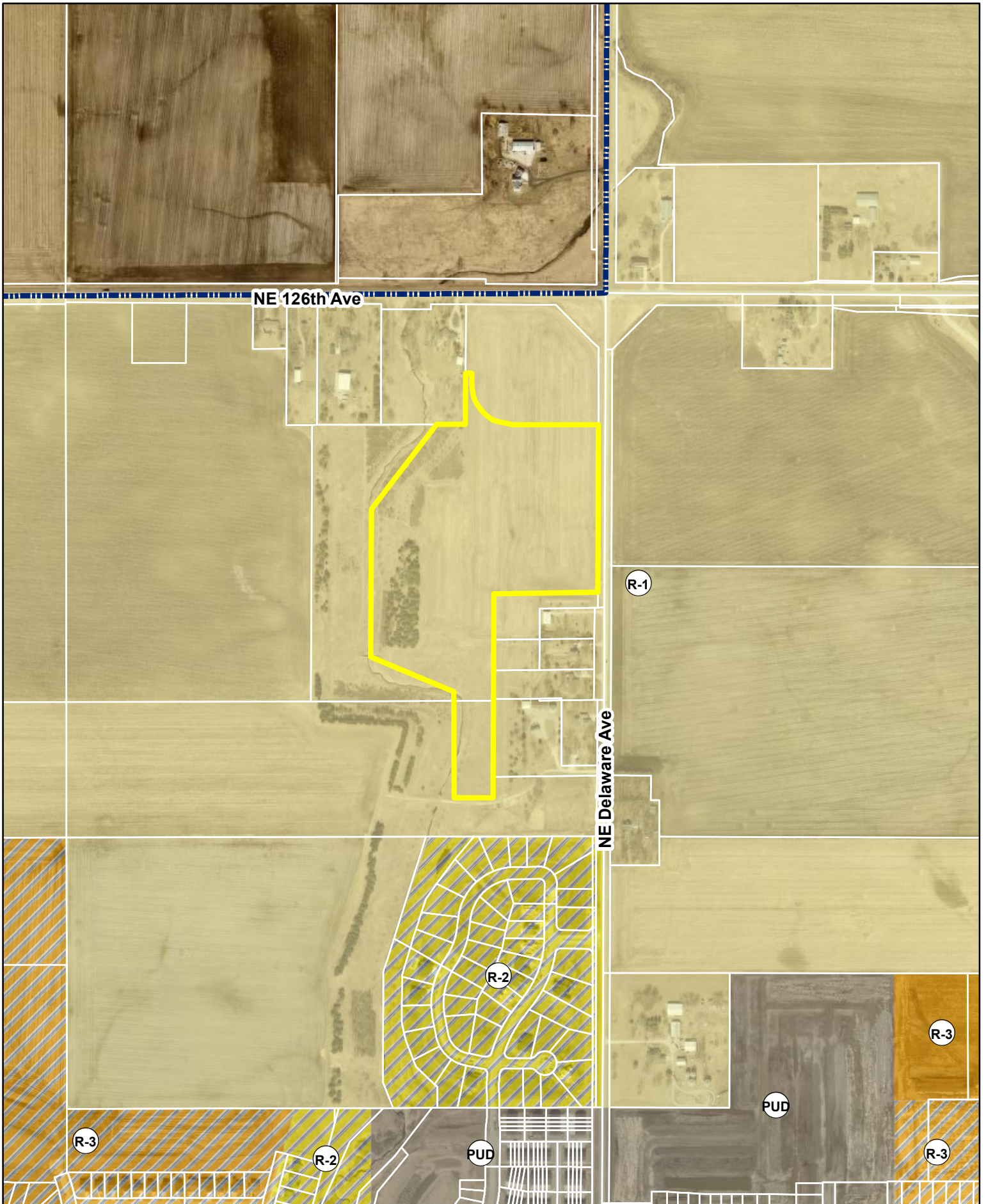
A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET; THENCE SOUTH 89°42'06" EAST, 30.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS SOUTH 44°44'22" EAST, 353.79 FEET; THENCE SOUTH 89°46'18" EAST, 402.52 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°13'22" WEST ALONG SAID EAST LINE, 817.78 FEET TO THE NORTHEAST CORNER OF PARCEL 2018-191 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE SOUTH 89°15'05" WEST ALONG THE NORTH LINE OF SAID PARCEL 2018-191, A DISTANCE OF 541.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST ALONG THE WEST LINE OF SAID PARCEL "2018-191", A DISTANCE OF 895.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST, 104.49 FEET; THENCE NORTH 89°04'19" WEST, 174.76 FEET; THENCE NORTH 00°12'25" EAST, 522.09 FEET; THENCE NORTH 67°10'04" WEST, 444.03 FEET; THENCE NORTH 00°13'22" EAST, 705.09 FEET; THENCE NORTH 32°56'05" EAST, 505.04 FEET TO THE SOUTH LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF THE NORTHEAST QUARTER; THENCE NORTH 89°42'59" EAST ALONG SAID SOUTH LINE, 171.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.16 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

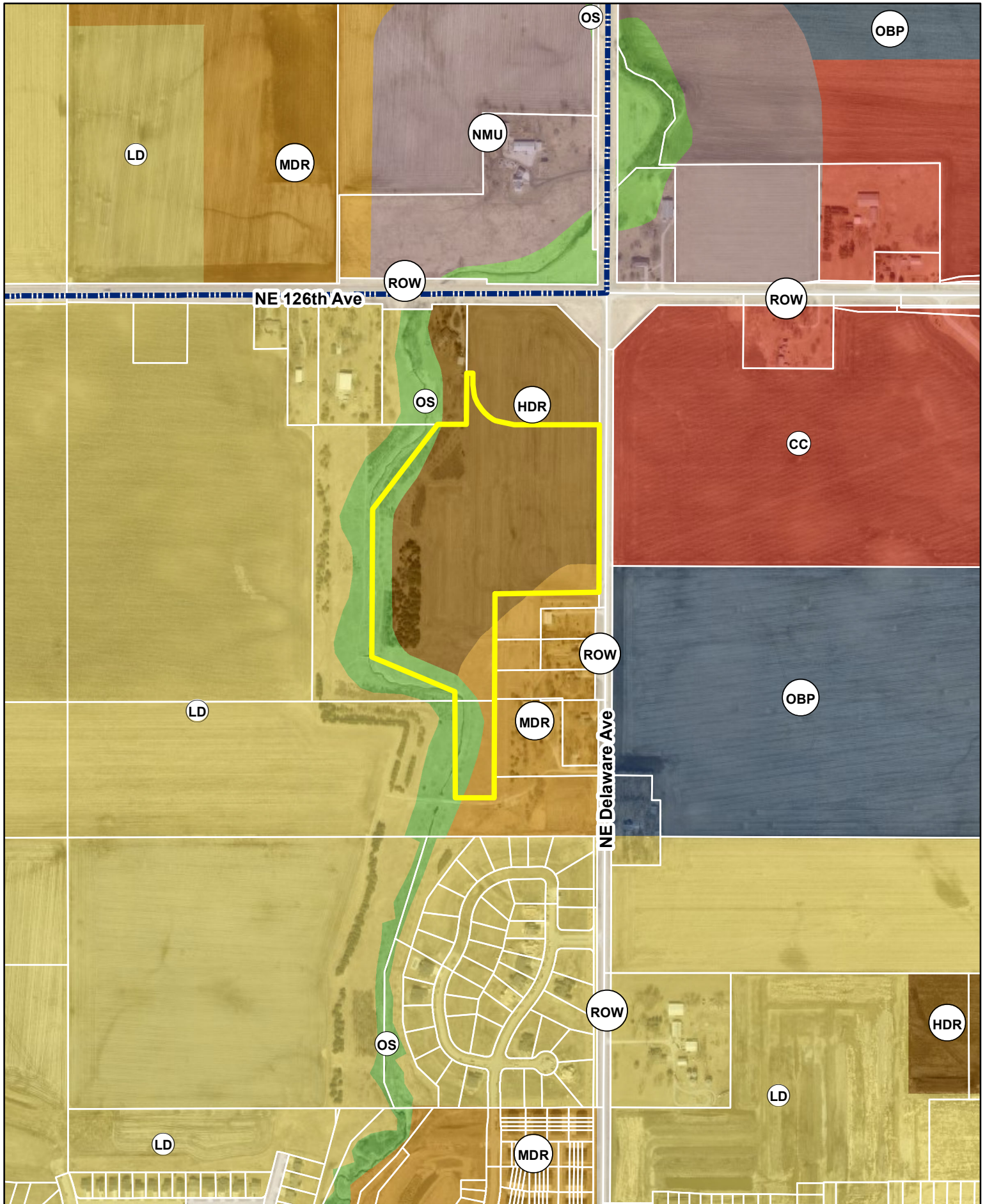
	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	20.2	53.72%	X
2	RUETER, TODD & ALEX; PAIGE BENLAALA	5.1	13.55%	
3	HOPE K FARMS LLC	1.9	4.95%	X
4	ABDUHL, ALAN	2.6	6.84%	
5	ABDUHL, WAYNE	0.8	2.06%	
6	KEASLER, SAMUEL & KEASLER	0.2	0.60%	
7	HAUS, JILL & SHANNON	0.8	2.14%	
8	VAN DYKE, JUDITH & ROBIN	2.2	5.81%	
9	SEUNTJENS, CHRISTOPHER & IRENE	3.3	8.67%	
10	GROVE, KELLY & KATIE	0.1	0.15%	
11	BILL KIMBERLEY, LC	0.6	1.50%	X
		37.5	98.50%	60.17%

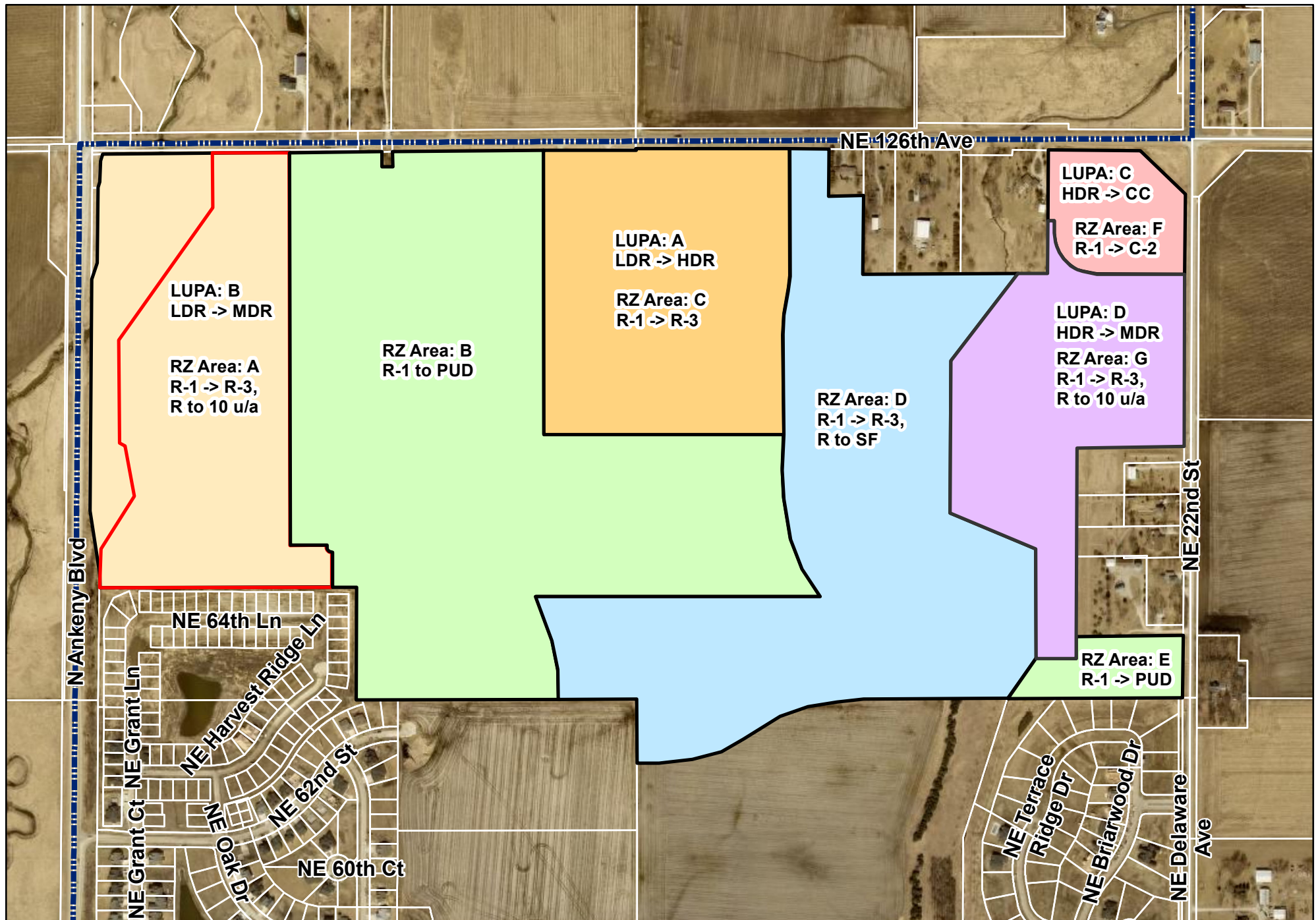




1 inch = 600 feet
Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendment Area D & Rezoning Area G
Zoning Map

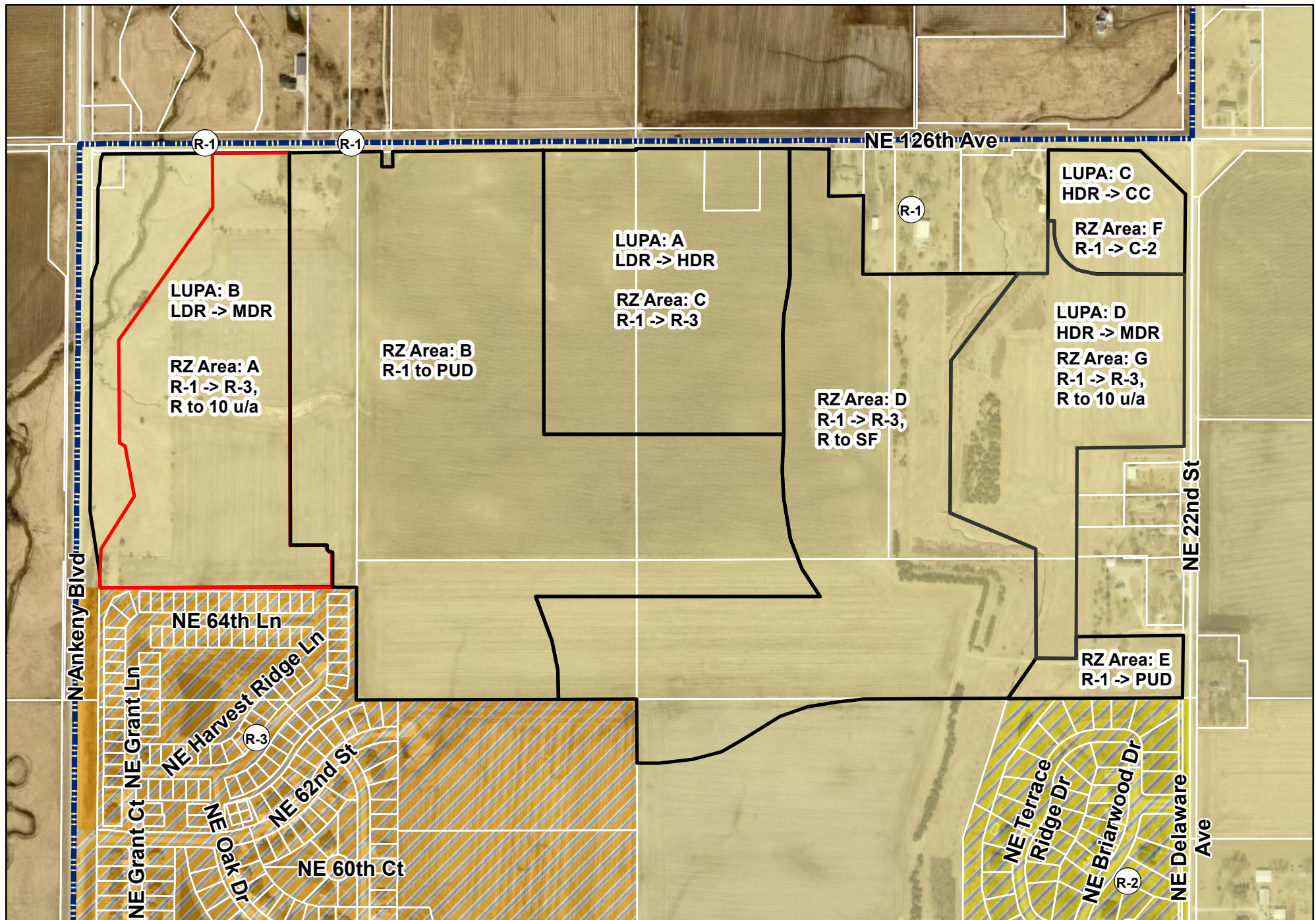




1 inch = 600 feet

Date: 7/13/2023

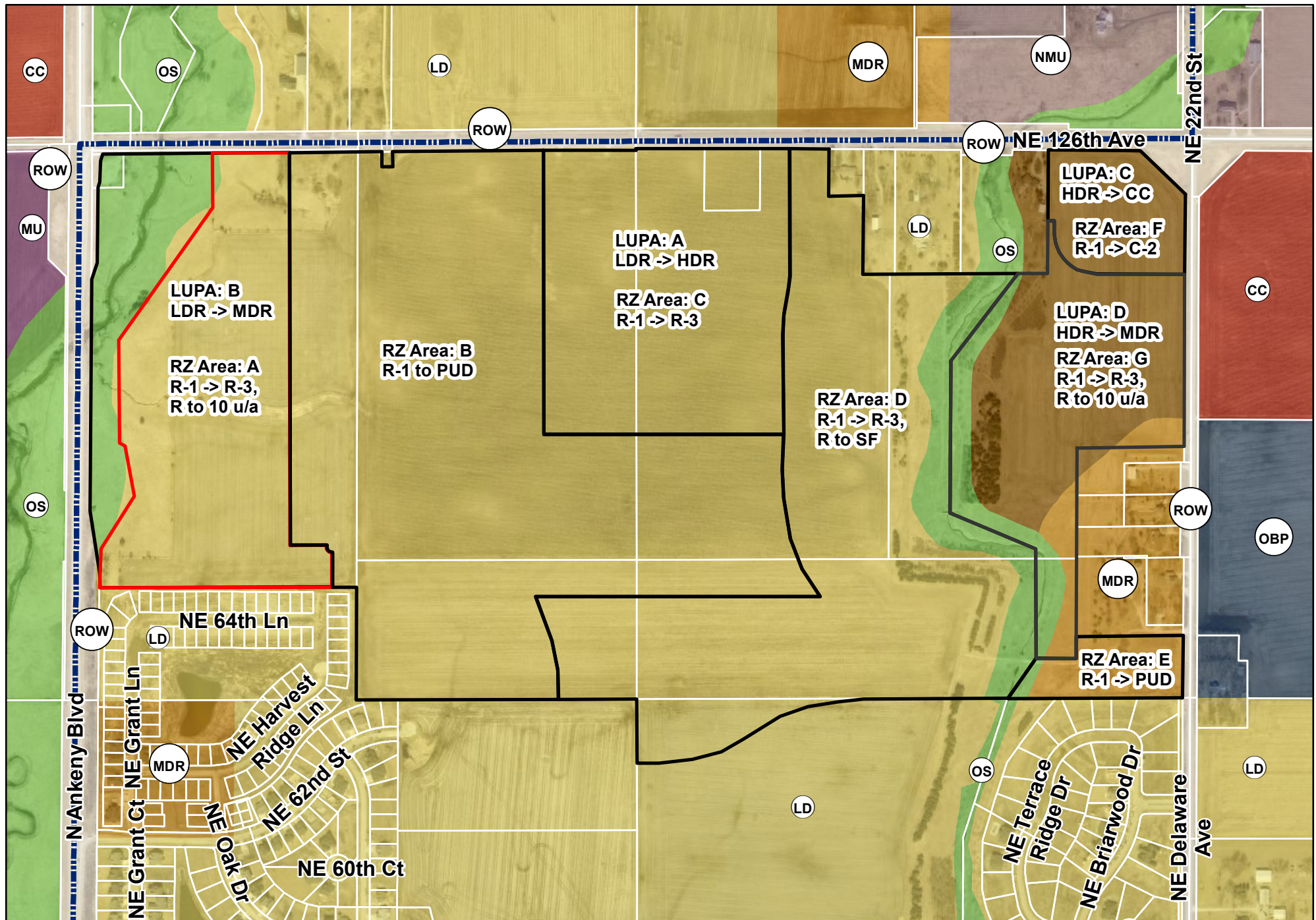
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



