



Meeting Agenda

Plan and Zoning Commission

Tuesday, August 6, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the August 6, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

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

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

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.

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

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

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

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

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

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

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

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

H. BUSINESS ITEMS:

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

Consider MOTION to recommend City Council approval of the request by Slusky CRE, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial.

- 7. Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development**

Consider MOTION to recommend City Council approval of the request by Slusky, CRE, LLC to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development.

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

Consider MOTION to recommend City Council approval of the Hope Crest 80/20 Voluntary Urbanized Annexation.

I. OLD BUSINESS:

J. REPORTS:

1. August 5, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, August 20, 2024

July 2024 Building Permit Report

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

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

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the July 16, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, July 16, 2024

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

CALL TO ORDER

Vice Chair Randy Weisheit called the July 16, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Randy Weisheit, Lisa West, Todd Ripper, and Annette Renaud. Absent: Ted Rapp, Trina Flack, and Glenn Hunter.

Staff present: Eric Jensen, Eric Carstens, Jake Heil, Bryan Morrissey, Laura Hutzell, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by A.Renaud to approve and accept the July 16, 2024 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 2, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. Kwik Trip 1707 Plat 1 Final Plat

Motion to recommend City Council approval of Kwik Trip 1707 Plat 1 Final Plat.

Item # 3. Kwik Trip 1707 Plat 2 Final Plat

Motion to recommend City Council approval of Kwik Trip 1707 Plat 2 Final Plat.

Item #4. 6155 SE Delaware Avenue – Kwik Star 1707 Site Plan

Motion to approve the site plan for 6155 SE Delaware Avenue, Kwik Star 1707; subject to City Council approval of the associated final plats, onsite and offsite easements, development agreement and contracts and bonds for public improvements.

Item #5. 2820 NE 38th Street - Spectrum Heights Site Plan

Motion to approve the site plan for 2820 NE 38th Street, Spectrum Heights.

Motion by L.West to approve the recommendations for Consent Agenda Item(s) #1 - #5. Second by T.Ripper. All voted aye. Motion carried 4 – 0.

PUBLIC HEARINGS

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

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

Staff Report: B.Morrissey reported Moeckly Family Farm, LLC is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map. He noted that the Future

Land Use Map is a guiding document that helps direct and inform City Staff, the Commission, and the Council when making decisions regarding development. He stated that the property subject to the proposed map amendment consists of approximately 8 acres of land located at the northeast corner of the intersection at NW 18th Street and NW Weigel Drive. He shared that the applicant is proposing to amend the subject area from Medium Density Residential to Neighborhood Commercial. The current Future Land Use Map shows the existing land use classification of the subject area as being suitable for Medium Density Residential land uses. B.Morrissey provided detailed information on the typical uses that you would see in Medium Density Residential land use and Neighborhood Commercial land use. The proposed amendment lines up and will run in conjunction with The Sterling at Rock Creek PUD Rezoning.

B.Morrissey reported that the applicant, Slusky CRE, LLC, is requesting to rezone property from the current Brandywine PUD, Planned Unit Development, to The Sterling at Rock Creek PUD, Planned Unit Development. He said the area subject to the proposed rezoning consists of approximately 34.51 acres of land located at the northeast corner of the intersection of NW 18th Street and NW Weigel Drive. He provided detailed information on the current zoning that surrounds the subject property. B.Morrissey presented the PUD masterplan and shared that a PUD book had been included with the rezoning request to provide greater detail for the potential development. He noted that it includes approximately 8 acres at the southwest corner of the property designated for neighborhood commercial, approximately 26 acres designated for attached townhomes, a common area with amenities for residents, private streets within the residential area, multiple stormwater detention basins, and a type "B" screen along NW 18th Street and NW Weigel Drive. He said a conceptual plan has been included in the PUD book to show potential lot and street layouts. B.Morrissey stated that the applicant has submitted the required rezoning petitions, legal notifications were sent to surrounding property owners and published in the Des Moines Register; and signage was posted on the property. Staff will present a complete staff report answering any questions or concerns and provide a recommendation on both proposals at the next Plan and Zoning Commission meeting on August 6, 2024.

A.Renaud confirmed that the parcel located at 3802 NW 18th Street is to remain R-1 zoning. B.Morrissey responded, yes. Vice Chair Weisheit clarified that the parcel west of the subject property, at the corner of NW 18th Street and NW Weigel Drive, is currently zoned C-1. B.Morrissey responded, yes.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny representing Jerry Slusky, Slusky Commercial Real Estate and Jake Happe. Brent Culp presented the Land Use Plan Map Amendment exhibit, which showed that they are proposing Neighborhood Commercial zoning for approximately 8 acres on the corner of NW Weigel Drive and NW 18th Street. He shared that it falls in line with the existing neighborhood mixed uses and that the developer sees this as an opportunity for this area because of the growth in Ankeny. He said that the Neighborhood Commercial zoning provides for a development with a lower impact type of use. Brent Culp presented the PUD Master Plan, which notes a future right-in right-out on NW 18th Street and commented that the only full access would be located on the north portion of the parcel on NW Weigel Drive. He said the land use request matched up with the zoning and uses for the property to the west.

Brent Culp shared that the request to rezone is for approximately 34.51 acres. He explained that the land uses provided in the PUD book will match up with the property to the west and the PUD underlying zoning and uses are based off of the C-1 zoning. He shared that the current PUD (Brandywine) was completed about three to four years ago and never developed due to economics. Jerry Slusky is looking for the area to be more of a townhome development, which is somewhat similar to the Savannah development to the west. Brent Culp further shared that the proposed PUD would be a combination of rental along with for-sale units on the east side of the parcel. The clubhouse would be located in the center of the development. Brent Culp provided details regarding the layout of the development, which included sewer, water, open

space, stormwater detention and presented the elevations. He further noted that they are working on a walkable theme for the commercial area of this development as C-1 zoning is designed to be located near residential areas. He asked if the Commission had any questions.

L. West asked if the prior PUD (Brandywine) allowed 12 units per acre. Brent Culp responded that it was allowable, but it was proposed as single-family homes with smaller lots.

Kim Bach, 1701 NW Ridgeline Court, Ankeny asked if they currently have a business lined up to take the space in the commercial area. She is concerned about what type of business there will be in their quiet neighborhood. Jake Happe, 4814 NE Seneca Drive, Ankeny responded that they need to get the land use map amendment and rezoning approved prior to looking for tenants. Kim Bach commented that they were hoping for more single-family homes and were disappointed to see the plans for commercial space and townhomes. Kim Bach then asked about the timing of the extension of NW 18th Street to Hwy 415 and questioned if the plans are to make NW 18th Street a four-lane roadway. E. Jensen responded that the timing is part of the Capital Improvement Program. He further shared that NW 18th Street is a minor collector street so it will be three-lanes. Kim Bach said she can't imagine having any additional traffic on NW 18th Street since it has already become incredibly busy. She further asked when the work would begin on NW 18th Street and NW Irvinedale Drive, and about the plans for NW 36th Street. E. Jensen responded that NW 36th Street is a major arterial street, which will be four lanes. He further shared that at the August 6, 2024, Plan and Zoning Commission meeting, staff would provide a full staff report and address her questions.

Doug Wisgerhof, 1705 NW Ridgeline Court, Ankeny questioned what type of buildings are allowed in Neighborhood Commercial zoning and does it include gas stations. E. Jensen said that they will address the uses in the full staff report on August 6th. Commissioner A. Renaud mentioned that the uses are also provided in the PUD book. Doug Wisgerhof asked for clarification on the required screening for the Neighborhood Commercial parcel. Vice Chair Weisheit noted trees, shrubs, and berms, which are provided in the City Code and as shown in the proposal that was presented. E. Jensen said that along the frontage of both NW 18th Street and NW Weigel Drive there is a 25-foot landscape buffer area that will provide a 5-foot-high berm with trees and landscaping. Doug Wisgerhof commented that the renderings only showed two-story buildings and wanted to know if that is accurate, as he prefers there not to be any three-story buildings. He shared that the amount of traffic that currently exists on NW 18th Street makes it really difficult to get out onto NW 18th Street from NW Ridgeline Court. He noted that there are no stop signs between NW Irvinedale Drive and NW Weigel Drive to break the flow of traffic. Vice Chair Weisheit said that there was a traffic study completed, so staff will address this in their full staff report.

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

Motion by A. Renaud to close the public hearing, and receive and file documents. Second by T. Ripper. All voted aye. Motion carried 4 – 0.

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

Motion by L. West to close the public hearing, and receive and file documents. Second by A. Renaud. All voted aye. Motion carried 4 – 0.

Vice Chair Weisheit addressed the audience informing them that at the August 6, 2024 Plan and Zoning Commission meeting staff will present a full Staff Report that will provide information regarding the questions and comments that have been raised during the public hearing.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the July 15, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, August 6, 2024 Plan and Zoning Commission meeting. E.Jensen stated that there will public hearings on the August 6, 2024 agenda for a request to amend The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map and a request to rezone property from R-1 to PUD.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

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

ADJOURNMENT

There being no further business, Vice Chair Weisheit adjourned the meeting. Meeting adjourned at 7:05 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

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 DRA Properties, LC from Office/Business Park to Low Density Residential use classification (LUPA Area A)

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 close the public hearing, and receive and file documents for Pine Lake Estates Land Use Plan Amendment Area A.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 750 feet

Date: 5/16/2024

Pine Lake Estates

Aerial - Amendment Area A

 **Ankeny**
bringing it all together.



Plan and Zoning Commission
Staff Report

Meeting Date: August 6, 2024

Agenda Item: Pine Lake Estates Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 31, 2024
Prepared By: Laura Hutzell
Associate Planner

Discussion

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

LUPA A:

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

Existing Area A: Office/Business Park (OBP)

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

Proposed Area A: Low Density Residential (LDR)

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

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street/Four Mile

Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

Existing Area B: Medium Density Residential (MDR)

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

Proposed Area B: Low Density Residential (LDR)

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

LUPA Area C:

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

Existing Area C: Low Density Residential (LDR)

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

Proposed Area C: Medium Density Residential (HDR)

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

Accompanying the request for Land Use Amendment Areas A, B, and C, the applicant is also requesting to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. The proposed uses within the PUD are single family residential with minimum lot widths ranging from 65-100+ feet, biattached, multi-family residential, educational use, and parkland. The concept/master plan provided with the request is the general plan for development with tentative lot lines, public streets, utilities, parkland, and storm water detention. The PUD book outlines bulk regulations, landscape requirements, which includes street trees on single family lots, and buffering around the multifamily areas.

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

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning and 350' of the proposed amendment areas on July 19, 2024; and a legal notice of the proposed rezoning and amendments was published on July 26, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by July 28, 2024 which meets the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 20, 2024.

SUBJECT PROPERTY LEGAL DESCRIPTION

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

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

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

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

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

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

Beginning at the center corner of said Section 07; thence S 89° 37' 30" E, a distance of 1203.13 feet; thence S 00° 20' 07" W, a distance of 800.53 feet; thence S 78° 26' 41" W, a distance of 88.57 feet; thence 1076.31 feet along a curve to the right, not tangent to the last described line, having a radius of 790.00 feet, a delta angle of 78° 12' 20" and a chord distance of 996.53 feet which bears S 51° 13' 57" W; thence N 89° 39' 53" W, a distance of 657.22 feet; thence S 60° 35' 03" W, a distance of 69.22 feet; thence N 46° 25' 01" W, a distance of 219.58 feet; thence 42.80 feet along a curve to the left, not tangent to the last described line, having a radius of 330.00 feet, a delta angle of 07° 25' 49" and a chord distance of 42.77 feet which bears S 39° 52' 04" W; thence N 53° 50' 50" W, a distance of 243.84 feet; thence N 28° 30' 36" E, a distance of 181.06 feet; thence N 18° 48' 09" E, a distance of 1120.01 feet; thence S 89° 44' 00" E, a distance of 318.79 feet; to the Point of Beginning.

Containing 53.68 Acres, more or less.

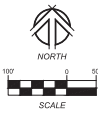
Subject to easements, covenants and restrictions of record.

LEGEND

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

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	1076.31'	790.00'	78°12'20"	996.53'	351°13'57"W
C2	42.80'	330.00'	7°25'49"	42.77'	S39°52'04"W

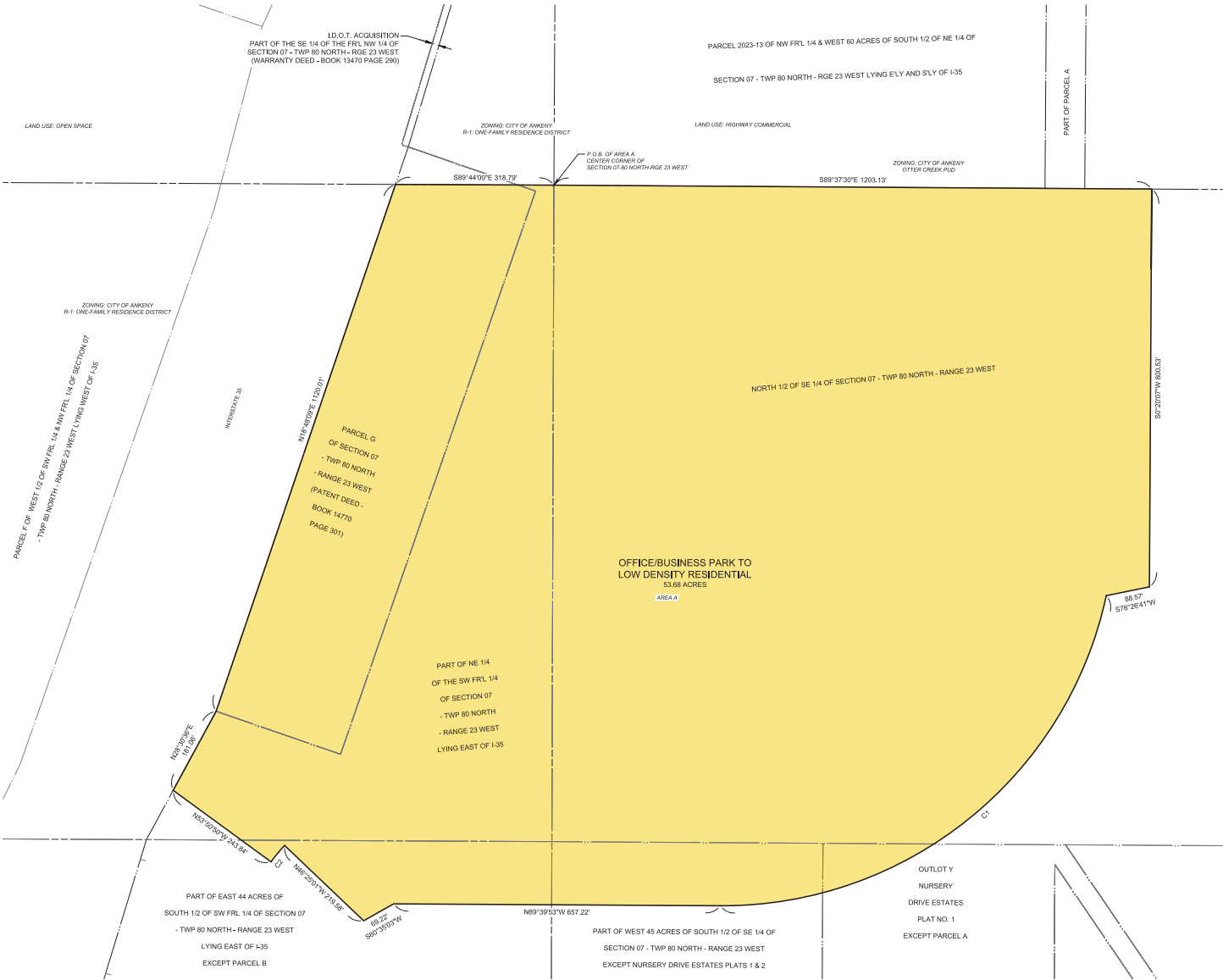


PROPRIETOR / DEVELOPER

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

LAND USE DESIGNATION

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



FILED BY: KYLE WILSON, L.S.
ANNEK: 23121
(515) 965-5322 fax
(515) 965-5322 phone - (515) 965-5322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

REVISIONS

1	2	3	4	5	6	7	8	9	10

APPROVED FOR RECORDATION BY: KYLE WILSON, L.S.
ANNEK: 23121
(515) 965-5322 fax
(515) 965-5322 phone - (515) 965-5322 fax
Civil Engineering - Land Surveying
Landscape Architecture

PINE LAKE ESTATES - LAND USE AMENDMENT

ANNEK: 23121

AREA A

DATE: 02/21/24

DRAWN BY: JCT

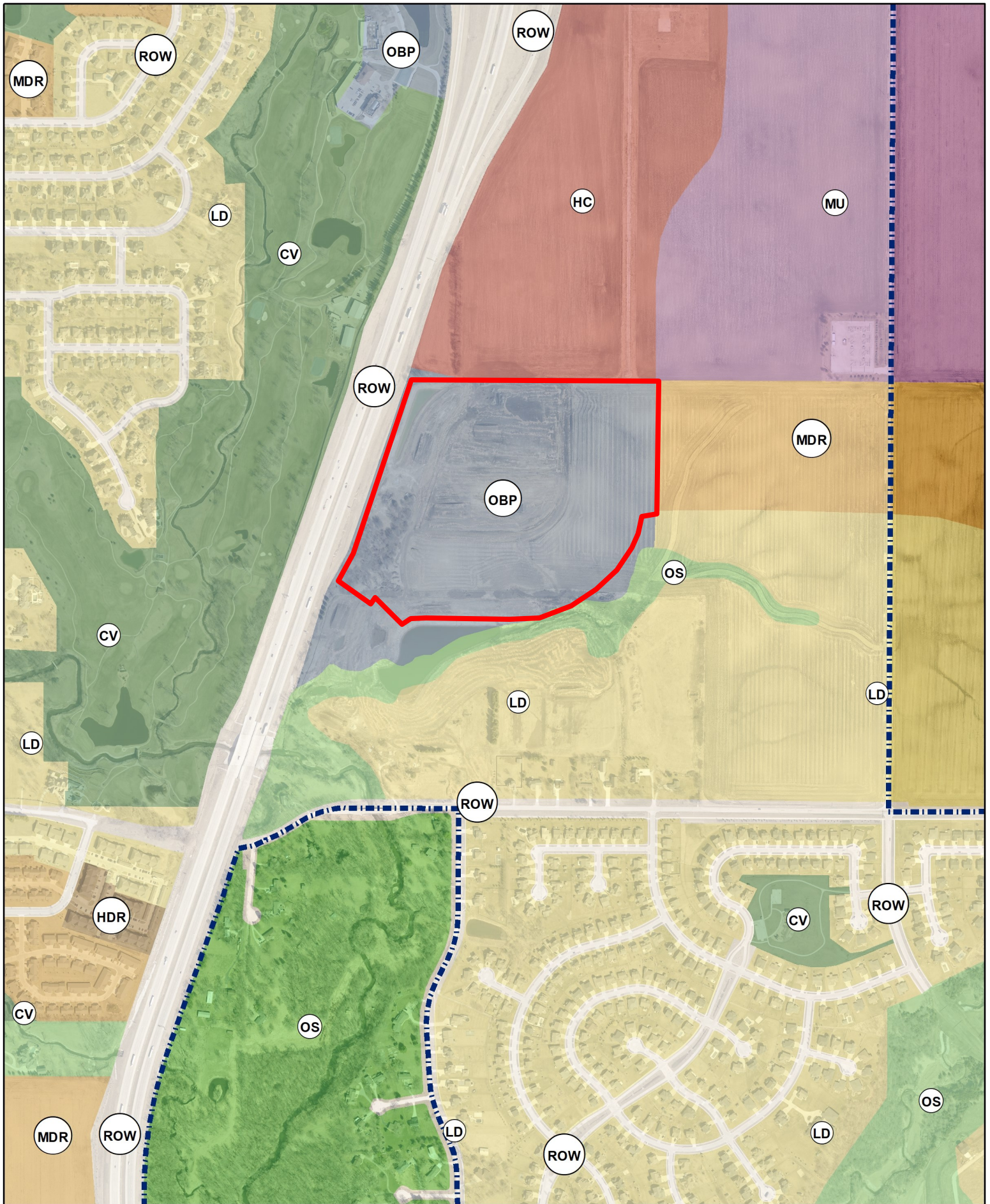
CHECKED BY: ADS

SHEET NO: 24" X 36"

SHEET TITLE: LUA-2

SHEET NO: 2/5

\\nms\2017\Projects\2017\23121\Map\23121-Land Use Amendment.dwg



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

Pine Lake Estates
Future Land Use Map - Amendment Area A

May 10, 2024

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

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

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

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

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

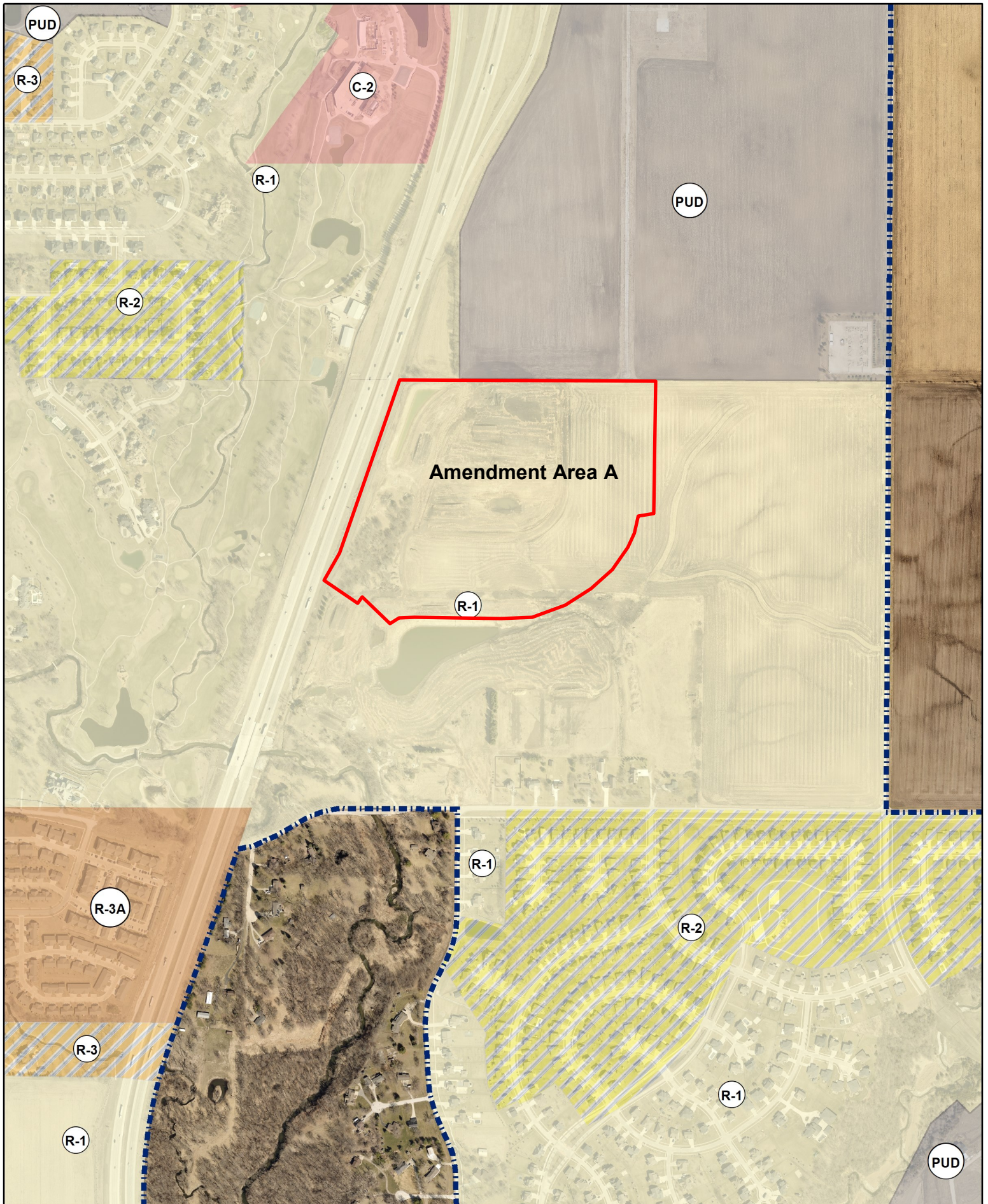
Area B – Request to change from Medium Density Residential to Low Density Residential.

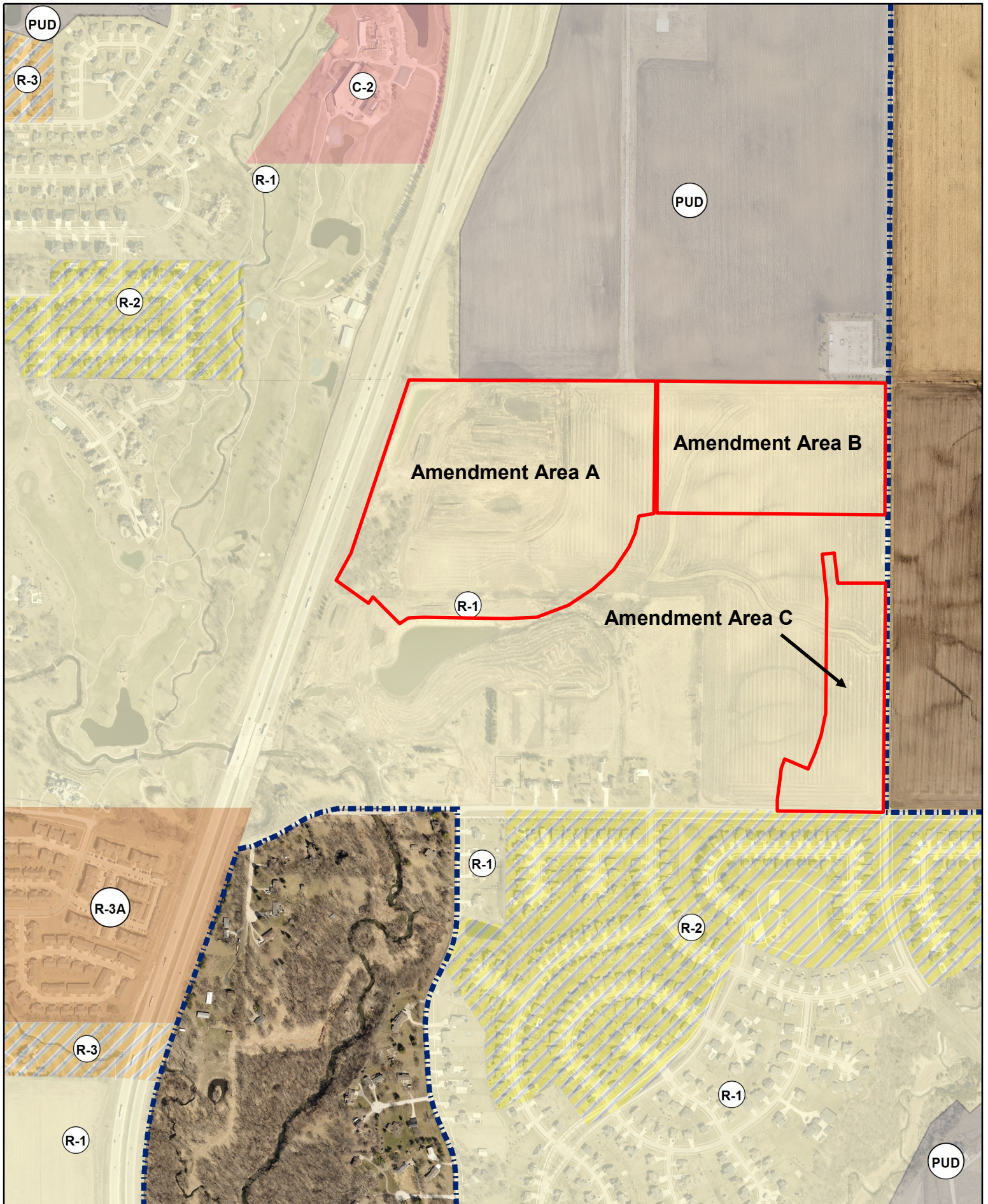
Area C – Request to change from Low Density Residential to Medium Density Residential.

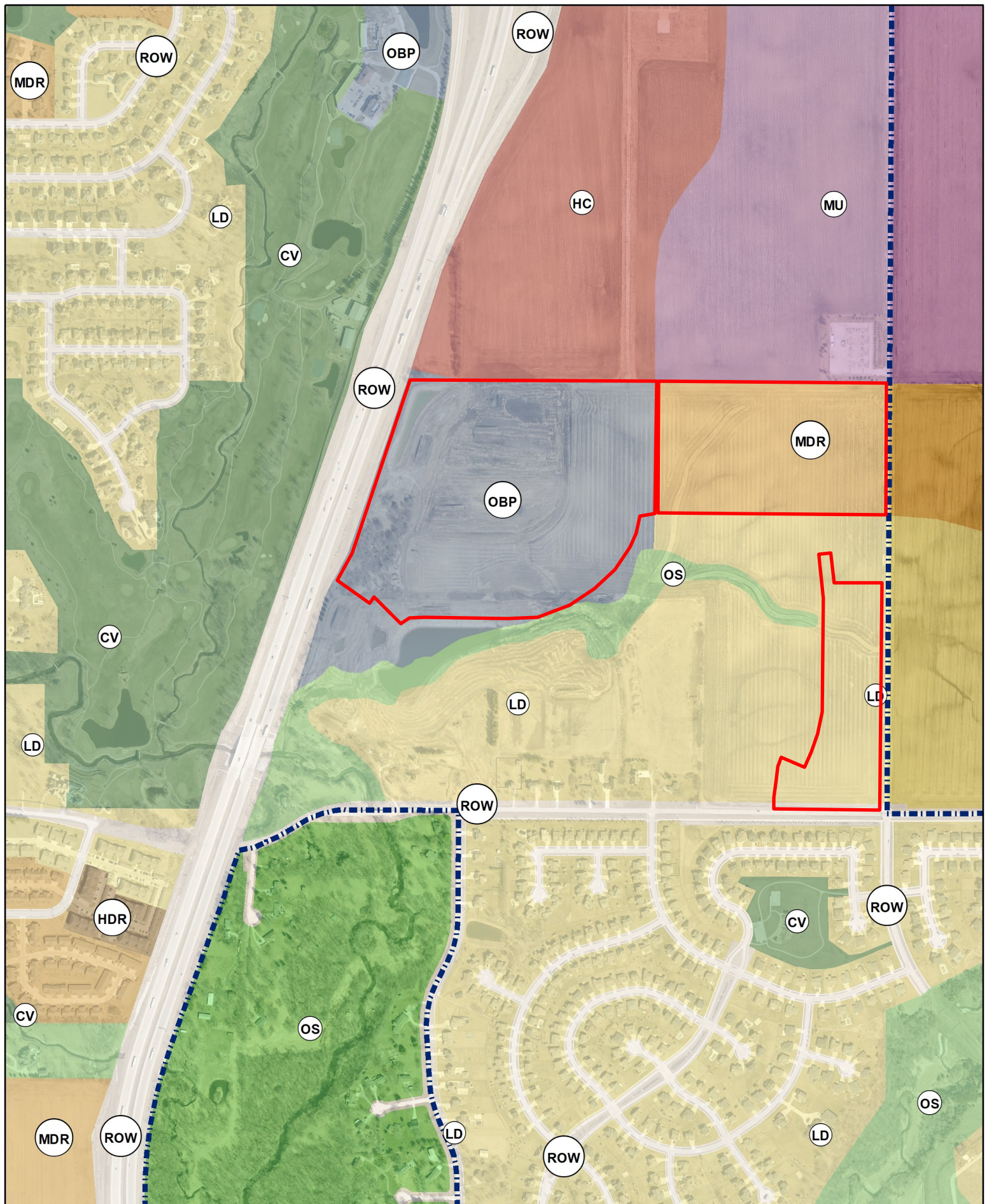
The proposed uses are consistent with the included Pine Lake Estates PUD Masterplan. We respectfully request your review and approval of the re-zoning request and map amendments. If you should have any questions or require any additional information, please feel free to contact me to discuss such items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

Sincerely,

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.







N



1 inch = 750 feet

Date: 6/5/2024

Pine Lake Estates
Future Land Use Map - Combined



PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

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 DRA Properties, LC and The Ankeny Community School District from Medium Density to Low Density Residential use classification (LUPA Area B)

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 close the public hearing, and receive and file documents for Pine Lake Estates Land Use Plan Amendment Area B.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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





Plan and Zoning Commission
Staff Report

Meeting Date: August 6, 2024

Agenda Item: Pine Lake Estates Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 31, 2024
Prepared By: Laura Hutzell
Associate Planner

Discussion

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

LUPA A:

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

Existing Area A: Office/Business Park (OBP)

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

Proposed Area A: Low Density Residential (LDR)

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

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street/Four Mile

Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

Existing Area B: Medium Density Residential (MDR)

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

Proposed Area B: Low Density Residential (LDR)

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

LUPA Area C:

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

Existing Area C: Low Density Residential (LDR)

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

Proposed Area C: Medium Density Residential (HDR)

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

Accompanying the request for Land Use Amendment Areas A, B, and C, the applicant is also requesting to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. The proposed uses within the PUD are single family residential with minimum lot widths ranging from 65-100+ feet, biattached, multi-family residential, educational use, and parkland. The concept/master plan provided with the request is the general plan for development with tentative lot lines, public streets, utilities, parkland, and storm water detention. The PUD book outlines bulk regulations, landscape requirements, which includes street trees on single family lots, and buffering around the multifamily areas.