N



1 inch = 600 feet

Date: 7/13/2023

**Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Future Land Use Map**

[illegible]

NE 126TH AVENUE

HDR

LDR

CC

MDR

LDR

MDR

LDR

LDR

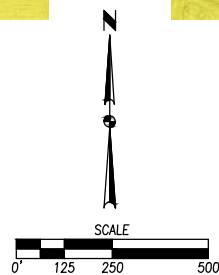
LAND USE COMPARISON LIMITS

NE DELAWARE AVENUE / NE 22ND STREET

PERCENT AREA LAND USE	
LOW DENSITY RESIDENTIAL	59% (116.92 AC)
MEDIUM DENSITY RESIDENTIAL	19% (37.83 AC)
HIGH DENSITY RESIDENTIAL	18% (35.56 AC)
COMMUNITY COMMERCIAL	4% (7.73 AC)

LAND USE

	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		OFFICE BUSINESS PARK
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE		LIGHT INDUSTRIAL		





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to Planned Unit Development, PUD (Rezoning Area B and E).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

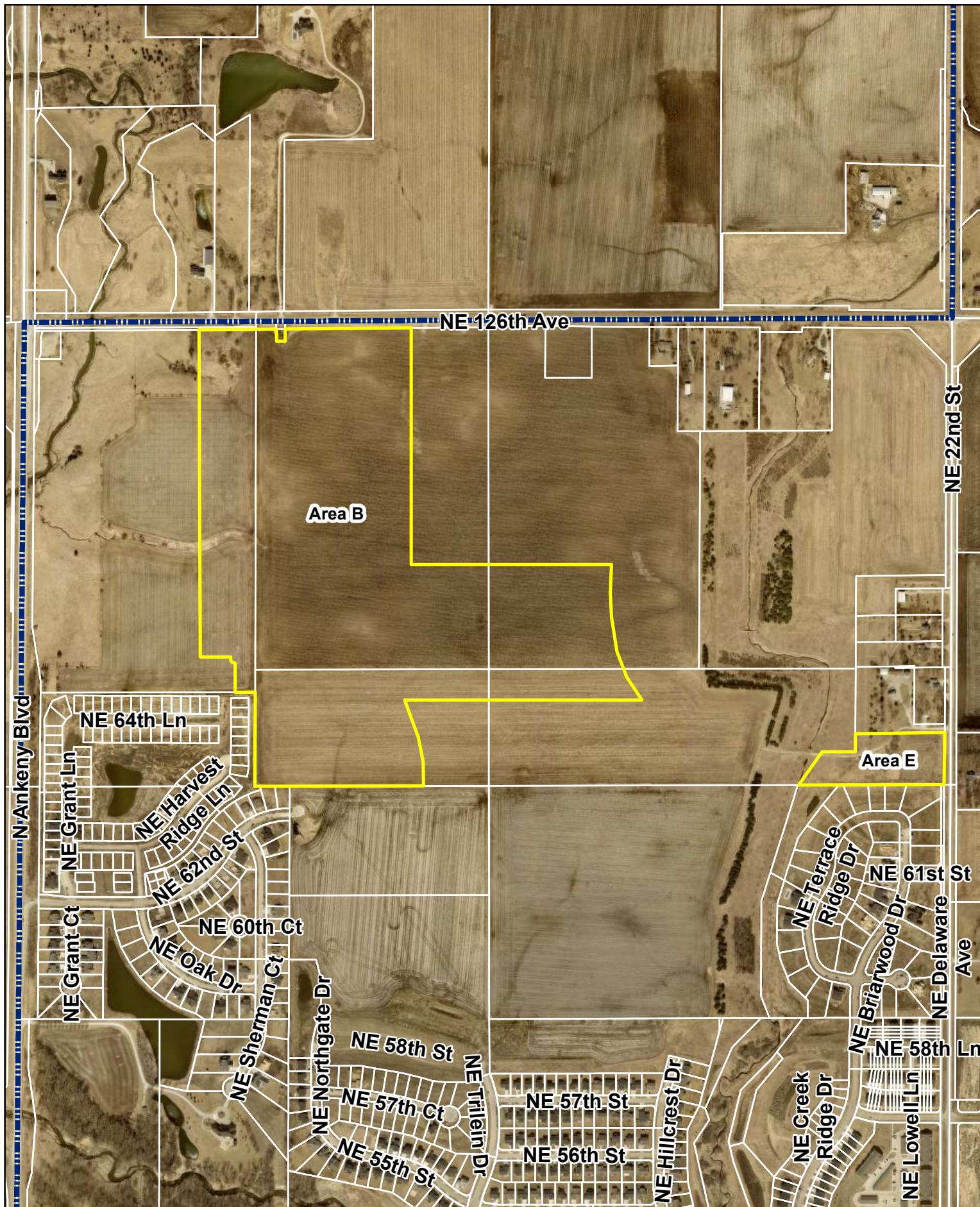
Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area B and E.

Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B and E from R-1, One-Family Residence District to Planned Unit Development, PUD.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Exhibit B & E (PUD)
 Hope Kimberley Property PUD Book
 Zoning Map
 Future Land Use Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map
 CDA Comparison Exhibit



1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties Rezoning Areas B & E





*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial 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,

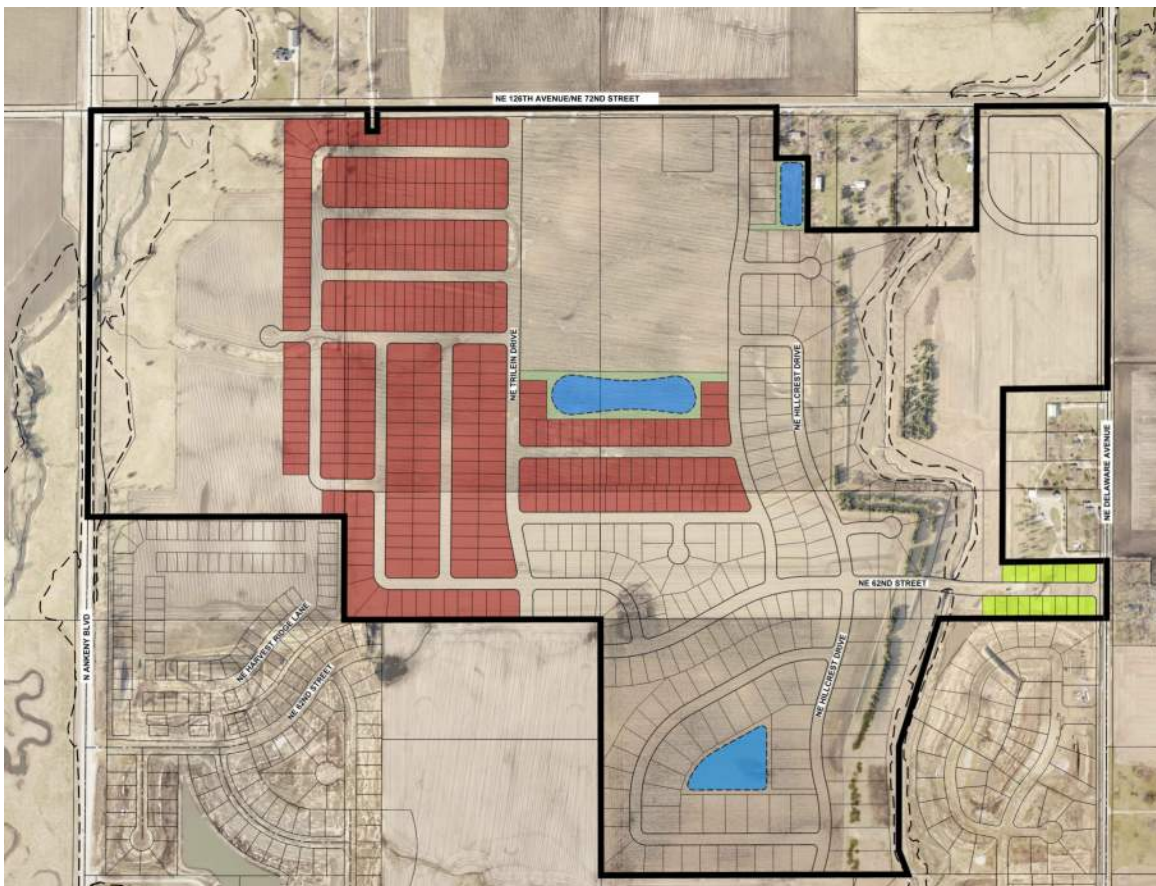
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

HOPE KIMBERLEY PROPERTY



CITY OF ANKENY

Applicant:

Hope Kimberley, LLC
2785 N. Ankeny Blvd, Ste 22
Ankeny, Iowa 50023

Prepared by:



June 19, 2023

HOPE KIMBERLEY PROPERTY

Planned Unit Development

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4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Hope Kimberley Property - Ankeny

OVERVIEW NARRATIVE

The Hope Kimberley property consists of 284.22 acres offering a variety of uses including single-family residential, multi-family residential, commercial and parkland. The property is generally located west of NE Delaware Avenue, south of NE 126th Avenue and east of Highway 69 (North Ankeny Boulevard). The property was annexed into the City of Ankeny in 2022 and came into the city as an R-1 zoning classification.

A portion of the property (93.25 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet. This product allows further diversity within the development and will allow a more affordable product for the residents. Two city neighborhood parks will also be situated off two main creeks that run north/south through the development on the east and west sides for the enjoyment of its residents. These linear parks will connect with other areas that have been dedicated to the City to create future walking trails and natural features for the residents of Ankeny.

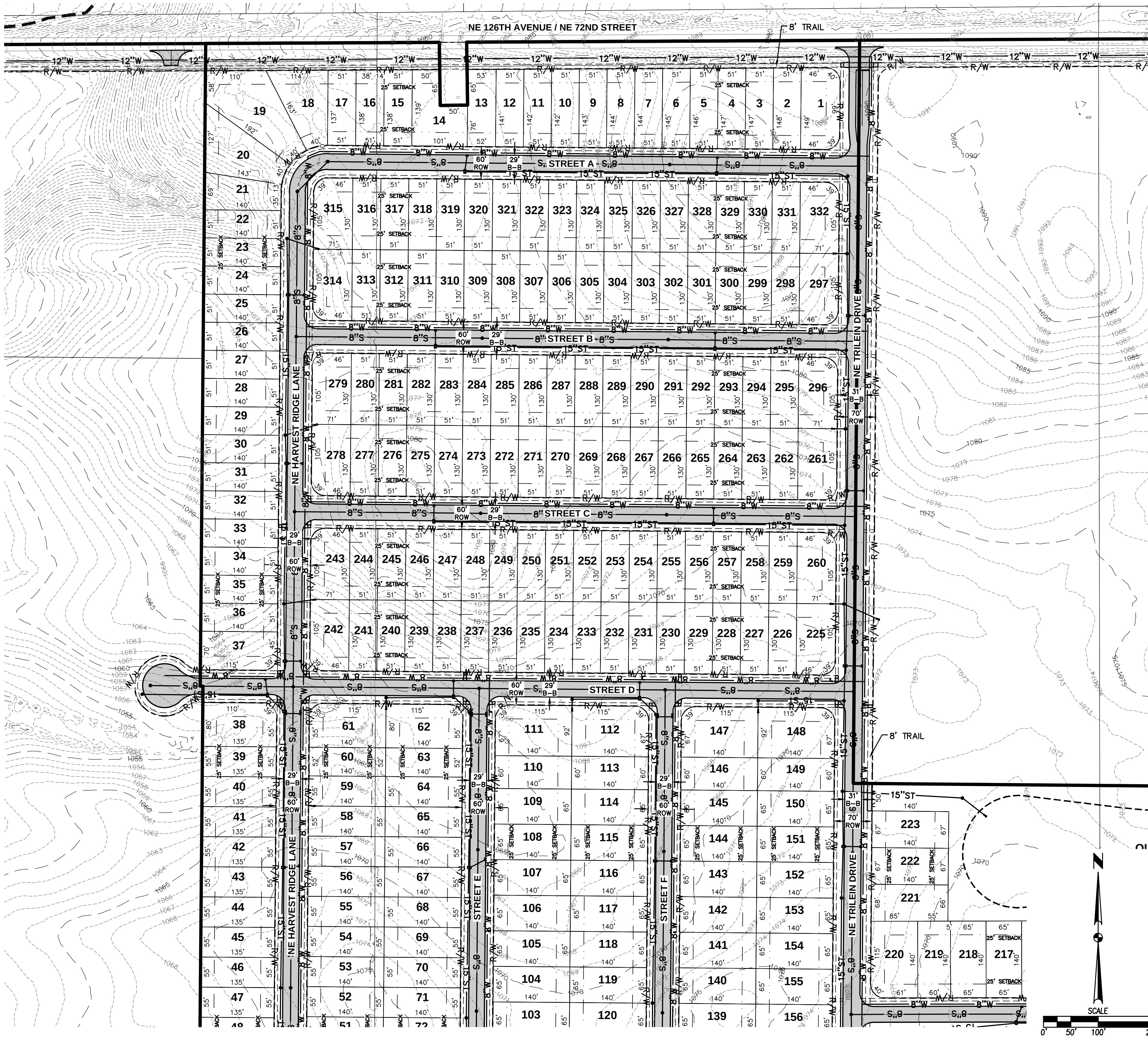
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

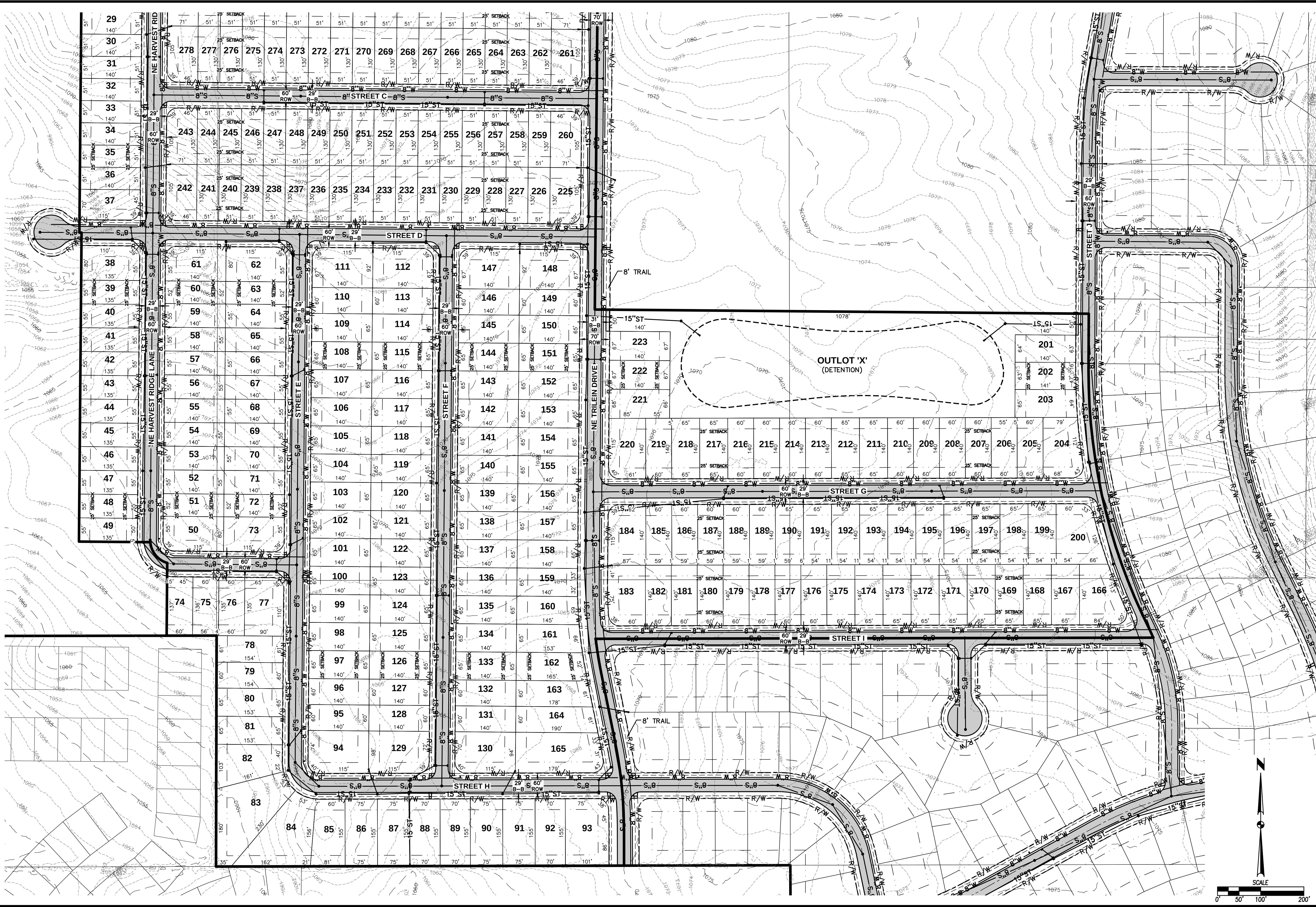
This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

As detailed throughout the information provided, the Hope Kimberley PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

HOPE KIMBERLEY - AREA "B"

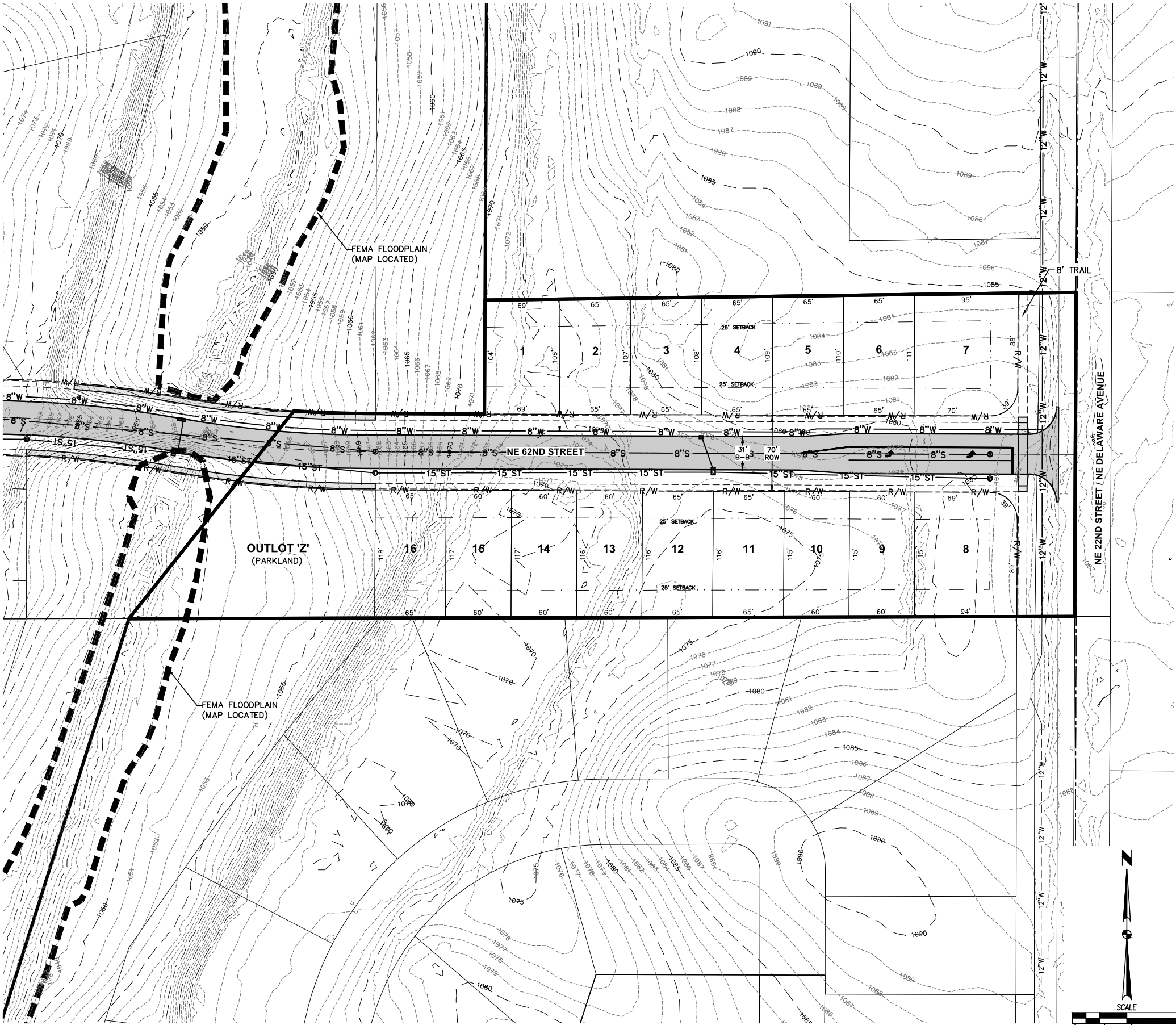
P.U.D. CONCEPTUAL PLAN



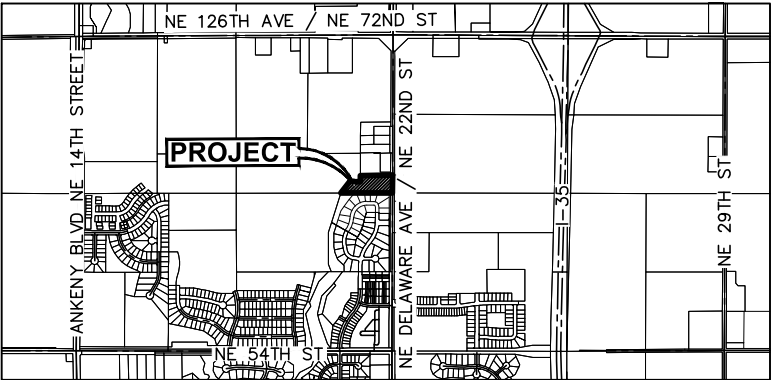


HOPE KIMBERLEY - AREA "E"

P.U.D. CONCEPTUAL PLAN



VICINITY MAP



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING

EXISTING: R-1: SINGLE FAMILY RESIDENCE DISTRICT
PROPOSED: P.U.D.: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MINIMUM LOT WIDTH = 50 FEET
MINIMUM TWO-FAMILY LOT WIDTH = 75 FEET
SETBACKS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET

16 UNITS
UNITS (16) / ACRE (4.75) = 3.4 UNITS/ACRE

NOTE: A MINIMUM OF ONE OVERSTORY / ORNAMENTAL TREE SHALL BE PLANTED WITHIN THE FRONT YARD OF EACH LOT.

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE EXCEPT ALONG THE WEST SIDE OF NE DELAWARE AVE WHICH REQUIRES AN 8' TRAIL.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. LOTS 7-8 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NE DELAWARE AVENUE.
6. OUTLOT 'Z' WILL BE DEDICATED TO THE CITY AS PARKLAND.
7. FENCES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM NE DELAWARE AVENUE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE DELAWARE AVENUE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE DELAWARE AVENUE R.O.W.
8. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.

P.U.D. LEGAL DESCRIPTION - AREA 'E'

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL [2018-191] AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL [2018-191] A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL [2018-191]; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

Hope Kimberley Property – Ankeny Planned Unit Development

BULK REGULATIONS

AREA 'B' and AREA 'E' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet (One-Family Homes)
- Minimum Lot Width at front yard setback – 75 feet (Two-Family Homes)
- Minimum Lot Area – 6,000 s.f. (One-Family Home)
- Minimum Lot Area – 10,000 s.f. (Two-Family Home)
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet (covered or non-covered decks may extend into rear yard setback)
 - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT "Y", FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'39" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST ALONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°43'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the

purpose of allowing the following use(s):

Construction of single family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley
(owner name)

Jenna Kimberley
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: Jenna Kimberley Date: _____

Printed Name: Jenna Kimberley Title: _____

Property Owner: William Kimberley Development Corporation

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley Date: 6/14/2023

Printed Name: Jenna Kimberley Title: VP

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP #1 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT, THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):
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Parcel owner(s) signatures

<u>Jenna Kimberley</u> (owner name)	<u>Jenna Kimberley</u> (Signature)
_____	_____
(owner name)	(Signature)

Parcel owners within 250' of the above tract:

Property Owner: <u>Hope Kimberley LLC</u>	
Address: <u>4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266</u>	
Signature: <u>Jenna Kimberley</u>	Date: <u>3/7/2023</u>
Printed Name: <u>Jenna Kimberley</u>	Title: <u>VP</u>
Property Owner: <u>Bill Kimberley LC</u>	
Address: <u>2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023</u>	
Signature: <u>Jenna Kimberley</u>	Date: <u>3/7/2023</u>
Printed Name: <u>Jenna Kimberley</u>	Title: <u>VP</u>

Property Owner: Kimberley Estates Owners Association Inc.

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley

Date: 3/7/2023

Printed Name: Jenna Kimberley

Title: President

Property Owner: Hope K Farms LLC

Address: 4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266

Signature: [Signature]

Date: 03/10/2023

Printed Name: Reza Karbassizadeh

Title: owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

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Signature: _____

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Signature: _____

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Property Owner: _____

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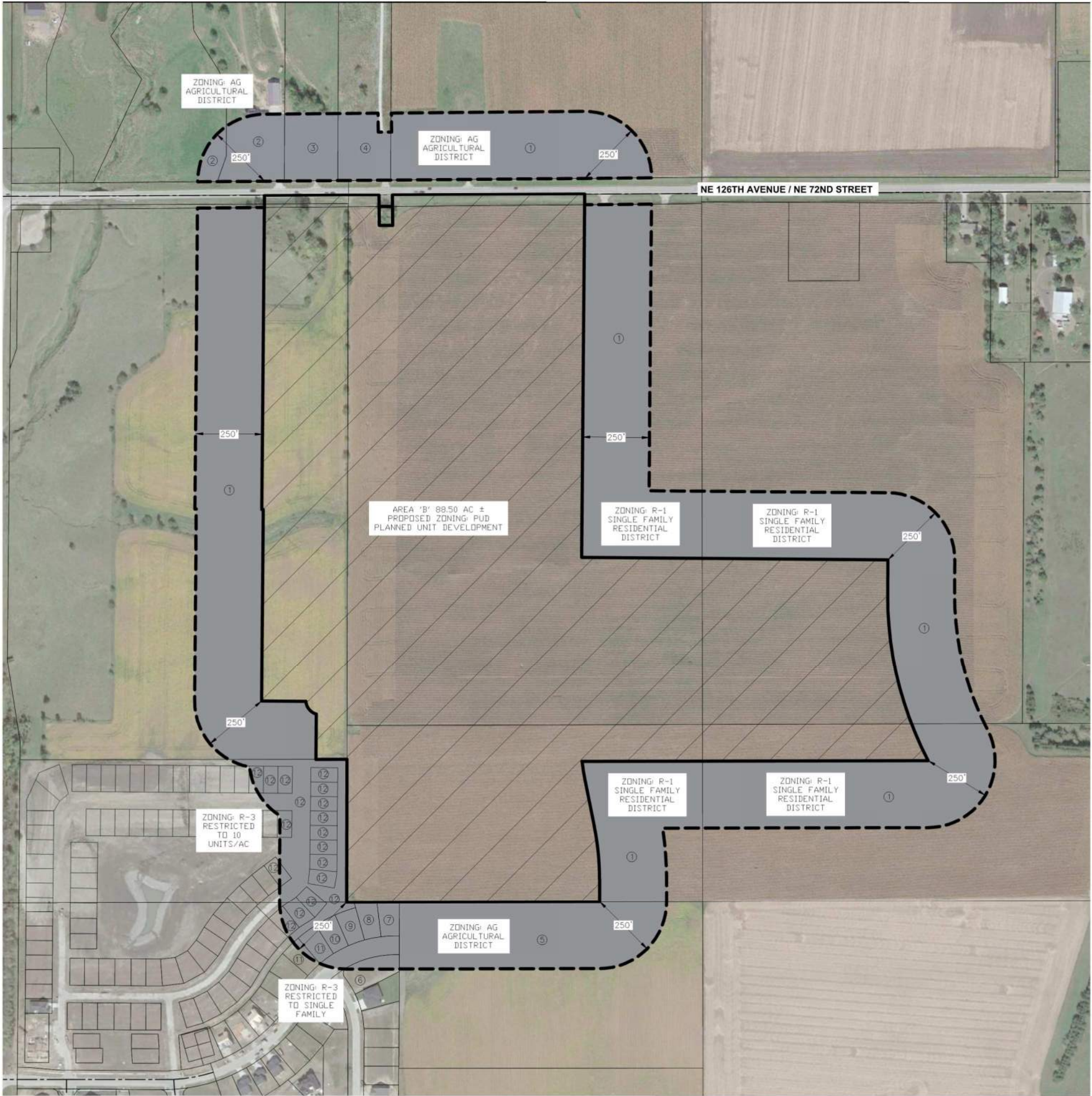
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Date: _____

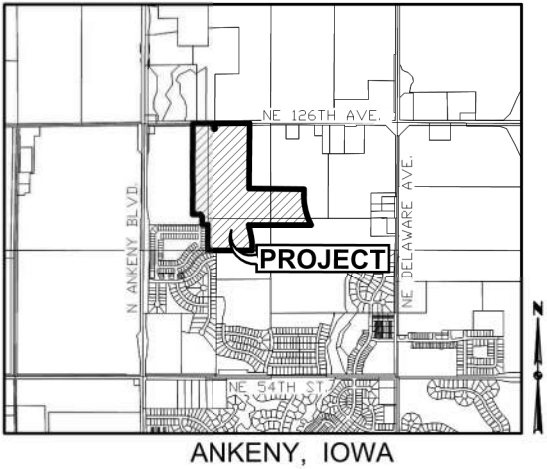
Printed Name: _____

Title: _____

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PLOT BY: J. B. BROWN
COMMENTS:



VICINITY MAP
SCALE 1"=2000'



OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

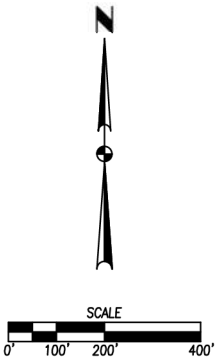
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%



DATE: 06/19/2023
04/13/2023

REVISIONS: SECOND SUBMITTAL
FIRST SUBMITTAL

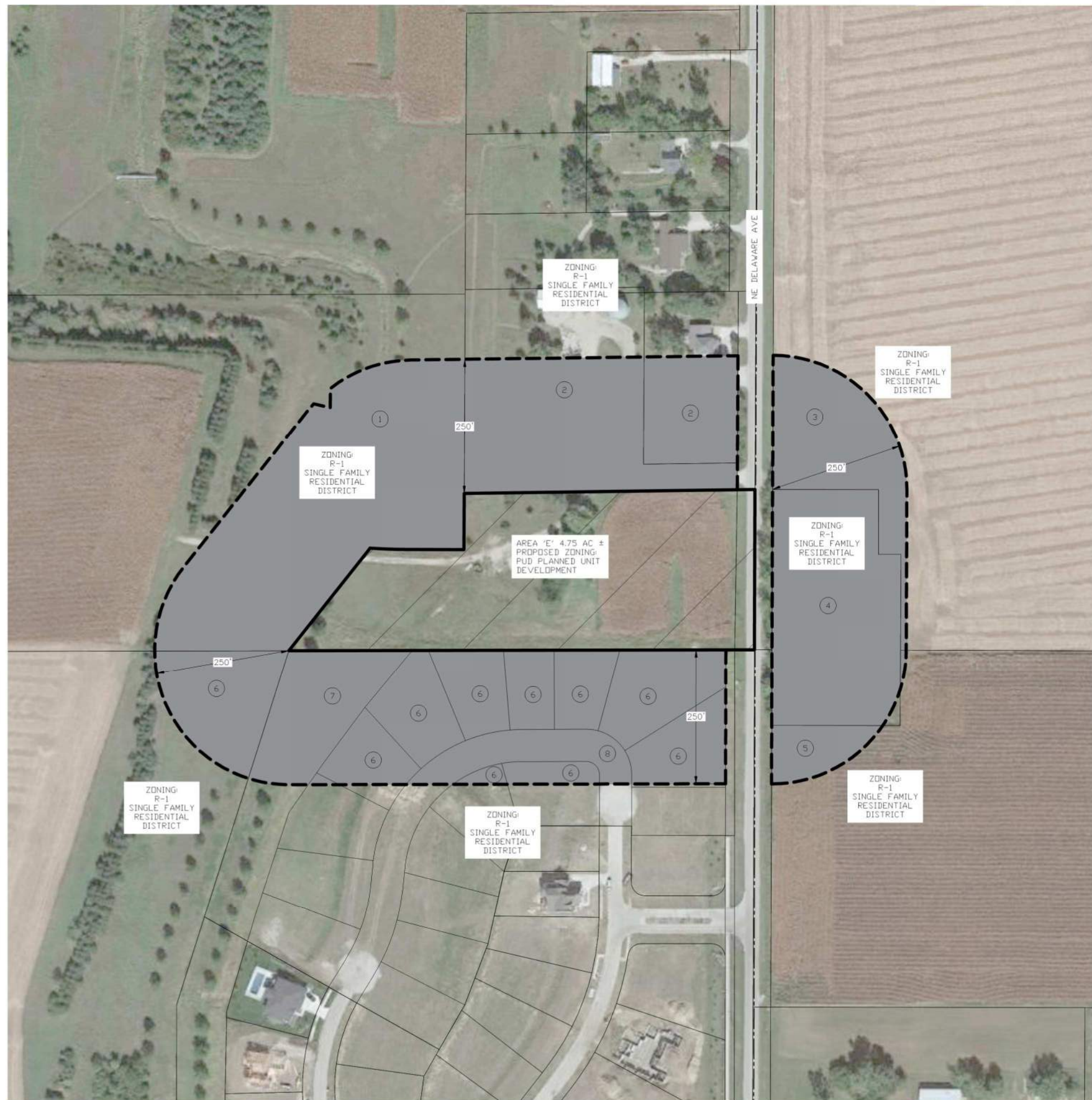
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: MAE
ENGINEER: EKO

HOPE KIMBERLEY PROPERTY
REZONING MAP - AREA 'B'

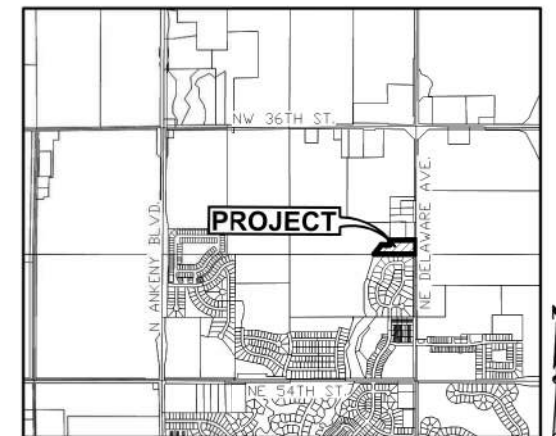
ANKENY, IOWA

2108.649



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD – PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'E':

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%



SUPPORTING EVIDENCE

Hope Kimberley Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Hope Kimberley Property will be from NE Delaware Avenue to the east, NE 126th Avenue to the north, Highway 69 (North Ankeny Boulevard) to the west, NE Hillcrest Drive and NE 62nd Street to the south. Internal public streets will be extended throughout the development that connect to the major thoroughfares surrounding the property. Internal streets will be local public streets and collectors with on-street parking.

The city of Ankeny has a long-term plan to widen NE Ankeny Boulevard, NE Ankeny Boulevard and NE 126th Avenue as there are Interstate 35 entrance/exits ramps located northeast of this property.

A more detailed traffic study will be prepared by a traffic engineer for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the city park. An 8-foot wide public trail will be constructed on the south side of NE 72nd Street, the east side of NE Trilein Drive and the west side of NE Delaware Avenue. Pedestrian ramps will be provided at all major roadways such as North Ankeny Boulevard, NE Delaware Avenue and NE 126th Street to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing 18-inch sanitary sewer line to the south currently located within the Kimberley Estates development. A second connection will be provided in the future by the city of Ankeny in the southwest corner of the property. All sanitary sewer mains will be public.