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

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning and 350' of the proposed amendment areas on July 19, 2024; and a legal notice of the proposed rezoning and amendments was published on July 26, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by July 28, 2024 which meets the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 20, 2024.

SUBJECT PROPERTY LEGAL DESCRIPTION

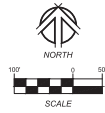
That part of the North Half of the Southeast Quarter of the East 35 acres of the Southeast Quarter of the Southeast Quarter of Section 07, Township 80 North, Range 23 West of the 5th P.M., Polk County, Iowa,

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

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

Containing 26.35 Acres, more or less.

Subject to easements, covenants and restrictions of record.



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

LAND USE DESIGNATION

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

LEGEND

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



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

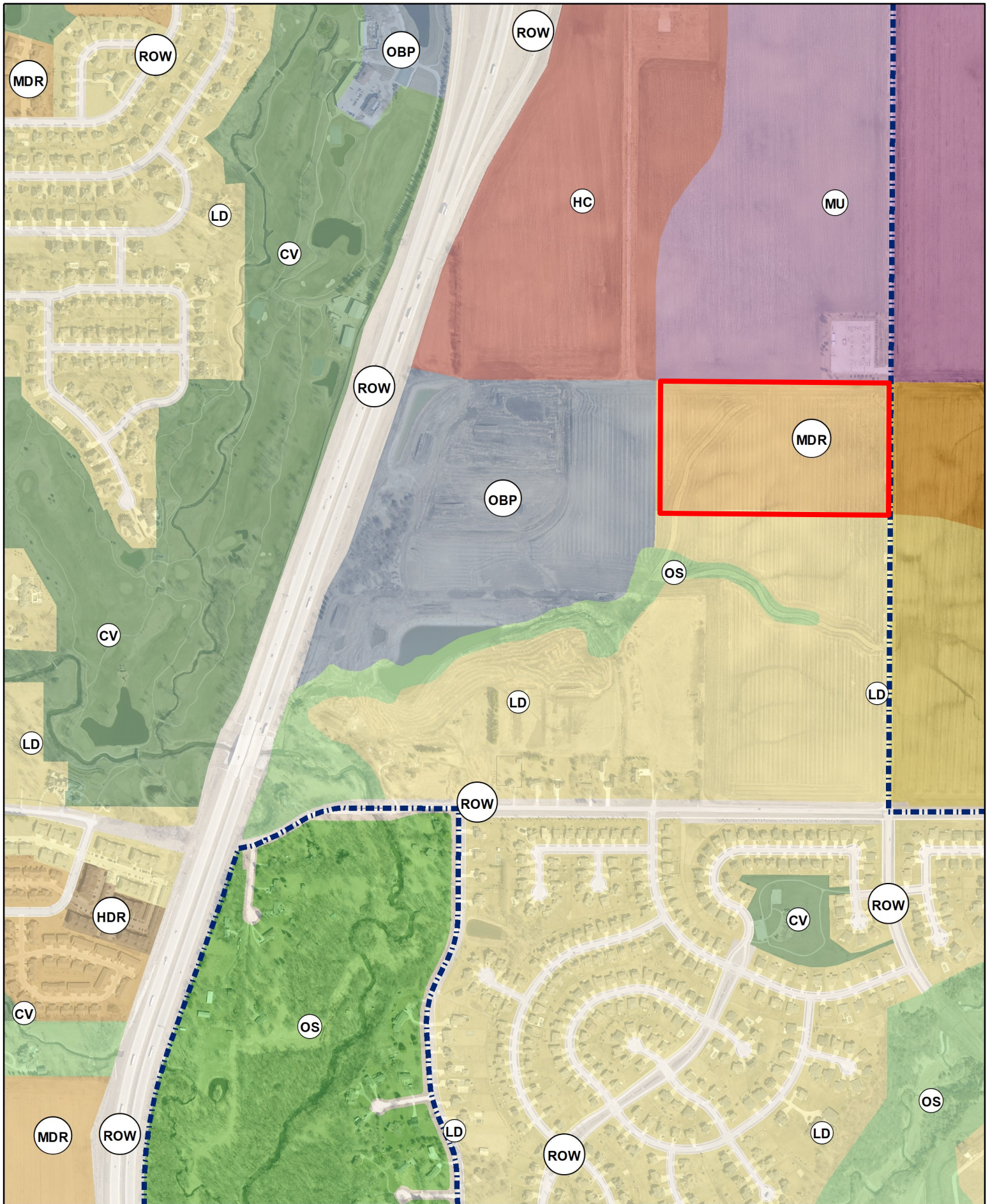


RESURCHINE
1 2 3 4 5 6 7 8 9 10

STATE OF IOWA
COUNTY OF POLK
I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Polk County, Iowa.

PINE LAKE ESTATES - LAND USE AMENDMENT
AMENDMENT DRAFT
AREA B

DATE: 23121
DATE: 02/21/24
DRAWN BY: JCT
CHECKED BY: ADS
SHEET NO: 24" X 36"
SHEET TITLE: LUA-3
SHEET NO: 3/5



N

1 inch = 750 feet

Date: 5/16/2024

Pine Lake Estates

Future Land Use Map - Amendment Area B

May 10, 2024

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

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

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

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

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

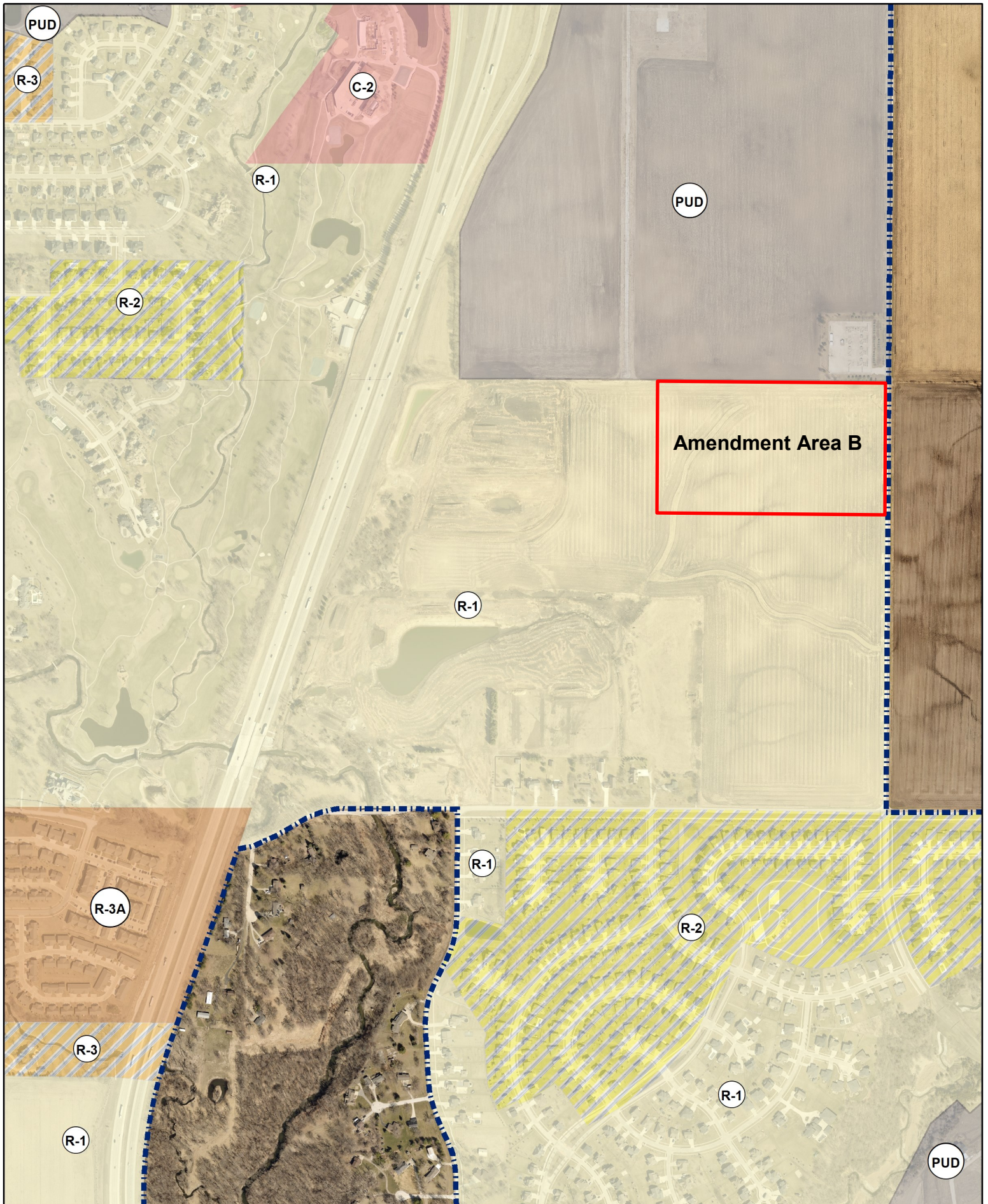
Area B – Request to change from Medium Density Residential to Low Density Residential.

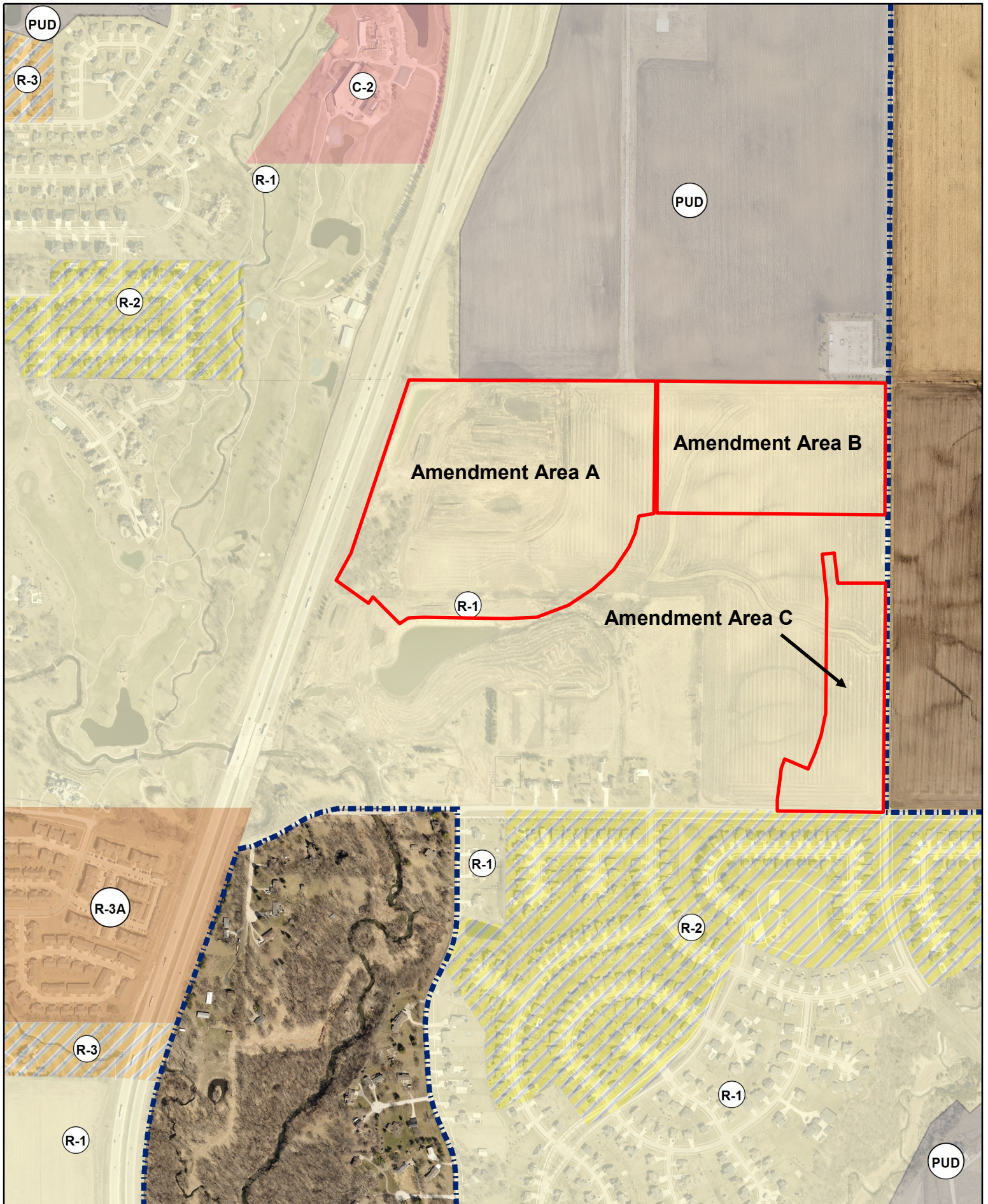
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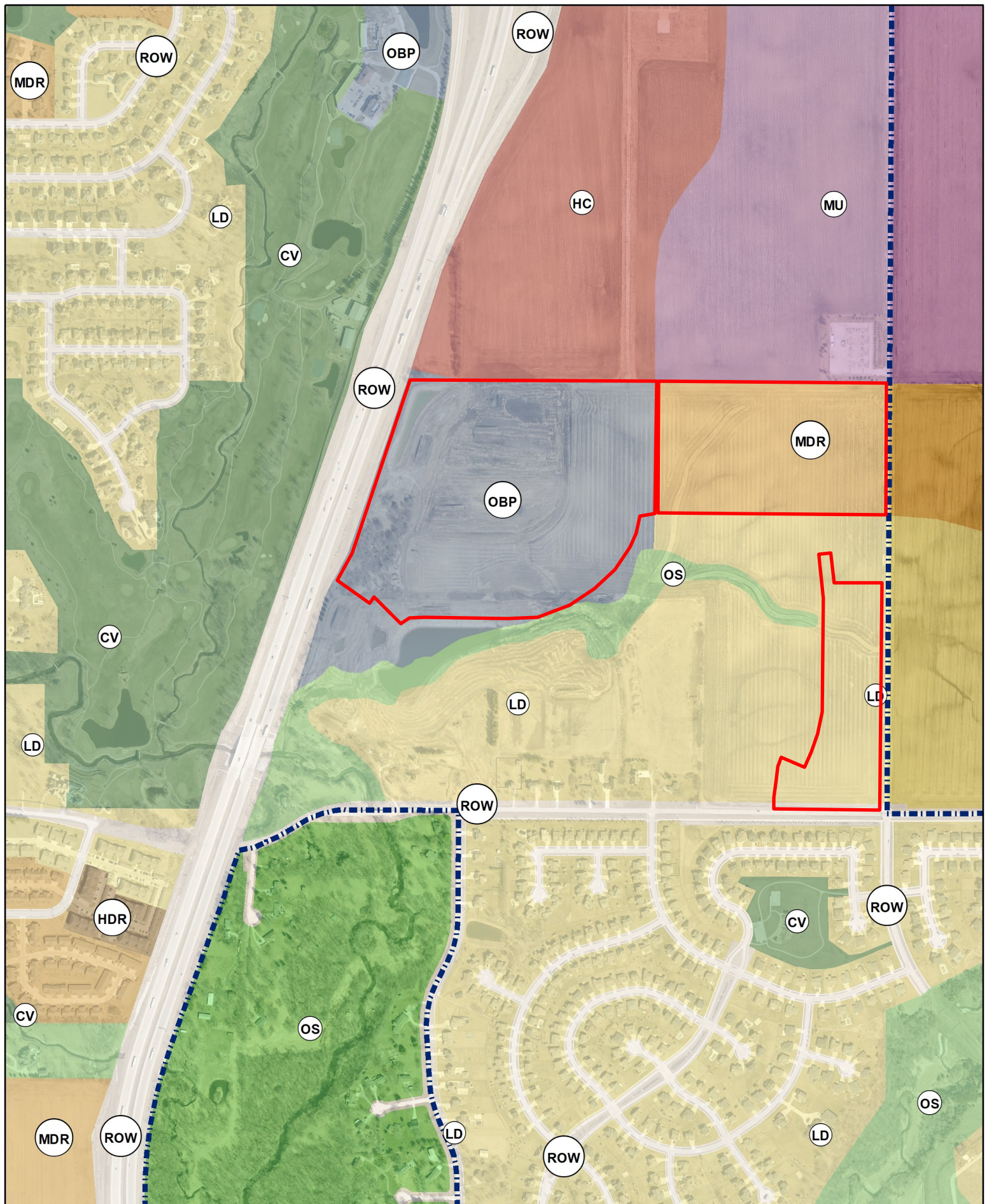
The proposed uses are consistent with the included Pine Lake Estates PUD Masterplan. We respectfully request your review and approval of the re-zoning request and map amendments. If you should have any questions or require any additional information, please feel free to contact me to discuss such items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

Sincerely,

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.







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

Pine Lake Estates
Future Land Use Map - Combined



PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

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 DRA Properties, LC from Low Density to Medium Density Residential use classification (LUPA Area C)

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 close the public hearing, and receive and file documents for Pine Lake Estates Land Use Plan Amendment Area C.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



Amendment Area C
Low Density -> Medium Density
15.8 Acres



Plan and Zoning Commission
Staff Report

Meeting Date: August 6, 2024

Agenda Item: Pine Lake Estates Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 31, 2024
Prepared By: Laura Hutzell
Associate Planner

Discussion

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

LUPA A:

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

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street/Four Mile

Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

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LUPA Area C:

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

Existing Area C: Low Density Residential (LDR)

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

Proposed Area C: Medium Density Residential (HDR)

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

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

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning and 350' of the proposed amendment areas on July 19, 2024; and a legal notice of the proposed rezoning and amendments was published on July 26, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by July 28, 2024 which meets the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 20, 2024.

SUBJECT PROPERTY LEGAL DESCRIPTION

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

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

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

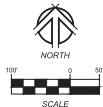
Containing 15.80 Acres, more or less.

Subject to easements, covenants and restrictions of record.

LEGEND

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

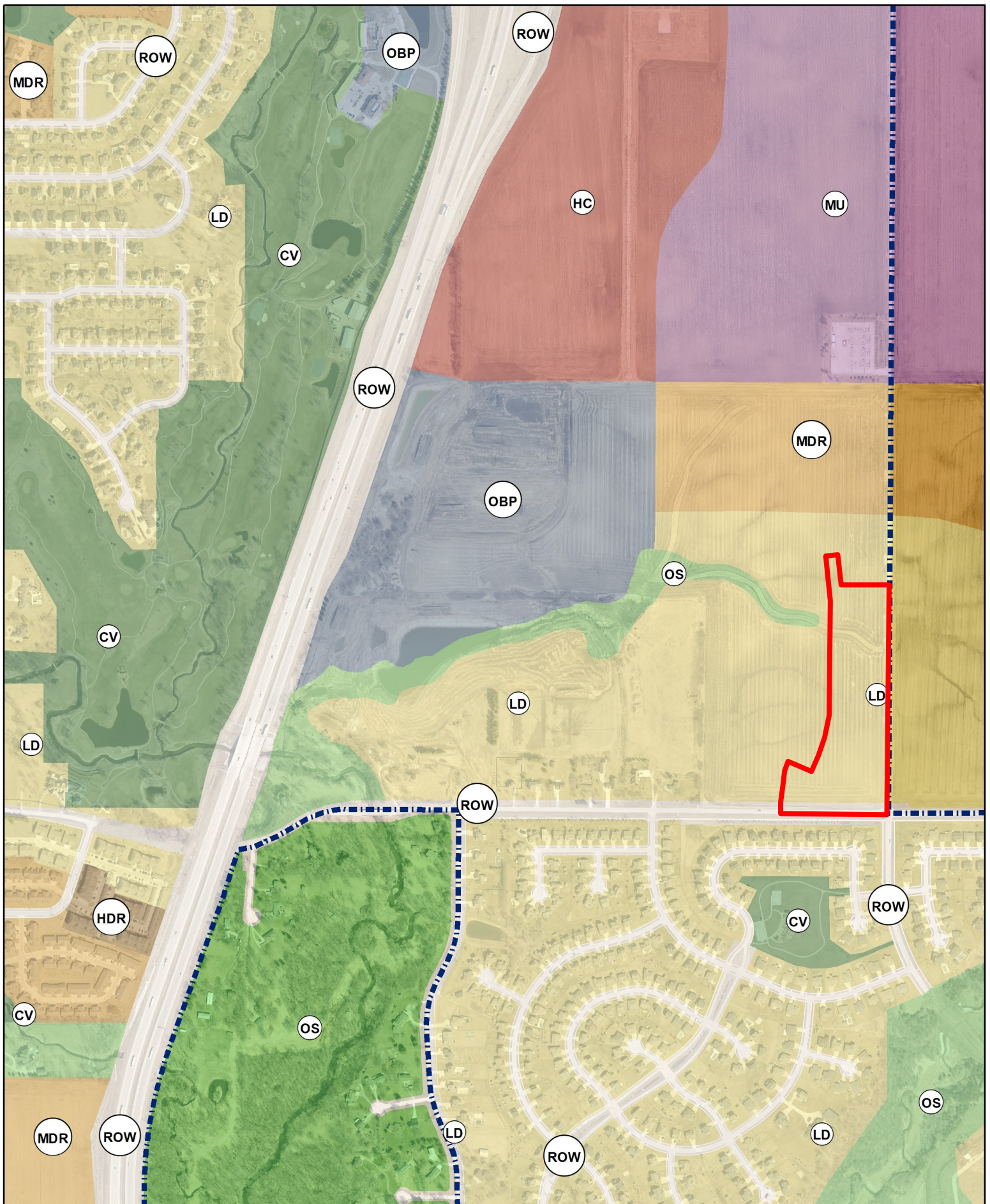
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	265.41	800.00	19°00'32"	264.20	NY°50'23"E
C2	80.06	600.00	7°38'42"	80.00	NH°34'25"E



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

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





N



1 inch = 750 feet

Date: 5/16/2024

Pine Lake Estates

Future Land Use Map - Amendment Area C



May 10, 2024

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

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

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

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

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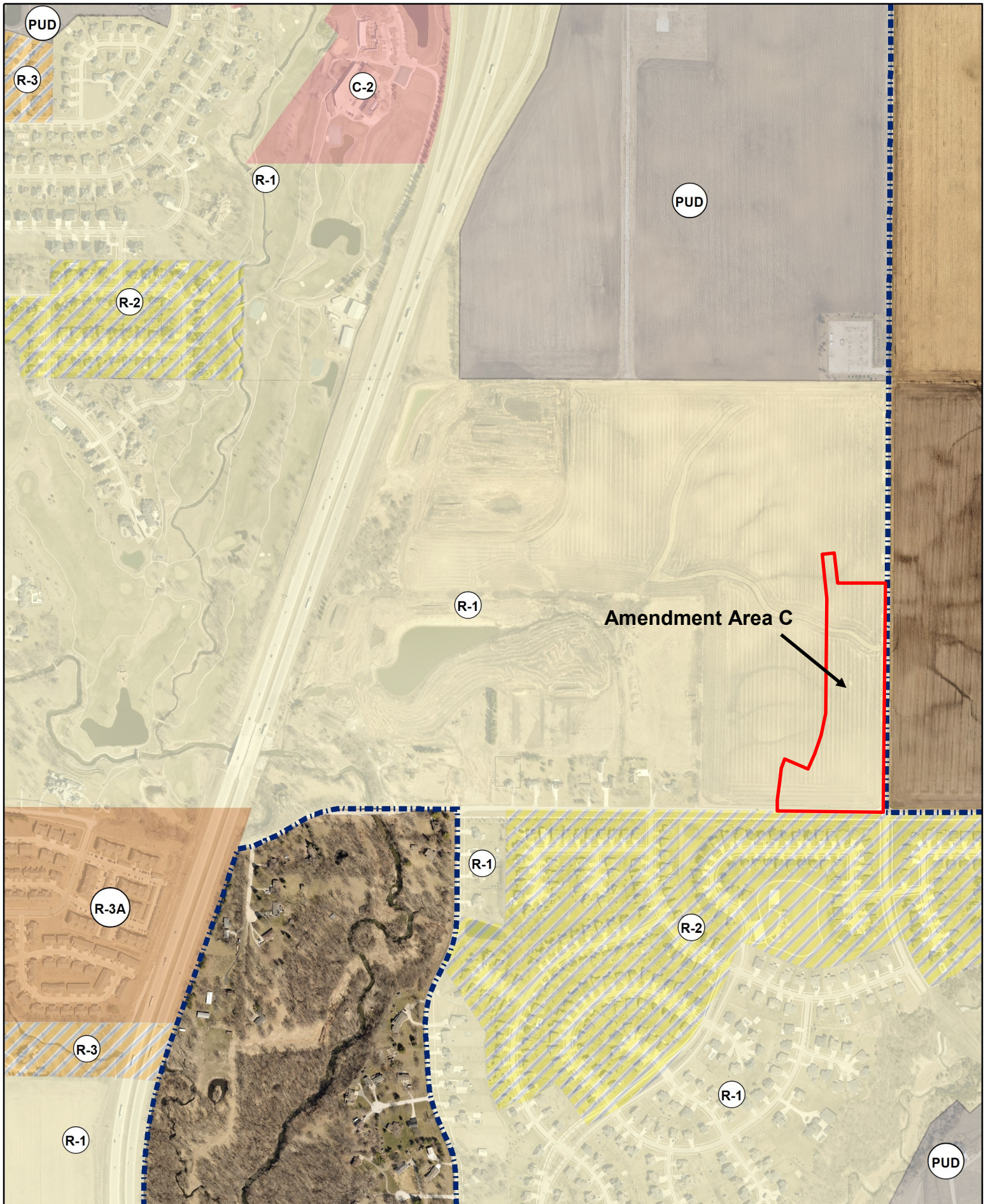
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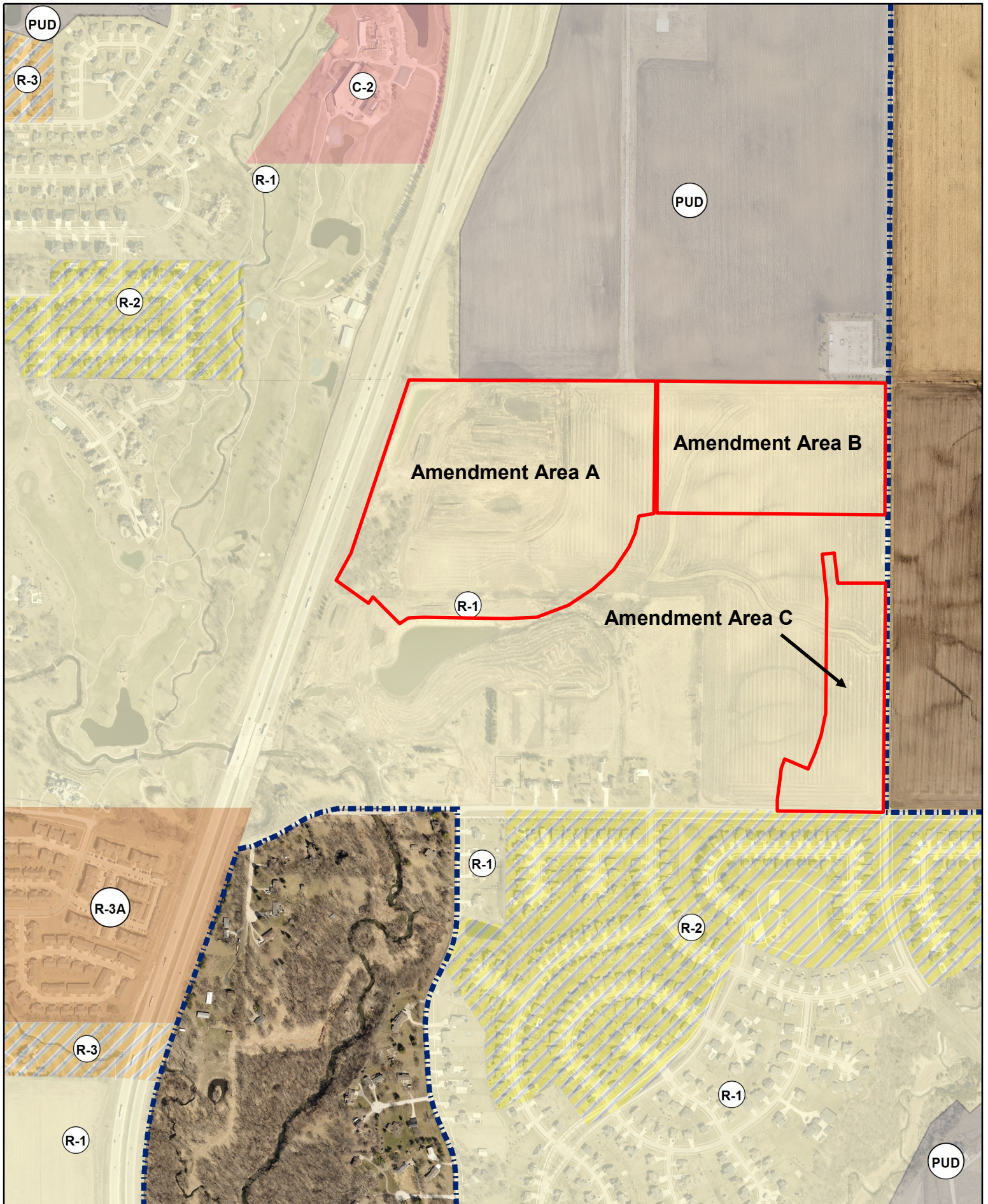
Area C – Request to change from Low Density Residential to Medium Density Residential.

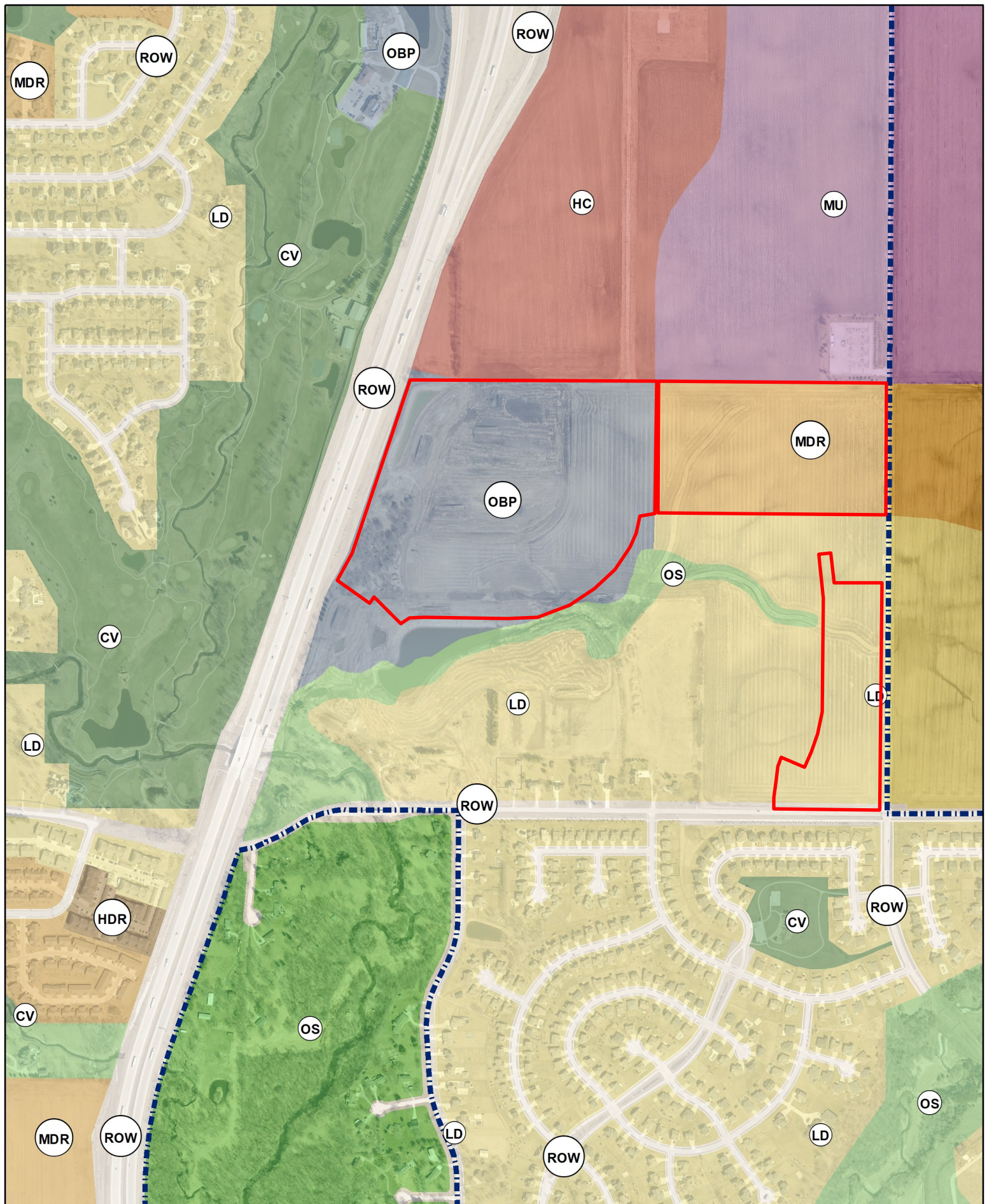
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Sincerely,

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.