Water main that will serve this development will come from a 12-inch watermain along NE Delaware Avenue, NE 72nd Street and NE Ankeny Boulevard. A 10-inch watermain will also be constructed along NE Trilein Drive and NE 62nd Avenue. All internal watermain will be 8-inch diameter.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the detention basins provided onsite. This particular site has two major creeks/drainageways that run through this site so discharge points will occur along these areas.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services along NE Delaware Avenue, NE Ankeny Boulevard and NE 126th Avenue. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Kimberley property generally drains from a high point that runs through the center of the property to the east into an unnamed tributary of Fourmile Creek or the west directly into Fourmile Creek. Detention for the single-family residential areas will be provided in a combination of wet-bottom ponds provided throughout the site. Detention for the multi-family and commercial parcels will be provided onsite by the entity developing the property. All detention facilities shall be privately owned and maintained.

PARKS

Two public parks totaling approximately 22.57 acres in size within floodplain areas will be provided to satisfy parkland dedication requirements for all of the residential uses within the development. Parkland dedication calculations are included.

NEIGHBORHOOD AMENITIES

The areas shown as wet bottom ponds shall be privately owned and maintained by the neighborhood association. These amenities will only be accessible to the residents living within the Hope Kimberley development.

ARCHITECTURAL CHARACTER

Hope-Kimberley Property – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

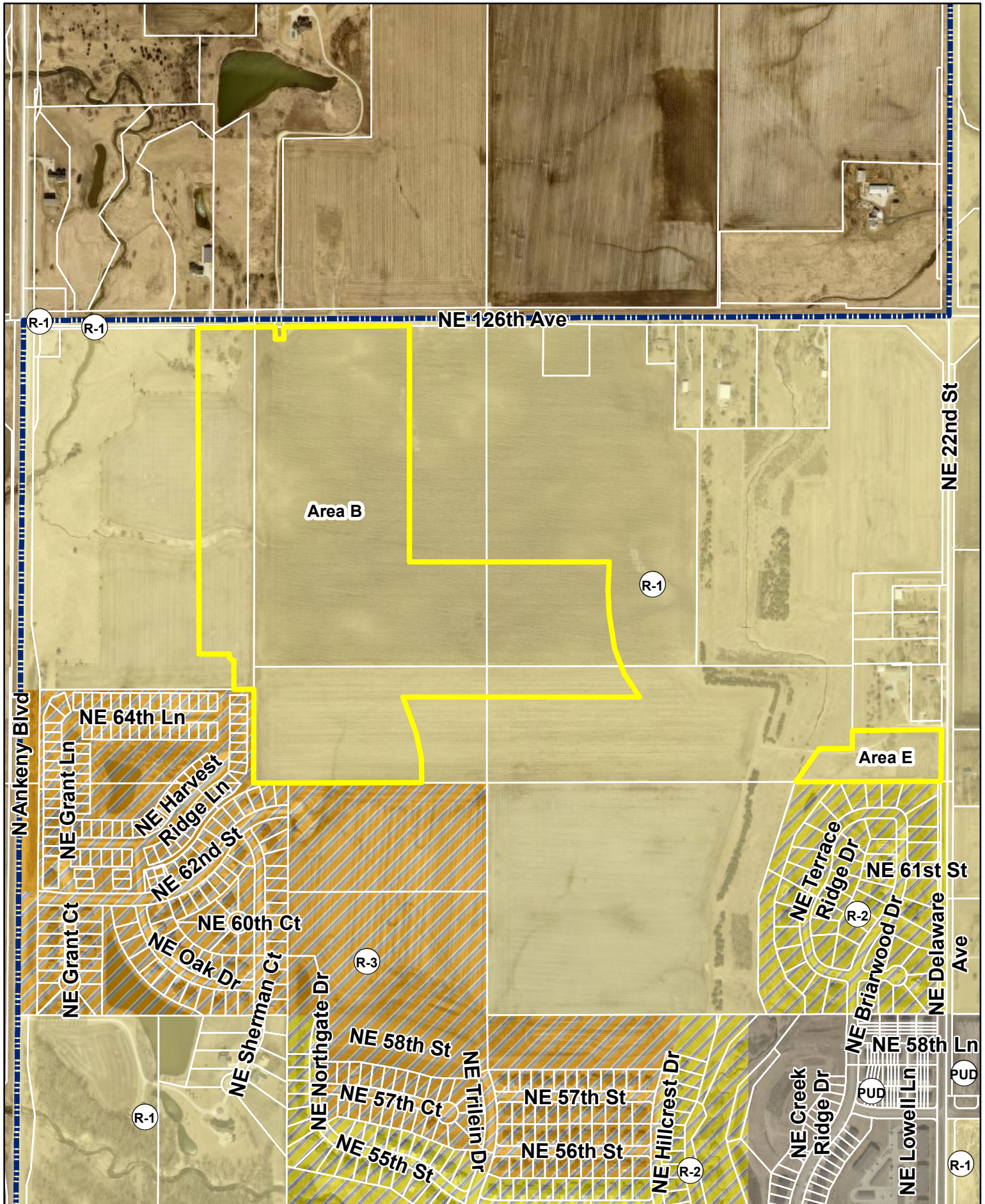
The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.











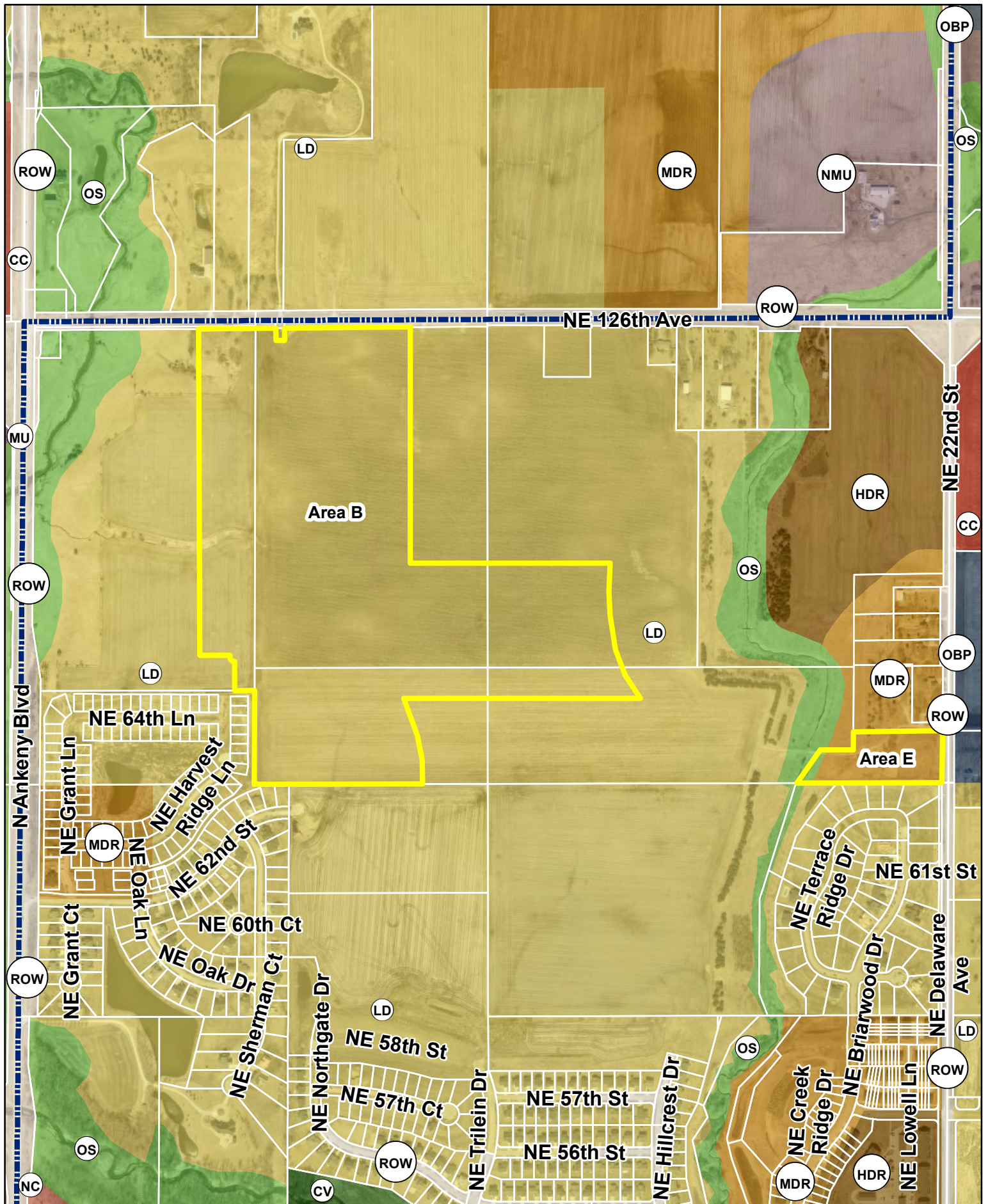
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1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties
Rezoning Areas B & E
Zoning Map

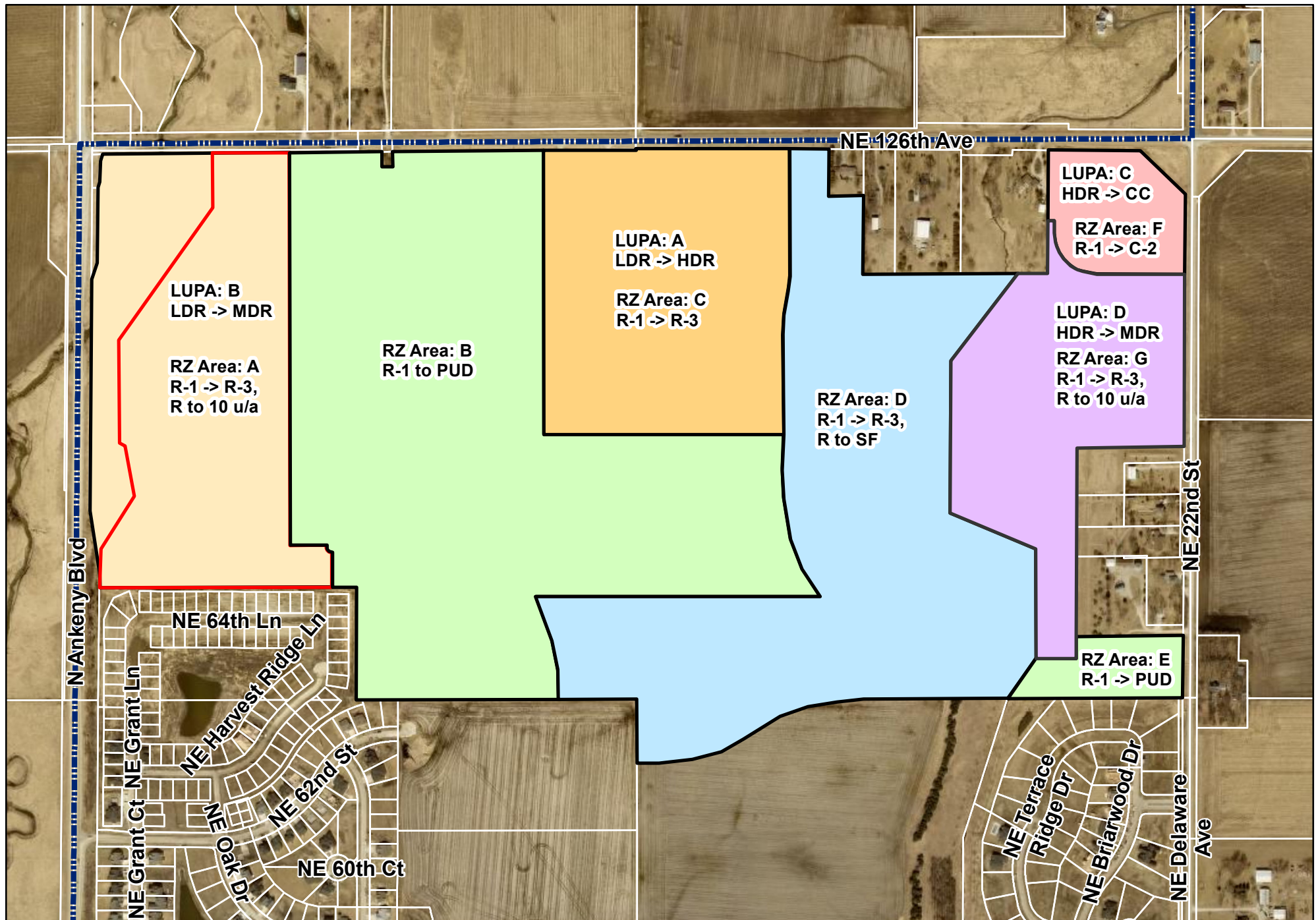


1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties Rezoning Areas B & E Future Land Use Map

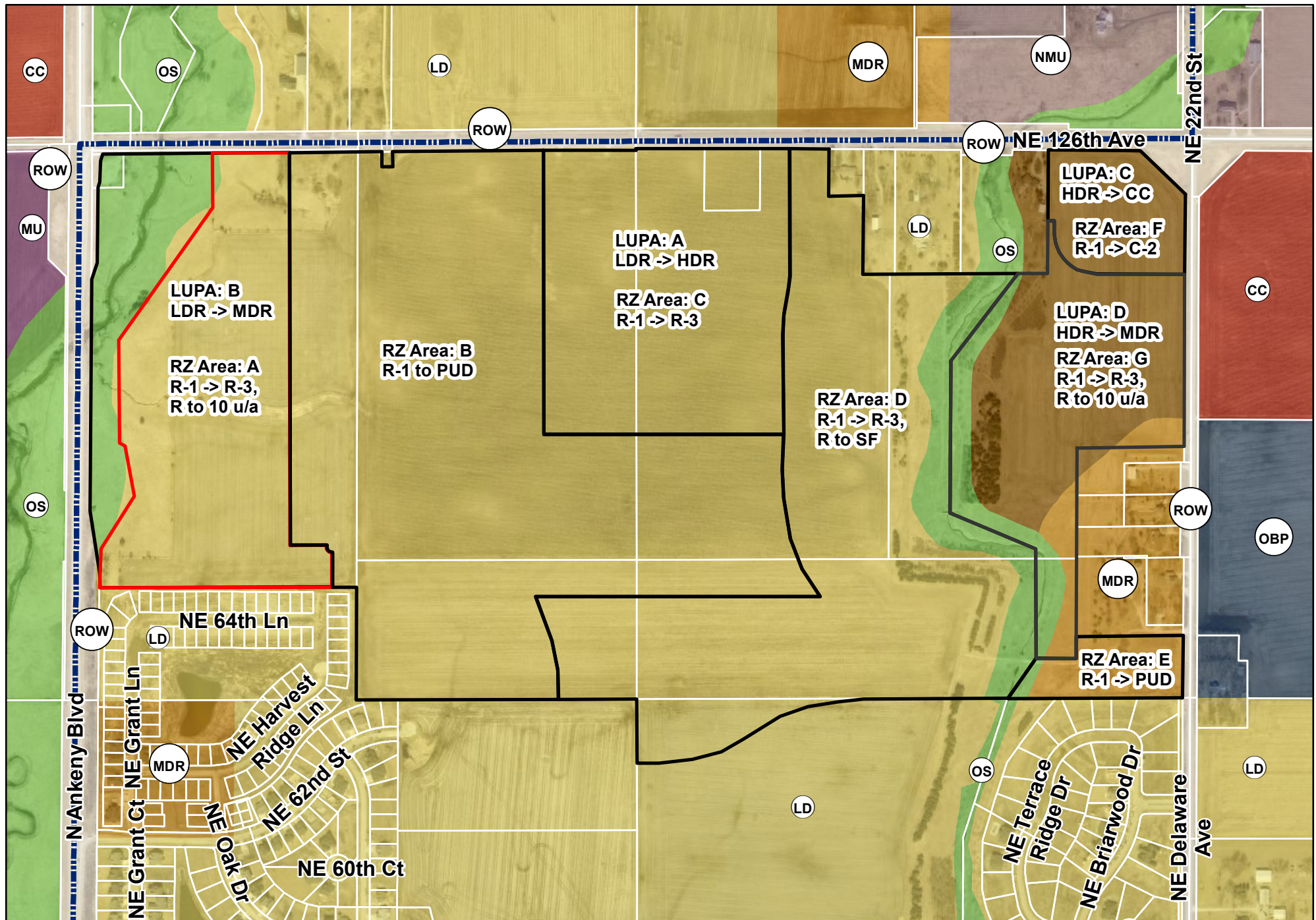




1 inch = 600 feet

Date: 7/13/2023

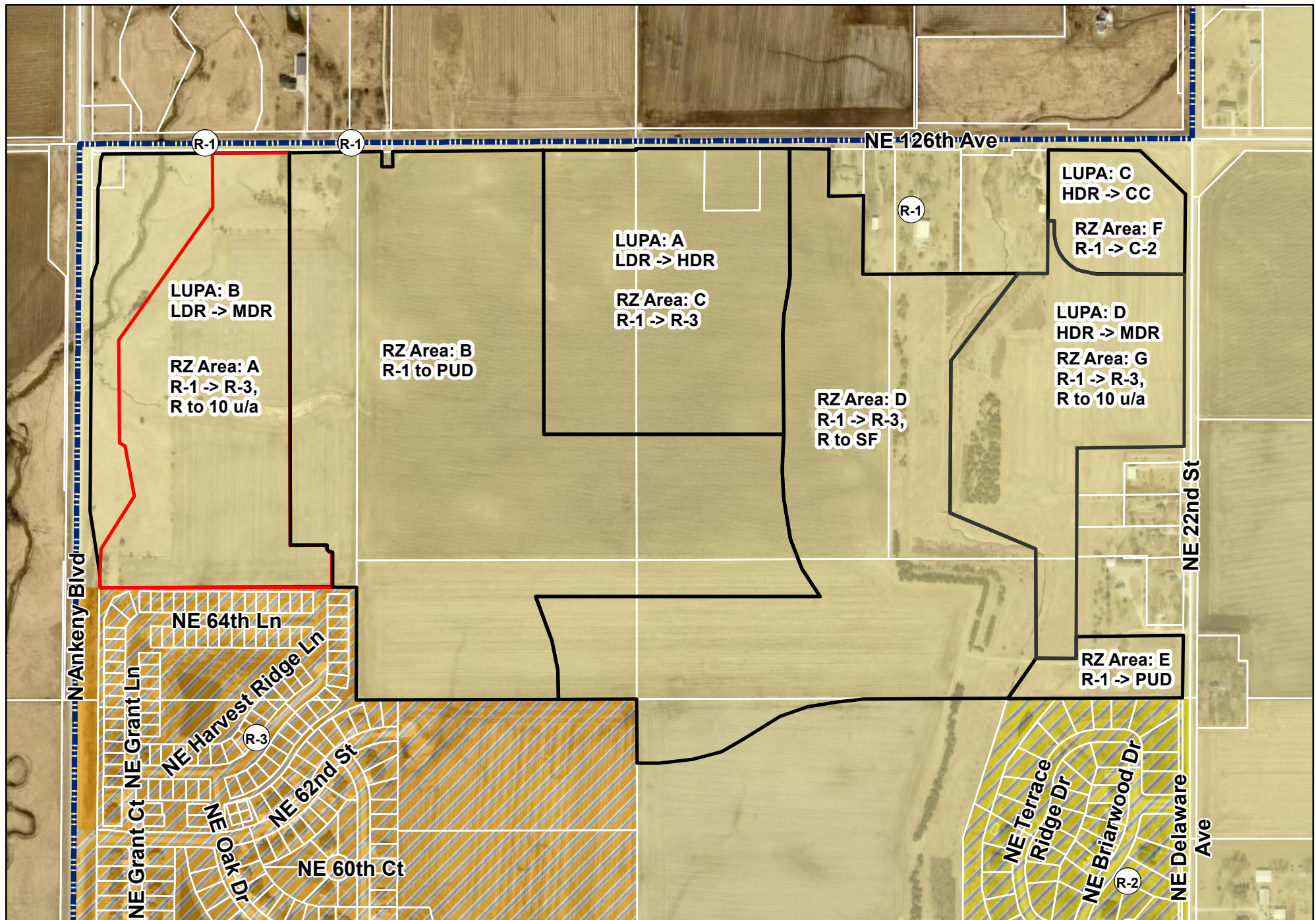
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Future Land Use Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map

NE 126TH AVENUE

LAND USE COMPARISON LIMITS

LDR

HDR

LDR

LAND USE COMPARISON LIMITS

LAND USE COMPARISON LIMITS

NE DELAWARE AVENUE / NE 22ND STREET

MDR

MDR

LDR

MDR

LAND USE COMPARISON LIMITS

PERCENT AREA LAND USE	
LOW DENSITY RESIDENTIAL	57% (113.16 AC)
MEDIUM DENSITY RESIDENTIAL	24% (47.28 AC)
HIGH DENSITY RESIDENTIAL	19% (37.60 AC)
COMMUNITY COMMERCIAL	0% (0 AC)

The map displays several land use zones defined by dashed magenta lines labeled "LAND USE COMPARISON LIMITS". The zones are color-coded and labeled as follows:

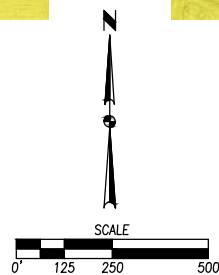
- HDR (High Density Residential):** A large brown area in the upper left.
- LDR (Low Density Residential):** Multiple yellow areas, including a large one in the center-left and another in the bottom-right corner.
- MDR (Medium Density Residential):** An orange area in the center-right.
- CC (Community Commercial):** A red-orange area in the top right.