N



1 inch = 750 feet

Date: 6/5/2024

Pine Lake Estates

Future Land Use Map - Combined



PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

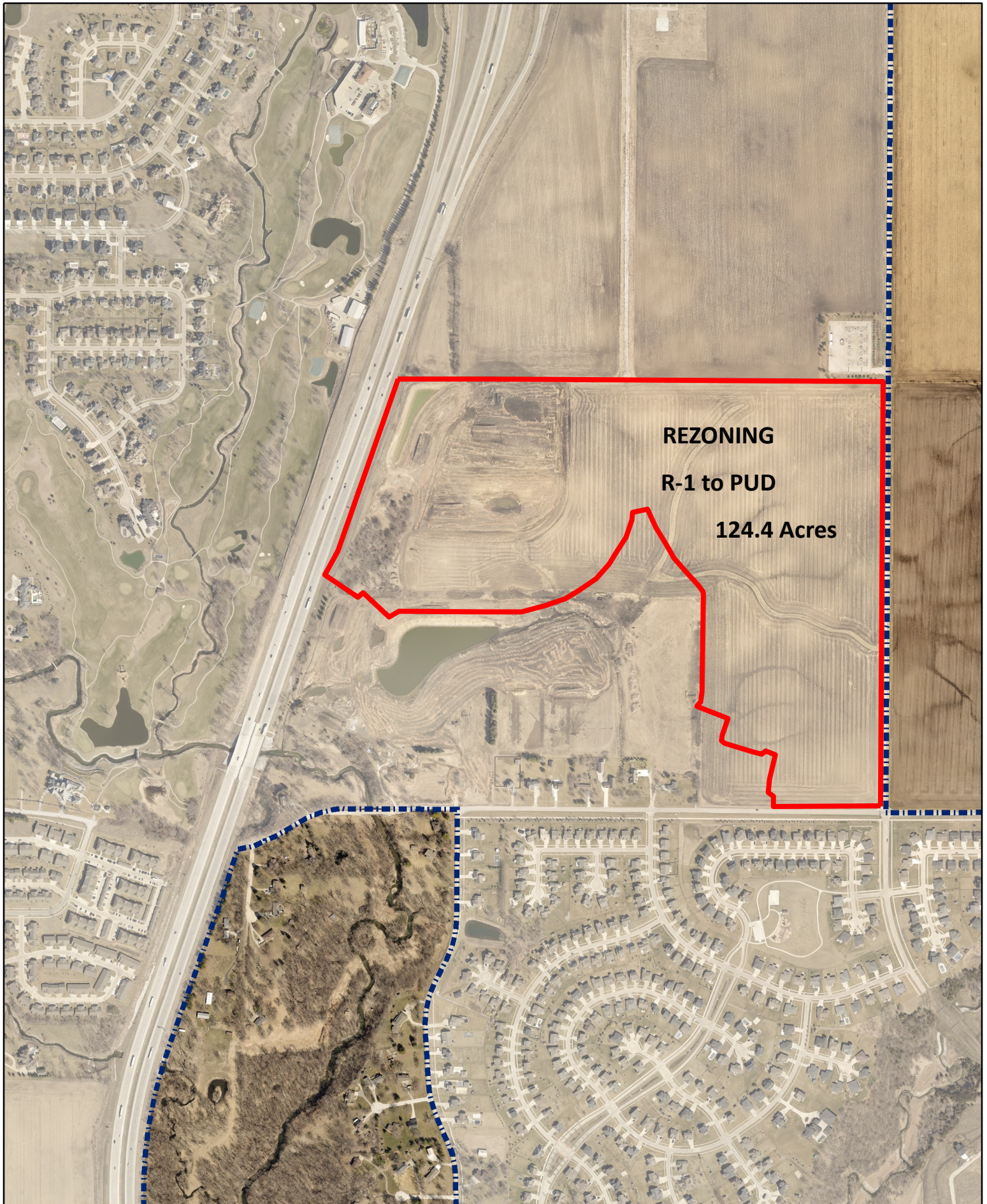
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 750 feet

Date: 5/16/2024

Pine Lake Estates
Rezoning R-1 to PUD

 **Ankeny**
bringing it all together.



Plan and Zoning Commission
Staff Report

Meeting Date: August 6, 2024

Agenda Item: Pine Lake Estates Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 31, 2024
Prepared By: Laura Hutzell
Associate Planner

Discussion

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

LUPA A:

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

Existing Area A: Office/Business Park (OBP)

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

Proposed Area A: Low Density Residential (LDR)

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

LUPA Area B:

Land Use Plan Amendment Area B is approximately 26.35 acres; and is located in the NE quadrant of the subject area located north of NE 18th Street, east of Interstate 35, and west of NE 29th Street/Four Mile

Drive. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Medium Density Residential (MDR). The applicant is now proposing to reclassify the future land use to Low Density Residential (LDR). The Future Land Use Map identifies surrounding properties to the amendment area as Mixed Use to the north, office business park (proposed low density to the west), Medium Density to the east, and Low Density (proposed medium density) with some Low Density to the south.

Existing Area B: Medium Density Residential (MDR)

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

Proposed Area B: Low Density Residential (LDR)

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

LUPA Area C:

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

Existing Area C: Low Density Residential (LDR)

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

Proposed Area C: Medium Density Residential (HDR)

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

Accompanying the request for Land Use Amendment Areas A, B, and C, the applicant is also requesting to rezone 124.4 acres from R-1 One Family Residential District to PUD, Planned Unit Development. The purpose of a PUD is to promote development by providing a greater level of flexibility than normally allowed. The proposed uses within the PUD are single family residential with minimum lot widths ranging from 65-100+ feet, biattached, multi-family residential, educational use, and parkland. The concept/master plan provided with the request is the general plan for development with tentative lot lines, public streets, utilities, parkland, and storm water detention. The PUD book outlines bulk regulations, landscape requirements, which includes street trees on single family lots, and buffering around the multifamily areas.

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

Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject rezoning and 350' of the proposed amendment areas on July 19, 2024; and a legal notice of the proposed rezoning and amendments was published on July 26, 2024. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by July 28, 2024 which meets the required seven days of notification for the proposed rezoning before the public hearing.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 20, 2024.

May 10, 2024

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

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

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

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

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

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

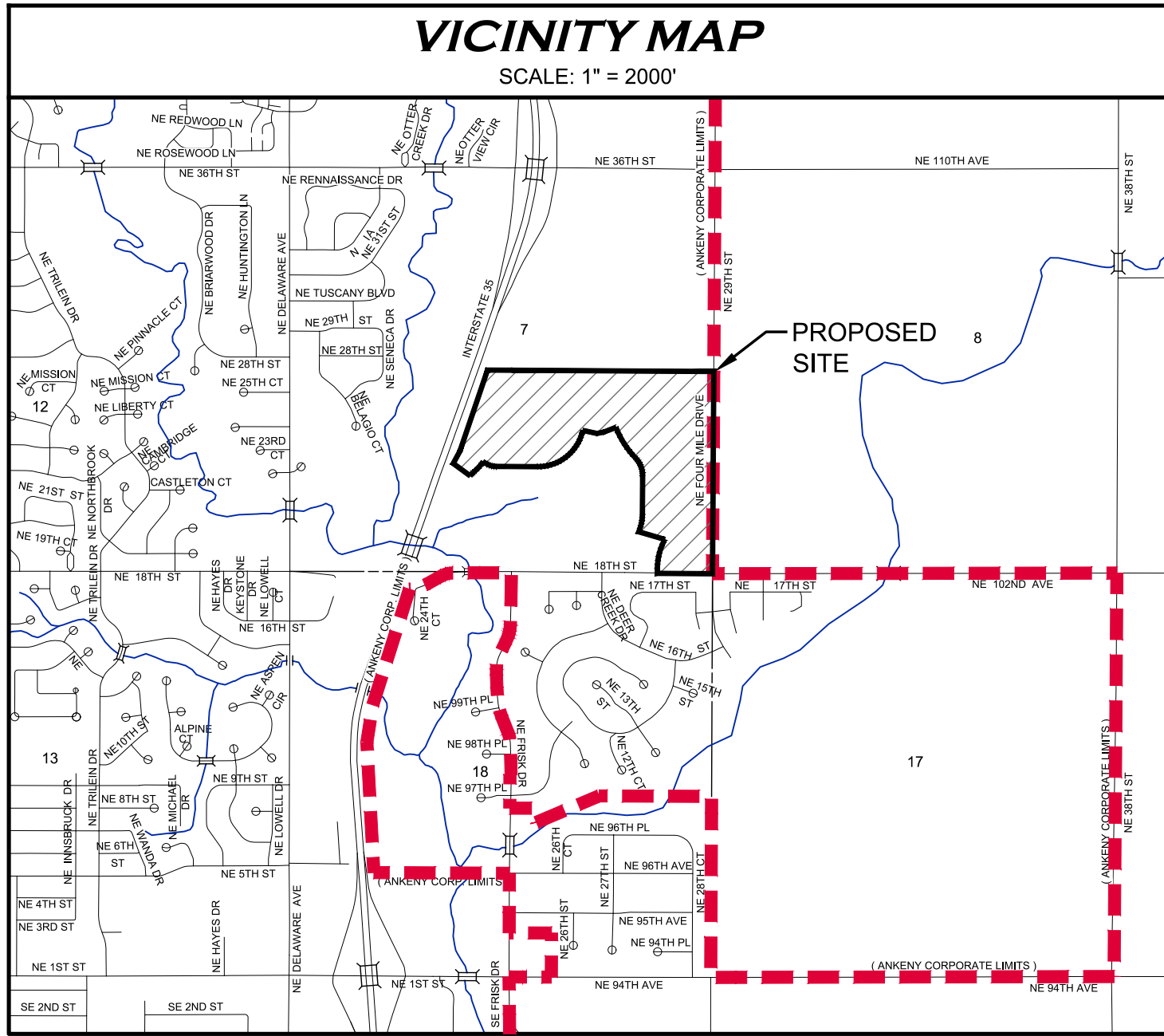
Area C – Request to change from Low Density Residential to Medium Density Residential.

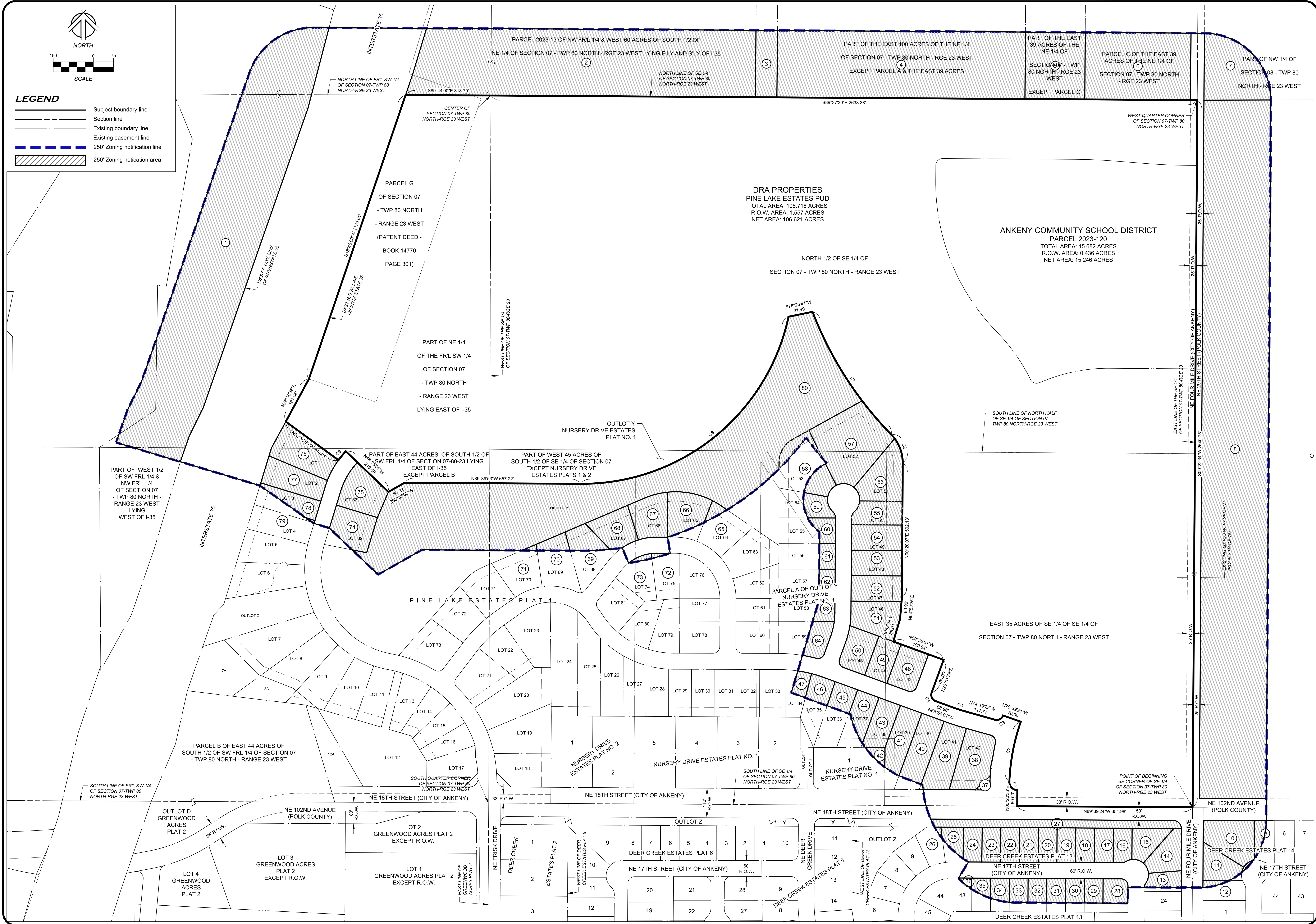
The proposed uses are consistent with the included Pine Lake Estates PUD Masterplan. We respectfully request your review and approval of the re-zoning request and map amendments. If you should have any questions or require any additional information, please feel free to contact me to discuss such items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

Sincerely,

Adam D. Schoeppner, PLS
NILLES ASSOCIATES, INC.

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





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

NILLES ASSOCIATES

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

PINE LANE ESTATES
ANKENY, IOWA

REZONING EXHIBIT

PROJECT NAME:
NAI NO.: 23121

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

PINE LAKE ESTATES

PLANNED UNIT DEVELOPMENT - MASTER PLAN

GENERAL NOTES

- Land area : 124.40 acres, including 23.38 acres of road right-of-way
- The north line of the Southeast Quarter of Section 07, Township 80 North, Range 23 West is assumed to bear South 87° 37' 30" East.
- Zoning : Pine Lake Estates P.U.D. - see bulk regulations table
- No parcel or outlot will be allowed direct access to NE 18th Street or NE Four Mile Drive.
- The driveways for lots 126, 140, 152, 167, 170, 171, 181, & 299 shall be located as far from the nearby intersections as possible.
- Outlot M shall be delineated with fencing and private property signage.
- The purpose of Outlot L is for emergency access to Outlot Y. Outlot Y to be owned and maintained by the Pine Lake Estates Homeowner's Association.
- The purpose of Outlot M is for stormwater detention. Outlot M to be owned and maintained by the Pine Lake Estates Homeowner's Association.
- The purpose of Outlot N is for neighborhood signage. Outlot N to be owned and maintained by the Pine Lake Estates Homeowner's Association.
- The purpose of Outlot O is for parkland. Outlot O to be deeded to the City of Ankeny.
- Proposed utility layouts shown are preliminary and subject to modification with the submittal of Public Improvement Drawings.
- The Developer is responsible for street lights within the development, along NE 18th Street, and NE Four Mile Drive.
- The Developer is responsible for improvements relating to the approved TIS.

BULK REGULATIONS

TOTAL RESIDENTIAL LOTS = 244

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

NOTES:

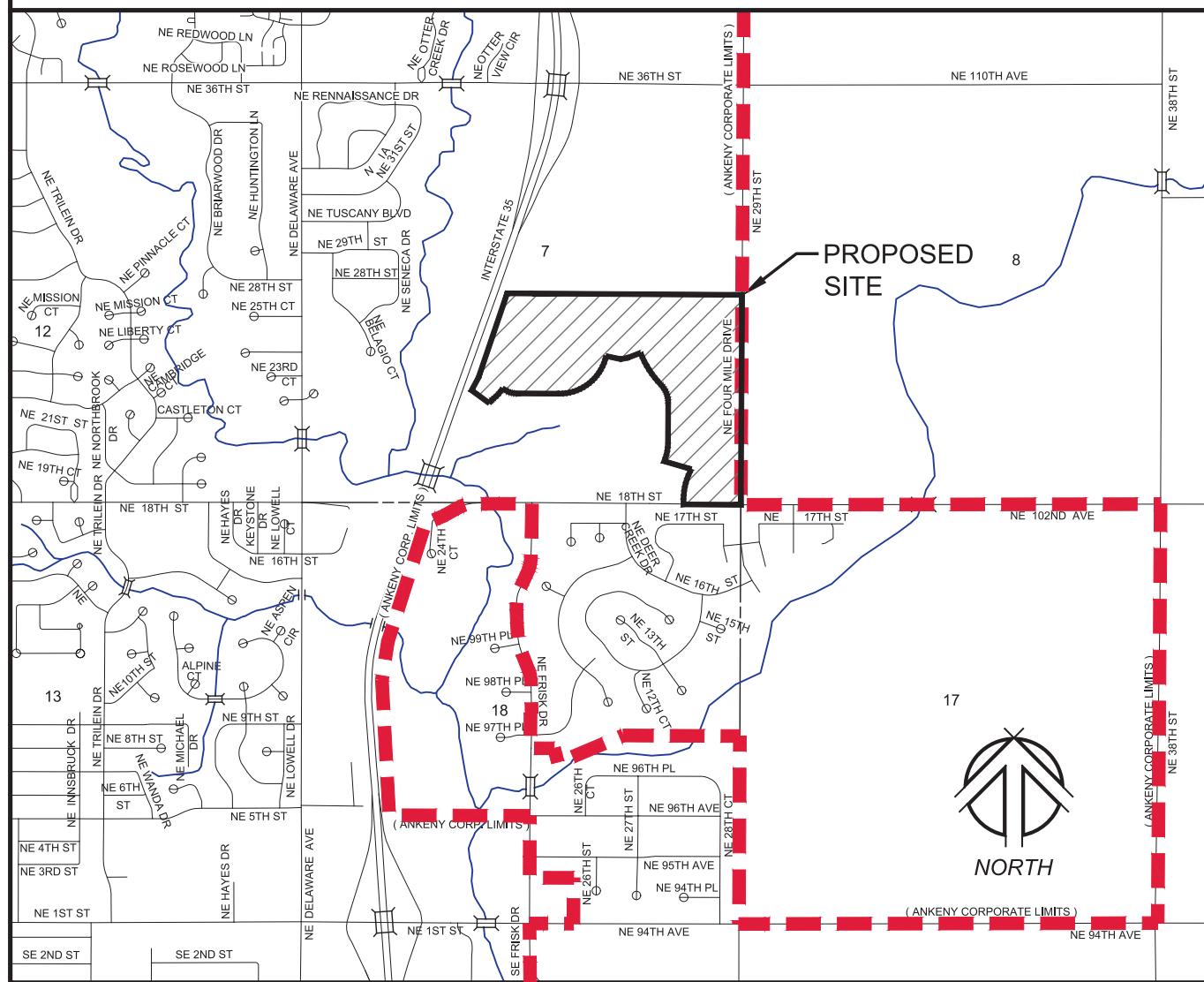
- REFER TO THE PINE LAKE ESTATES P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES

LEGEND

Existing / Proposed	Existing / Proposed	Existing / Proposed
PCC	Portland cement concrete	Address
ACC	Asphaltic cement concrete	Spot elevation
FL	Pipe flowline elevation	Sanitary sewer manhole
RCP	Reinforced concrete pipe	Cleanout
CMP	Corrugated metal pipe	Storm sewer manhole
CPP	Corrugated plastic pipe	Storm sewer intake
PVC	Polyvinyl chloride pipe	Storm sewer beehive
CIP	Cast iron pipe	Flared and section
P.U.E.	Public utility easement	Water hydrant
S.W.F.E.	Surface water flowage easement	Water valve
BB	Back of curb to back of curb	Water service shut-off
	Subject boundary line	Water main manhole
	Section line	Monitoring well
	Proposed boundary line	Yard hydrant
	Existing boundary line	Well
	Future boundary line	Gas meter
	Underlying boundary line	Gas valve
	Proposed easement line	Air conditioning unit
	Existing easement line	Electric manhole
	Setback line	Electric meter
	Barbed wire fence line	Electric pedestal
	Chain-link fence line	Electric transformer
	Straw Wattle	Utility hand hole
	Silt fence	Utility pole
	Sanitary sewer & size	Utility pole with light
	Storm sewer & size	Light pole
	Water main & size	Ground up light
	Gas main & size	Guy wire
	Overhead electric & wires	Traffic signal
	Overhead communication	Traffic signal with light
	Underground electric	Traffic manhole
	Underground television	Communication pedestal
	Underground communication	Telephone booth
	Contour elevation	TV pedestal
	Swale flowline	Billboard sign
	Edge of water	Street sign
	Edge of tree dripline	Down spout
	Construction limits	Tree shrub
	Construction fence	Deciduous tree and trunk diameter
		Coniferous tree and trunk diameter

VICINITY MAP

SCALE: NTS



LEGAL DESCRIPTION

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

AND that part of Outlot Y, NURSERY DRIVE ESTATES PLAT NO. 1, an official plat, located in Polk County, Iowa, EXCEPT Parcel A as shown on the plat of survey recorded in Book 10265, Page 844;

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

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

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

Beginning at the southeast corner of the Southeast Quarter of said Section 07; thence N 89° 39' 24" W, along the south line of said Southeast Quarter of Section 07, distance of 654.98 feet, to the east line of PINE LAKE ESTATES PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa thence N 00° 20' 36" E, along said east line of PINE LAKE ESTATES PLAT 1, a distance of 60.00 feet; thence northwesterly 48.09 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 30.00 feet, a delta angle of 91° 50' 17" and a chord distance of 43.10 feet which bears N 43° 44' 16" W; thence northeasterly 229.15 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described curve, having a radius of 765.00 feet, a delta angle of 17° 09' 46" and a chord distance of 228.30 feet which bears N 10° 45' 46" E; thence N 70° 39' 21" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 70.00 feet; thence southwesterly 37.67 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 25.00 feet, a delta angle of 86° 20' 00" and a chord distance of 34.21 feet which bears S 62° 30' 39" W; thence N 74° 19' 22" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 117.77 feet; thence northwesterly 45.61 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 600.00 feet, a delta angle of 04° 21' 21" and a chord distance of 45.60 feet which bears N 72° 08' 41" W; thence N 69° 58' 01" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 68.96 feet; thence northwesterly 39.27 feet along a curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 90° 00' 00" and a chord distance of 35.36 feet which bears N 24° 58' 01" W; thence N 20° 01' 59" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 130.00 feet; thence N 69° 58' 01" W, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 199.94 feet; thence N 16° 42' 04" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 88.04 feet; thence N 04° 53' 25" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 80.90 feet; thence N 00° 20' 07" E, continuing along said east line of PINE LAKE ESTATES PLAT 1, a distance of 502.13 feet; thence northwesterly 116.91 feet along a curve to the left, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described line, having a radius of 150.00 feet, a delta angle of 44° 39' 23" and a chord distance of 113.97 feet which bears N 21° 59' 35" W; thence northwesterly 548.59 feet along a reverse curve to the right, continuing along said east line of PINE LAKE ESTATES PLAT 1, tangent to the last described curve, having a radius of 1350.00 feet, a delta angle of 23° 16' 58" and a chord distance of 544.82 feet which bears N 32° 40' 48" W, to the north line of said PINE LAKE ESTATES PLAT 1; thence S 78° 26' 41" W, along said north line of PINE LAKE ESTATES PLAT 1, a distance of 91.49 feet; thence southwesterly 1078.31 feet along a curve to the right, continuing along said north line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 790.00 feet, a delta angle of 78° 12' 20" and a chord distance of 996.53 feet which bears S 51° 13' 57" W; thence N 89° 39' 53" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 657.22 feet; thence S 60° 35' 03" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 69.22 feet; thence N 46° 25' 01" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 219.58 feet;

Thence southwesterly 42.80 feet along a curve to the left, continuing along said north line of PINE LAKE ESTATES PLAT 1, not tangent to the last described line, having a radius of 330.00 feet, a delta angle of 07° 25' 49" and a chord distance of 42.77 feet which bears S 39° 52' 04" W; thence N 53° 50' 50" W, continuing along said north line of PINE LAKE ESTATES PLAT 1, a distance of 243.84 feet, to the east right-of-way line of Interstate 35; thence N 28° 30' 36" E, along said east right-of-way line of Interstate 35, a distance of 181.06 feet; thence N 18° 48' 09" E, continuing along said east right-of-way line of Interstate 35, a distance of 1120.01 feet, to the north line of the Southwest Fractional Quarter of said Section 07; thence S 89° 44' 00" E, along said north line of the Southwest Quarter of Section 07, a distance of 318.79 feet, to the west line of the Southwest Fractional Quarter of said Section 07; thence S 89° 37' 30" E, along the north line of said Southeast Quarter of Section 07, a distance of 2638.38 feet, to the east line of said Southeast Quarter of Section 07; thence S 00° 22' 34" W, along said east line of the Southeast Quarter of Section 07, a distance of 2640.75 feet, to said south line of the Southeast Quarter of Section 07, and the Point of Beginning.

Containing 124.40 Acres, more or less.

Subject to easements, covenants and restrictions of record.

UTILITY CONTACTS

(NN8) NORTHERN NATURAL GAS
Contact Name: Jennifer Sweeney
Contact Phone: 651-402-1776
Contact Email: Jennifer.Sweeney@nngco.com

(AKY) CITY OF ANKENY STORMWATER COORDINATOR
Contact Name: Jared Bright
Contact Phone: 515-963-3534
Contact Email: JBright@ankenyiowa.gov

(AKY) CITY OF ANKENY WASTEWATER SUPERINTENDENT
Contact Name: Roger McFarland
Contact Phone: 515-965-6483
Contact Email: RMcFarland@ankenyiowa.gov

(AKY) CITY OF ANKENY WATER SUPERINTENDENT
Contact Name: Shawn Buckner
Contact Phone: 515-963-3524
Contact Email: SBuckner@ankenyiowa.GOV

(AKY) CITY OF ANKENY FIBER OPTIC
Contact Name: Tom Dozler
Contact Phone: 515-669-0420
Contact Email: TDozler@ankenyiowa.gov

MEDIACOM
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Contact Phone: 515-202-8669
Contact Email: ARoberts@mediacomcc.com

(US4) CTQL-CENTURYLINK
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Contact Email: Raymond.Montoya@CenturyLink.com

(M57) MIDAMERICAN ENERGY - ELECTRIC
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Contact Email: matthew.davitt@midamerican.com

(M57) MIDAMERICAN ENERGY- GAS
Contact Name: Matt Davitt
Contact Phone: 515-242-4289
Contact Email: matthew.davitt@midamerican.com

WINDSTREAM
Contact Name: Michael Fern
Contact Phone: 515-309-0316
Contact Email: Michael.J.Fern@windstream.com

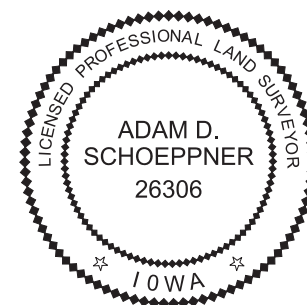
(ACSD) ANKENY COMMUNITY SCHOOL DISTRICT
Contact Name: Hannah Leidal
Contact Phone: 515-965-9604
Contact Email: hannah.leidal@ankenschools.org

DEVELOPMENT SCHEDULE

FINAL PLAT AND CONSTRUCTION DRAWINGS
GRADING AND CONSTRUCTION

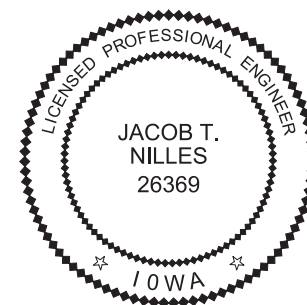
SUMMER 2024
FALL 2024

CERTIFICATIONS



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.

Signature: _____ Date: _____
Name: Adam D. Schoepfner, P.L.S. No. 26306
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: All Sheets



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

Signature: _____ Date: _____
Name: Jacob T. Nilles, P.E. No. 26369
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: All sheets

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4. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
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6. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
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PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA
MASTER PLAN

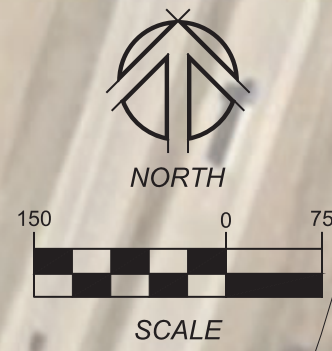
PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
DATE: 05/28/2024
DRAWN BY: JCT
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: MP-1
SHEET NO.: 1/9

BULK REGULATIONS

TOTAL RESIDENTIAL LOTS = 244

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

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



ZONING: CITY OF ANKENY
R-1: ONE-FAMILY
RESIDENCE DISTRICT

ZONING: CITY OF ANKENY
OTTER CREEK PUD

ZONING: CITY OF ANKENY
OTTER CREEK PUD

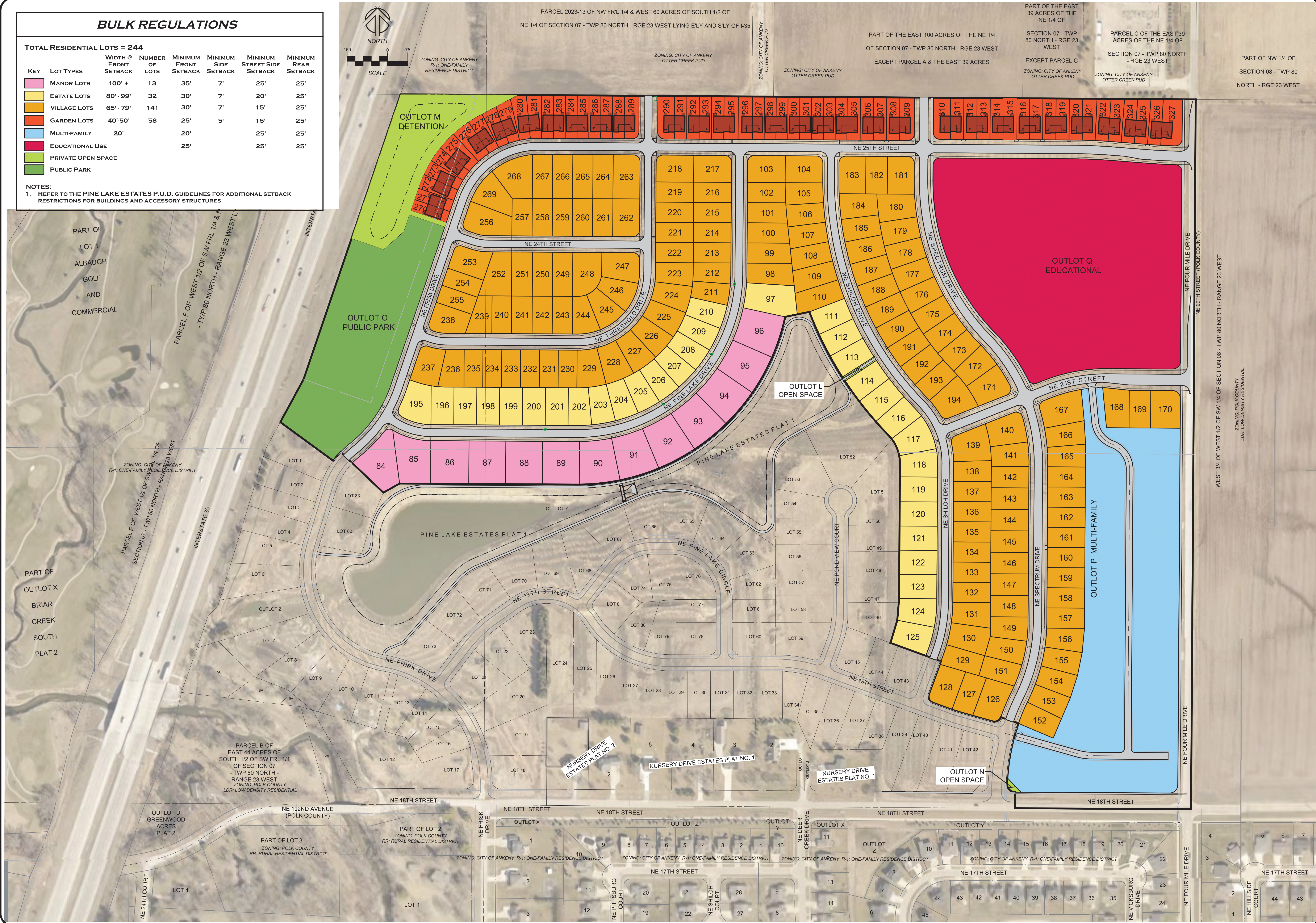
ZONING: CITY OF ANKENY
OTTER CREEK PUD

PART OF THE EAST 100 ACRES OF THE NE 1/4
OF SECTION 07 - TWP 80 NORTH - RGE 23 WEST
EXCEPT PARCEL A & THE EAST 39 ACRES

PART OF THE EAST 39 ACRES OF THE
NE 1/4 OF
SECTION 07 - TWP 80 NORTH - RGE 23
WEST
EXCEPT PARCEL C

PARCEL C OF THE EAST 39
ACRES OF THE NE 1/4 OF
SECTION 07 - TWP 80 NORTH
- RGE 23 WEST
ZONING: CITY OF ANKENY
OTTER CREEK PUD

PART OF NW 1/4 OF
SECTION 08 - TWP 80
NORTH - RGE 23 WEST



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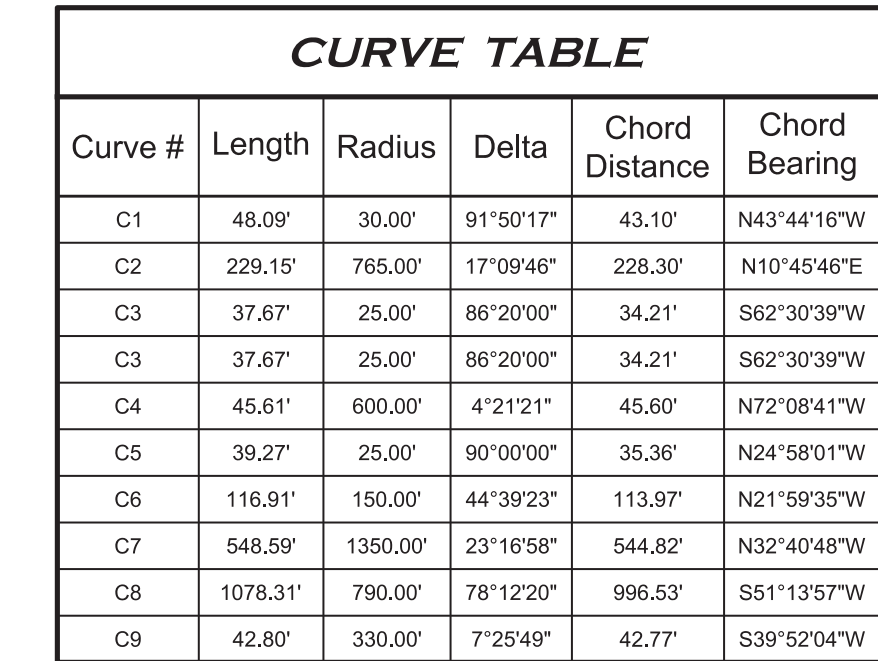
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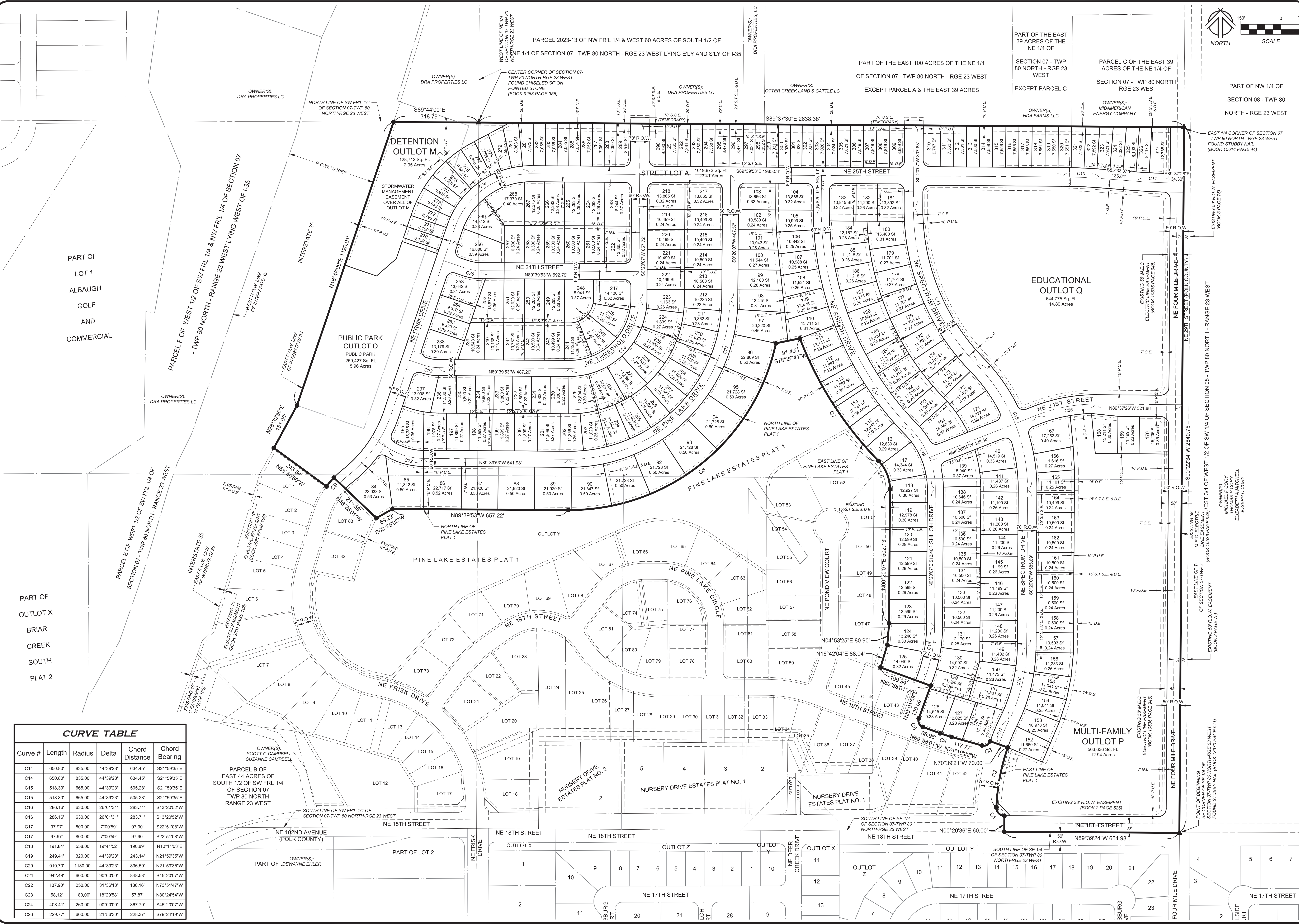
1	1/15/2024	•	REVISIONS PER CITY REVIEW COMMENTS
2	1/15/2024	•	REVISIONS PER CITY REVIEW COMMENTS
3	1/15/2024	•	REVISIONS PER CITY REVIEW COMMENTS
4	1/15/2024	•	REVISIONS PER CITY REVIEW COMMENTS
5	1/15/2024	•	REVISIONS PER CITY REVIEW COMMENTS
6	1/15/2024	•	REVISIONS PER CITY REVIEW COMMENTS
7	1/15/2024	•	REVISIONS PER CITY REVIEW COMMENTS

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PINE LAKE ESTATES PUD - MASTER PLAN
OVERALL EXHIBIT

PROJECT NAME	PROJECT NO.
DATE	05/28/2024
DRAWN BY	JCT
CHECKED BY	ADS
SHEET NO.	24" X 36"
SHEET TITLE	MP-2
SHEET NO.	2/9





CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C14	650.80'	835.00'	44°39'23"	634.45'	S21°59'35"E
C14	650.80'	835.00'	44°39'23"	634.45'	S21°59'35"E
C15	518.30'	665.00'	44°39'23"	505.28'	S21°59'35"E
C15	518.30'	665.00'	44°39'23"	505.28'	S21°59'35"E
C16	286.16'	630.00'	26°01'31"	283.71'	S13°20'52"W
C16	286.16'	630.00'	26°01'31"	283.71'	S13°20'52"W
C17	97.97'	800.00'	7°00'59"	97.90'	S22°51'08"W
C17	97.97'	800.00'	7°00'59"	97.90'	S22°51'08"W
C18	191.84'	558.00'	19°41'52"	190.89'	N10°11'03"E
C19	249.41'	320.00'	44°39'23"	243.14'	N21°59'35"W
C20	919.70'	1180.00'	44°39'23"	896.59'	N21°59'35"W
C21	942.48'	600.00'	90°00'00"	848.53'	S45°20'07"W
C22	137.90'	250.00'	31°36'13"	136.16'	N73°51'47"W
C23	58.12'	180.00'	18°29'58"	57.87'	N80°24'54"W
C24	408.41'	260.00'	90°00'00"	367.70'	S45°20'07"W
C26	229.77'	600.00'	21°56'30"	228.37'	S79°24'19"W

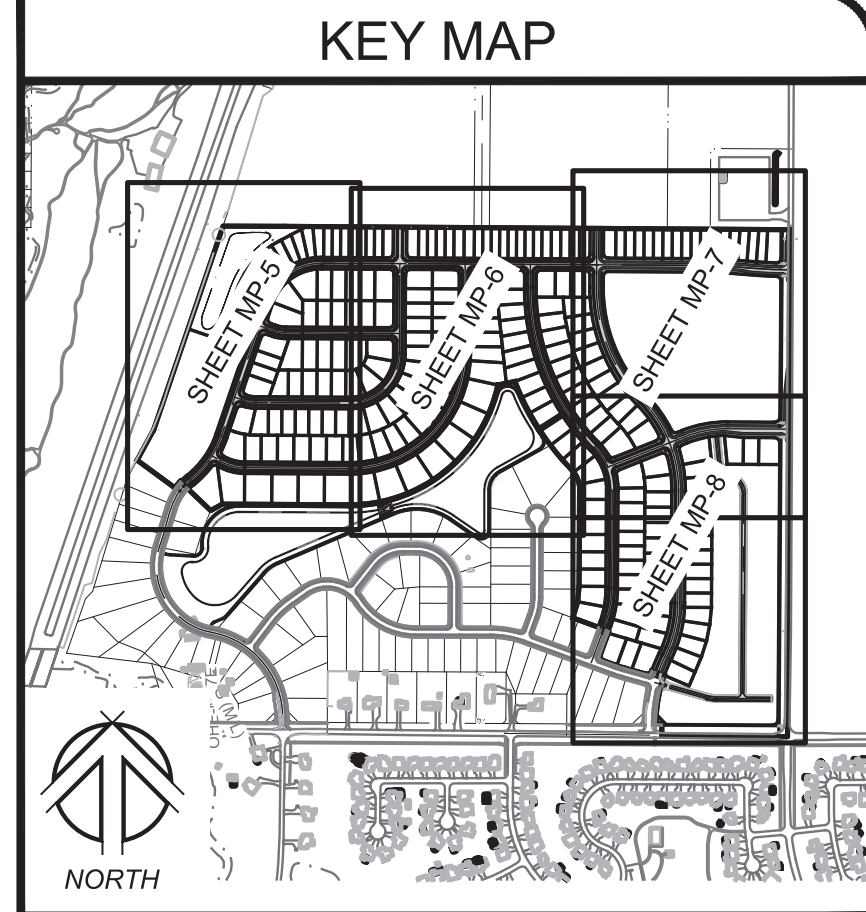
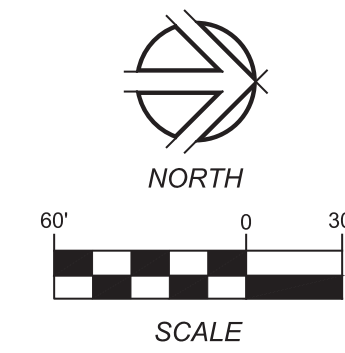
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7. 2/11/2025 - REVISIONS PER CITY REVIEW COMMENTS

NOTES:
1. NILES ASSOCIATES, INC. WANTS ANY AND ALL PROBLEMS WHICH MAY BE FOUND IN THIS PLAN TO BE REPORTED TO THE ENGINEER IN WRITING PRIOR TO THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY PROBLEMS WHICH ARE FOUND IN THIS PLAN AFTER THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY PROBLEMS WHICH ARE FOUND IN THIS PLAN AFTER THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY PROBLEMS WHICH ARE FOUND IN THIS PLAN AFTER THE BEGINNING OF THE CONSTRUCTION OF THE PROJECT.

PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN
SHEET NO.: 4/9
DATE: 05/28/2024
DRAWN BY: JCT
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: MP-4
SHEET NO.: 4/9



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3. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
4. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
5. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
6. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
7. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS

PROJECT NAME
PINE LAKE ESTATES PUD - MASTER PLAN

LOCATION
ANKENY, IOWA

DESCRIPTION
MASTER PLAN

DATE: 05/28/2024

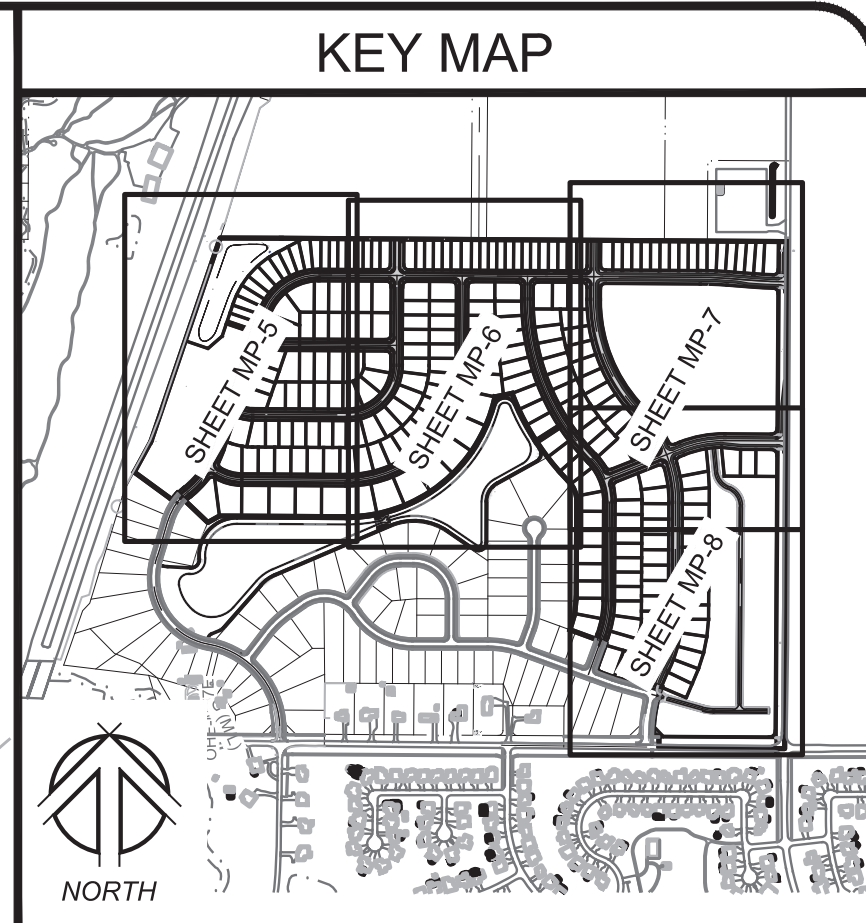
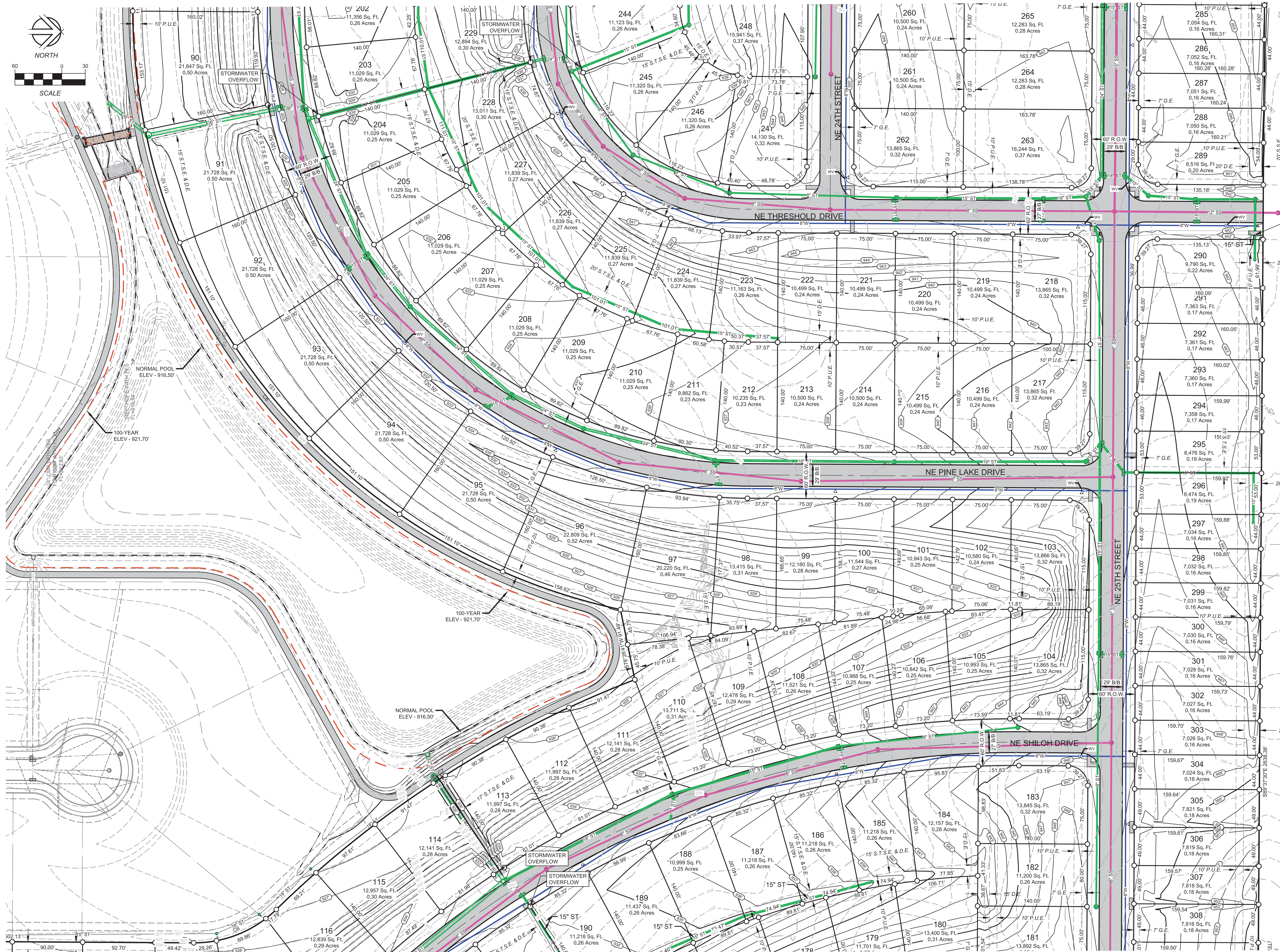
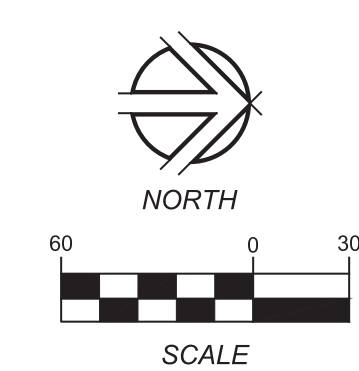
DRAWN BY: JCT

CHECKED BY: ADS

SHEET NO.: 5/9

SHEET TITLE: MP-5

SHEET SIZE: 24" X 36"



PART OF PARCEL A OF THE
EAST 100 ACRES OF THE NE
1/4 OF SECTION 07 - TWP 80
NORTH - RGE 23 WEST

WEST LINE
OF PARCEL A

PART OF THE EAST 100 ACRES OF
THE NE 1/4 OF SECTION 07 -
TWP 80 NORTH - RGE 23 WEST
EXCEPT PARCEL A & THE EAST 39
ACRES

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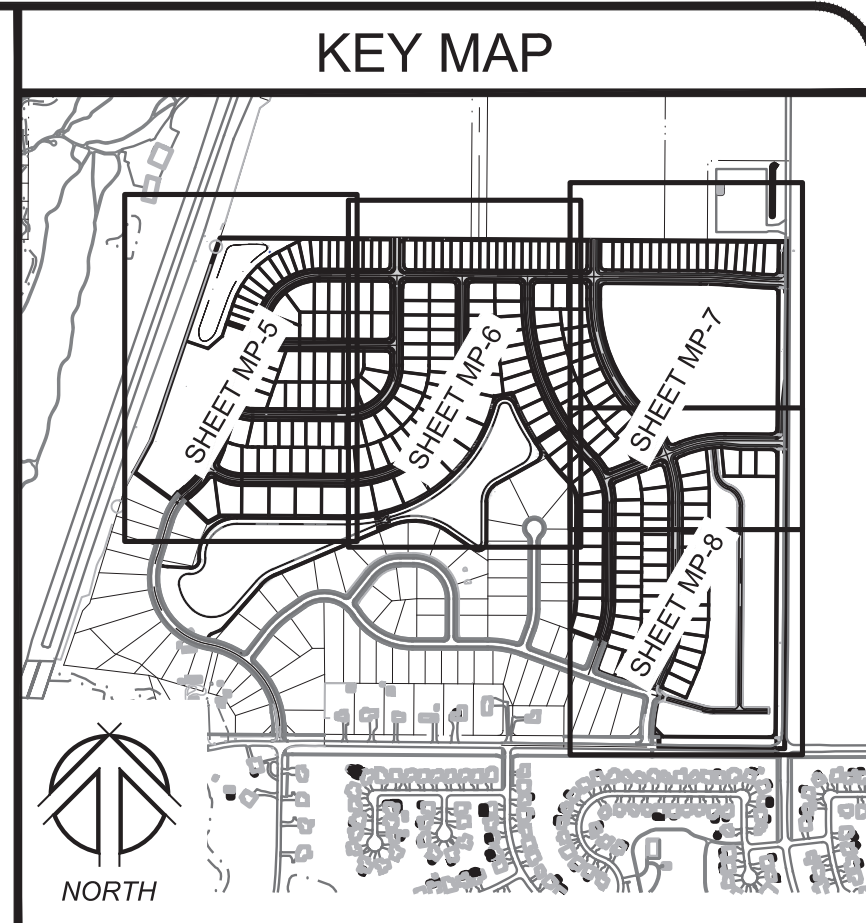
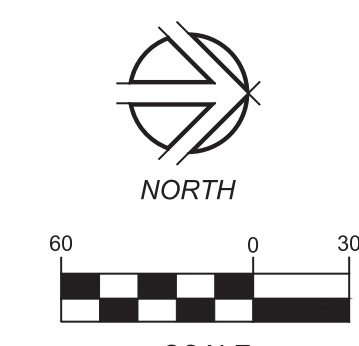
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ENGINEERING INTENT OF THE CITY, OR
TO OBTAIN AND/OR FOLLOW THE ENGINEERS
OMMISSIONS, INCONSISTENCIES, AMBIGUITIES
OR CONFLICTS WHICH ARE ALLEGED.

PINE LAKE ESTATES PUD - MASTER PLAN
ANKENY, IOWA

MASTER PLAN

PROJECT NAME:
NAINO: 23121

DATE: 05/28/2024
DRAWN BY: JCT
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: MP-6
SHEET NO.: 6/9



PART OF THE EAST 100 ACRES OF
THE NE 1/4 OF SECTION 07 -
TWP 80 NORTH - RGE 23 WEST
EXCEPT PARCEL A & THE EAST 39
ACRES

PART OF THE EAST 39 ACRES OF THE NE
1/4 OF
SECTION 07 - TWP 80 NORTH - RGE 23
WEST
EXCEPT PARCEL C

WEST 3/4 OF WEST 1/2 OF SW 1/4 OF SECTION 08 - TWP 80 NORTH - RANGE 23 WEST

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4. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
5. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
6. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS
7. 1/15/2024 - REVISIONS PER CITY REVIEW COMMENTS

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OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
PINE LAKE ESTATES PUD - MASTER PLAN

PROJECT NO.:
23121

DATE:
05/28/2024

DRAWN BY:
JCT

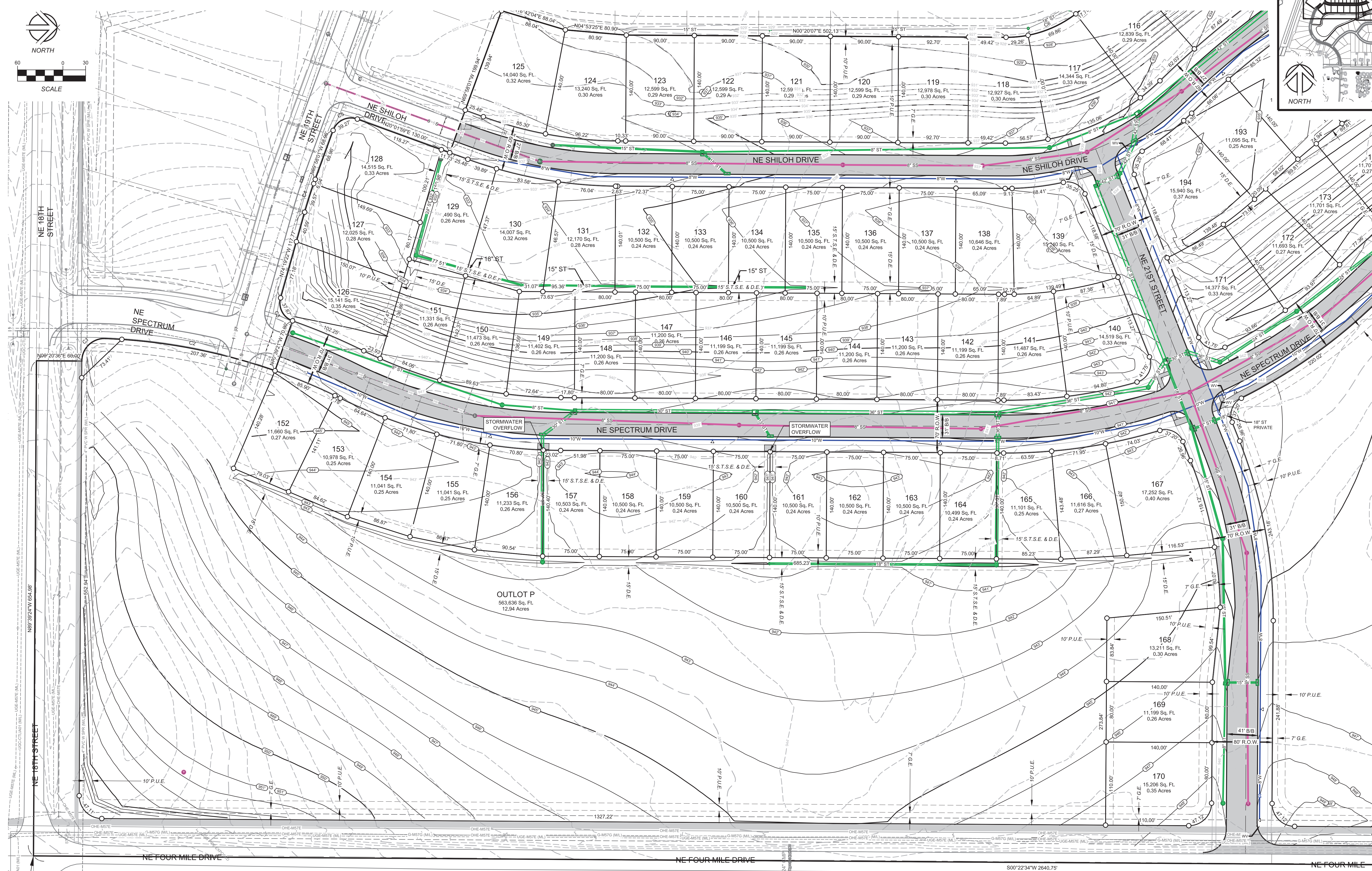
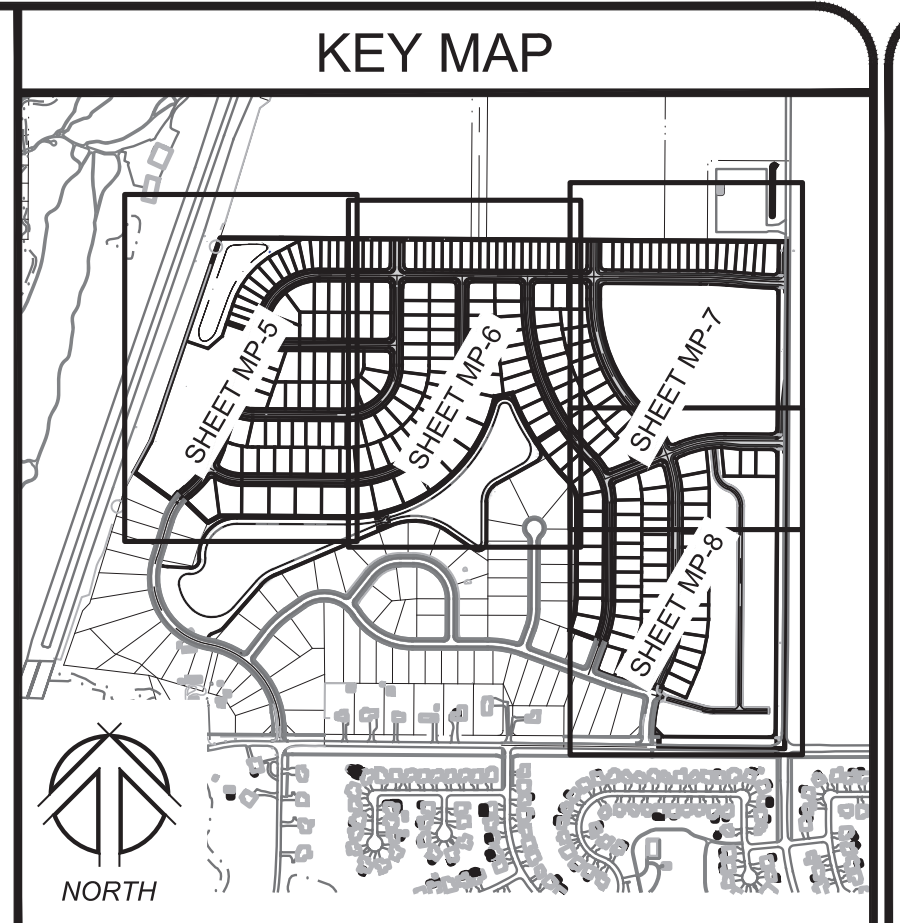
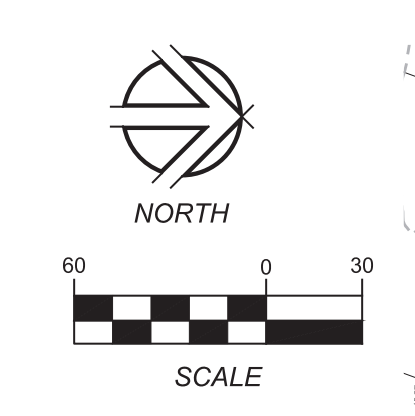
CHECKED BY:
ADS

SHEET NO.:
MP-7

SHEET TITLE:
MASTER PLAN

SHEET SIZE:
24" X 36"

SHEET NO.:
7/9



POINT OF BEGINNING
SE CORNER OF SE 1/4
OF SECTION 07-TWP 80
NORTH-RGE 23 WEST

NE FOUR MILE DRIVE

NE SHILOH DRIVE

NE SPECTRUM DRIVE

NE 10TH STREET

NE 19TH STREET

OUTLOT P
563,636 Sq. Ft.
12.94 Acres

STORMWATER OVERFLOW

STORMWATER OVERFLOW

NE FOUR MILE DRIVE

NE SHILOH DRIVE

NE SPECTRUM DRIVE

NE 10TH STREET

NE 19TH STREET

LOT 116: 12,839 Sq. Ft., 0.29 Acres

LOT 117: 14,344 Sq. Ft., 0.33 Acres

LOT 118: 12,927 Sq. Ft., 0.30 Acres

LOT 119: 12,978 Sq. Ft., 0.30 Acres

LOT 120: 12,599 Sq. Ft., 0.29 Acres

LOT 121: 12,599 Sq. Ft., 0.29 Acres

LOT 122: 12,599 Sq. Ft., 0.29 Acres

LOT 123: 12,599 Sq. Ft., 0.29 Acres

LOT 124: 13,240 Sq. Ft., 0.30 Acres

LOT 125: 14,040 Sq. Ft., 0.32 Acres

LOT 126: 15,141 Sq. Ft., 0.35 Acres

LOT 127: 12,025 Sq. Ft., 0.28 Acres

LOT 128: 14,515 Sq. Ft., 0.33 Acres

LOT 129: 14,490 Sq. Ft., 0.33 Acres

LOT 130: 14,007 Sq. Ft., 0.32 Acres

LOT 131: 12,170 Sq. Ft., 0.28 Acres

LOT 132: 10,500 Sq. Ft., 0.24 Acres

LOT 133: 10,500 Sq. Ft., 0.24 Acres

LOT 134: 10,500 Sq. Ft., 0.24 Acres

LOT 135: 10,500 Sq. Ft., 0.24 Acres

LOT 136: 10,500 Sq. Ft., 0.24 Acres

LOT 137: 10,500 Sq. Ft., 0.24 Acres

LOT 138: 10,646 Sq. Ft., 0.24 Acres

LOT 139: 15,240 Sq. Ft., 0.35 Acres

LOT 140: 14,519 Sq. Ft., 0.33 Acres

LOT 141: 11,487 Sq. Ft., 0.26 Acres

LOT 142: 11,199 Sq. Ft., 0.26 Acres

LOT 143: 11,200 Sq. Ft., 0.26 Acres

LOT 144: 11,200 Sq. Ft., 0.26 Acres

LOT 145: 11,199 Sq. Ft., 0.26 Acres

LOT 146: 11,200 Sq. Ft., 0.26 Acres

LOT 147: 11,200 Sq. Ft., 0.26 Acres

LOT 148: 11,200 Sq. Ft., 0.26 Acres

LOT 149: 11,473 Sq. Ft., 0.26 Acres

LOT 150: 11,331 Sq. Ft., 0.26 Acres

LOT 151: 11,331 Sq. Ft., 0.26 Acres

LOT 152: 11,600 Sq. Ft., 0.27 Acres

LOT 153: 10,378 Sq. Ft., 0.25 Acres

LOT 154: 11,041 Sq. Ft., 0.25 Acres

LOT 155: 11,041 Sq. Ft., 0.25 Acres

LOT 156: 11,233 Sq. Ft., 0.26 Acres

LOT 157: 10,503 Sq. Ft., 0.24 Acres

LOT 158: 10,500 Sq. Ft., 0.24 Acres

LOT 159: 10,500 Sq. Ft., 0.24 Acres

LOT 160: 10,500 Sq. Ft., 0.24 Acres

LOT 161: 10,500 Sq. Ft., 0.24 Acres

LOT 162: 10,500 Sq. Ft., 0.24 Acres

LOT 163: 10,500 Sq. Ft., 0.24 Acres

LOT 164: 10,499 Sq. Ft., 0.24 Acres

LOT 165: 11,101 Sq. Ft., 0.25 Acres

LOT 166: 11,616 Sq. Ft., 0.27 Acres

LOT 167: 17,252 Sq. Ft., 0.40 Acres

LOT 168: 13,211 Sq. Ft., 0.30 Acres

LOT 169: 11,199 Sq. Ft., 0.26 Acres

LOT 170: 15,206 Sq. Ft., 0.35 Acres

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

NILLES ASSOCIATES

REVISIONS:

1	1/15/2024	REVISIONS PER CITY REVIEW COMMENTS
2	1/15/2024	REVISIONS PER CITY REVIEW COMMENTS
3	1/15/2024	REVISIONS PER CITY REVIEW COMMENTS
4	1/15/2024	REVISIONS PER CITY REVIEW COMMENTS
5	1/15/2024	REVISIONS PER CITY REVIEW COMMENTS
6	1/15/2024	REVISIONS PER CITY REVIEW COMMENTS
7	1/15/2024	REVISIONS PER CITY REVIEW COMMENTS

NOTES:

1. NILES ASSOCIATES, INC. WANTS ANY AND ALL PROBLEMS AND DISPUTES TO BE SETTLED BY ARBITRATION IN THE COUNTY OF IOWA, CITY OF ANKENY, IOWA. THE ARBITRATOR SHALL BE APPOINTED BY THE ARBITRATION SERVICE OF THE IOWA ENGINEERING BOARD. THE ARBITRATOR'S DECISION SHALL BE FINAL AND BINDING ON ALL PARTIES. THE PARTIES AGREE TO WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY DISPUTE ARISING OUT OF OR IN CONNECTION WITH THIS PROJECT. THE PARTIES AGREE TO HOLD EACH OTHER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY ANY PARTY HEREIN, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, IN CONNECTION WITH THIS PROJECT. THE PARTIES AGREE TO HOLD EACH OTHER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY ANY PARTY HEREIN, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, IN CONNECTION WITH THIS PROJECT.