Key streets shown include NE 126TH AVENUE at the top and NE DELAWARE AVENUE / NE 22ND STREET running vertically on the right side. A blue hatched area representing water or wetlands runs through the center of the map.

PERCENT AREA LAND USE	
LOW DENSITY RESIDENTIAL	59% (116.92 AC)
MEDIUM DENSITY RESIDENTIAL	19% (37.83 AC)
HIGH DENSITY RESIDENTIAL	18% (35.56 AC)
COMMUNITY COMMERCIAL	4% (7.73 AC)

LAND USE

	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		OFFICE BUSINESS PARK
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE		LIGHT INDUSTRIAL		





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hope Kimberley, LLC from R-1 One Family Residential District to R-3, Multiple Family Residence District, Restricted to Single Family (Rezoning Area D).

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission opened the Public Hearing at their meeting on July 18, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to close the public hearing, and receive and file documents for Hope Kimberley Property Rezoning Area D.

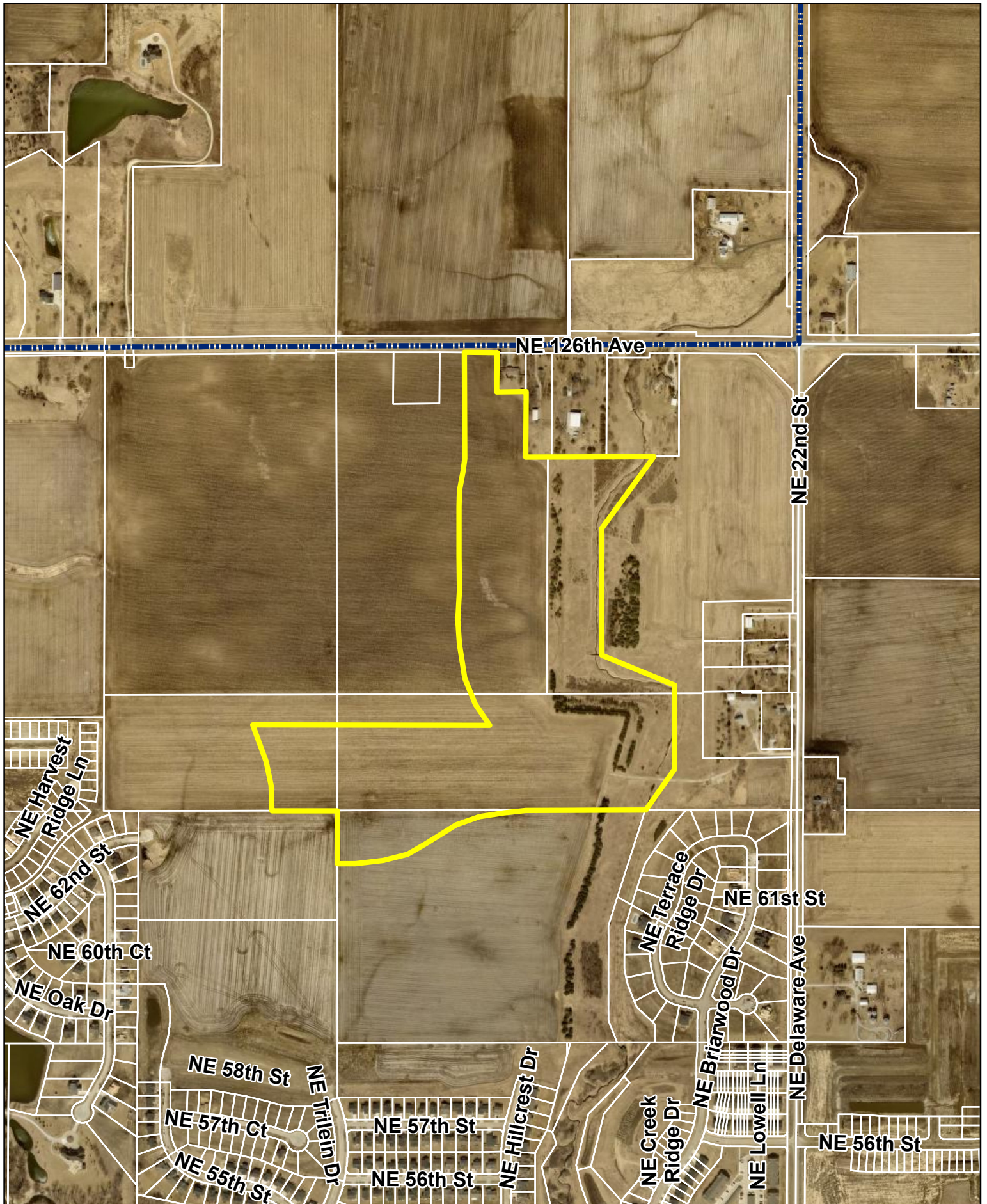
Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District,

restricted to single family residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Area D Exhibit
 Zoning Map
 Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 CDA Comparison Exhibit



N



1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties Rezoning Area D



*Plan and Zoning Commission
Staff Report*

Meeting Date: August 8, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing/Action
Report Date: August 3, 2023 *ESC*
Prepared By: Jake Heil
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area A, from Low Density Residential to High Density Residential.

That the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC, to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area B, from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hope Kimberley LLC, LUPA Area C, from High Density Residential to Community Commercial.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying area owned by Hope Kimberley LLC, LUPA Area D, from High Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Areas B/E from R-1, One-Family Residence District to Planned Unit Development, PUD.

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC, to rezone Area D from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hope Kimberley LLC is requesting four amendments to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. These amendments are accompanied by six rezonings. The properties subject to the proposed map amendments and rezonings consist of nine parcels that are approximately 269.09 acres; and are located south of NE 126th Avenue, and bordered by N Ankeny Boulevard to the west and NE Delaware Avenue to the east. The proposed land use map amendments and rezonings are as follows:

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. 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 High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: 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: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Accompanying Land Use Amendment Area A's request, the applicant is also requesting to rezone 36.60 acres (Area C) from R-1 One Family Residential District to R-3 Multiple-Family Residence District.

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. 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 indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: 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: 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.

Accompanying Land Use Amendment Area B request, the applicant is also requesting to rezone 34.56 acres (Area A) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

LUPA Area C and Rezoning F:

Land Use Plan Amendment Area C is approximately 7.73 acres; and is located in the southwest corner of the NE 126th Avenue and NE Delaware Avenue intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Community Commercial (CC). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the south, Neighborhood Mixed Use and Open Space to the north, Community Commercial to the east and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: Community Commercial (CC)

This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Accompanying Land Use Amendment Area C request, the applicant is also requesting to rezone 9.54 acres (Area F) from R-1 One Family Residential District to C-2, General Retail, Highway-Oriented and Commercial Business District.

LUPA Area D & Rezoning G:

Land Use Plan Amendment Area D is approximately 27.55 acres; and is located south of NE 126th Avenue and west of NE Delaware Avenue. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as High Density Residential (HDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential to the north; Community Commercial, Office Business Park and Medium Density Residential the east; Open Space and Medium Density Residential to the south and Open Space and Low Density to the west.

Existing: High Density Residential (HDR)

This land use category is designed 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 and recreational areas and structures.

Proposed: 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.

Accompanying Land Use Amendment Area D request, the applicant is also requesting to rezone 28.16 acres (Area G) from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

In addition to the above land use plan amendments and rezonings, the applicant is also requesting to rezone two additional areas, Areas B/E and Area D:

Rezoning Area B/E (PUD):

The applicant is requesting to rezone 88.50 acres (Area B) and 4.75 acres (Area E) from R-1 One Family Residential District to Planned Unit Development, PUD. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and properties to the east and west are similarly zoned. Properties to the north are zoned R-1, One-Family Residence District and Agricultural District, Polk County. Properties to the south are zoned R-3, Multiple-Family Residence District, restricted to single family residential, R-1, One-Family Residence District, and R-2, One-Family and Two-Family Residence District, restricted to single family residential only and 80' min. lot width.

The Hope Kimberley Property PUD's concept shows a total of 399 lots for a total density of 3.75 units per acre. The listed bulk regulations for the PUD are: Detached homes with minimum two-car attached, Minimum Lot Width – 50 ft, Minimum Two-Family Lot Width – 75 ft, Front Yard Setback – 25 ft, Rear Yard Setback – 25 ft, Side Yard Setback – min 5 ft one side. The PUD book also lists several examples of types of architecture and building materials to be found throughout the development, and has buffering requirements along NE 126th Avenue and NE Delaware Avenue and a minimum of one tree in the front yard of each lot.

Rezoning Area D:

The applicant is requesting to rezone 66.98 acres (Area D) from R-1 One Family Residential District to R-3, Multiple Family Residence District, restricted to single family residential. The area subject to the rezoning consists of portions of five parcels and is generally located south of NE 126th Avenue and west of NE Delaware Avenue. The properties are currently zoned R-1, One-Family Residence District; and the surrounding properties are similarly zoned.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to the following rezonings, providing 74.29% for Area A, 75.93% for Area B, 82.29% for Area C, 73.57% for Area D, 67.99% for Area E and 60.17% for Area G of the property owners within 250 feet of the rezoning area. The developer was not able to obtain the required 60% rezoning petitions for Rezoning Area F, only obtaining 47.58%. They requested City Council initiate the rezoning process for this area. Council approved that request at their meeting on July 3, 2023.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Wednesday, July 12, 2023, which is only six days notification of the required seven days of notification for the proposed rezoning before the public hearing. If desired, the Commission has the option to leave the public hearing open until next meeting.

Public Hearing:

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on July 18, 2023. During the public hearing there was discussion regarding the projects from City staff, the applicant, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Future Land Use Planning:

In general, land use planning is the process of regulating the use of land. Within the City of Ankeny, the process is carried out through the Ankeny Plan 2040 Comprehensive Plan, Future Land Use Plan. The future land use map lays out a plan for growth and development throughout the city. When planning for the future land use of areas adjacent to an interstate interchange, you can expect more intensive uses such as; Industrial, Office/Business Park, Commercial type uses. As you travel away from the interchange, these uses transition into the High and Medium Density Residential and Mixed-Use type of uses, eventually transitioning down to the Low Density Residential. Looking at the proposed area, you can see the transition occurring along NE Delaware Avenue. On the east side of NE Delaware Ave, you have Community Commercial and Office/Business Park uses, and to the west you have the transition into High Density Residential and Medium Density Residential. The High Density Residential located here is better mitigated due to its location next to the higher intensity land uses and then having the transitions from High Density Residential to Open Space or Medium Density Residential and then Low Density Residential.

The relocation of the proposed High Density Residential in Land Use Plan Amendment Area A, would be completely surrounded by Low Density Residential or single-family housing, causing it to have an increased impact on adjacent area. Staff believes that the existing land use plan provides more appropriate transitions than what is being requested for the High Density Residential. Staff could possibly support the relocation of High Density Residential, if there were other design safeguards put into place such as; PUD zoning, proper density transitions from the perimeter of the area to the center, screening/buffering, design standards, conceptual site plan, and limitations of density and height. Areas similar in size and zoning to this proposal in Ankeny, would be Fieldstone which was developed at 15 units per acre and Bricktowne at Piper which was developed at 18 units per acre.

Proposed Land Use Density Breakdown:

Several concerns were brought up about the high densities and changes to the Low Density Residential areas on the Future Land Use map. Below is a table illustrating the breakdown of type of land use from the current land use plan to what is being proposed:

2040 Plan Land Use		Proposed Land Use		Difference
Land Use	Acres	Land Use	Acres	
Low Density Residential	236.18	Low Density Residential	160.23	-75.95
Medium Density Residential	4.75	Medium Density Residential	72.69	67.94
High Density Residential	35.28	High Density Residential	35.56	0.28
Community Commercial	0	Community Commercial	7.73	7.73
Total	276.21	Total	276.21	

The biggest change is the reduction of Low Density Residential to Medium Density Residential, with a net increase of roughly 68 acres. While this might seem like a drastic increase in density, these areas proposed to be restricted to 10 units per acre. Throughout the City there are several areas that are restricted to 10 units per acre, just like the area south of LUPA Area B and Rezoning Area A. Staff generally supports these requests due to their location, the restriction to 10 units per acre and the typical setbacks, buffering/screening and landscaping that is currently required for these areas. Below are some examples of recently developed areas:



Courtyards at Harvest Ridge – 10 units/ac



Village at Rock Creek – 10 units/ ac



Village at Trestle Crossing -10 units/ac

There is an introduction of the 7.73 acres of Community Commercial, which is a more intensive use than High Density Residential. Though with its proximity to the interstate interchange, and at the intersection of two arterial streets, staff believes that it can generally support this request by requiring the right design, buffering/screening and landscaping standards.

The overall acreage of the High Density Residential proposed is similar to what the Future Land Use Plan shows. Again, City staff's issue with the relocation of the High Density Residential is being directly adjacent to and surrounded by the Low Density Residential.

Transportation and Traffic Flows:

Concerns were brought up about the future development of NE 126th Avenue and other streets in the area. Typically, City staff would review the anticipated traffic associated with a development via a traffic study that is provided by the applicant during the development process; preliminary plat, final plat and site plan. A traffic study is not required as part of the land use plan amendment or rezoning processes. Before any development occurs, plats and site plans are reviewed by staff and approved by the Commission and Council. Since this site is bordered by arterial streets; N Ankeny Boulevard to the west, NE Delaware Avenue to the east, and NE 126th Avenue to the north, traffic will need to be controlled and limited. The traffic study or memo would be required to determine any impacts the development's associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements would be required.

NE 126th Avenue is considered a major arterial and would most likely be improved in the future similarly to other major arterials. Most recent example would be NE 36th Street, just south of this area. As the area fully develops it would be expected this would be a 4-lane arterial street, similar to others in and around Ankeny. Staff would also expect NE Delaware Avenue and N Ankeny Boulevard to be improved in the future.

Parkland:

While there have been preliminary discussions on the amount of parkland and conceptual locations of parkland shown, it is not something that the City specifically requires during the amendment and rezoning process. Typically, details concerning dedicated parkland, access drives, street development are provided by the applicant and reviewed by staff during the platting process, which takes place once the rezoning and amendment process is complete. Parksites dedication will be required as part of the development and located appropriately. It would be expected that major collectors would have a trail with sidewalk on one side of the street.

Sewer Infrastructure:

Concerns were brought up about the area not being adequately serviced by the City. The City currently has the capacity to adequately service this entire area. There are currently two sanitary trunk mains that would primarily service this area. One currently exists along the creek on the west side of NE Delaware Avenue, and the other is currently being extended north along N Ankeny Boulevard. All sanitary sewer constructed within the development would be the responsibility of the developer.

Preliminary Concept:

Several concerns were brought up with the proposed concept that was shared during the meeting. While those concerns are valid, and must ultimately be addressed, staff will not be answering any specifics about the concept. This process is only concerned about the future land use and zoning of the properties. Layout and other specifics will be finalized during the preliminary and final platting processes. The commercial and higher density areas will be subject to site plan approval as well. Additionally, Hope Kimberley LLC is currently the owner of all the proposed properties, but may sell any of these properties to any other prospective developer in the future. There may or may not be Home Owner's Associations or Covenants for these properties. These would be put in place for the new development areas. Existing homes and properties not owned by the developer would not be included.

Summary:

The conditions outlined above influence City staff in determining the following: The proposed change in land use in LUPA Area A from Low Density to High Density is not appropriate, while the proposed change in land use in LUPA Area B from Low Density to Medium Density, the proposed change in land use in LUPA Area C from High Density to Community Commercial, and the proposed change in land use in LUPA Area D from High Density to Medium Density are appropriate. In addition to these amendments, City staff also determined that the proposed rezoning for Area B to not be appropriate, and that the proposed rezonings for Area A, Area B&E, Area D, Area C, Area F and Area G are appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council deny the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area A from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council deny the request to rezone Area C from R-1, One-Family Residence District to R-3 Multiple-Family Residence District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area B from Low Density Residential to Medium Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area C from High Density Residential to Community Commercial; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area F from R-1, One-Family Residence District to C-2, General Retail, Highway-Oriented and Commercial Business District.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying LUPA Area D from Low Density Residential to High Density Residential; and that the Plan and Zoning Commission recommend City Council approval of the request to rezone Area G from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Areas B/E, from R-1, One-Family Residence District to PUD, Planned Unit Development.