PROJECT NAME: PINE LAKE ESTATES PUD - MASTER PLAN

LOCATION: ANKENY, IOWA

DESCRIPTION: MASTER PLAN

NAI NO.: 23121

DATE: 05/28/2024

DRAWN BY: JCT

CHECKED BY: ADS

SHEET NO.: 8/9

SHEET TITLE: MP-8

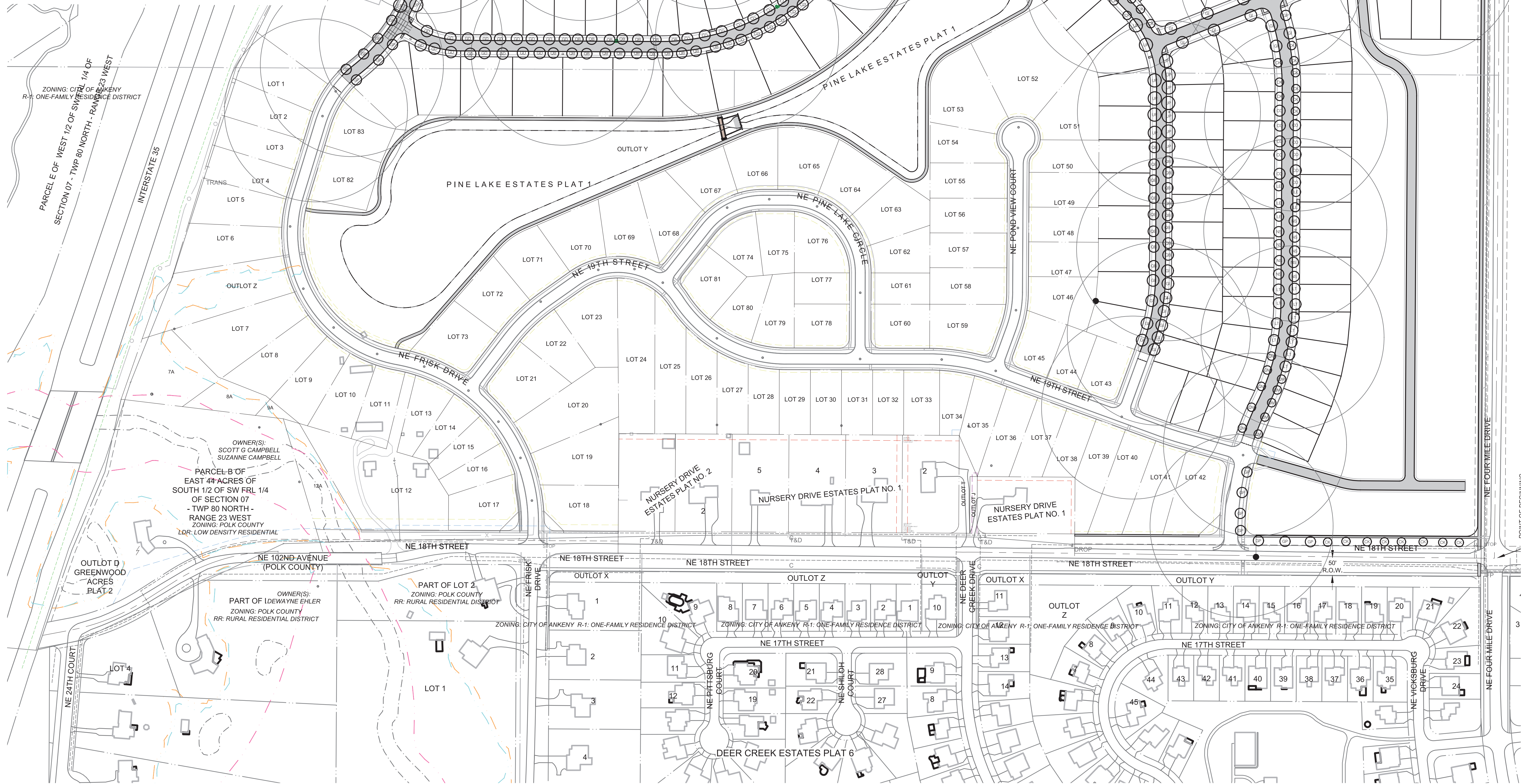
SHEET SIZE: 24" X 36"

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME
STREET TREES		
CO	59	Celtis occidentalis / Common Hackberry
CK	55	Cladrastis kentukea / American Yellowwood
GP	47	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
GI	43	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust
GD	54	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree
LE	24	Larix decidua / European Larch
LT	41	Liriodendron tulipifera / Tulip Poplar
NS	31	Nyssa sylvatica / Tupelo
QB	46	Quercus bicolor / Swamp White Oak
QM	57	Quercus muehlenbergii / Chinkapin Oak
TA	47	Tilia americana 'Boulevard' / Boulevard American Linden
UP	40	Ulmus americana 'Princeton' / Princeton American Elm
	544	SUBTOTAL:

TAGGED NOTES

A. BLACK WROUGHT IRON FENCE - 6' TALL



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TABLE OF CONTENTS

SECTION 1 - PROJECT PLAN

PROJECT OVERVIEW	Page 7
CITY OF ANKENY FUTURE LAND USE MAP	Page 9
LAND USE SUMMARY	Page 11
CONCEPTUAL MASTER PLAN	Page 13
BULK REGULATIONS	Page 15

SECTION 2 - SUPPORTING EVIDENCE

EXISTING CONDITIONS	Page 21
VEHICULAR CIRCULATION	Page 21
PEDESTRIAN CIRCULATION	Page 21
PARKLAND DEDICATION CALCULATION	Page 22
LANDSCAPING	Page 23
PHASING PLAN	Page 25

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SECTION 1

PROJECT PLAN

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PINE LAKE ESTATES – ANKENY

PROJECT OVERVIEW

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

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

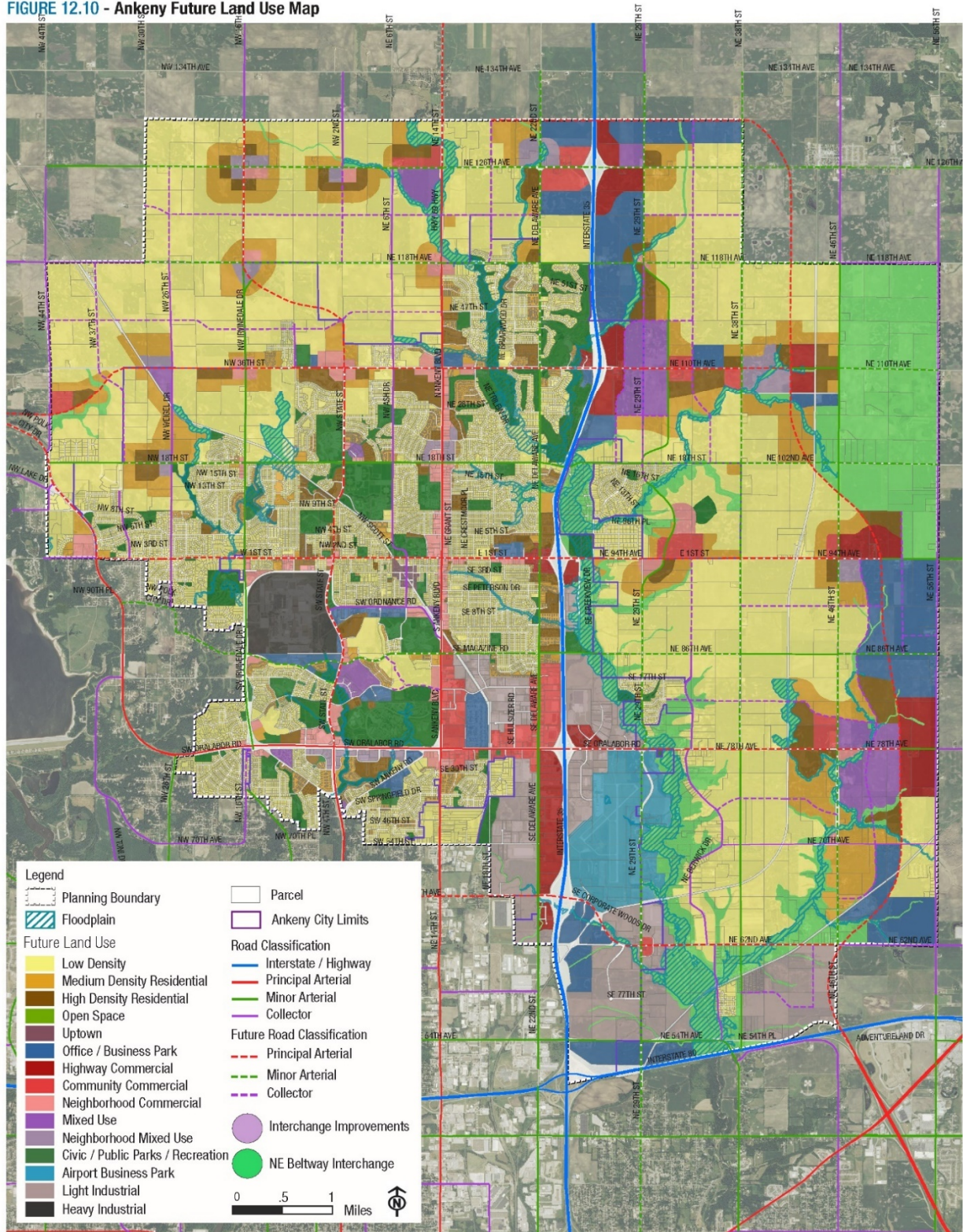
This property was annexed into the incorporated city limits of Ankeny in 2006 and currently holds the standard R-1 One-Family Residence District zoning classification. The Ankeny Plan 2040, adopted in April of 2018, establishes the community's vision for future land use. The future land use map shows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

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

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

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

FIGURE 12.10 - Ankeny Future Land Use Map



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PINE LAKE ESTATES – ANKENY

LAND USE SUMMARY

CITY OF ANKENY LAND USE MAP – APRIL 2, 2018

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

CONCEPTUAL MASTERPLAN – DECEMBER 8, 2023

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

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LEGEND

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



CONCEPTUAL MASTER PLAN

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

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PINE LAKE ESTATES – ANKENY

PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MANOR LOTS (100'+ LOTS at front setback)

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

ESTATE LOTS (80'+ LOTS)

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

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

VILLAGE LOTS (65'+ LOTS)

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

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

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

D. Maximum Height

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

E. Maximum number of stories

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

F. Maximum Building Area

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

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

GARDEN LOTS (40'-50'+ LOTS)

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

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

- ii. Garage – 30 feet
- iii. Accessory Building, other than garage – 14 feet

E. Maximum number of stories

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

F. Maximum Building Area

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

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

MULTIPLE – FAMILY RESIDENTIAL

A. Detached or attached multi-family residential homes.

B. Maximum Residential Density – 12 units per acre.

C. Minimum Lot Width at front yard setback

- i. One-family detached dwelling – 65 feet
- ii. One-family attached dwelling – 50 feet

D. Minimum Lot Area

- i. One-family detached dwelling – 6,000 Sq. Ft.
- ii. One-family attached dwelling – 5,000 Sq. Ft.

E. Minimum Yard Requirements:

- i. Front Yard Setback – 25 feet
- ii. Rear Yard Setback – 25 feet
- iii. Side Yard Setback – 5 feet
- iv. Street Side Yard Setback (corner lots only) – 15 feet

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

EDUCATIONAL USE

A. R-1 Zoning Regulations shall apply.

SECTION 2

SUPPORTING EVIDENCE

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PINE LAKE ESTATES – ANKENY

EXISTING CONDITIONS

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

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

VEHICULAR CIRCULATION

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

PEDESTRIAN CIRCULATION

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

PARKLAND

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

PINE LAKE ESTATES PUD

PARK LAND DEDICATION WORKSHEET

Park Land Dedication Calculation

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

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

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

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

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

MINIMUM PARK LAND AREA = 4.91 Acres

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

TOTAL REQUIRED PARK AREA = 6.78 Acres

PROPOSED PARK AREA (OUTLOT O) = 5.96 Acres

PARK AREA SHORTAGE = 0.82 Acres

LANDSCAPING

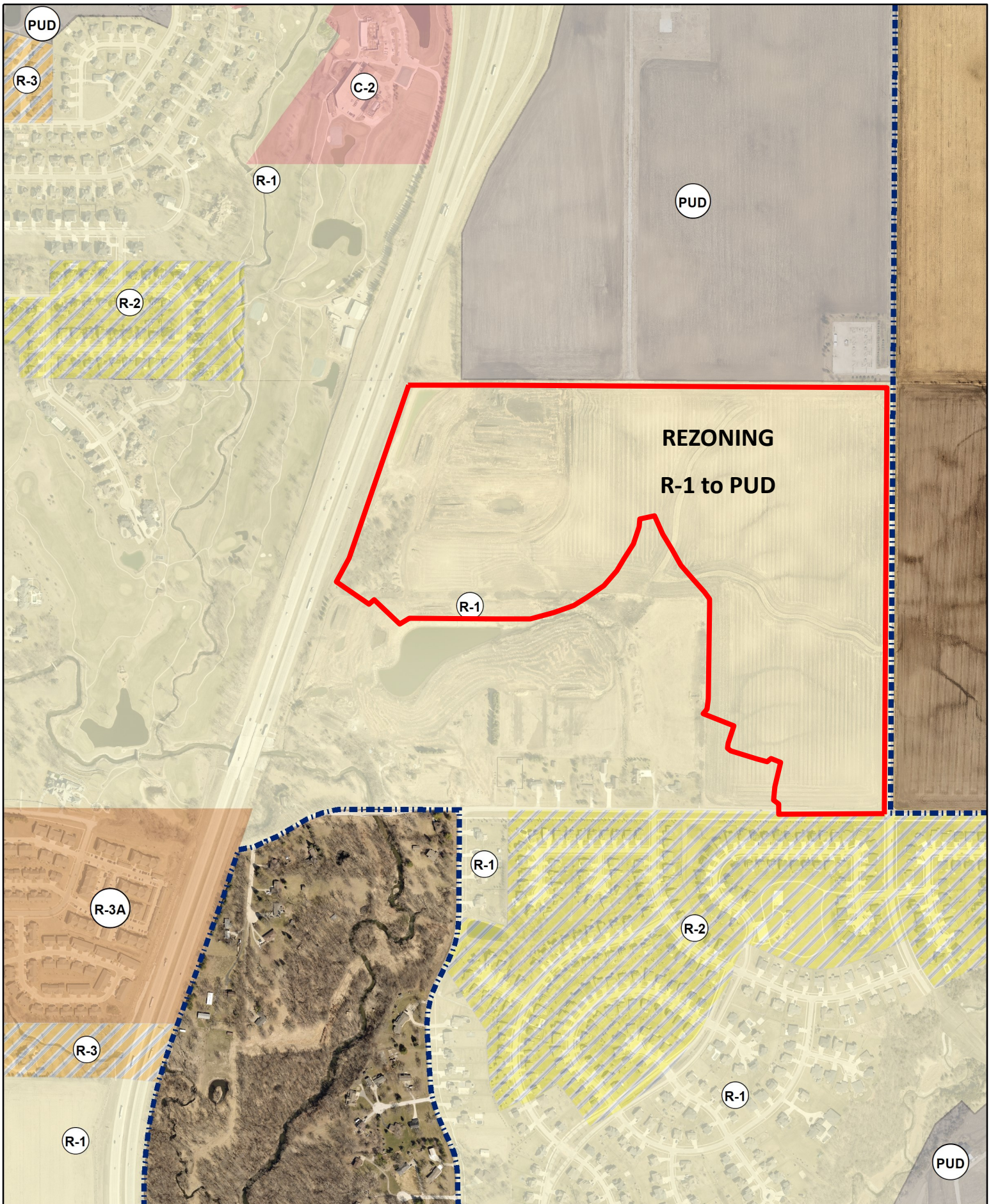
Each single-family residence will be required to install street trees as part of their initial landscaping plan. Village and Estate lots will require two street trees per lot. Garden lots will require one street tree per lot. Manor lots will require three street trees per lot. Multi-family/civic/educational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

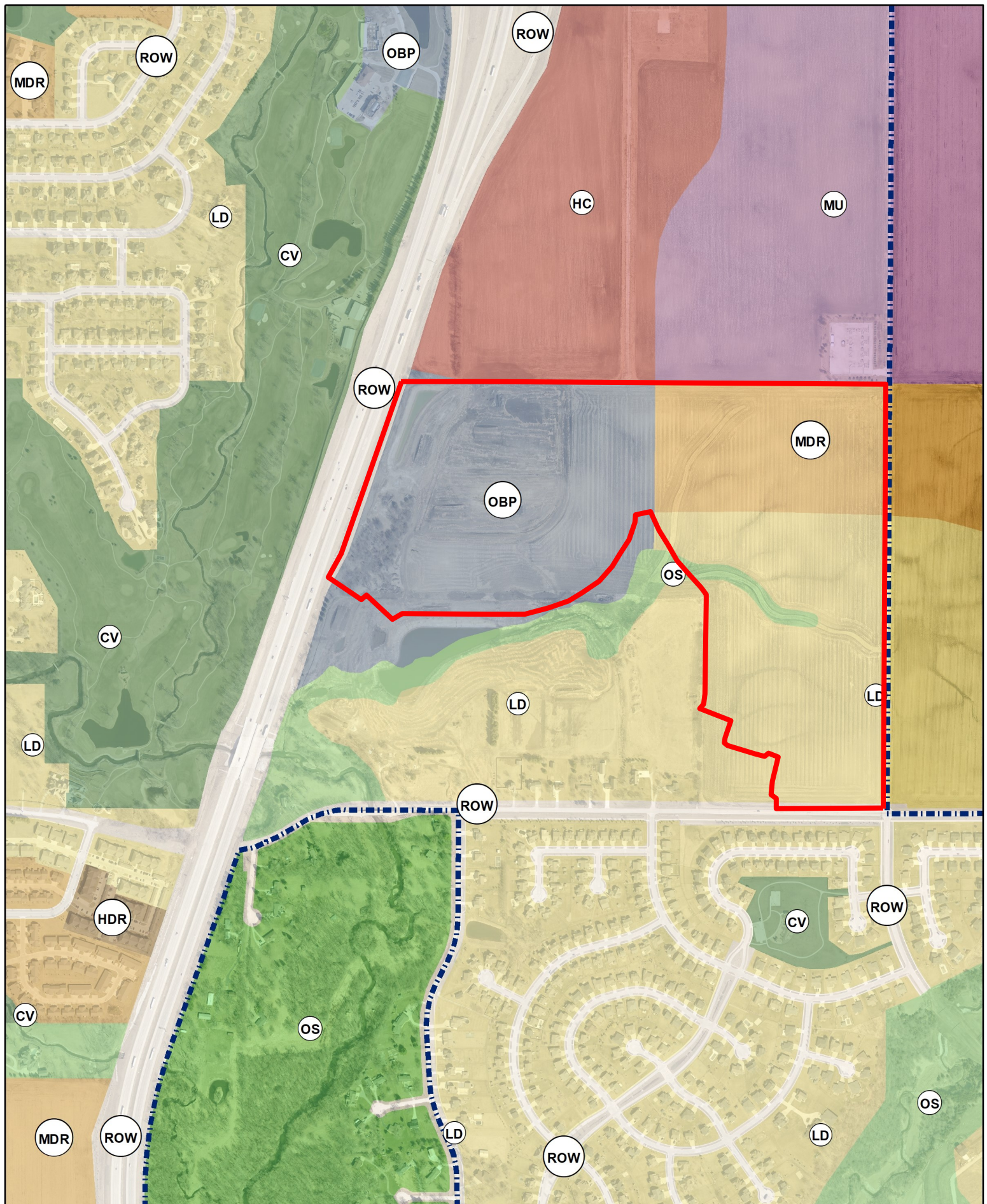
ARCHITECTURE

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

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

Pine Lake Estates
Future Land Use Map - PUD



PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on July 16, 2024.

PUBLIC OUTREACH EFFORTS:

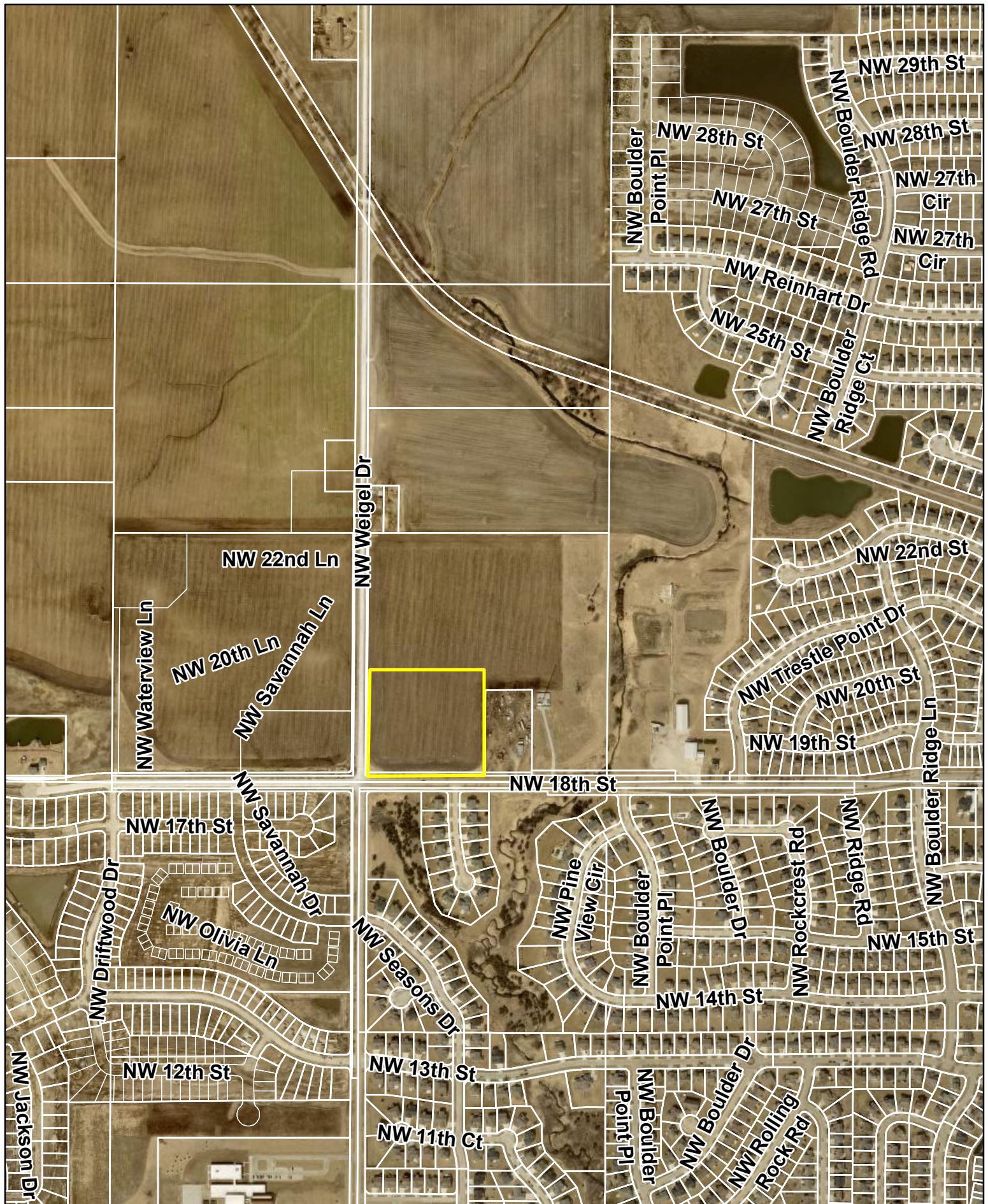
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Slusky CRE, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 LUPA Exhibit
 Future Land Use Map
 Applicant Letter



1 inch = 650 feet

Date: 7/2/2024

**Moeckly Land Use Plan Amendment -
Medium Density Residential to Neighborhood Commercial**





Plan and Zoning Commission
Staff Report

Meeting Date: August 6, 2024

Agenda Item: Business Item: Moeckly Family Farm, LLC – Amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* & The Sterling at Rock Creek PUD Rezoning
Report Date: August 1, 2024 *ESC*
Prepared By: Bryan Morrissey
Associate Planner

Discussion (Land Use Plan Amendment)

Slusky, CRE, LLC, is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consists of approximately 8 acres (+/-) of land located at the northeast corner of the intersection at NW 18th Street and NW Weigel.

The Ankeny Plat 2040 Comprehensive Plan, *Figure 12.10, Future Land Use map*, currently classifies the subject area as being suitable for Medium Density Residential land uses. The applicant is proposing to amend the subject area on the Future Land Use Map to Neighborhood Commercial. The proposed amendment lines up and will run in conjunction with The Sterling at Rock PUD Rezoning, which shows approximately 8 acres (+/-) of neighborhood commercial in the same area as the subject Land Use Plan amendment.

The Future Land Use Map indicates that the surrounding areas neighboring the subject site are suitable for Medium Density Residential to the north and east, while Low Density Residential and Open Space is shown on the area south of NW 18th Street. The area northwest of the NW 18th Street and NW Weigel Drive intersection is classified as being suitable for Neighborhood Mixed Use.

The following paragraphs describe the intent of the existing and proposed land use categories from The Ankeny Plan 2040 Comprehensive Plan:

Existing: 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 public and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Proposed: Neighborhood Commercial (NC)

This land use category is for smaller neighborhood scale retail and office uses located close to residential areas, and are intended to serve the daily retail needs for the residents. Retail buildings are typically one story tall and less than 35,000 sq. ft. for single-tenant buildings; and less than 50,000 sq. ft. for multi-tenant

buildings. Retail uses are intended to provide access to a limited range of products and services to the local residential area, the community, and/or the regional area. Sites are generally five to 20 acres. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic; and accommodate pedestrian and bicycle circulation as well as vehicular access.

Discussion (The Sterling at Rock Creek PUD Rezoning)

The applicant, Slusky CRE, LLC, is requesting to rezone property from PUD, Planned Unit Development, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of approximately 34.51 acres (+/-) of land located at the northeast corner of the intersection of NW 18th Street and NW Weigel Drive. The property is currently zoned PUD, Planned Unit Development, and is a part of the Brandywine PUD that was approved in 2022. The subject area is surrounded by properties to the north and northwest that are zoned R-3, Multiple Family Residence District w/Restrictions, properties to the south that are zoned R-2, One-Family and Two-Family Residence District w/ Restrictions, and a property to the west that is zoned R-1, One-Family Residence District. Additionally, there is a property at the northwest corner of the intersection at NW 18th Street and NW Weigel Drive that is zoned C-1, Neighborhood Commercial District and a property that sits in the center of the subject property that is zoned R-1, One-Family Residence District.

As previously mentioned, the applicant is proposing that the subject area consisting of approximately 34.51 acres (+/-) be rezoned to PUD, Planned Unit Development. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* currently identifies the subject area as being suitable for Medium Density Residential land uses. With that being said, Moeckly Family Farm, LLC is requesting an amendment to the Future Land Use Map to change approximately 8 acres (+/-) of land at the southwest corner of the subject property to Neighborhood Commercial, as there is a portion of the proposed PUD that designates an area for neighborhood commercial uses. The zoning compatibility matrix lists the PUD zoning classification as being partially compatible with the Medium Density Residential and Neighborhood Commercial land use classifications.

A PUD Book has been included with the rezoning request to provide greater detail for the potential development. Features worth noting include approximately 8 acres (+/-) at the southwest corner of the property designated for neighborhood commercial, approximately 26 acres (+/-) designated for attached townhomes, a common area with amenities for residents, private streets within the residential area, multiple stormwater detention basins, and a type "B" screen along NW 18th Street and NW Weigel Drive. A conceptual plan has been included in the PUD Book to show potential lot and street layouts. Enough detail has been provided in the master plan that a future preliminary plat will not be needed from the applicant unless characteristics of the development were to change significantly. Specific features covered in the bulk regulations for the PUD are as follows:

- **Multi-Family Attached Townhomes**

- Permitted Uses – Principal – One-story, two-story and one and one-half story multi-family attached townhomes for sale and rent. Basements are not required.
- Permitted Uses – Accessory – Clubhouse structure and accompanying amenities.
- Area and Size Regulations
- Front yard setbacks along private streets shall be a minimum of 25 feet from back of curb
- Building separation shall be a minimum of 10 feet
- Rear yard setbacks shall be a minimum of 20 feet for principal structures around the perimeter boundary of the development
- Minimum finish area for the townhome units shall be 700 square feet for a one bedroom, 900 square feet for a two bedroom, and 1,100 for a three bedroom.

- Two parking stalls shall be provided for each unit.
- **Neighborhood Commercial**
 - Lot area: No Minimum
 - Lot width: No Minimum
 - Front yard setback: 30 feet
 - Side yard setback: No minimum, 25 feet when adjacent to Residential
 - Rear yard setback: 25 feet, when adjacent to Residential, 10 feet, when adjacent to Commercial
 - Maximum height: 35 feet
 - See the PUD Book for the specific allowable uses within the neighborhood commercial area.

The applicant has submitted the rezoning petitions consisting of 75.75% of the land area within 250' of the rezoning request., meeting the minimum 60% requirement to proceed with the request. Additionally, the applicant has also submitted the required petitions for the land subject to the rezoning.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed land use plan amendment and rezoning on July 16, 2024. During the public hearing, there was discussion regarding the two proposals from City Staff, the applicant, and two members of the public. A complete recap of the discussion and the questions asked can be found in the minutes from the meeting. The following topics/questions were discussed during the hearing:

NW 18th Street & NW 36th Street Improvements

During the public hearing, members of the public inquired about multiple street projects that are not directly related to the proposed rezoning and land use plan amendment; however, many of the projects are located within the general vicinity of proposals and may be impacted by the proposed development. Members of the public asked for general information regarding the projects listed below:

NW 18th Street Extension to Highway 415

This project involves the extension of NW 18th Street from NW Spruce Drive west approximately 2,700 feet to Iowa Highway 415. A 41-foot-wide concrete street is proposed with a two-way left turn lane and curb and gutter. The anticipated preliminary design may begin in 2027 with final design in 2028. Construction is anticipated to start after 2028.

NW 18th Street & Irvinedale Drive Intersection Improvements

This project encompasses the reconstruction of the NW Irvinedale Drive and NW 18th Street intersection to improve traffic capacity and safety. The project will provide an urban cross section on all legs of the intersection along with storm sewer and subdrain improvements. Traffic studies will determine if traffic signalization and turn lanes are warranted. Anticipated preliminary design is slated for 2024 with construction expected in 2025.

NW 18th Street & NW Weigel Drive Intersection Improvements

A traffic study associated with the anticipated development of the commercial lot northwest of the intersection at NW 18th Street and NW Weigel Drive has been completed. However, the public improvements that will impact the NW 18th Street and NW Weigel Drive intersection (turn lanes and traffic signals) are development driven and will not be required until the City receives a formal proposal for development on the commercial lot.

NW 36th Street Abilene to Irvinedale Reconstruction

Reconstruction plans of NW 36th Street from NW Irvinedale Drive to NW Abilene Road include a new two-lane concrete urban street that will serve as the eastbound lanes when a four-lane divided street is constructed in the future. The project also includes adding traffic signals and turn lanes at the NW Irvinedale Drive and NW Abilene Road intersections. Design is anticipated to begin in 2026 with construction expected in 2028.

NW 36th Street and NW Weigel Drive Asphalt Overlay

This project involves asphalt resurfacing on NW 36th Street from NW Weigel Drive to NW Irvinedale Drive and on NW Weigel Drive from NW 18th Street to NW 36th Street. Construction on this project is expected to begin sometime in 2024.

Commercial Area – Allowable Uses

During the public hearing, a member of the public inquired about the potential uses on the commercial lot associated with The Sterling at Rock Creek PUD. Although the actual use of the property won't be known until later in the development process, typical uses seen within the C-1, Neighborhood Commercial District include banks, bakeries, drug stores, gas stations, florists, hardware stores, and restaurants. With that being said, the following uses have been excluded from the PUD book and will not be permitted:

- Residential Uses
- Automotive and Auto Repair Stores
- Public Utility Companies
- Funeral Homes
- Supermarkets
- Laundromats
- Theaters

Residential Bulk Regulations

One member of the public made note of the renderings presented by the applicant during their presentation. They asked if there will be any three-story structures constructed as a part of the proposal. Per the bulk regulations listed in the PUD Book, only one-story, two-story, and one and one-half story attached townhomes will be permitted in the residential area, while the commercial bulk regulations limit the maximum number of stories for potential structures to two stories.

Future Traffic Study

A member of the public inquired about potential traffic studies that have been completed for this development. A draft traffic impact study has been submitted by the applicant and is under review by City Staff. Due to the amount of detail provided in the master plan, a preliminary plat for this development will not be required, meaning that the completion of the traffic study and any recommendations stemming from that study will be required when final plats are formally submitted for review.

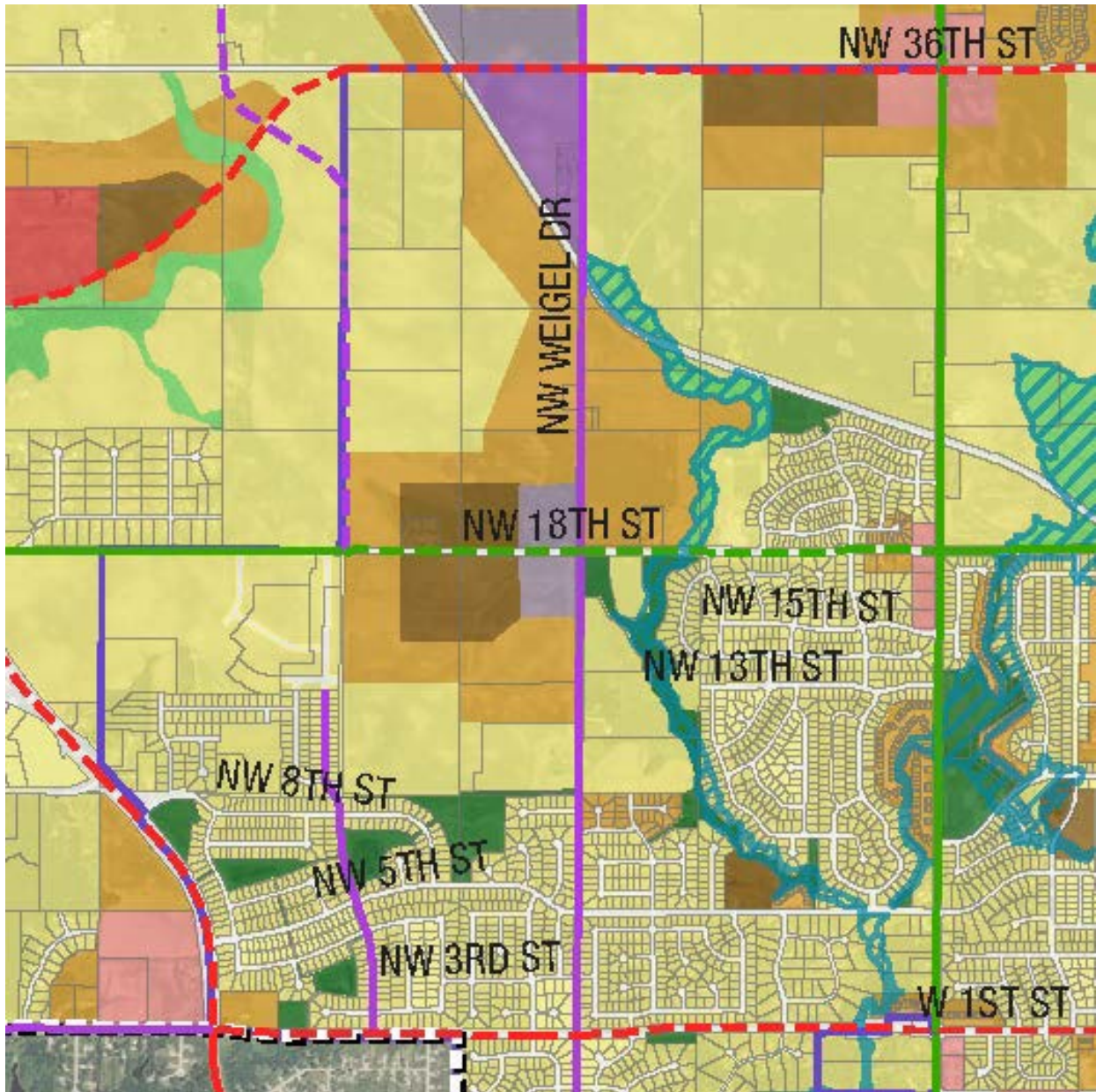
Summary

The conditions outlined previously influence City staff in determining that the proposed change in land use from Medium Density Residential to Neighborhood Commercial is appropriate. Additionally, City staff has also determined that the proposed rezoning from PUD, Planned Unit Development to PUD, Planned Unit Development is also appropriate.

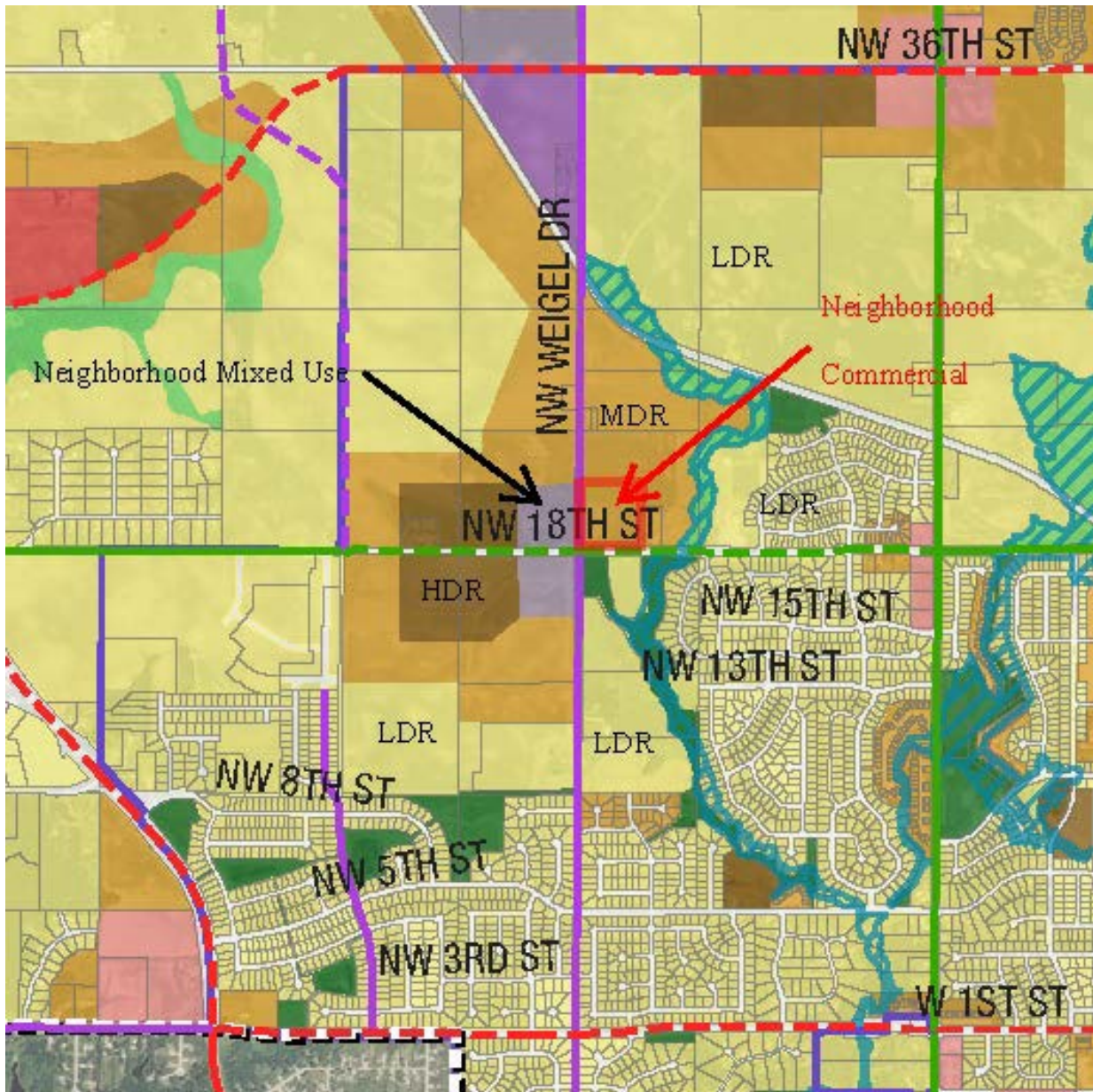
Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Slusky CRE, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial.

Staff also recommends that that the Plan & Zoning Commission recommend City Council approval of the request by Slusky, CRE, LLC to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development.

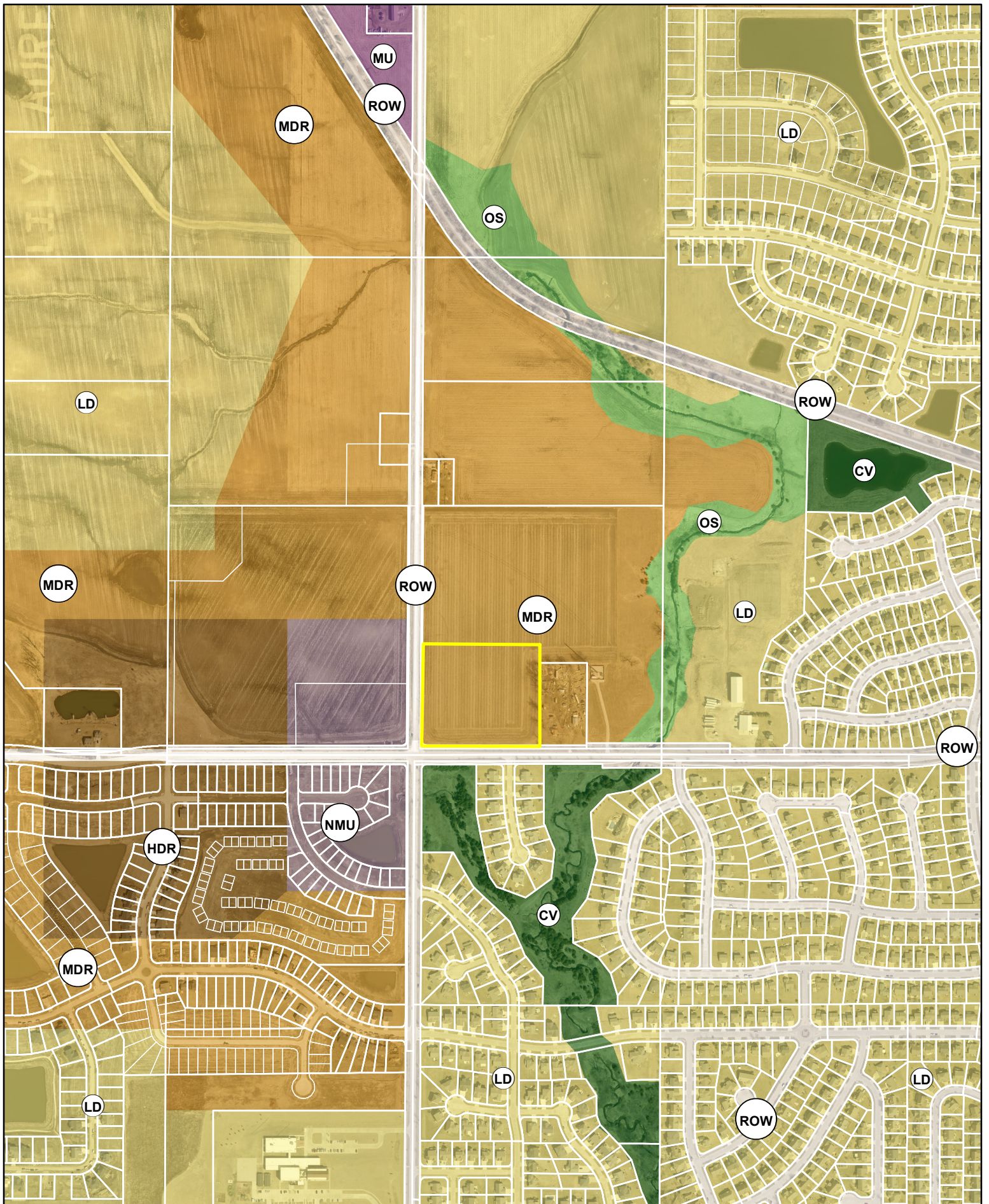
MOECKLY PROPERTY
LAND USE PLAN AMENDMENT EXHIBIT



FUTURE LAND USE MAP



PROPOSED LAND USE PLAN AMENDMENT





June 14, 2024

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: MOECKLEY PROPERTY -LAND USE PLAN AMENDMENT
THE STERLING AT ROCK CREEK PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

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

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, we respectfully submit the land use plan amendment for a portion of the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18th Street.

The entire Moeckly property is currently designated as Medium Density Residential allowing up to 12 dwelling units per acre as described in the City of Ankeny Plan 2040. With this amendment, we are requesting the southwesterly corner of the property, approximately 7.1 acres, be amended to Neighborhood Commercial. The areas are illustrated on the attached Land Use Plan Amendment exhibit.

The proposed land use designation is consistent with the land use designation of commercial for the property immediately west along NW Weigel Drive. Also, with the increased prominence of this intersection with the continued extension of NW 18th Street west to Highway 415.

Please associate this request with The Sterling at Rock Creek PUD rezoning petition that has also been submitted for review and approval. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)



PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Slusky CRE, LLC request to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing for the proposed rezoning at their meeting on July 16, 2024.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action:

Consider MOTION to recommend City Council approval of the request by Slusky, CRE, LLC to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 650 feet

Date: 7/2/2024

The Sterling at Rock Creek PUD Rezoning



Plan and Zoning Commission
Staff Report

Meeting Date: August 6, 2024

Agenda Item: Business Item: Moeckly Family Farm, LLC – Amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* & The Sterling at Rock Creek PUD Rezoning
Report Date: August 1, 2024 *ESC*
Prepared By: Bryan Morrissey
Associate Planner

Discussion (Land Use Plan Amendment)

Slusky, CRE, LLC, is requesting an amendment to The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consists of approximately 8 acres (+/-) of land located at the northeast corner of the intersection at NW 18th Street and NW Weigel.

The Ankeny Plat 2040 Comprehensive Plan, *Figure 12.10, Future Land Use map*, currently classifies the subject area as being suitable for Medium Density Residential land uses. The applicant is proposing to amend the subject area on the Future Land Use Map to Neighborhood Commercial. The proposed amendment lines up and will run in conjunction with The Sterling at Rock PUD Rezoning, which shows approximately 8 acres (+/-) of neighborhood commercial in the same area as the subject Land Use Plan amendment.

The Future Land Use Map indicates that the surrounding areas neighboring the subject site are suitable for Medium Density Residential to the north and east, while Low Density Residential and Open Space is shown on the area south of NW 18th Street. The area northwest of the NW 18th Street and NW Weigel Drive intersection is classified as being suitable for Neighborhood Mixed Use.

The following paragraphs describe the intent of the existing and proposed land use categories from The Ankeny Plan 2040 Comprehensive Plan:

Existing: 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 public and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.

Proposed: Neighborhood Commercial (NC)

This land use category is for smaller neighborhood scale retail and office uses located close to residential areas, and are intended to serve the daily retail needs for the residents. Retail buildings are typically one story tall and less than 35,000 sq. ft. for single-tenant buildings; and less than 50,000 sq. ft. for multi-tenant

buildings. Retail uses are intended to provide access to a limited range of products and services to the local residential area, the community, and/or the regional area. Sites are generally five to 20 acres. Site and building design should include features to minimize negative impacts from noise, light, and vehicular traffic; and accommodate pedestrian and bicycle circulation as well as vehicular access.

Discussion (The Sterling at Rock Creek PUD Rezoning)

The applicant, Slusky CRE, LLC, is requesting to rezone property from PUD, Planned Unit Development, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of approximately 34.51 acres (+/-) of land located at the northeast corner of the intersection of NW 18th Street and NW Weigel Drive. The property is currently zoned PUD, Planned Unit Development, and is a part of the Brandywine PUD that was approved in 2022. The subject area is surrounded by properties to the north and northwest that are zoned R-3, Multiple Family Residence District w/Restrictions, properties to the south that are zoned R-2, One-Family and Two-Family Residence District w/ Restrictions, and a property to the west that is zoned R-1, One-Family Residence District. Additionally, there is a property at the northwest corner of the intersection at NW 18th Street and NW Weigel Drive that is zoned C-1, Neighborhood Commercial District and a property that sits in the center of the subject property that is zoned R-1, One-Family Residence District.

As previously mentioned, the applicant is proposing that the subject area consisting of approximately 34.51 acres (+/-) be rezoned to PUD, Planned Unit Development. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* currently identifies the subject area as being suitable for Medium Density Residential land uses. With that being said, Moeckly Family Farm, LLC is requesting an amendment to the Future Land Use Map to change approximately 8 acres (+/-) of land at the southwest corner of the subject property to Neighborhood Commercial, as there is a portion of the proposed PUD that designates an area for neighborhood commercial uses. The zoning compatibility matrix lists the PUD zoning classification as being partially compatible with the Medium Density Residential and Neighborhood Commercial land use classifications.

A PUD Book has been included with the rezoning request to provide greater detail for the potential development. Features worth noting include approximately 8 acres (+/-) at the southwest corner of the property designated for neighborhood commercial, approximately 26 acres (+/-) designated for attached townhomes, a common area with amenities for residents, private streets within the residential area, multiple stormwater detention basins, and a type "B" screen along NW 18th Street and NW Weigel Drive. A conceptual plan has been included in the PUD Book to show potential lot and street layouts. Enough detail has been provided in the master plan that a future preliminary plat will not be needed from the applicant unless characteristics of the development were to change significantly. Specific features covered in the bulk regulations for the PUD are as follows:

- **Multi-Family Attached Townhomes**

- Permitted Uses – Principal – One-story, two-story and one and one-half story multi-family attached townhomes for sale and rent. Basements are not required.
- Permitted Uses – Accessory – Clubhouse structure and accompanying amenities.
- Area and Size Regulations
- Front yard setbacks along private streets shall be a minimum of 25 feet from back of curb
- Building separation shall be a minimum of 10 feet
- Rear yard setbacks shall be a minimum of 20 feet for principal structures around the perimeter boundary of the development
- Minimum finish area for the townhome units shall be 700 square feet for a one bedroom, 900 square feet for a two bedroom, and 1,100 for a three bedroom.

- Two parking stalls shall be provided for each unit.
- **Neighborhood Commercial**
 - Lot area: No Minimum
 - Lot width: No Minimum
 - Front yard setback: 30 feet
 - Side yard setback: No minimum, 25 feet when adjacent to Residential
 - Rear yard setback: 25 feet, when adjacent to Residential, 10 feet, when adjacent to Commercial
 - Maximum height: 35 feet
 - See the PUD Book for the specific allowable uses within the neighborhood commercial area.

The applicant has submitted the rezoning petitions consisting of 75.75% of the land area within 250' of the rezoning request., meeting the minimum 60% requirement to proceed with the request. Additionally, the applicant has also submitted the required petitions for the land subject to the rezoning.

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One member of the public made note of the renderings presented by the applicant during their presentation. They asked if there will be any three-story structures constructed as a part of the proposal. Per the bulk regulations listed in the PUD Book, only one-story, two-story, and one and one-half story attached townhomes will be permitted in the residential area, while the commercial bulk regulations limit the maximum number of stories for potential structures to two stories.

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Summary

The conditions outlined previously influence City staff in determining that the proposed change in land use from Medium Density Residential to Neighborhood Commercial is appropriate. Additionally, City staff has also determined that the proposed rezoning from PUD, Planned Unit Development to PUD, Planned Unit Development is also appropriate.

Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Slusky CRE, LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Moeckly Family Farm, LLC from Medium Density Residential to Neighborhood Commercial.

Staff also recommends that that the Plan & Zoning Commission recommend City Council approval of the request by Slusky, CRE, LLC to rezone property from PUD, Planned Unit Development to PUD, Planned Unit Development.



July 5, 2024

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: THE STERLING AT ROCK CREEK PUD RESUBMITTAL
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

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

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, please find accompanying the revised PUD Master Plan, PUD Booklet 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 plans illustrate a multi-family attached townhomes and neighborhood commercial development on approximately 34.51 acres located east of NW Weigel Drive and north of NW 18th Street.

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

- 4 copies of the PUD Booklet,
- 4 Full Size PUD Master Plan,
- 4 Half Size Rezoning Map, and
- Comment Response Letter addressing Staff Comments.

If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

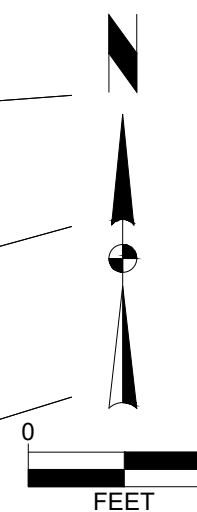
SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over the printed name.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)



REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGER DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503.235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVEN L. MOECKLY
(515) 250-4477

SLUSKY CRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
3555 FARNAM ST, SUITE 1000
OMAHA, NE 68131
JERRY SLUSKY
(402) 505-8100

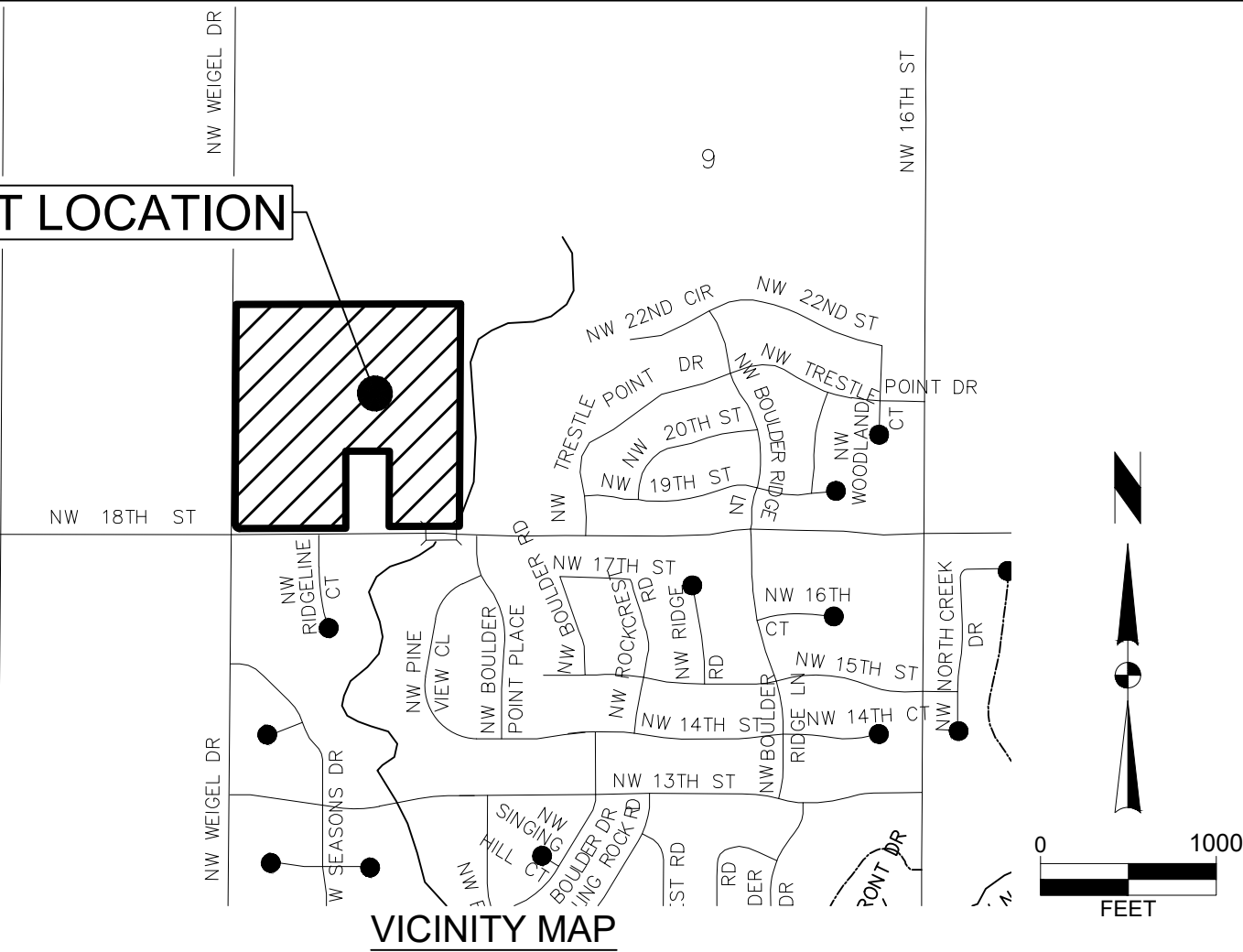
EXISTING: BRANDYWINE PUD
PROPOSED: THE STERLING AT ROCK CREEK PUD

1. POLLARD FAMILY FARMS
1620 S KELLOGG AVE STE 107
AMES, IA 50010-8001

2. JERRY'S HOMES, INC.
3900 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IA 50266-1054
3. WALTER & BONITA HARMON
B & W FARMS LLC
3501 NW 18TH ST
ANKENY, IA 50023-7844
4. ERIC & MEREDITH JACOBSON
1707 NW BOULDER POINT PL
ANKENY, IA 50023-9335
5. JARED & ARMEDA TICHY
1703 NW BOULDER POINT PL
ANKENY, IA 50023-9335
6. DENNY & BETTY NUESSE
1701 NW PINE VIEW CIR
ANKENY, IA 50023-2369
7. DONALD & KRISTI WOLFE
1702 NW PINE VIEW CIR
ANKENY, IA 50023-2369
8. STEPHEN & LORI GRIFFITH
1628 NW PINE VIEW CIR
ANKENY, IA 50023-2379
9. RICK & MICHELLE SANDER
1624 NW PINE VIEW CIR
ANKENY, IA 50023-2379
10. DAVID & CHARLENE NORMAN
3510 NW 18TH ST
ANKENY, IA 50023-7844
11. CITY OF ANKENY
410 W 1ST ST
ANKENY, IA 50023-1557
12. ZACHARY & KAYLEE DURHAM
1709 NW RIDGELINE CT
ANKENY, IA 50023-2753

13. DOUGLAS & KATHRYN WISGERHOFF
1705 NW RIDGELINE CT
ANKENY, IA 50023-2753
14. DANIEL & KIMBERLY BACH
1701 NW RIDGELINE CT
ANKENY, IA 50023-2753
15. DANIELA DOTY
1704 NW RIDGELINE CT
ANKENY, IA 50023-2753
16. CALVIN & YOLANDA GRIFFITHS
1702 NW RIDGELINE CT
ANKENY, IA 50023-2753
17. JOSEPH & KELSEY PATAVA
1712 NW RIDGELINE CT
ANKENY, IA 50023-2753
18. GREENLAND HOMES INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672
19. KOBY M. PRITCHARD
FAREWAY STORES, INC
715 8TH ST
BOONE, IA 50036-2727
20. SCS ANKENY LLC
760 W MAIN ST
BARRINGTON, IL 60010-4120
21. GREGG TODD
3802 NW 18TH ST
ANKENY, IA 50023-7842
22. THE RESERVE & THE VILLAGE AT THE
GROVE STORM WATER ASSOCIATION INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672

OWNER	AREA (AC)	PERCENTAGE OF	
		OWNERSHIP	APPROVAL
1	0.96	3.19%	
2	6.41		21.31%
3	8.37		27.85%
4	0.30	1.01%	
5	0.08	0.26%	
6	0.04	0.14%	
7	0.38	1.25%	
8	0.27	0.91%	
9	0.34	1.12%	
10	0.26	0.87%	
11	5.35	NEUTRAL	
12	0.37	1.21%	
13	0.29	0.96%	
14	0.24	0.79%	
15	0.22	0.74%	
16	0.27	0.90%	
17	0.33	1.10%	
18	0.68		2.26%
19	2.07		6.87%
20	5.25		17.46%
21	2.50	8.32%	
22	0.44	1.47%	
Total	30.07	24.25%	75.75%



THE STERLING AT ROCK CREEK

An Amendment to the Brandywine PUD

ANKENY, IOWA

Developed by

SLUSKY CRE, LLC

PUD PLAN

JUNE 14, 2024

REVISED: JULY 26, 2024



SNYDER
& ASSOCIATES

TABLE OF CONTENTS

1. REZONING AMENDMENT REQUEST

- Petition Cover Letter
- Rezoning Application Form
- Petitions for Rezoning
- Rezoning Map

2. PUD PLAN EXHIBITS

- PUD Master Plan

3. BULK REGULATIONS

- Bulk Regulations
- Architectural Character
- Multi-Family Attached Townhome Elevations
- Neighborhood Commercial Elevations

4. SUPPORTING EVIDENCE

- Supporting Evidence Statement
- Vicinity Map and Rezoning Description
- Existing Topography/Drainage Areas
- FIRM Map
- Water Usage Calculations
- Trip Generation Memo

1. REZONING AMENDMENT REQUEST



July 5, 2024

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: THE STERLING AT ROCK CREEK PUD RESUBMITTAL
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- 4 copies of the PUD Booklet,
- 4 Full Size PUD Master Plan,
- 4 Half Size Rezoning Map, and
- Comment Response Letter addressing Staff Comments.

If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)



June 14, 2024

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: PETITION FOR REZONING
THE STERLING AT ROCK CREEK PUD
PART OF THE SE ¼, SW ¼ OF SEC. 9, T80N, R24W
S&A Project No. 123.0943.01

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

On behalf of Jerry Slusky with Slusky CRE, LLC, as applicant, we respectfully submit the rezoning amendment request for the Moeckly Family Farm, LLC property located east of NW Weigel Drive and north of NW 18th Street.

With this petition for rezoning, we are requesting the rezoning of approximately 34.51 acres from the current zoning designation of PUD: Brandywine PUD to proposed zoning designation of PUD: The Sterling at Rock Creek PUD. We are requesting this modification to allow for multi-family attached townhomes and neighborhood commercial.

Attached are copies of the Rezoning Application form, Petitions for Rezoning, Rezoning Map, PUD Master Plan, and associated information. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Jerry Slusky, Slusky CRE, LLC (w/enclosure emailed)
File (electronic)

Rezoning Application Form

Property Location (street address and/or boundary description):

Northeasterly corner of the intersection of NW 18th Street and NW Wiegel Drive, SE 1/4 of the SW 1/4, Section 9, T. 80 N., R. 24 W.

Gross acreage of rezoning: 34.51 acres

Current property zoning: Brandywine PUD

Proposed property zoning: The Sterling at Rock Creek PUD

Conditions:

Is property within Ankeny's corporate limits



yes



no

Applicant/Contact Person:

Full Name: Jerry Slusky Company: Slusky CRE, LLC, a Nebraska limited liability company

Address: 1404 S 181st Plaza

City, State, Zip: Omaha, Nebraska 68130

Office Phone: _____ Cell Phone: 402-598-6010

E-mail: jerry@sgrecommunications.com

Property Owner:

Full Name: Steven L. Moeckly Company: Moeckly Family Farm, LLC

Address: 4121 NW 110th Avenue

City, State, Zip: Polk City, Iowa 50226

Office Phone: 515-250-4477

Cell Phone: _____

E-mail: _____

Attorney

Full Name: Same as Above Applicant

Firm Name: _____

Address: _____

City, State, Zip: _____

Office Phone: _____

Cell Phone: _____

E-mail: _____

Land Surveyor/Engineer: Snyder and Associates, Inc.

Address: 2727 SW Snyder Blvd.

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515-964-2020

Cell Phone: 515-669-1419

E-mail: bkculp@snyder-associates.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: _____

(Applicant/Contact Person)

Date: _____

6/12/24

and: _____

(Property Owner)

Date: _____

Rezoning Application Form

Property Location (street address and/or boundary description):

Northeasterly corner of the intersection of NW 18th Street and NW Wiegel Drive, SE 1/4 of the SW 1/4, Section 9, T. 80 N., R. 24 W.