Staff recommends that the Plan and Zoning Commission recommend City Council approval of the requests to rezone Area D, from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family:

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial 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,

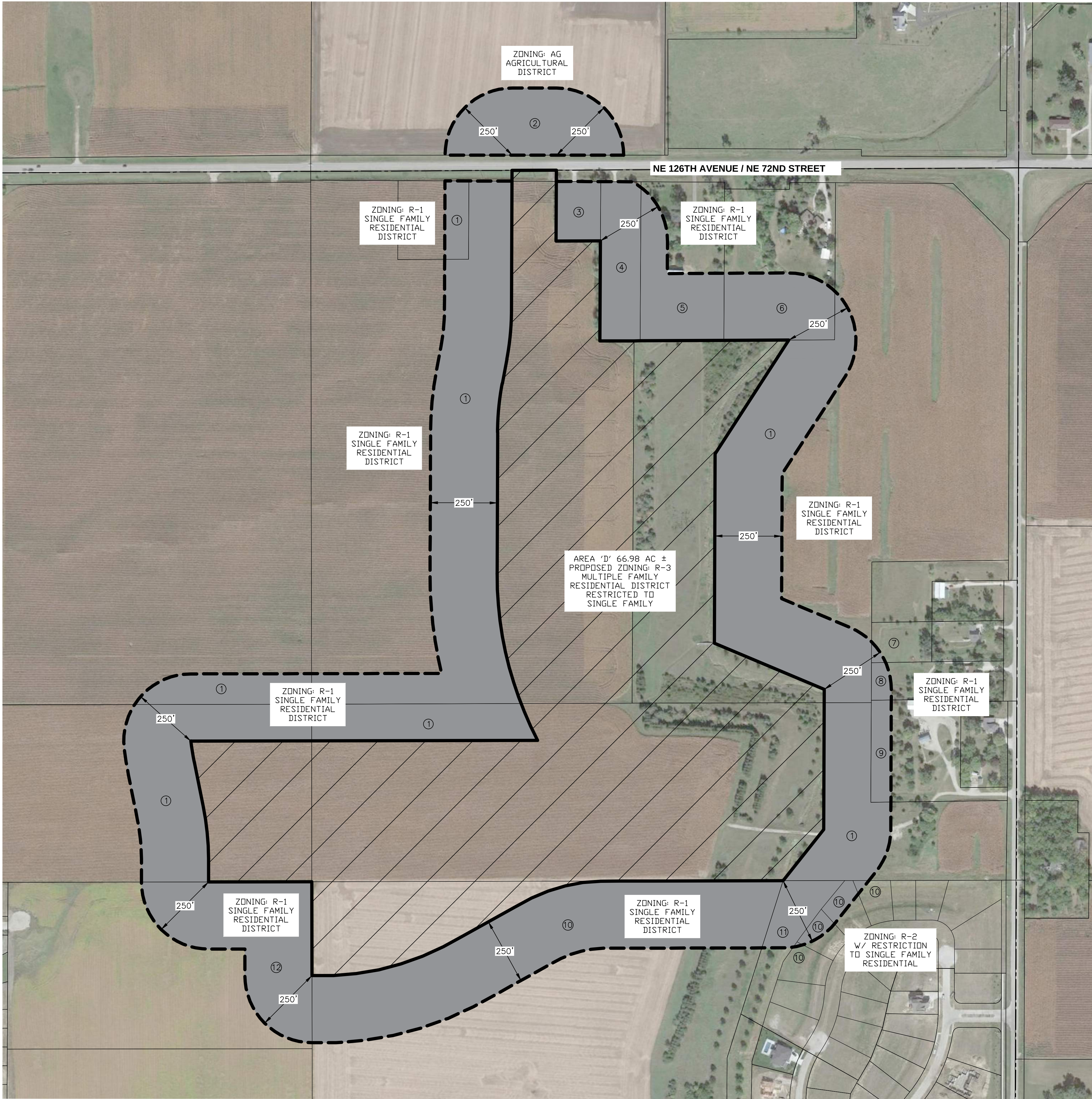
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

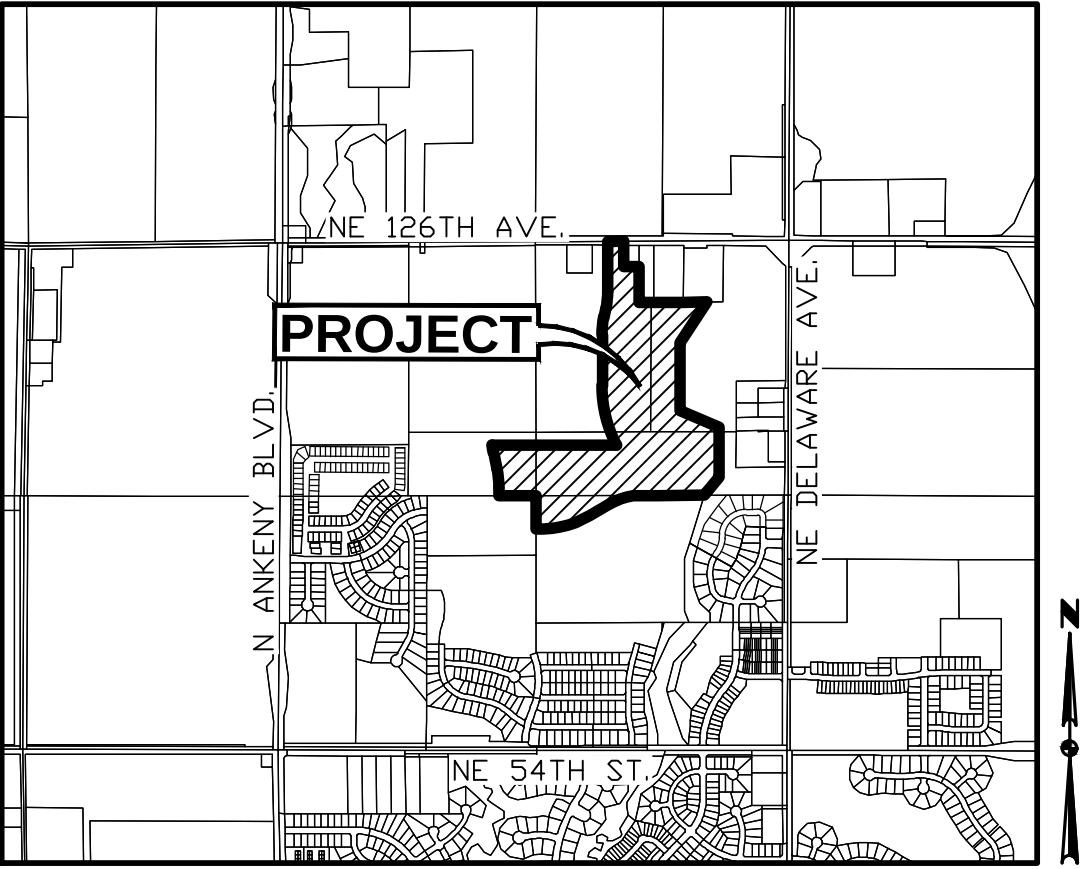
cc: Jenna Kimberley, Kimberley Development Corporation

FILE: H:\2021\2108649\DWG\2108649-REZONE-D.WG
DRAWN BY: J. COLEMAN
CHECKED BY: J. COLEMAN
DATE: 6/7/2023 10:38 AM



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

APPLICANT

KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

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

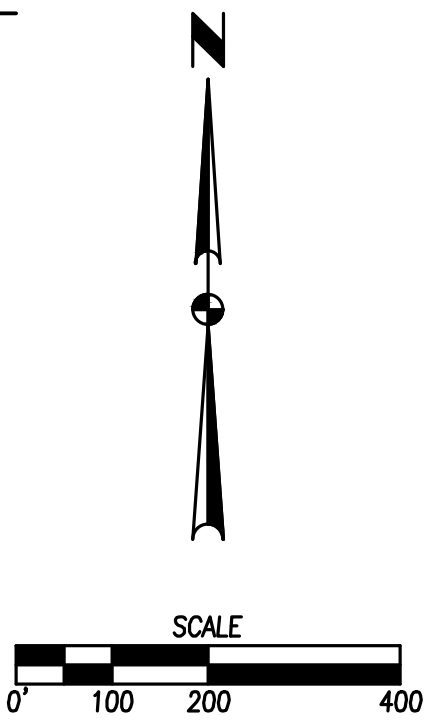
REZONING DESCRIPTION - AREA 'D':

A PART OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER, ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	34.8	55.05%	X
2	NORTHSTAR LTD	3.2	5.07%	
3	HUSS, EMILY & KEVIN	0.8	1.33%	
4	KLEIN, STEVEN J	2.0	3.22%	
5	GROVE, KELLY & KATIE	2.4	3.78%	
6	SEUNTJENS, CHRISTOPHER & IRENE	2.3	3.61%	
7	ABUHL, WAYNE E	0.1	0.08%	
8	HAUS, JILL & SHANNON	0.2	0.35%	
9	VAN DYKE, JUDITH & ROBIN	0.7	1.03%	
10	BILL KIMBERLEY LC	10.7	16.98%	X
11	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	1.54%	X
12	JERRYS HOMES INC	5.0	7.96%	
		63.2	100.00%	73.57%



DATE

REVISIONS

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

TECH: MAE

ENGINEER: EKO

06/19/2023
04/13/2023

SECOND SUBMITTAL
FIRST SUBMITTAL

HOPE KIMBERLEY PROPERTY

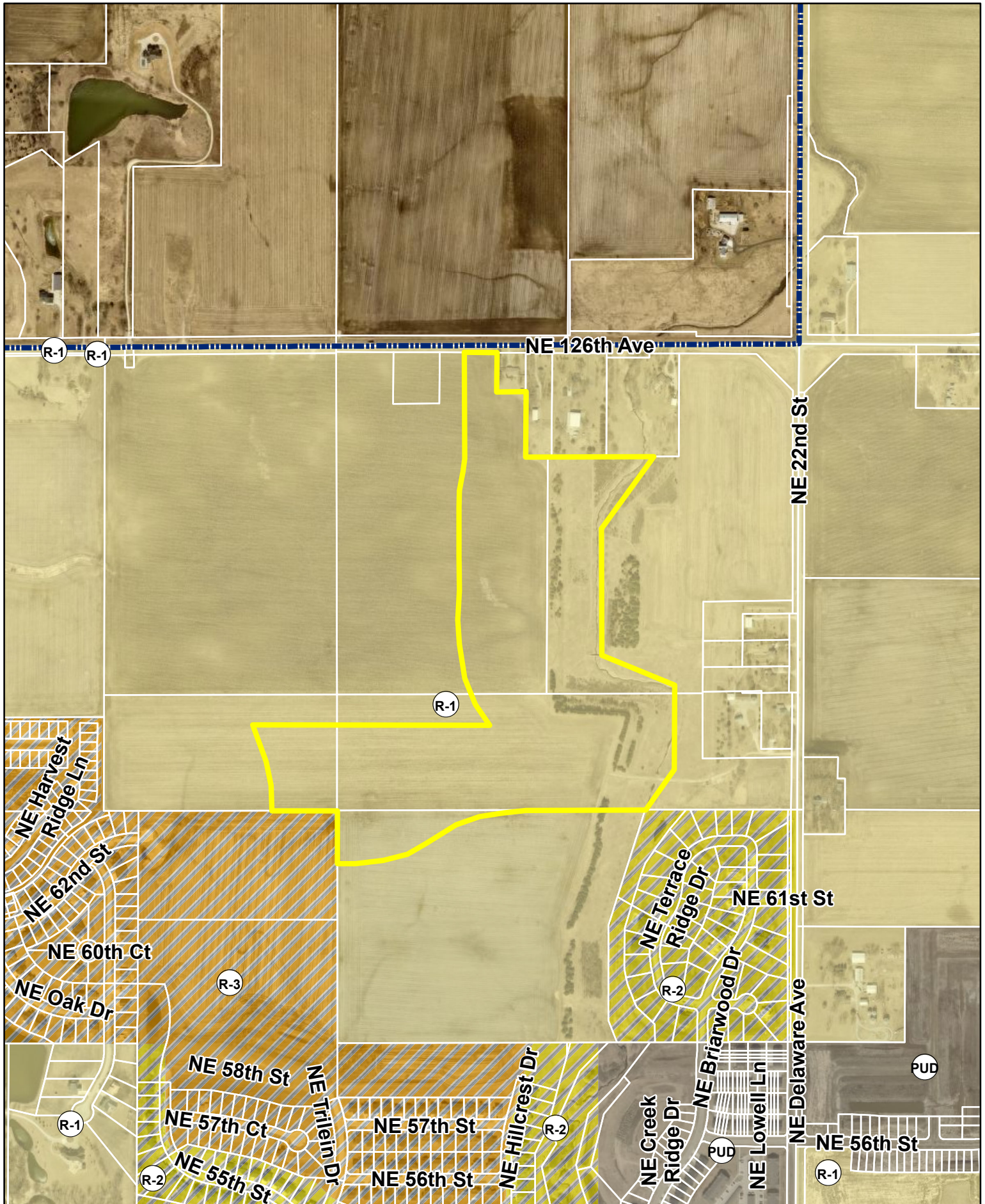
REZONING MAP - AREA 'D'

ANKENY, IOWA

1

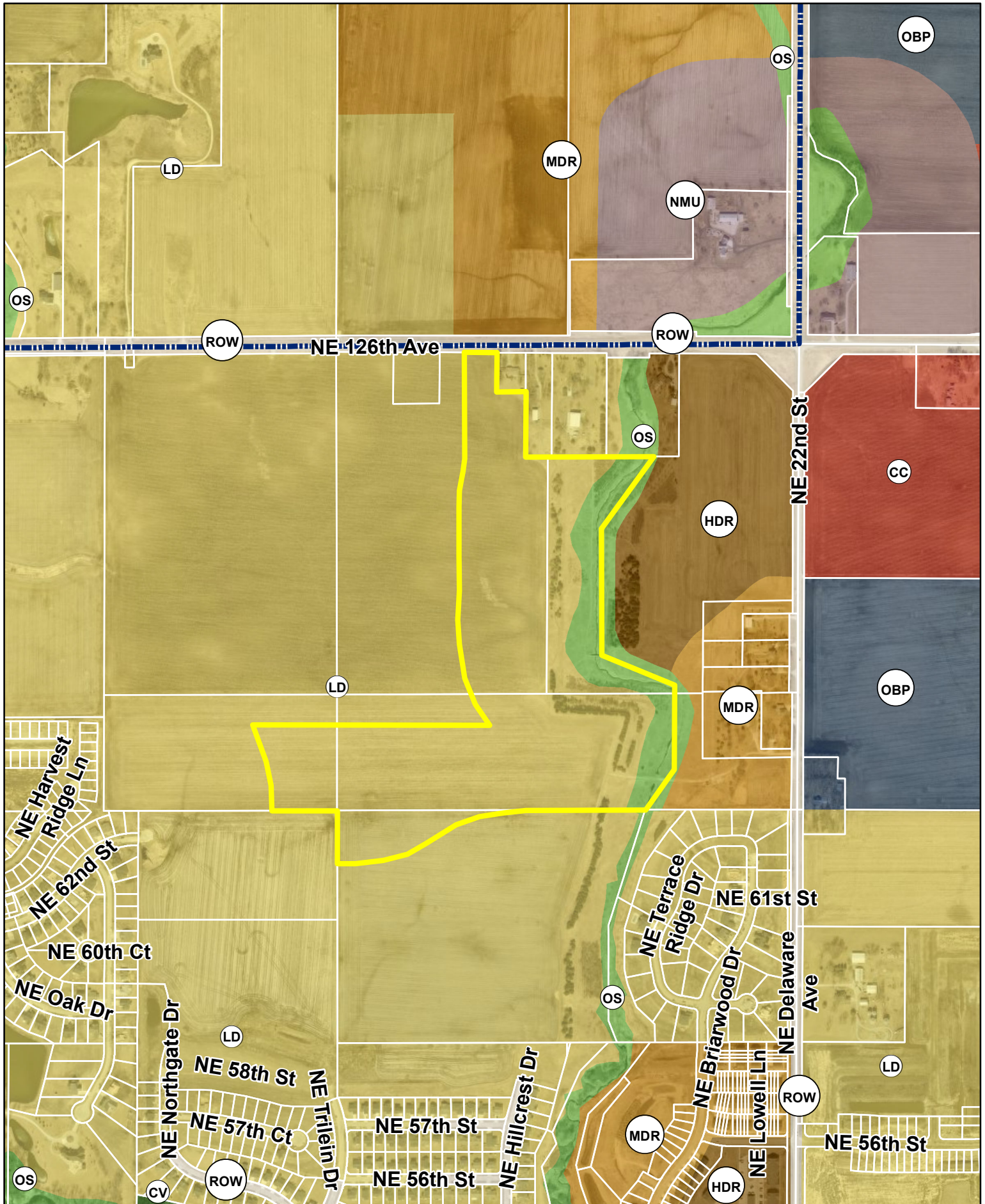
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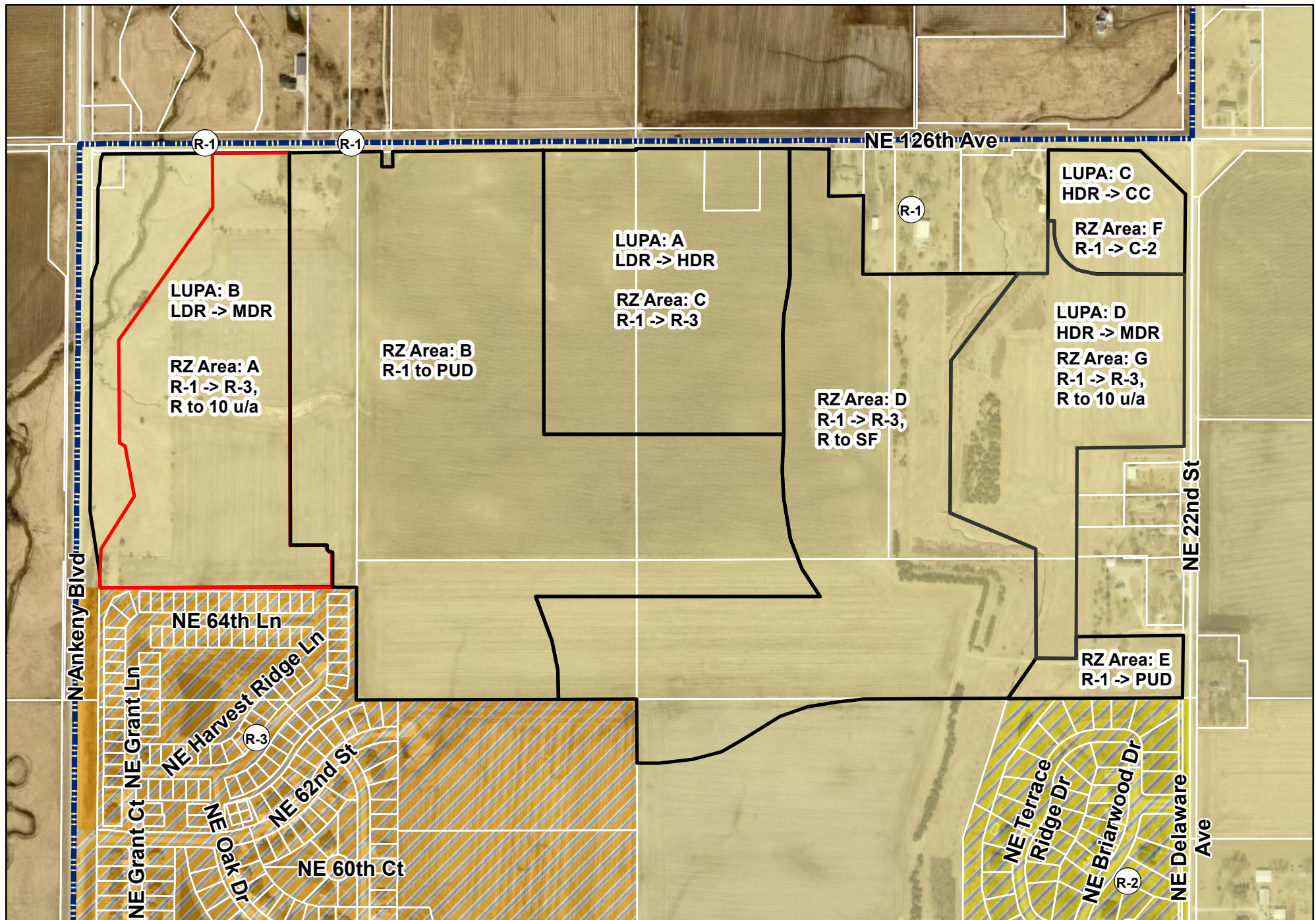
N
1 inch = 700 feet
Date: 7/13/2023

Hope Kimberley Properties
Rezoning Area D
Zoning Map



N
1 inch = 700 feet
Date: 7/13/2023

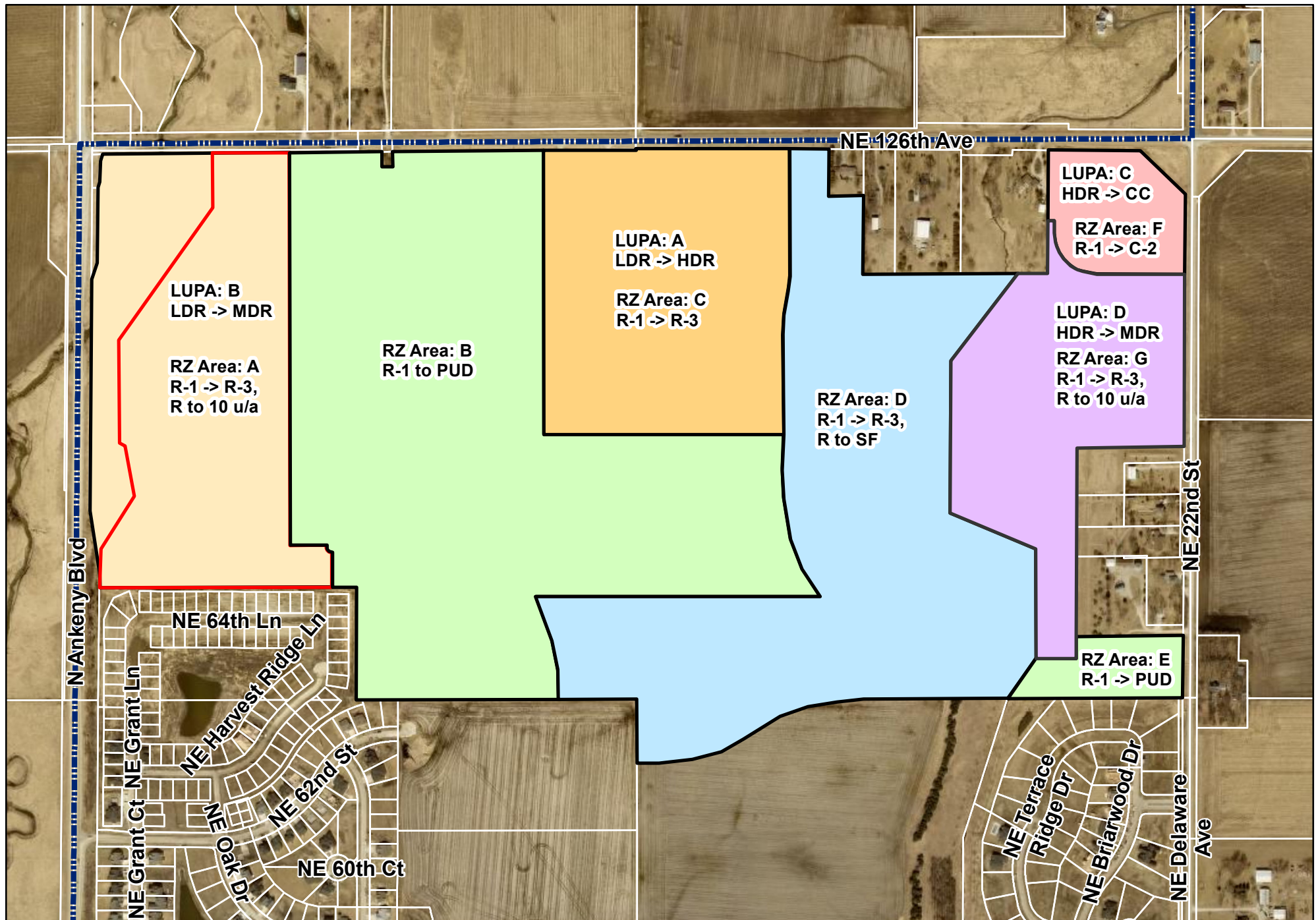
Hope Kimberley Properties
Rezoning Area D
Future Land Use Map



1 inch = 600 feet

Date: 7/13/2023

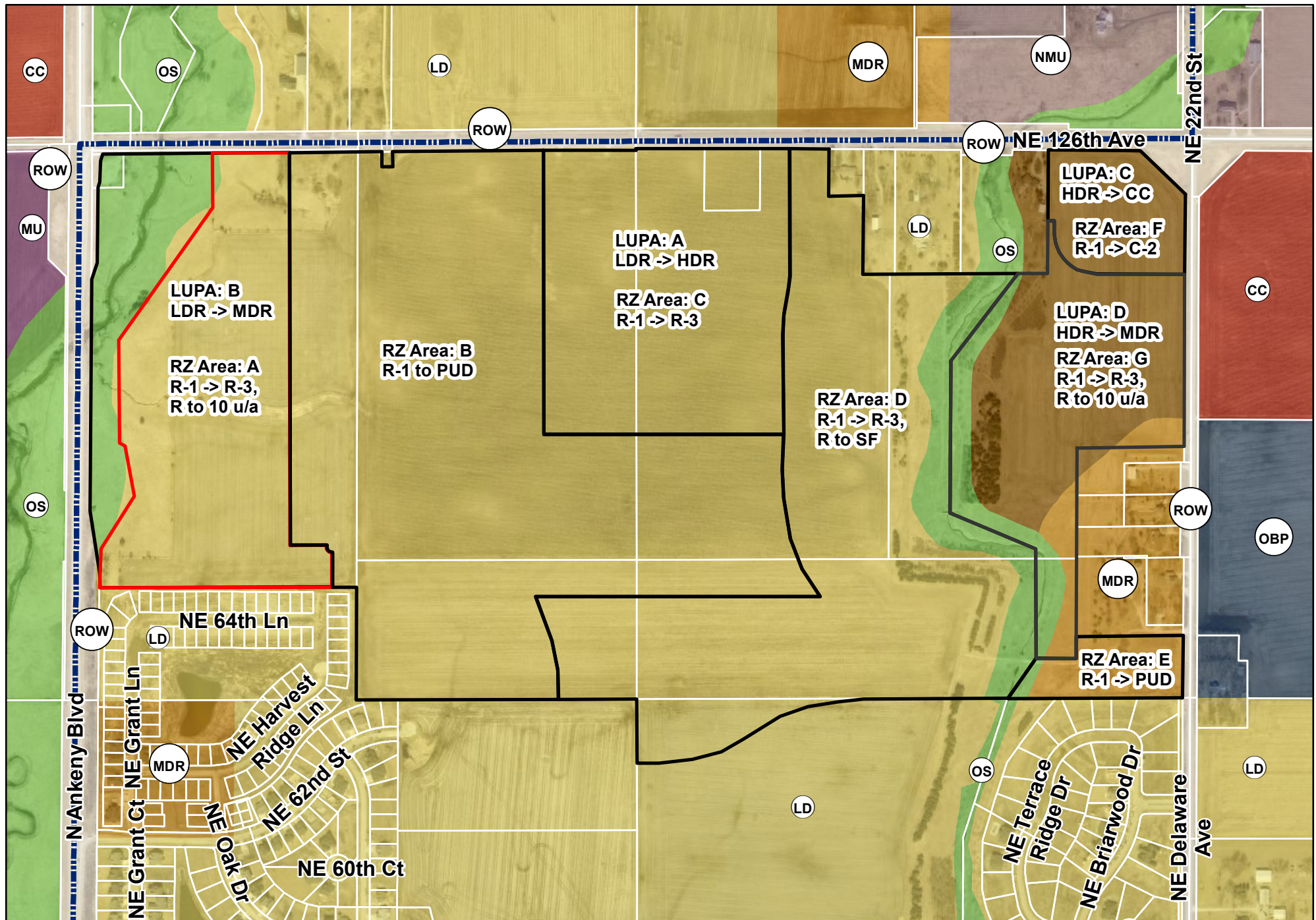
Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Future Land Use Map

PERCENT AREA LAND USE

LOW DENSITY RESIDENTIAL	57% (113.16 AC)
MEDIUM DENSITY RESIDENTIAL	24% (47.28 AC)
HIGH DENSITY RESIDENTIAL	19% (37.60 AC)
COMMUNITY COMMERCIAL	0% (0 AC)

NE 126TH AVENUE

HDR

LDR

CC

MDR

LDR

MDR

LDR

LDR

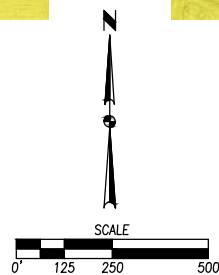
LAND USE COMPARISON LIMITS

NE DELAWARE AVENUE / NE 22ND STREET

PERCENT AREA LAND USE	
LOW DENSITY RESIDENTIAL	59% (116.92 AC)
MEDIUM DENSITY RESIDENTIAL	19% (37.83 AC)
HIGH DENSITY RESIDENTIAL	18% (35.56 AC)
COMMUNITY COMMERCIAL	4% (7.73 AC)

LAND USE

	LOW DENSITY RESIDENTIAL		HIGH DENSITY RESIDENTIAL		COMMUNITY COMMERCIAL		OFFICE BUSINESS PARK
	MEDIUM DENSITY RESIDENTIAL		FEMA FLOODPLAIN / OPEN SPACE		LIGHT INDUSTRIAL		





PLAN AND ZONING COMMISSION

August 8, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. August 7, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for August 22, 2023

July 2023 Building Permit Report

Set Public Hearing for Tuesday, August 22, 2023 - Request by 98 Investments, LLC to rezone property from C-2 to C-2A.

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 July 2023 Building Report

City of Ankeny
Building Permit Report
Month of July 2023

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	July-23		July-22		1/1/2023-7/31/2023		1/1/2022-7/31/2022		7/1/2023-7/31/2023	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	43	\$15,867,494	29	\$10,300,839	285	\$93,511,862	301	\$91,745,722	43	\$15,867,494
New Single Family Attached/Duplex	18	\$4,717,057	36	\$8,529,198	166	\$42,005,235	161	\$37,923,523	18	\$4,717,057
New Multi - Family	0	\$0	0	\$0	1	\$7,270,821	5	\$36,429,842	0	\$0
Total New Residential Permits	61	\$20,584,551	65	\$18,830,037	452	\$142,787,918	467	\$166,099,087	61	\$20,584,551
Additions/Alterations/Other (1)	58	\$381,675	98	\$1,420,726	473	\$5,018,303	557	\$7,256,155	58	\$381,675
Total New Dwelling Units	61		65		502		656		61	
NON-RESIDENTIAL										
New Commercial	4	\$2,881,818	2	\$1,876,058	17	\$39,341,526	23	\$96,295,091	4	\$2,881,818
COM Additions/Alterations/Other	2	\$303,720	12	\$2,992,812	52	\$16,869,324	66	\$13,460,635	2	\$303,720
New Church	0	\$0	0	\$0	0	\$0	1	\$13,679,075	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	1	\$17,000	1	\$5,080	0	\$0
New School	0	\$0	0	\$0	1	\$70,000	1	\$27,196,293	0	\$0
SCH Additions/Alterations/Other	3	\$165,000	0	\$0	5	\$325,913	3	\$40,550	3	\$165,000
Total Non Residential Permits	9	\$3,350,538	14	\$4,868,870	76	\$56,623,763	95	\$150,676,724	9	\$3,350,538
MISC PERMITS (2)	86	\$65,059	83	\$45,608	530	\$534,893	618	\$845,787	86	\$65,059
TOTALS	214	\$24,381,823	260	\$25,165,241	1531	\$204,964,877	1737	\$324,877,753	214	\$24,381,823

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from July 2023

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	7/3/2023	\$365,778	23-3659-NEW	1206 NW Benjamin Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/3/2023	\$454,887	23-3658-NEW	1210 NW Benjamin Dr	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/6/2023	\$418,294	23-3784-NEW	2515 SW Vintage Pkwy	Radius Services LLC	Radius Services LLC
Single Family Detached	New Building	7/7/2023	\$285,526	23-3899-NEW	3202 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/7/2023	\$292,319	23-3900-NEW	3206 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/7/2023	\$298,704	23-3901-NEW	3210 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/7/2023	\$305,315	23-3927-NEW	4211 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$418,572	23-3965-NEW	5510 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$384,513	23-3963-NEW	5514 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$327,477	23-3970-NEW	5517 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$325,557	23-3961-NEW	5518 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$377,520	23-3969-NEW	5521 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/10/2023	\$332,140	23-3966-NEW	5525 NE Seneca Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/11/2023	\$213,944	23-3660-NEW	2705 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/11/2023	\$239,593	23-3858-NEW	4311 NW 13th St	Sage Homes Inc.	Sage Homes Inc
Single Family Detached	New Building	7/12/2023	\$426,806	23-4004-NEW	305 SW 16th St	Ironcrest Homes	Ironcrest Homes
Single Family Detached	New Building	7/12/2023	\$276,099	23-3902-NEW	3214 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$275,806	23-3903-NEW	3218 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$286,618	23-3904-NEW	3304 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$267,538	23-3905-NEW	3312 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/12/2023	\$352,700	23-3802-NEW	2707 NW Cedarwood St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	7/13/2023	\$388,198	23-3592-NEW	5808 NE Terrace Ridge Dr	Harvest Ridge Builders	Clarity Construction Inc
Single Family Detached	New Building	7/13/2023	\$377,930	23-4089-NEW	1330 NE 56th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$411,135	23-4088-NEW	1326 NE 56th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$350,512	23-4086-NEW	1322 NE 56th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$331,242	23-4104-NEW	5603 NE Geneva Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/13/2023	\$350,512	23-4103-NEW	5607 NE Geneva Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/19/2023	\$442,446	23-4194-NEW	3512 NW 27th St	Creative Building Ventures Inc	Creative Building Ventures Inc
Single Family Detached	New Building	7/19/2023	\$422,727	23-4162-NEW	603 NE Oak Ridge Dr	Genesis Homes Inc	Genesis Homes Inc
Single Family Detached	New Building	7/19/2023	\$386,116	23-4186-NEW	4121 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	7/20/2023	\$292,734	23-4305-NEW	2713 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/20/2023	\$395,741	23-4262-NEW	4212 NE 8th St	Anis Hambasic	Anis Hambasic
Single Family Detached	New Building	7/24/2023	\$355,192	23-3949-NEW	4305 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/24/2023	\$273,640	23-4377-NEW	4411 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	7/25/2023	\$276,691	23-1769-NEW	4713 NW 10th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	7/26/2023	\$606,029	23-3733-NEW	1010 NE 59th Ct	Dreamscape Homebuilders	DreamScape Homebuilders
Single Family Detached	New Building	7/27/2023	\$292,734	23-4091-NEW	2717 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/27/2023	\$292,734	23-4090-NEW	2709 NW 30th Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/27/2023	\$451,817	23-4340-NEW	412 SW 18th St	Ironcrest Homes	Ironcrest Homes
Single Family Detached	New Building	7/27/2023	\$616,842	23-2766-NEW	1701 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	7/28/2023	\$543,101	23-3986-NEW	503 SW Magazine Rd	Black Birch Homes & Design	Black Birch Homes & Design
Single Family Detached	New Building	7/28/2023	\$662,401	23-3279-NEW	3204 NE Avery Dr	Samuel Pickard	Samuel Pickard
Single Family Detached	New Building	7/31/2023	\$421,315	23-4404-NEW	6111 NE Briarwood Dr	Kimberley Development Corp	Kimberley Development Corp