Gross acreage of rezoning: 34.51 acres

Current property zoning: Brandywine PUD

Proposed property zoning: The Sterling at Rock Creek PUD

Conditions:

Is property within Ankeny's corporate limits ☒ yes ☐ no

Applicant/Contact Person:

Full Name: Jerry Slusky Company: Slusky CRE, LLC, a Nebraska limited liability company

Address: 3555 Farnam Street, Suite 1000

City, State, Zip: Omaha, Nebraska 68131

Office Phone: 402-392-0101

Cell Phone: 402-598-6010

E-mail: jslusky@smithpauly.com

Property Owner:

Full Name: Steven L. Moeckly Company: Moeckly Family Farm, LLC

Address: 4121 NW 110th Avenue

City, State, Zip: Polk City, Iowa 50226

Office Phone: 515-250-4477

Cell Phone: 515-681-6051

E-mail:

Attorney

Full Name: Same as Above Applicant

Firm Name:

Address:

City, State, Zip:

Office Phone:

Cell Phone:

E-mail:

Land Surveyor/Engineer: Snyder and Associates, Inc.

Address: 2727 SW Snyder Blvd.

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515-964-2020

Cell Phone: 515-669-1419

E-mail: bkculp@snyder-associates.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: _____ Date: _____

(Applicant/Contact Person)

Note: No other signature may be substituted for the Property Owner's Signature

and: Steven L. Moeckly Date: 6-12-24

(Property Owner)

Original signatures are required

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:

See Attached Exhibit 'A'

request that said real estate be rezoned from its present classification of PUD to Amended PUD for the purpose of allowing the following use(s):

Neighborhood Commercial and Multiple Family Townhome Development

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 PUD to Amended PUD.

Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)


(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Farway Stores, Inc.

Address: NW corner of 18th + Weigel

Signature:  Date: 12-6-23

Printed Name: Koby M. Pritchard Title: Director of Real Estate

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

City of Ankeny

Page 5 of 6

PETITION FOR REZONING

TO: Honorable Mayor and City Council
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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)

Steven L. Moeckly
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Greenland Homes

Address: Grave Lending (multiple lots)

Signature: CJP Date: 11-22-23

Printed Name: COREY PRUISMANN Title: Director of Operations

Property Owner: _____

Address: _____

Signature: _____ Date: _____

Printed Name: _____ Title: _____

City of Ankeny

Page 5 of 6

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly

(owner name)

Steven L. Moeckly

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: B+W Farms LLC

Address: 3510 NW 18th St Ankeny IA 50023

Signature: David Harmon

Date: 12-7-2023

Printed Name: David Harmon

Title: owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

City of Ankeny

Page 5 of 6

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)

Steven L. Moeckly
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Terry's Home, Inc.

Address: 3900 W. Main Pkwy, Ste. 100 West Des Moines, IA 50206

Signature: Adam J. Gubb

Date: 12-4-23

Printed Name: Adam J. Gubb

Title: President

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

City of Ankeny

Page 5 of 6

PETITION FOR REZONING

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Parcel owner(s) signatures

Moeckly Family Farm, LLC, Steven L. Moeckly
(owner name)


(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: SCS Ankeny, LLC
Address: 4102 NW 18th Street, Ankeny IA
Signature: Anthony D. Rodriguez Digitally signed by Anthony D. Rodriguez
Date: 2023.12.07 10:59:27 -06'00' Date: 12/7/2023
Printed Name: Anthony D. Rodriguez Title: SVP

Property Owner: _____
Address: _____
Signature: _____ Date: _____
Printed Name: _____ Title: _____

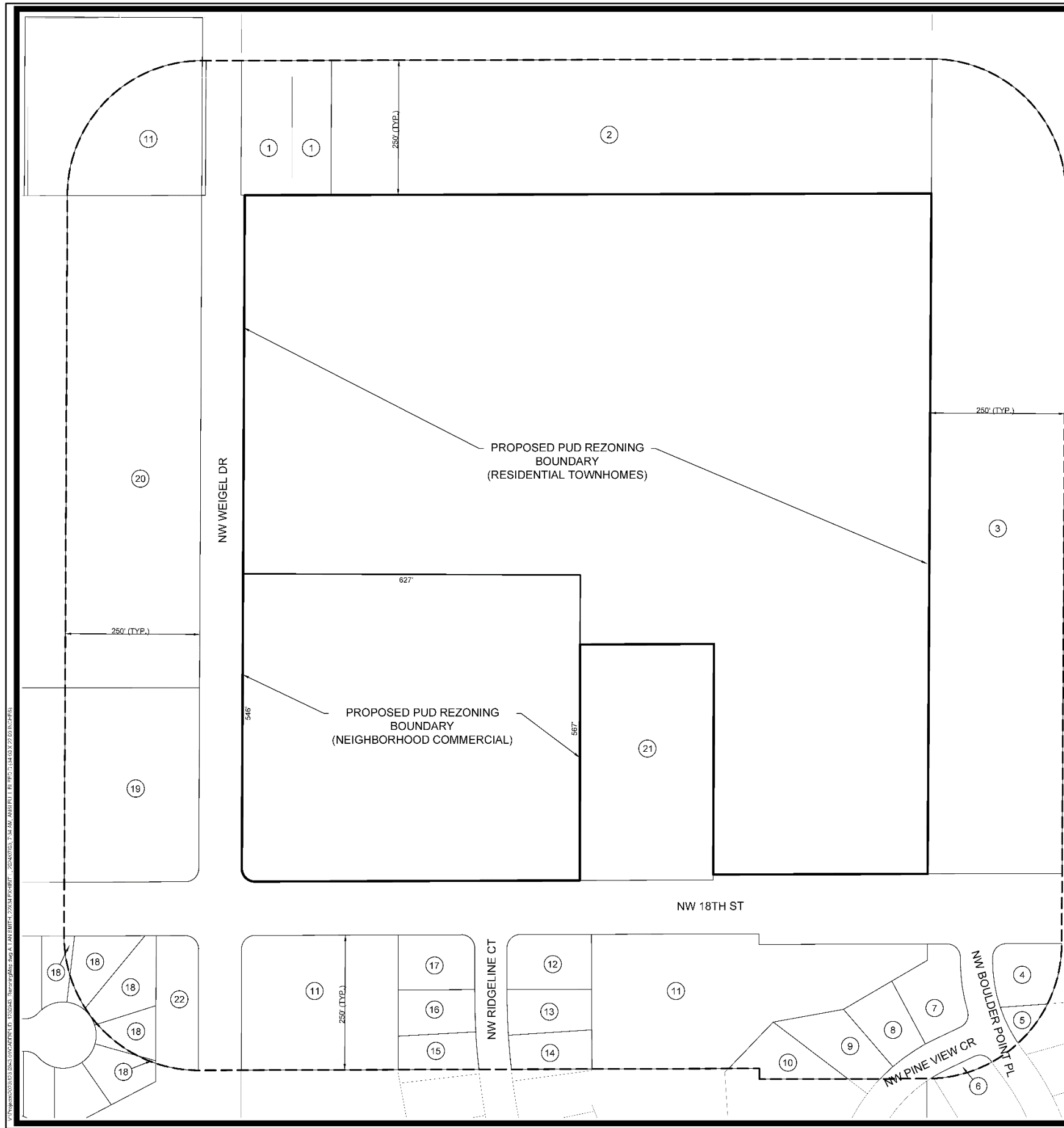
EXHIBIT 'A'

THE STERLING AT ROCK CREEK PUD REZONING DESCRIPTION

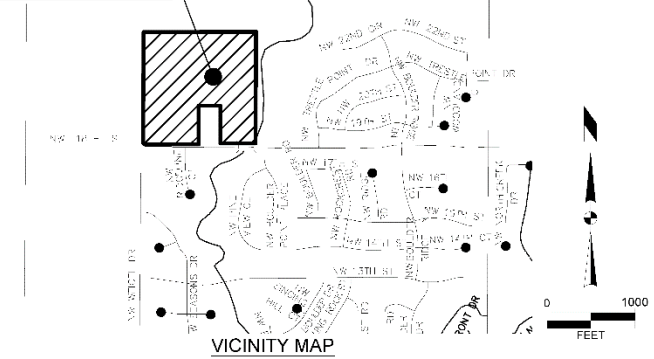
A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



PROJECT LOCATION



REZONING DESCRIPTION
A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 248.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.08 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

- OWNER**
MOECKLY FAMILY FARM LLC
4121 NW 110TH AVE
POLK CITY, IA 50226-1111
STEVEN L. MOECKLY
(515) 250-4477
- DEVELOPER**
SLUSKY CRE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
3555 FARNAM ST, SUITE 1000
OMAHA, NE 68131
JERRY SLUSKY
(402) 505-8100
- ZONING**
EXISTING: BRANDYWINE PUD
PROPOSED: THE STERLING AT ROCK CREEK PUD
- ADJACENT OWNERS**
- | | |
|--|--|
| 1. POLLARD FAMILY FARMS
1620 S KELLOGG AVE STE 107
AMES, IA 50010-8001 | 13. DOUGLAS & KATHRYN WISGERHOF
1705 NW RIDGELINE CT
ANKENY, IA 50023-2753 |
| 2. JERRY'S HOMES, INC.
3600 WESTOWN PKWY, SUITE 100
WEST DES MOINES, IA 50266-1054 | 14. DANIEL & KIMBERLY BACH
1701 NW RIDGELINE CT
ANKENY, IA 50023-2753 |
| 3. WALTER & BONITA HARMON
B & W FARMS LLC
3510 NW 18TH ST
ANKENY, IA 50023-7844 | 15. DANIELA DOTY
1704 NW RIDGELINE CT
ANKENY, IA 50023-2753 |
| 4. ERIC & MEREDITH JACOBSON
1707 NW BOULDER POINT PL
ANKENY, IA 50023-9335 | 16. CALVIN & YOLANDA GRIFFITHS
1708 NW RIDGELINE CT
ANKENY, IA 50023-2753 |
| 5. JARED & ARMEDA TICHY
1703 NW BOULDER POINT PL
ANKENY, IA 50023-9335 | 17. JOSEPH & KELSEY PATAVA
1712 NW RIDGELINE CT
ANKENY, IA 50023-2753 |
| 6. DENNY & BETTY NUJSE
1701 NW PINE VIEW CIR
ANKENY, IA 50023-2369 | 18. GREENLAND HOMES INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672 |
| 7. DONALD & KRISTI WOLFE
1702 NW PINE VIEW CIR
ANKENY, IA 50023-2369 | 19. KOBAYASHI PRITCHARD
FAREWAY STORES, INC
715 8TH ST
BOONE, IA 50036-2727 |
| 8. STEPHEN & LORI GRIFFITH
1628 NW PINE VIEW CIR
ANKENY, IA 50023-2379 | 20. SCS ANKENY LLC
760 W MAIN ST
BARRINGTON, IL 60010-4120 |
| 9. RICK & MICHELLE SANDER
1624 NW PINE VIEW CIR
ANKENY, IA 50023-2379 | 21. GREGG TODD
3802 NW 18TH ST
ANKENY, IA 50023-7842 |
| 10. DAVID & CHARLENE HARMON
3510 NW 18TH ST
ANKENY, IA 50023-7844 | 22. THE RESERVE & THE VILLAGE AT THE
GROVE STORM WATER ASSOCIATION INC
1201 SW STATE ST STE 105
ANKENY, IA 50023-2672 |
| 11. CITY OF ANKENY
410 W 1ST ST
ANKENY, IA 50023-1557 | |
| 12. ZACHARY & KAYLEE DURHAM
1709 NW RIDGELINE CT
ANKENY, IA 50023-2753 | |

ADJACENT OWNERSHIP AREAS			
OWNER	AREA (AC)	PERCENTAGE OF	
		OWNERSHIP	APPROVAL
1	0.96	3.19%	
2	6.41		21.31%
3	8.37		27.85%
4	0.30	1.01%	
5	0.08	0.26%	
6	0.04	0.14%	
7	0.38	1.25%	
8	0.27	0.91%	
9	0.34	1.12%	
10	0.26	0.87%	
11	5.35	NEUTRAL	
12	0.37	1.21%	
13	0.29	0.96%	
14	0.24	0.79%	
15	0.22	0.74%	
16	0.27	0.90%	
17	0.33	1.10%	
18	0.68		2.26%
19	2.07		6.87%
20	5.25		17.46%
21	2.50	8.32%	
22	0.44	1.47%	
Total	30.07	24.25%	75.75%

THE STERLING AT ROCK CREEK PUD

REZONING MAP

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

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

Project No: 123.0943.01

Sheet C100

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	7/3/24	JWS

Engineer: CDD
Checked By: BKC
Date: 06/14/2024
T-R-S: 80N-24W-09
Project No: 123.0943.01
Sheet C100

2. PUD PLAN EXHIBIT

1230643 P12W08P0 on dco ALLAN SMITH 22X34 EXHIBIT L 23240725 2:37 PM ANSI C11 BULED D 034 00 X 22 00 NC 1151

3. BULK REGULATIONS

THE STERLING AT ROCK CREEK PUD AMENDED BULK REGULATIONS

Multi-Family Attached Townhomes

- The provisions of Chapter 192.05, R-3 Multiple Family Residence District Regulations, City of Ankeny Municipal Zoning Code are incorporated as the basis for zoning where listed as follows.
- The provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code are incorporated as the basis of minimum established standard of design.

Permitted Uses – Principal

- One-story, Two-story and one and one-half story multi-family attached townhomes for sale and rent. Basements are not required.

Permitted Uses – Accessory

- Clubhouse structure and accompanying amenities.

Area and Size Regulations

- It is anticipated that the townhomes for sale will be platted with “postage stamp” lots and the common area will be owned and maintained by the homeowner’s association. The townhomes for rent will be platted with common ownership along with the surrounding open space area. Final determination will be made during the final plat stage.
- Front yard setbacks along private streets shall be a minimum of 25 feet from back of curb.
- Building separation shall be a minimum of 10 feet.
- Rear yard setbacks shall be a minimum of 20 feet for principal structures around the perimeter boundary of the development.
- Decks that are not covered shall be able to extend a maximum of 12-feet into the perimeter rear yard.
- Minimum finish area for the townhome units shall be 700 square feet for a one bedroom, 900 square feet for a two bedroom, and 1,100 square feet for a three bedroom.
- Two parking stalls shall be provided for each unit.
- The Land Use Category is Medium Density Residential allowing up to twelve (12) dwelling units per acre.

Neighborhood Commercial

- The provisions of Chapter 192.08, C-1 Neighborhood Retail Commercial District Regulations, City of Ankeny Municipal Zoning Code are incorporated as the basis for zoning where listed as follows.
- The provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code are incorporated as the basis of minimum established standard of design.
- The following uses shall be allowed in The Sterling at Rock Creek PUD District:

The following C-1: Neighborhood Retail Commercial District uses will be allowed:

Chapter 192.08.1.

~~A. Any use permitted in the R-3 District.~~

B. Retail businesses or service establishments, such as the following:

- (1) Antique shops,
- (2) Apparel shops,
- (3) Art shops,
- (4) ~~Automotive stores for the retail sale of automotive parts, supplies and accessories; provided, that all merchandise sold or services performed shall be within an enclosed building or structure, and specifically excluding body and fender shops, automotive repair shops, and junk shops or junkyards,~~
- (5) Baby and children stores,
- (6) Bakeries or bakery outlets - retail sales only,
- (7) Banks, savings and loan associations, and similar financial institutions,
- (8) Bicycle shops, sales and repairs;
- (9) Bookstores,
- (10) Camera stores,
- (11) Clothes cleaning and laundry pickup stations,
- (12) ~~Collection offices of public utility companies,~~
- (13) Confectionery stores, including ice cream or snack bars,
- (14) Dairy stores - retail only,
- (15) Dance studios and physical culture establishments,
- (16) Delicatessens,
- (17) Drugstores,

- (18) Dry goods stores,
- (19) Florist shops and greenhouses,
- (20) ~~Funeral homes and mortuaries,~~
- (21) Furniture stores,
- (22) ~~Gas stations, including minor automobile repairs as accessory but not principal use,~~
Convenience stores is an allowable use,
- (23) Gift shops,
- (24) Grocery stores ~~including supermarkets,~~
- (25) Hardware stores,
- (26) Hobby shops,
- (27) Household appliances sales and repair,
- (28) Jewelry stores and watch repair shops,
- (29) Key shops,
- (30) ~~Launderettes, coin-operated dry-cleaning establishments, and~~ dry-cleaning or pressing establishments using only nonflammable solvents,
- (31) ~~Locker plants for storage and retail sales only,~~
- (32) Leather goods stores,
- (33) Music stores,
- (34) Music studios,
- (35) Paint and wallpaper stores,
- (36) Photographic studios,
- (37) Post office substations,
- (38) Radio and television sales and repair shops,
- (39) Restaurants,
- (40) Shoe and hat repair shops,
- (41) Sporting goods stores,
- (42) Tailor and dressmaking shops,
- (43) ~~Theaters,~~
- (44) Toy stores,

- (45) Variety stores,
- (46) Bowling alleys,
- (47) Taverns and lounges, ~~provided that such establishments are not located within 300 feet from a church, school or R-1 zoning district; and provided further, that the tavern or lounge is housed in a building or shopping center which is occupied by other retail businesses or service establishments.~~ (Taverns, lounges, and nightclubs are defined as more than 50 percent of total sales in alcoholic beverages).
- (48) Preschool and child day care centers, subject to the following provisions:
 - a. The childcare center/preschool shall have 35 square feet per child of usable indoor floor space maintained in a clean and sanitary manner; when floor space occupied by cribs is counted as usable floor space, there shall be 40 square feet of floor space per child in those rooms. Kitchens, bathrooms, and halls may not be counted in the square footage per child or used as regular program space.
 - b. There shall be 75 square feet of outdoor recreation area per child using the space at any given time. Such space shall be located in the side or rear yard and be totally enclosed by a fence of no less than 42 inches in height.
 - c. There shall be adequate off-street area for traffic circulation allowing child drop-off and pick-up activity entirely in the property.
- C. Combinations of the above uses.
- D. Business and professional offices supplying commodities or performing services primarily for residents of the neighborhood.
- Retail Commercial Area and Size regulations shall be as follows:

Lot Area:	No Minimum
Lot Width:	No Minimum
Front Yard:	30 Feet
Side Yard:	No Minimum, 25 Feet when adjacent Residential
Rear Yard:	25 Feet, when adjacent Residential 10 Feet, when adjacent Commercial
Max. Height:	35 Feet
Max. Stories	2 Stories –All other Permitted Uses

THE STERLING AT ROCK CREEK PUD ARCHITECTURAL CHARACTER

RESIDENTIAL TOWNHOMES

The multi-family attached residential townhomes in The Sterling at Rock Creek PUD will feature a common traditional architectural element. The consistency in the townhomes will create a neighborhood feel while varying townhome colors, accents and elevational features will help with curb appeal to distinguish individual buildings.

Key elements such as a pronounced entrance, plan variety, alternated colors, varying roof pitches, and quality-building materials combine to give the developer and the homeowners a successful combination. Acceptable building exteriors will include masonry (natural and/or manufactured brick or stone), vinyl, and composite siding. The siding will vary using 4" lap, shingle, or vertical board and batten styles. The roof of all townhomes shall be standard 3-tab or architectural type shingles. The colors of the townhomes will be natural colors such as earth tones and grays, with accent colors to vary the pallet. Vibrant colors can only be used to accent building details such as doors, provided they add to the overall attractiveness and design of the townhome.

Typical elevations are shown for general character representation only. These do not reflect all the townhomes that will be constructed within The Sterling at Rock Creek PUD, they are meant to provide an idea of the character of the homes allowed within the development

NEIGHBORHOOD COMMERCIAL

The retail commercial area conforms to the proposed Comprehensive Land Use Plan Future Land Use designation of Neighborhood Commercial. This development is positioned along a planned arterial corridor with a continued extension of NW 18th Street connection to Highway 415 in a section of Ankeny that is experiencing tremendous growth. With the increase in development activity in this region, traffic counts will only continue to escalate along these corridors making this parcel a potential area wide hub of retail commercial activity.

The retail commercial site shall contain architectural elements that are compatible with neighborhood retail commercial areas. The building(s) shall be constructed of masonry (natural and/or manufactured brick or stone), EIFS, composite siding, metal panels and aluminum storefront, pulling architectural elements from neighborhood retail commercial development occurring in the surrounding developments. Common concrete block will not be allowed on any elevation of the building.

Examples of similar commercial projects are shown for general character representation only. These do not directly reflect all the neighborhood commercial buildings that will be constructed within The Sterling at Rock Creek PUD, they are meant to provide an idea of the character of the buildings allowed within the development. The detailed color elevations of the neighborhood commercial buildings will be submitted at the time of Site Plan for review by the Plan and Zoning Commission as appropriate per City Code.

ELEVATIONS



FRONT ELEVATION



LEFT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

MULTI-FAMILY ATTACHED TOWNHOME ELEVATION

(The above elevations will be updated to meet the provisions of Chapter 192.02(3), Design Standards, City of Ankeny Municipal Code prior to site plan approval)



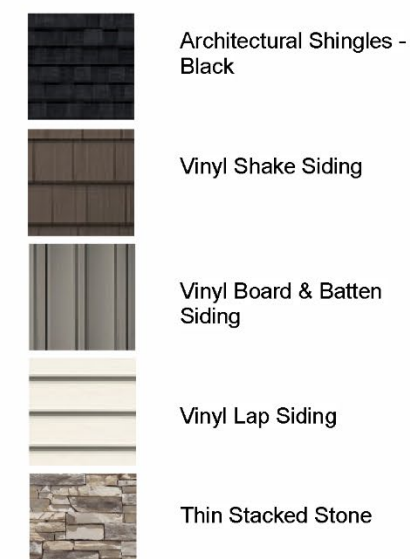
Street Elevation



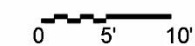
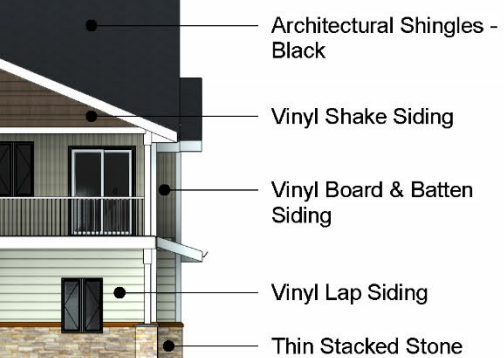
Right Elevation



Left Elevation



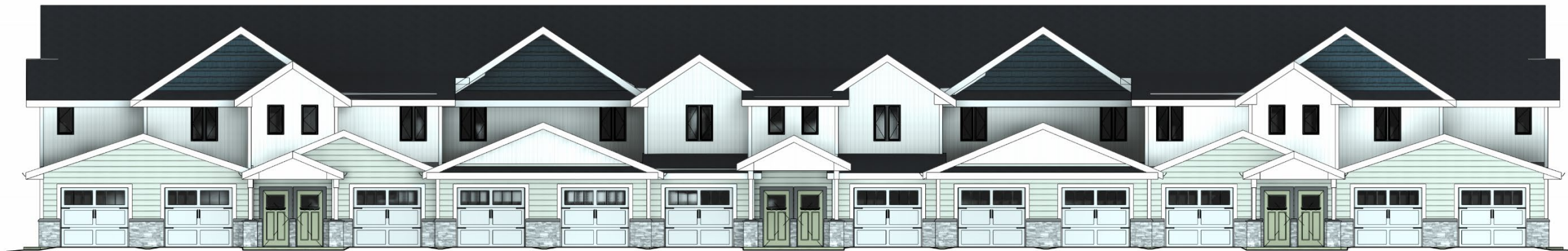
Garden Elevation



12 Plex Multi-Family Townhomes

CONDENSERS AND METERS SHALL BE SCREENED WITH PLANTINGS OF PREDOMINANTLY EVERGREEN VERITIES





Street Elevation
5/64" = 1'-0"



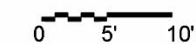
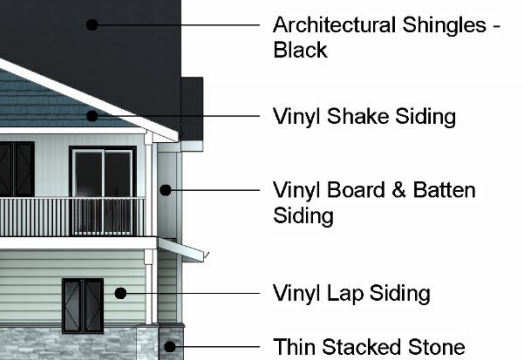
Right Elevation
5/64" = 1'-0"



Left Elevation
5/64" = 1'-0"



Garden Elevation



12 Plex Multi-Family Townhomes

CONDENSERS AND METERS SHALL BE SCREENED WITH PLANTINGS OF PREDOMINANTLY EVERGREEN VERITIES



WHAT IS A...WALKABLE COMMUNITY?

Walkable communities refers to a compact urban planning method of design that integrates a variety of mixed-use architectures, blending residential, commercial, and retail spaces together. The term “walkable” aims to maximize foot traffic and minimize vehicular traffic. It is based on the idea that developments should be more than just transportation corridors, but rather complete livable spaces that serve a variety of needs. Walkable communities are designed so users can access essential services within a reasonable distance, such as by foot or bicycle.

The key to promoting a thriving community is in providing a harmonious environment between the people and the cars, as well as creating connections between residents and amenities. Connectivity can be achieved by implementing walkable streetscapes, ensuring proximity to public transportation hubs like bus stops, and by providing defined public outdoor areas for users to linger, explore, and connect with the built environment.

Retail buildings in new communities should be approachable, easy to navigate, and appropriately scaled to foster a sense of connection within the site. The inclusion of ground-level, activity-centered amenities attracts users to the development, fostering a sense of belonging and engagement. Incorporating additional elements such as bike racks, crosswalks, eye-catching signage, illuminated pathways, seating nodes, and plenty of shade further enhances the user experience of the retail plaza, ultimately reducing car dependence.

By thoroughly integrating the design principles associated with “Walkable communities” into a mixed-use retail development - that harmoniously balances cars and pedestrians - the community can lay the groundwork for a thriving environment!



1. Minimal Setbacks



2. Prominent Storefronts



3. De-emphasized Parking Lots



4. Wide Pedestrian Paths

EXPERIENCE | IMAGES



5. Seating Nodes



6. Defined Walkways



7. Integrated Landscaping



8. Outdoor Dining



9. Architectural Lighting



10. Directional Cues (Steps, Fencing, Lighting)

ACCESSORIES | IMAGES



4. SUPPORTING EVIDENCE

THE STERLING AT ROCK CREEK PUD SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

This development generally drains from northwest to southeast outletting into Rock Creek located in the southeastern corner of the development. The existing homestead parcel separates the west half from the east half of the development drainage.

Initial review of the storm water detention will potentially propose three locations for basins. The west basin will be along the existing homestead and be incorporated to enhance the bufferyard between the proposed commercial area and the existing homestead property. This basin would serve the commercial area if a regional basin approach was proposed; otherwise, individual commercial properties would provide their detention requirements on their individual lot. The two east basins will be located along the Rock Creek corridor and will utilize the open area shown on the PUD Master Plan. The basins will provide water quality volume and water quantity volume for the development.

Storm sewers will be private and generally be located on the south and west sides of the private street systems with intermittent intakes along the curb lines to intercept storm water flows.

Rock Creek is a FEMA regulated drainage channel. According to the mapping, the 100-year floodplain is within the southeasterly corner of the development. (See the attached drainage map and FIRM map.)

SANITARY SEWER

There is an existing WRA owned 30-inch trunk sanitary sewer that is located on the south edge of the development north of NW 18th Street. A new public 8-inch sanitary sewer is proposed to be installed in the center of the private streets and extend through the development.

WATER MAIN

The existing 12-inch water main is located on the south side of NW 18th Street with an 8-inch stub extending north under NW 18th Street at NW Ridgeline Court. The current plan is to drill under NW 18th Street at the easterly roadway and connect to the existing 12-inch water main. A proposed 8-inch water main will be extended through the development and connect to the 16-inch water main in NW Weigel Drive to provide for an internal loop within the development. The proposed water main throughout the development could be extended through the neighborhood commercial area to connect to the existing 8-inch stub to provide an additional loop connection.

All new water mains will be public improvements and will provide water and fire protection for the interior lots of the development. The water main is proposed to be a public utility and will generally be located on the north and east sides of the street.

PRIVATE STREETS

Private streets proposed within the residential area are 25-feet back-to-back, 7-inch thick roadway within a combination ingress/egress easement. At the NW 18th Street and NW Weigel Drive intersections the internal private streets will be widened to allow for two outbound lanes with a single inbound lane.

An east bound left turn lane on NW 18th Street at the easterly entrance into the development is planned for construction when required. Two access locations onto public roadways, one on NW Weigel Drive aligning with NW Savannah Lane and the other being the private drive across from the Fareway property access are proposed into the neighborhood commercial area.

All lots adjacent NW 18th Street and NW Weigel Drive will not have direct access onto those streets.

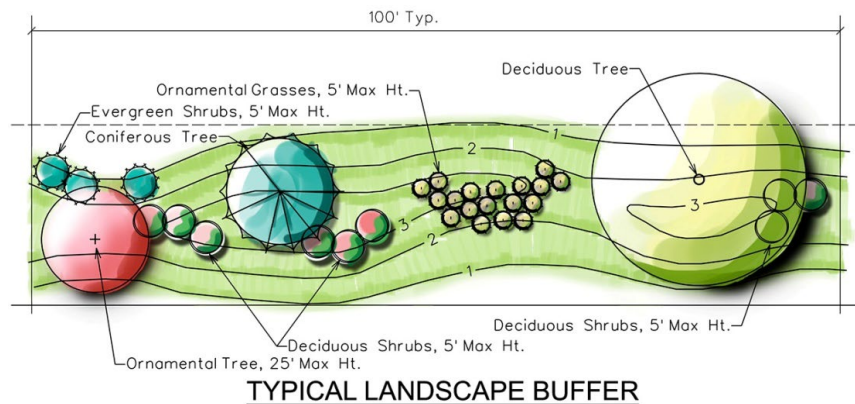
SIDEWALKS

Sidewalks (5-foot in width) are proposed along both sides of the private streets within the combination ingress/egress easements in the residential areas. These will generally be installed adjacent to the private streets with the construction of the townhomes. A 5-foot sidewalk is also required along NW 18th Street and NW Weigel Drive.

SCREENING, OPEN SPACE AND LANDSCAPING

Proposed screening will meet the requirements of Chapter 194: Parking, Loading and Screening as well as the open space, landscaping and parking lot shading requirement of the Ankeny Zoning Ordinance.

A Type B Screen will be provided along NW 18th Street and NW Weigel Drive. The screen will be installed during the development of the public improvements for the corresponding area being platted. Below is an example of the typical landscape buffer that would be required along this length of property boundary. In locations where a berm will block or impede drainage, a 6-foot high opaque fence may be allowed to pass drainage beneath.



SIGNAGE

All proposed signs will conform to City of Ankeny sign requirements.

FRANCHISE UTILITIES

The gas main will be located in a gas easement located at the front of the residential units. The electric, telephone, and cable television utilities are proposed along the front and potentially the rear of the lot within public utility easements.

PARK SITE DEDICATION

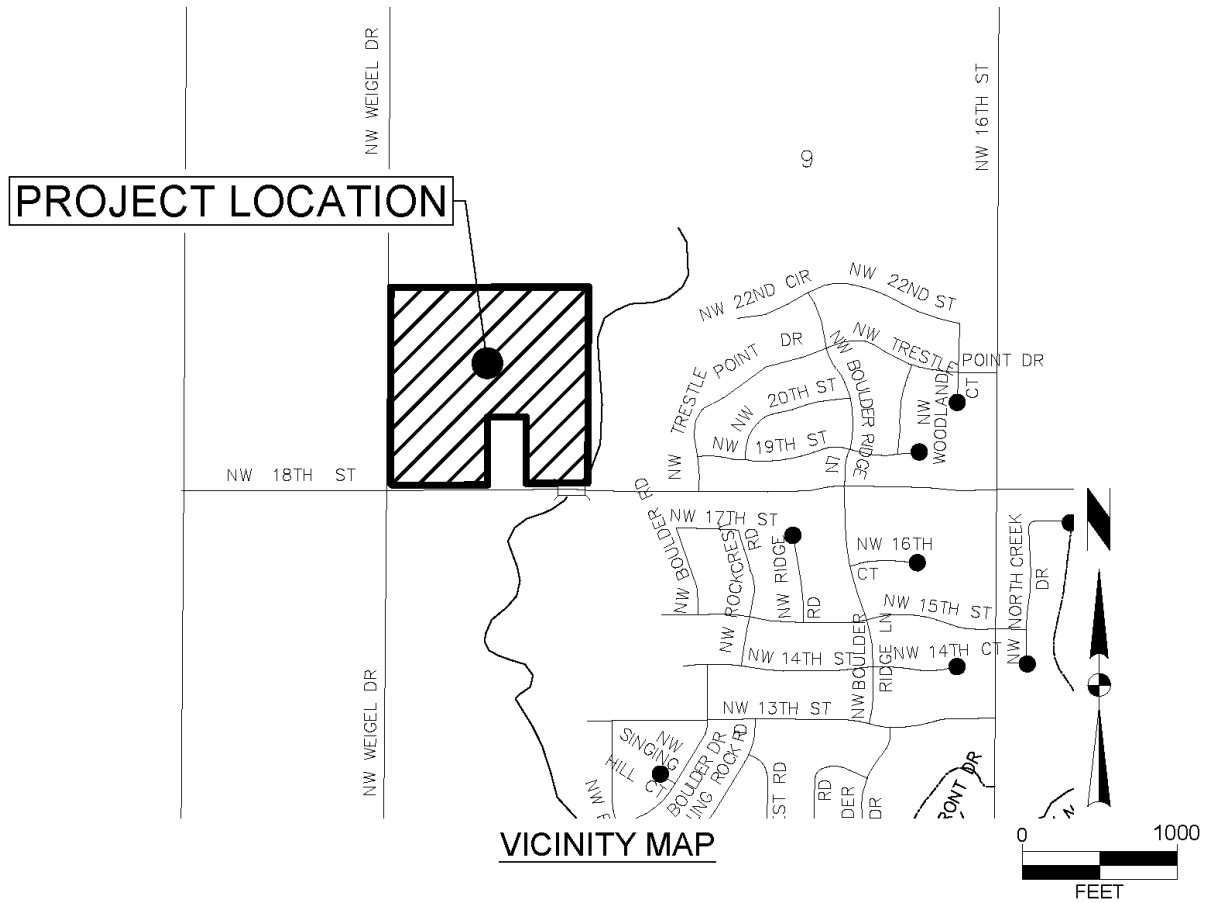
Park site dedication is required for this development. The City of Ankeny allows payment in lieu of providing park area(s) within the project site for residential areas. The Applicant will provide the payment option of \$12,000 / acre for the area required by the City. The development will include areas of open space within the project. These areas will include existing Rock Creek and the proposed detention areas.