Single Family Attached	New Building	7/7/2023	\$207,448	23-3830-NEW	1221 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/11/2023	\$207,448	23-3337-NEW	1225 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/11/2023	\$207,448	23-3829-NEW	1237 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/7/2023	\$207,448	23-3942-NEW	1241 NE 56th St	Gtr DM Habitat for Humanity	Gtr DM Habitat for Humanity
Single Family Attached	New Building	7/19/2023	\$326,442	23-4107-NEW	4220 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$326,442	23-4263-NEW	4224 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$321,305	23-4182-NEW	4204 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$320,803	23-4362-NEW	4208 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$321,870	23-4363-NEW	4212 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/19/2023	\$323,942	23-4364-NEW	4216 NE Timber Ln	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	New Building	7/21/2023	\$252,632	23-4306-NEW	1313 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4309-NEW	1317 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4313-NEW	1321 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4312-NEW	1329 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4307-NEW	1333 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$226,273	23-4308-NEW	1337 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$281,232	23-4310-NEW	1341 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	7/21/2023	\$281,232	23-4311-NEW	1345 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Detached	Building Alteration	7/3/2023	\$29,800	23-3926-ALT	1514 NE Michael Dr	Debra Al Hasani	Joe Williams
Single Family Detached	Gazebo	7/3/2023	\$3,840	23-4003-GAZ	2304 SW 17th St	Handler Nathan	Handler Nathan
Single Family Detached	Building Alteration	7/3/2023	\$600	23-4006-ALT	313 SE 4th St	Servpro of Des Moines NW	Matthew S Schafer
Single Family Detached	Porch	7/5/2023	\$4,320	23-2470-PRCH	902 NE Chambers Pkwy	Rench Services LLC	Rench Services LLC
Single Family Detached	Pergola	7/6/2023	\$2,100	23-3543-PERG	2820 SW Country Ln	Todd Emehiser	Custom Edge Construction LLC
Single Family Detached	Porch	7/6/2023	\$4,320	23-4060-PRCH	719 NE Michael Ct	Jesse M Miller	Jesse M Miller
Single Family Detached	Porch	7/6/2023	\$1,680	23-4067-PRCH	2716 SW 17th St	Lejla Kajtazovic	Lejla Kajtazovic
Single Family Detached	Building Alteration	7/10/2023	\$37,170	23-4112-ALT	1521 SW Westview Dr	CCS Homes	CCS Homes
Single Family Detached	Building Alteration	7/12/2023	\$28,350	23-4192-ALT	1315 NE Cold Harbor Dr	Reiter Construction	Reiter Construction
Single Family Detached	Pergola	7/13/2023	\$4,000	23-4229-PERG	2506 NW School St	Superior Siding & Windows	Superior Siding & Windows
Single Family Detached	Building Alteration	7/13/2023	\$21,042	23-4241-ALT	3307 NW Greenwood St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	7/14/2023	\$3,500	23-3619-ALT	901 NE 15th St	Dane Nolte	Dane Nolte
Single Family Detached	Building Alteration	7/14/2023	\$4,725	23-4292-ALT	117 NW Countrywood Ln	Daniel Brown	Daniel Brown
Single Family Detached	Building Alteration	7/17/2023	\$20,034	23-4296-ALT	3825 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Attached	Solar	7/18/2023	\$3,000	23-4336-SOL	721 SE Kensington Rd	SolarTech of Iowa	SolarTech of Iowa
Single Family Attached	Porch	7/18/2023	\$2,640	23-4361-PRCH	3017 NW Westwood St	The HomeLife Brothers	The HomeLife Brothers
Single Family Detached	Porch	7/21/2023	\$4,080	23-4231-PRCH	518 NE 42nd Ct	Next Level Builders Inc	Next Level Builders Inc
Single Family Detached	Solar	7/25/2023	\$36,396	23-4464-SOL	903 NW Cypress Ave	Purelight Power	Purelight Power
Single Family Detached	Porch	7/26/2023	\$6,384	23-4503-PRCH	5110 NW 5th St	Kampen Contracting	Kampen Contracting
Single Family Detached	Building Addition	7/27/2023	\$28,118	23-4436-ADD	1015 SW 46th St	Midwest Construction	Midwest Construction
Single Family Detached	Gazebo	7/27/2023	\$9,000	23-4452-GAZ	1510 NW Boulder Point Pl	Pinnacle One LLC	Pinnacle One LLC
Single Family Detached	Building Alteration	7/28/2023	\$21,546	23-4537-ALT	2416 NW Applewood St	3 Sons Construction	3 Sons Construction
Single Family Detached	Building Alteration	7/28/2023	\$26,460	23-4538-ALT	3238 NW 27th Cir	3 Sons Construction	3 Sons Construction
Single Family Detached	Pergola	7/28/2023	\$3,525	23-4544-PERG	2805 SW Village Cir	Christopher P Bishop	Christopher P Bishop
Single Family Detached	Building Alteration	7/31/2023	\$2,174	23-4577-ALT	3110 SE Honeysuckle Ct	Ryan R Robida	Read Plumbing LLC.
Single Family Detached	Shed	7/6/2023	\$3,200	23-4061-SHD	438 SW Westview Dr	Gary D Davis	Gary D Davis
Single Family Detached	Shed (slab only)	7/6/2023	\$600	23-4068-SHD	3230 NW 27th Cir	Alvarez Construction	Alvarez Construction

Single Family Detached	Shed	7/10/2023	\$13,000	23-3810-SHD	1721 NE Frisk Dr	Bueltel Matthew	Bueltel Matthew
Single Family Detached	Shed	7/11/2023	\$1,600	23-2962-SHD	915 NW Ridgeline Ct	Benny Gardiner	Benny Gardiner
Single Family Detached	Shed	7/11/2023	\$2,400	23-4143-SHD	1615 NW 30th Ct	Cole Schinkel	Cole Schinkel
Single Family Detached	Shed	7/11/2023	\$2,800	23-4152-SHD	5310 NW 17th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	7/12/2023	\$1,600	23-4191-SHD	3302 SW Court Ave	John W Bontrager	Gold Dome Builders
Single Family Detached	Shed	7/14/2023	\$2,400	23-4240-SHD	4203 NW 8th Ct	DLR Construction	DLR Construction
Single Family Detached	Shed	7/17/2023	\$1,600	23-4205-SHD	321 SE Peterson Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	7/26/2023	\$2,800	23-4473-SHD	3230 NW 27th Cir	Tuff Shed	Tuff Shed
Single Family Detached	Shed	7/27/2023	\$2,880	23-4459-SHD	1510 NW Boulder Point Pl	Pinnacle One LLC	Pinnacle One LLC
Single Family Detached	Swimming Pool	7/3/2023		23-3070-POOL	2105 NW 29th Ct	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Swimming Pool	7/5/2023		23-3122-POOL	649 SW Kenworthy Dr	Hiscox Erin	Hiscox Erin
Single Family Detached	Swimming Pool	7/7/2023		23-3015-POOL	1210 NE 53rd Ct	Beemer Landscaping	Beemer Landscaping
Single Family Detached	Swimming Pool	7/11/2023		23-4144-POOL	1710 NW Reinhart Dr	Juarez Excavating LLC	Juarez Excavating LLC
Single Family Detached	Swimming Pool	7/19/2023		23-4370-POOL	210 SE East Lawn Dr	Josie Dickerson	Josie Dickerson
Single Family Detached	Deck	7/5/2023	\$2,592	23-3335-DECK	1915 NE Cameron Dr	Dona Camp	Dona Camp
Single Family Detached	Deck	7/6/2023	\$900	23-3554-DECK	2820 SW Country Ln	Alan Emehiser Todd	Custom Edge Construction LLC
Single Family Detached	Deck	7/6/2023	\$3,888	23-4029-DECK	1923 SW 17th St	Essence Construction llc	Essence Construction llc
Single Family Detached	Deck	7/10/2023	\$1,920	23-3860-DECK	4207 NW 8th Ct	Adam Wolfe	Adam Wolfe
Single Family Attached	Deck	7/11/2023	\$1,200	23-4109-DECK	2120 NW 44th St	Salazar Builders	Salazar Builders
Single Family Detached	Deck	7/12/2023	\$3,204	23-4142-DECK	4413 NE 16th St	Khashi Reyes	Khashi Reyes
Single Family Detached	Deck	7/12/2023	\$1,200	23-4171-DECK	4313 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Deck	7/12/2023	\$1,200	23-4172-DECK	4309 NE 15th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Deck	7/12/2023	\$4,356	23-4190-DECK	433 SE Orchid St	Deck & Drive Solutions	Deck & Drive Solutions
Single Family Detached	Deck	7/13/2023	\$2,592	23-4228-DECK	2506 NW School St	Superior Siding & Window	Superior Siding & Windows
Single Family Detached	Deck	7/14/2023	\$2,748	23-4239-DECK	4203 NW 8th Ct	DLR Construction	DLR Construction
Single Family Detached	Deck	7/18/2023	\$3,648	23-4338-DECK	4307 SW Bluegrass Dr	S Reed Sirina	S Reed Sirina
Single Family Detached	Deck	7/18/2023	\$4,224	23-4354-DECK	1906 NW 3rd St	Diane Robinson	David Soukup
Single Family Detached	Deck	7/19/2023	\$768	23-4372-DECK	210 SE East Lawn Dr	Josie Dickerson	Josie Dickerson
Single Family Detached	Deck	7/21/2023	\$1,872	23-4408-DECK	3149 NW 27th Cir	Mapes Construction Company	Mapes Construction Company
Single Family Detached	Deck	7/31/2023	\$960	23-3522-DECK	3609 SW Edgewood Ln	Vishal Patel	Vishal Patel
Single Family Attached	Deck	7/31/2023	\$720	23-4569-DECK	2926 NW 44th St	David Shaw	David Shaw
Industrial	New Building	7/6/2023	\$2,000,000	23-2900-NEW	1505 S Ankeny Blvd	Bauer Design Build	Bauer Design Build
Retail	New Building	7/6/2023	\$300,000	23-3777-NEW	965 SE Corporate Woods Dr	Hansen Company	Hansen Company Inc
Government	New Building	7/18/2023	\$280,000	23-4093-NEW	1500 SW Des Moines St	Romtec Inc	Burkett Construction, LLC
Office	Building Shell	7/20/2023	\$301,818	23-2966-SHELL	4325 SE Delaware Ave	Nova Group Inc.	Blanton Construction
Other	Solar	7/7/2023	\$103,720	23-3996-SOL	700 SE Oralabor Rd	Stratton Caiti	Tri City Electric Co
Office	Building Alteration	7/20/2023	\$200,000	23-0976-ALT	1510 N Ankeny Blvd Ste 101	Burkett Construction, LLC	Burkett Construction, LLC
School	Building Alteration	7/6/2023	\$60,000	23-3848-ALT	1155 SW Cherry St	HPC, L.L.C.	HPC, L.L.C.
School	Building Alteration	7/6/2023	\$60,000	23-3849-ALT	105 NW Pleasant St	HPC, L.L.C.	HPC, L.L.C.
School	Building Alteration	7/6/2023	\$45,000	23-3850-ALT	1010 NW Prairie Ridge Dr	HPC, L.L.C.	HPC, L.L.C.
Single Family Detached	Fence/Wall	7/5/2023		23-2840-FNCE	719 NE Pearl Dr	Keast Home Exteriors	Keast Home Exteriors
Single Family Detached	Fence/Wall	7/5/2023		23-3944-FNCE	3149 NW 27th Cir	Des Moines Steel Fence Co	Des Moines Steel Fence Co

Single Family Attached	Fence/Wall	7/5/2023	23-3945-FNCE	2062 SW 35th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/6/2023	23-2520-FNCE	2525 SW 23rd St	ETCH Outdoor Living	Midwest Fencing
Single Family Detached	Fence/Wall	7/6/2023	23-3071-FNCE	2105 NW 29th Ct	ETCH Outdoor Living	Midwest Fencing
Single Family Detached	Fence/Wall	7/6/2023	23-3980-FNCE	2405 NW Woodbury Dr	Paul Sullivan Matthew	Paul Sullivan Matthew
Single Family Detached	Fence/Wall	7/6/2023	23-4064-FNCE	1706 NW Spruce Dr	Chris Hatfield	Chris Hatfield
Single Family Detached	Fence/Wall	7/7/2023	23-3876-FNCE	1408 NW 29th St	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	7/7/2023	23-3877-FNCE	1201 NW Benjamin Dr	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	7/7/2023	23-3958-FNCE	3207 NE 11th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	7/7/2023	23-3993-FNCE	3819 NW Applewood Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/7/2023	23-3995-FNCE	506 NE Georgetown Blvd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/7/2023	23-4019-FNCE	817 SE Richland Cir	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	7/7/2023	23-4096-FNCE	3607 NW Reinhart Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/10/2023	23-4083-FNCE	1503 NW Driftwood Dr	Stallworth Tina	Stallworth Tina
Single Family Detached	Fence/Wall	7/10/2023	23-4094-FNCE	1707 NW Abbie Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/10/2023	23-4098-FNCE	3011 NW Beechwood Ct	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Fence/Wall	7/11/2023	23-2831-FNCE	5310 NW 17th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	7/11/2023	23-3051-FNCE	5424 NW 13th St	Hadaway Fencing LLC	Hadaway Fencing LLC
Single Family Detached	Fence/Wall	7/11/2023	23-4105-FNCE	2807 NW 41st St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	7/12/2023	23-4114-FNCE	623 NE Pearl Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	7/12/2023	23-4184-FNCE	1710 SW Prairie Trail Pkwy	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/12/2023	23-4185-FNCE	706 NW School St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/13/2023	23-4178-FNCE	4029 NE 6th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/14/2023	23-4141-FNCE	2408 NW Woodbury Dr	Platinum Fence	Platinum Fence
Single Family Detached	Fence/Wall	7/17/2023	23-2234-FNCE	5403 NW 13th St	Dylan Courtney	Dylan Courtney
Single Family Detached	Fence/Wall	7/17/2023	23-4291-FNCE	709 NE 9th St	Daniel Hartman	Daniel Hartman
Single Family Detached	Fence/Wall	7/18/2023	23-3695-FNCE	3116 NW 25th St	Green Damien	Green Damien
Single Family Detached	Fence/Wall	7/18/2023	23-3912-FNCE	1706 SW Franklin Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/18/2023	23-4297-FNCE	2101 NW 31st St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/18/2023	23-4304-FNCE	626 NE Whitetail Dr	Rylux Fence Company	Rylux Fence Company
Single Family Detached	Fence/Wall	7/18/2023	23-4356-FNCE	4311 NW Arlan Dr	Doug Wicks	Jose Salazor
Single Family Detached	Fence/Wall	7/18/2023	23-4359-FNCE	502 NW Horizon Ct	Travis Prill	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/19/2023	23-4179-FNCE	2303 NW 31st St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	7/19/2023	23-4341-FNCE	2516 NW Reinhart Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/20/2023	23-4387-FNCE	3802 SW Bluegrass Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/20/2023	23-4407-FNCE	4301 NW 5th St	John Benson	John Benson
Single Family Detached	Fence/Wall	7/21/2023	23-4401-FNCE	913 NE 28th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/21/2023	23-4431-FNCE	109 NE Harvest Ridge Ln	Brian Zimmerman	Fence Pro
Single Family Detached	Fence/Wall	7/21/2023	23-4443-FNCE	109 SW School St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	7/24/2023	23-4429-FNCE	2823 NW 23rd ST	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	7/24/2023	23-4450-FNCE	1226 NW Reinhart Dr	Bowler Andrew	Bowler Andrew
Single Family Detached	Fence/Wall	7/26/2023	23-4321-FNCE	3316 NE 5th Ln	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	7/26/2023	23-4513-FNCE	438 SE Willow Run Ln	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/26/2023	23-4514-FNCE	817 SE Bel-Aire Rd	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/26/2023	23-4524-FNCE	4504 NE Sienna Ct	Todd M Rinehart	Midwest Fence
Single Family Detached	Fence/Wall	7/27/2023	23-4546-FNCE	3810 SW Stonehaven Ln	Shena Crawford	Shena Crawford
Single Family Detached	Fence/Wall	7/28/2023	23-4507-FNCE	3011 SW Applewood St	Middleton Ashley	Middleton Ashley
Single Family Detached	Fence/Wall	7/31/2023	23-4371-FNCE	1714 NW 31st St	Falcão Hugo	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/31/2023	23-4567-FNCE	3306 NW Westwood St	Jennie S Garsaynee	Prince Gaye

Single Family Detached	Fence/Wall	7/31/2023	23-4583-FNCE	3308 NW 17th St	Thelen Kevin	Thelen Kevin
Retail	Sign	7/3/2023	\$2,822 23-3068-SIGNP	965 SE Corporate Woods Dr	Nagle Signs	Nagle Signs
Multi-Family	Sign	7/3/2023	\$19,646 23-3909-SIGNP	5605 NE Delaware Ave	Lisa Hanrahan	Iowa Sign Company
Mixed Use	Sign	7/5/2023	\$1,500 23-2720-SIGNP	1625 S Ankeny Blvd	Wilfredo Melgar	Wilfredo Melgar
Office	Sign	7/10/2023	\$5,000 23-1823-SIGNP	617 SW 3rd St Unit 108	Tri City Sign	Tri City Sign
Office	Sign	7/10/2023	\$2,500 23-1825-SIGNP	617 SW 3rd St Unit 108	Tri City Sign	Tri City Sign
Office	Sign	7/10/2023	\$2,500 23-1826-SIGNP	617 SW 3rd St Unit 108	Tri City Sign	Tri City Sign
Other	Sign	7/10/2023	\$1,200 23-3396-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,200 23-3488-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,200 23-3489-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,500 23-3491-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Other	Sign	7/10/2023	\$1,500 23-3492-SIGNP	802 E 1st St	Chesnut Signs	Chesnut Signs
Retail	Sign	7/11/2023	\$250 23-4101-SIGNP	423 S Ankeny Blvd	Dawn M Elwell	Dawn M Elwell
Retail	Sign	7/11/2023	\$250 23-4102-SIGNP	423 S Ankeny Blvd	Dawn M Elwell	Dawn M Elwell
Other	Sign	7/12/2023	\$3,500 23-3874-SIGNP	2310 SE Delaware Ave Ste H	First Class Signs	First Class Signs
Multi-Family	Sign	7/13/2023	\$3,856 23-4058-SIGNP	1205 SW Merchant St	Lisa Hanrahan	Iowa Sign Company
Retail	Sign	7/17/2023	\$667 23-3914-SIGNP	2575 N Ankeny Blvd Ste 203	Signarama Ankeny	Signarama - Ankeny
Retail	Sign	7/27/2023	\$2,984 23-4080-SIGNP	410 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Retail	Sign	7/27/2023	\$2,984 23-4081-SIGNP	410 N Ankeny Blvd	Chesnut Signs	Chesnut Signs
Restaurant	Sign	7/27/2023	\$10,000 23-4095-SIGNP	2005 S Ankeny Blvd Ste 800	Chesnut Signs	Chesnut Signs
Other	Canopy/Tent	7/5/2023	23-2884-TENT	3700 SE Convenience Blvd	Legacy Financial Group	Legacy Financial Group
Other	Canopy/Tent	7/6/2023	23-3959-TENT	1500 SW Main St	The District Association	The District Association
Other	Canopy/Tent	7/6/2023	23-3960-TENT	1500 SW Main St	The District Association	The District Association
Single Family Detached	Drive Approach	7/6/2023	23-4014-RSTRM	710 NW Boulder Point Cir	Ryan Ferris	Ferris Construction LLC
Restaurant	Drive Approach	7/13/2023	23-4238-RSTRM	710 SW 3rd St	Karns Concrete	Karns Concrete
Single Family Detached	Drive Approach	7/21/2023	23-4445-RSTRM	3302 SW Timber Green Rd	Ben Silvers	Ben Silvers
Single Family Detached	Drive Approach	7/21/2023	23-4444-RSTRM	1409 NW Cedarwood Dr	GLC Construction LLC	GLC Construction LLC
Single Family Detached	Drive Approach	7/27/2023	23-4504-RSTRM	501 NE Robert Dr	Colin Concrete Enterprise	Colin Concrete Enterprise
Single Family Detached	Drive Approach	7/28/2023	23-4571-RSTRM	3212 SW Timberline Dr	I-80 Concrete	I-80 Concrete
Hospital	Drive Approach	7/28/2023	23-4561-RSTRM	909 SW Oralabor Rd	M Brayton Chad	Speck USA
Single Family Detached	Sidewalk	7/5/2023	23-1828-RSWRP	8850 NW 16th St	Premier Crete Inc.	Premier Crete Inc
Single Family Detached	Sidewalk	7/18/2023	23-3994-RSWRP	824 NW 21st Ct	Asap Construction	Asap Construction
Other	Sidewalk	7/24/2023	23-4403-RSWRP	2002 SW 35th St	I-80 Concrete	I-80 Concrete
Single Family Detached	Sidewalk	7/28/2023	23-4540-RSWRP	3405 NE Trilein Dr	Briarwood Country Club	Iowa Contracting Inc
Single Family Detached	Demolition	7/14/2023	23-4226-DEMO	4825 NW Irvinedale Dr	DeCarlo Demolition Company	DeCarlo Demolition Company
Single Family Detached	Demolition	7/20/2023	23-4374-DEMO	9855 NE Frisk Dr	DeCarlo Demolition Company	DeCarlo Demolition Company