LAND USE CATEGORY

The current Land Use Category is Medium Density Residential allowing up to twelve (12) units per acre. This maximum density may not be exceeded without a Land Use Plan Amendment.

The proposed Land Use Category is Neighborhood Commercial for the approximately 7.1 acres in the southwesterly portion of the property.

VICINITY MAP AND REZONING DESCRIPTION



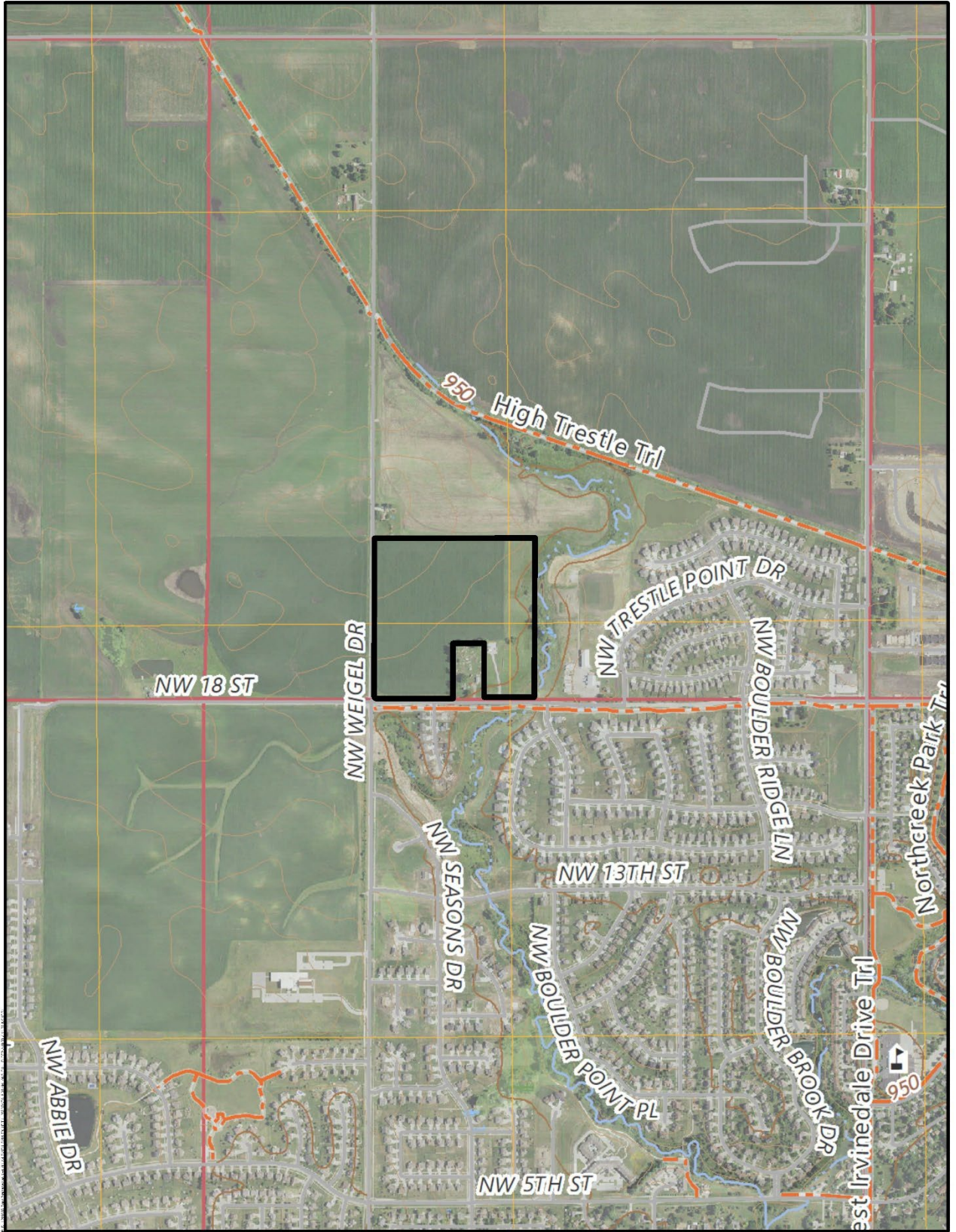
THE STERLING AT ROCK CREEK PUD REZONING DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1262.18 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH ST.; THENCE SOUTH 89°58'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 404.68 FEET; THENCE NORTH 0°34'09" EAST, 427.74 FEET; THENCE SOUTH 89°38'34" WEST, 249.00 FEET; THENCE SOUTH 0°34'17" WEST, 436.27 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 89°58'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 592.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE NORTHEAST WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.38 FEET, AND WHOSE CHORD BEARS NORTH 44°54'08" WEST, 35.43 FEET TO THE EAST RIGHT OF WAY LINE OF NW WEIGEL DR.; THENCE NORTH 0°12'58" EAST ALONG SAID EAST RIGHT OF WAY LINE, 1245.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°53'39" EAST ALONG SAID NORTH LINE, 1271.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.51 ACRES (1,503,235 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXISTING TOPOGRAPHY / DRAINAGE AREAS



SNYDER
& ASSOCIATES

0 1000
FEET



Brandywine PUD

USGS Topographic Map | Ankeny, Iowa | 4/15/2022

FIRM MAP

National Flood Hazard Layer FIRMette



95°29'22"W 41°43'4"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map, Orthorectified, Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, AE
		With BFE or Depth Zone AE, AO, AP, VC, AV
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee. Zone D
OTHER AREAS		Area of Minimal Flood Hazard. Zone X
		Effective ID MRs
		Area of Unincorporated Flood Hazard. Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Roadwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Cross-section Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps. It is not valid as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/5/2022 at 2:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map orientation, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.

WATER USAGE CALCULATIONS

PROJECT: THE STERLING AT ROCK CREEK

No: 123.0943

DATE: June 11, 2024

SUBJECT: WATER USAGE CALCULATIONS

BY: CK:

PAGE: 1 OF 5

**SANITARY SEWER**

7.1 ACRES OF COMMERCIAL PLUS CLUBHOUSE AREA (USE 8 ACRES OF COMMERCIAL)
 287 TOTAL RESIDENTIAL UNITS

PER SUDAS

FOR COMMERCIAL, USE 5,000 GPD/ACRE

PEAK FLOW

8 ACRES X 5000 GPD/ACRE = 40,000 GPD

FOR MEDIUM DENSITY RESIDENTIAL

USE 3 PEOPLE /UNIT AND 100 GPCD

PEAKING FACTOR (PF) = $(18+P^{0.5})/(4+P^{0.5})$ WHERE P IS POPULATION IN THOUSANDS

PEAK FLOW :

287 UNITS X 3 PEOPLE PER UNIT =

861 PEOPLE

PF = $(18+.372^{0.5})/(4+.372^{0.5}) =$

3.841

= 330707.19 GPD

TOTAL PEAK FLOW = 40,000 + 330,707

= 0.371 MGD

CHANGE TO CFS (MGD / 0.646)

= 0.574 CFS

8" MAIN @ 2/3 FULL, FACTOR =

0.79 , THEREFORE

FULL FLOW =

0.574 / 0.79

= 0.726 CFS

FOR FLOW =

0.726 CFS, DETERMINE MINIMUM SLOPE FOR

8 " MAIN

 $Q = (1.486/n) \cdot A \cdot R^{2/3} \cdot S^{1/2}$, n = 0.013

A = 0.34907 SF

R = 0.194 FT

0.726 CFS =

13.37

* $S^{1/2}$

=> S =

0.30 %

CITY OF ANKENY MINIMUM SLOPE = 0.50 %,

CITY OF ANKENY PREFERRED SLOPE = 0.60 %,

THEREFORE, OK.

WATER MAIN

A NEW 8" MAIN WILL BE EXTENDED THROUGH THE DEVELOPMENT AND LOOP INTO THE EXISTING WATER MAIN SYSTEM ON THE COLLECTOR ROADS. THIS WILL PROVIDE SERVICE AND FIRE PROTECTION TO THE SITE.

PER SUDAS

FIRE FLOW = 1500 GPM

INSTANTANEOUS PEAK FLOW = AVERAGE FLOW X $(7/(P^{.167}))$ WHERE P IS POPULATION IN THOUSANDS

AVERAGE FLOW = 86100 GPD (861 PEOPLE @ 100 GPCD)

INSTANTANEOUS PEAK FLOW = 617953 GPD

= 429.13 GPM

THIS CALCULATION DOES NOT INCLUDE THE COMMERCIAL AREA. HOWEVER, GIVEN THAT AN 8-INCH MAIN WILL BE LOOPED THROUGHOUT THE DEVELOPMENT WITH MULTIPLE CONNECTIONS TO LARGER MAINS THERE SHOULD BE ADEQUATE FLOW FOR THE COMMERCIAL AREA AS WELL.

THEREFORE, OK

D. Density Table

Table 3B-1.01: Minimum Values

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people / AC	3 people / unit	100 gpcd*
Medium Density (Multi-Family) Residential	15 people / AC 6.0 people / duplex	3 people / unit	100 gpcd*
High Density (Multi-Family) Residential	30 people / AC	2.5 people / unit	100 gpcd*
Office and Institutional	5,000 gpd / AC (IDNR)	Special Design Density	N/A
Commercial and Light Industrial	5,000 gpd/AC (IDNR)	Special Design Density	N/A
Industrial	10,000 gpd/AC (IDNR)	Special Design Density	N/A

* Iowa Department of Natural Resources (DNR) - Dry Weather Flow - One hundred gallons per capita per day (gpcd) should be used in design calculations as the minimum average dry weather flow. This 100 gpcd value may, with adequate justification, include maximum allowable infiltration for proposed sewer lines.

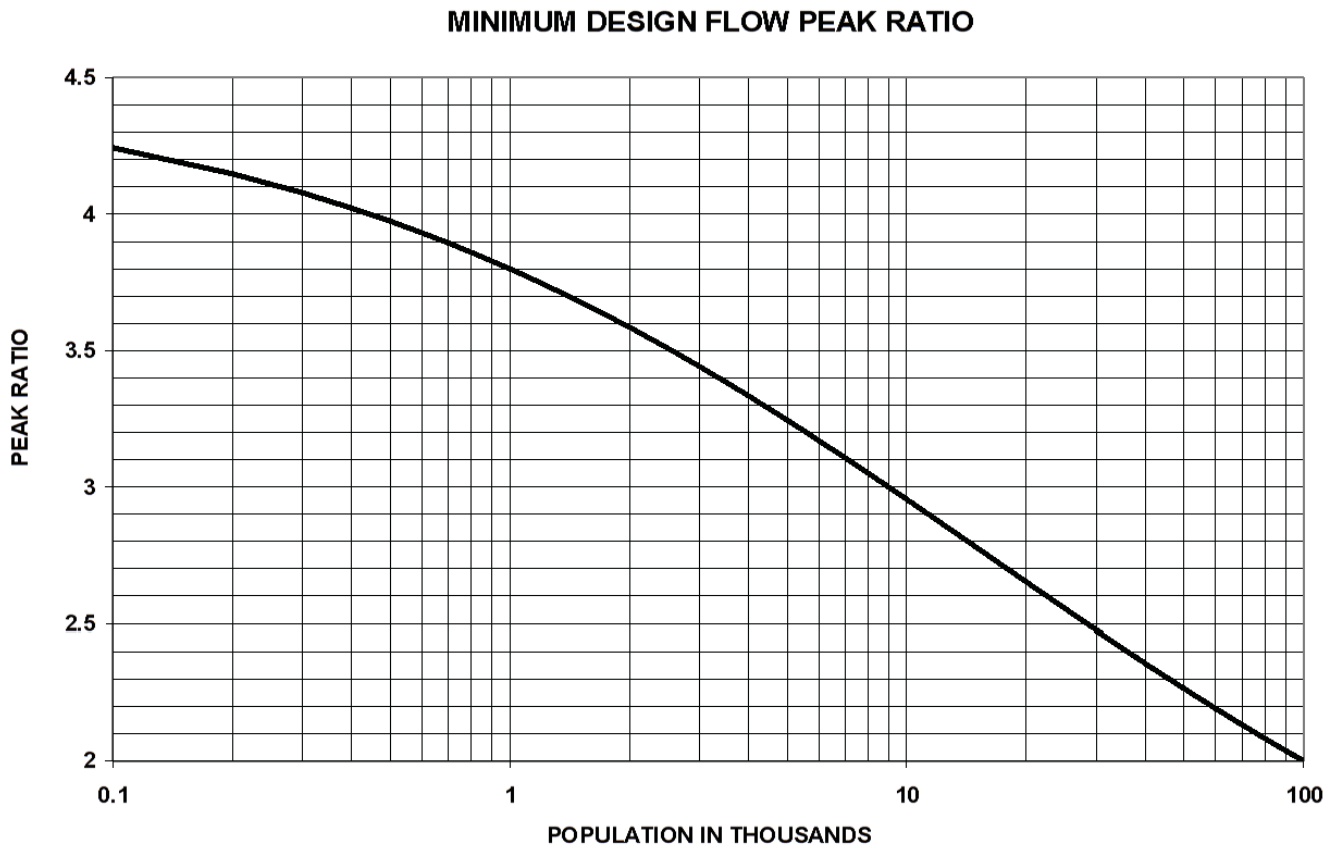
The area densities listed include the peaking factor.

Note: If the Project Engineer uses values different from the above table, approval by the Jurisdictional Engineer is required.

E. Special Design Densities

Special design densities should be based on specific flow measurements or known flow rates and are subject to approval by the Jurisdiction Engineer based on methodology provided by the Project Engineer prior to submittal to the Iowa DNR.

Figure 3B-1.01: Ratio of Peak to Average Daily Sewage Flow



Curve Equation: Peak Ratio = $\left[\frac{18 + P^{0.5}}{4 + P^{0.5}} \right]$ where P = population in thousands

Source: Fair, G.M. and Geyer, J.C. "Water Supply and Wastewater Disposal"
1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

2. Minimum Size Requirements:

- a. **Water Service Stub:** The water service stub must meet the Jurisdiction's standards and provide adequate design flows.
 - b. **Distribution Mains:** All water mains should be sized large enough to provide existing and future residential, commercial, and industrial water demands and fire protection flows to the area to be served. The minimum water main size is 8 inches in diameter, unless otherwise approved by the Jurisdictional Engineer. The Jurisdiction reserves the right to increase the size of the mains to meet future water demands.
 - c. **Arterial or Feeder Mains:** Arterial or feeder mains, typically 12 inches and larger, should conform to an existing grid pattern or as directed by the Jurisdiction to meet long range plans of the Jurisdiction.
3. **Pressure Requirements:** The recommended minimum operating pressure of the distribution system should be no less than 35 psi. The residual pressure required under fire flow conditions should not drop below 20 psi at any hydrant or any point in the system. When operating pressure exceeds 100 psi, individual or system pressure reducing devices may be required.

E. Flow Considerations**1. Design Flows:** The water main system must be able to meet the following flow requirements:

- a. Peak day demands plus fire flow demands.
- b. Instantaneous peak demands for water mains from source, treatment, and/or storage facilities.

2. Peak Day Demands:

- a. **General:** The peak day demand is the average rate of consumption on the maximum day. The maximum day is the 24 hour period during which the highest consumption total is recorded in the latest 3 year period. High consumption that will not occur again due to changes in the system, or that was caused by unusual operations, should not be considered.

When no actual figure for maximum daily consumption is available, it should be estimated on the basis of consumption in other cities of similar character. Such estimates should be at least 2.0 times greater than the average daily water demand for cities having more than 500 people and 2.5 times greater than the average daily water demand for cities having 500 people or less.

- b. **Average Day Demand (minimum):**

$$\text{Area} \times \text{Area Density} \times \text{Rate} = \text{Average Daily Demand} \quad \text{Equation 4B-1.01}$$

$$\text{Number of Units} \times \text{Unit Density} \times \text{Rate} = \text{Average Daily Demand} \quad \text{Equation 4B-1.02}$$

Table 4B-1.01: Density

Land Use	Area Density	Unit Density	Rate
Low Density (Single Family) Residential	10 people/AC	3.0 people/unit	100 gpcd
Medium Density (Multi-Family) Residential	15 people/AC	3.0 people/unit 6.0 people/duplex	100 gpcd
High Density (Multi-Family) Residential	30 people/AC	2.5 people/unit	100 gpcd
Office and Institutional	Special Design Density ¹		
Commercial	Special Design Density ¹		
Industrial	Special Design Density ¹		

¹ Special design densities should be subject to approval by the Jurisdictional Engineer based on methodology provided by the Project Engineer.

Note: If the Project Engineer uses values different than the above table, approval by the Jurisdictional Engineer and Iowa DNR is required.

3. **Instantaneous Peak Demands:** Where existing data is not available to accurately predict the instantaneous peak demand for the design year, the following criteria may be used as a minimum for estimating the instantaneous peak demand:

- a. 220 people or less = Average day demand (gpm) x 9.0.
- b. More than 220 people = Average day demand (gpm) x $7/P^{0.167}$
P = design year population in thousands.

If major water users exist in the system, the peak may be greater than those listed above.

4. **Fire Flows:** The following general information is taken from the *Fire Suppression Rating Schedule* (Edition 05-2008) of the Insurance Services Office (ISO). The latest ISO requirements must be checked to verify fire flow criteria. Insurance requirements for fire protection may vary with each Jurisdiction and must be confirmed by the Project Engineer.

- a. For one- and two- family dwellings not exceeding two stories in height, the following needed fire flows should be used.

Distance Between Buildings	Needed Fire Flow
Over 100'	500 gpm
31' to 100'	750 gpm
11' to 30'	1,000 gpm
10' or less	1,500 gpm

For wood shingle roof coverings on the building or on exposed buildings add 500 gpm to the needed fire flows.

- b. Multi-family, commercial, and industrial areas are considered high risk areas. The fire flows available in these areas require special consideration. The distribution and arterial mains in the high risk areas are to accommodate required fire flows in those areas.

TRIP GENERATION MEMO



Memorandum

To: Leslie Hart, P.E. PTOE
City of Ankeny – Traffic Engineering Manager

Date: June 11, 2024

From: Tony Boes, P.E., PTOE

RE: The Sterling at Rock Creek
Trip Generation
Ankeny, Iowa

Trip generation estimates were prepared for the planned The Sterling at Rock Creek development in the northeast quadrant of the intersection of NW 18th Street and NW Weigel Drive. A previous study, the 2022 Moeckly Farms Traffic Impact Study, was completed assuming single-family housing for the development area. Current development plans include multifamily housing, a drive-in bank and retail space. Exhibit 1, a conceptual layout for the development is attached.

Trip generation estimates shown in Tables 1 and 2 were prepared for the planned opening year (2026) and the design year (2046) using trip generation rates from the ITE Trip Generation Manual, 11th Edition. For the design year, peak hour internal trips were estimated using the NCHRP 8-51 Internal Trip Capture Estimation Tool. Pass-by trips were estimated using ITE data for drive-in banks (LUC 912) and shopping plazas (LUC 821 (no pass-by data available for LUC 822)). When peak hour intersection traffic forecasts are prepared, pass-by trips may be reduced to limit pass-by to not more than 10% of adjacent street traffic. Following are the applicable pass-by trip percentages used in Table 2.

Pass-by Trips:

- Bank: 29% AM, 35% PM
- Retail: 0% AM, 40% PM

Table 1: Opening Year Trip Generation

Land Use	ITE Code	Quantity	Unit	Daily				AM Peak (1)				PM Peak (2)			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Multifamily Housing (Low-Rise)	220	33	DU	6.74	222	111	111	0.40	13	3	10	0.51	17	11	6
Drive-in Bank	912	3	DIL	125.05	375	188	187	8.54	26	16	10	27.07	81	40	41
Strip Retail Plaza (< 40 kSF)	822	12	kSF	54.45	653	327	326	2.36	28	17	11	6.59	79	40	39
TOTAL					1250	626	624		67	36	31		177	91	86

(1) Peak hour of adjacent street traffic 7-9 AM.

(2) Peak hour of adjacent street traffic 4-6 PM.

Table 2: Design Year Trip Generation

Land Use	ITE Code	Quantity	Unit	Daily				AM Peak (1)				PM Peak (2)			
				Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting	Rate	Total Trips	Entering	Exiting
Multifamily Housing (Low-Rise)	220	291	DU	6.74	1961	981	980	0.40	116	28	88	0.51	148	93	55
Drive-in Bank	912	3	DIL	125.05	375	188	187	8.54	26	16	10	27.07	81	40	41
Strip Retail Plaza (< 40 kSF)	822	12	kSF	54.45	653	327	326	2.36	28	17	11	6.59	79	40	39
Strip Retail Plaza (< 40 kSF)	822	33	kSF	54.45	1797	899	898	2.36	78	47	31	6.59	217	109	108
Total Trips					4786	2395	2391		248	108	140		525	282	243
Internal Trips								2%	4	2	2	20%	106	53	53
External Trips									244	106	138		419	229	190
Pass-by Trips									8	4	4		104	52	52
New Trips									236	102	134		315	177	138

(1) Peak hour of adjacent street traffic 7-9 AM.
(2) Peak hour of adjacent street traffic 4-6 PM.

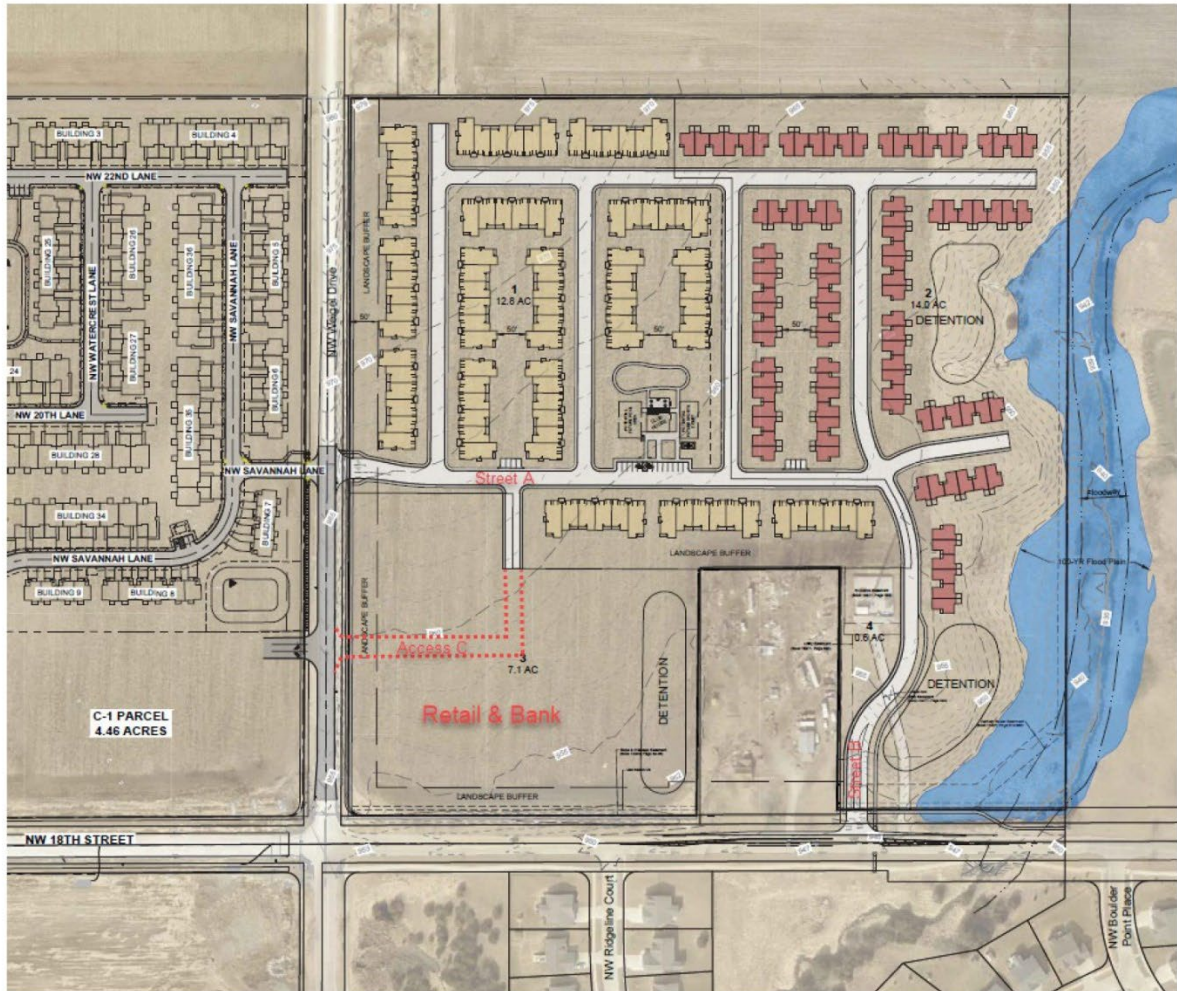
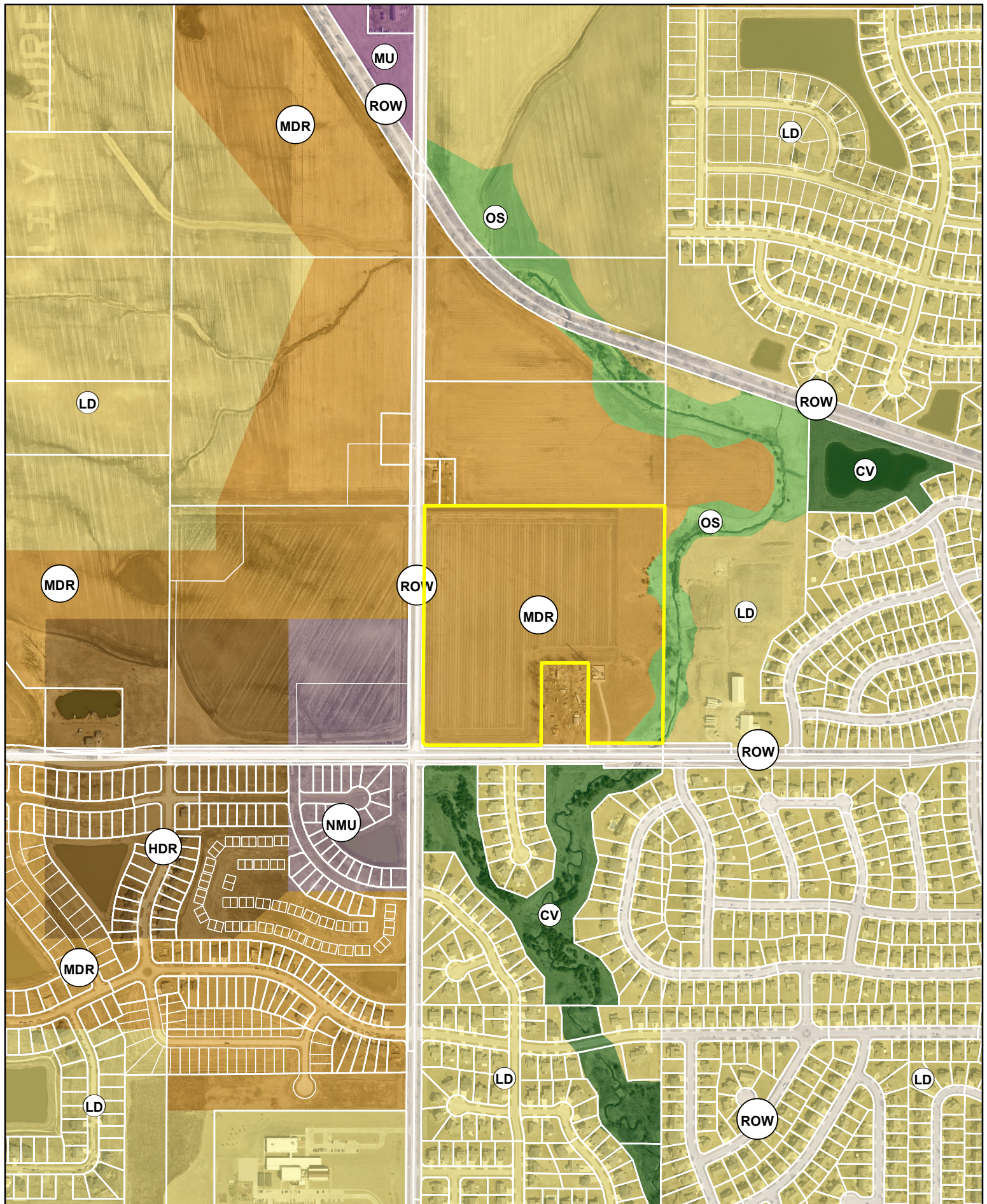
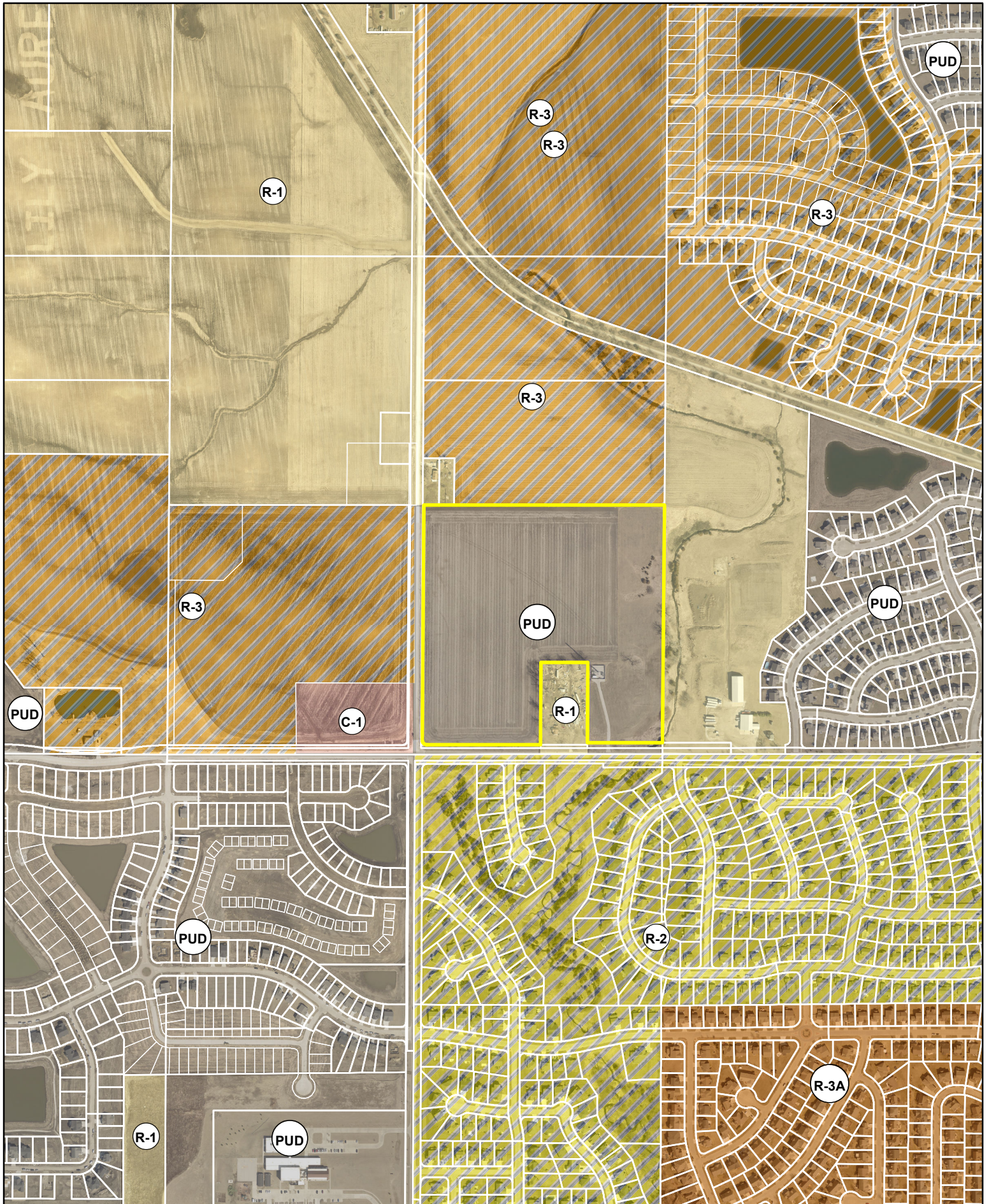


Exhibit 1 – Site Concept Plan







PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

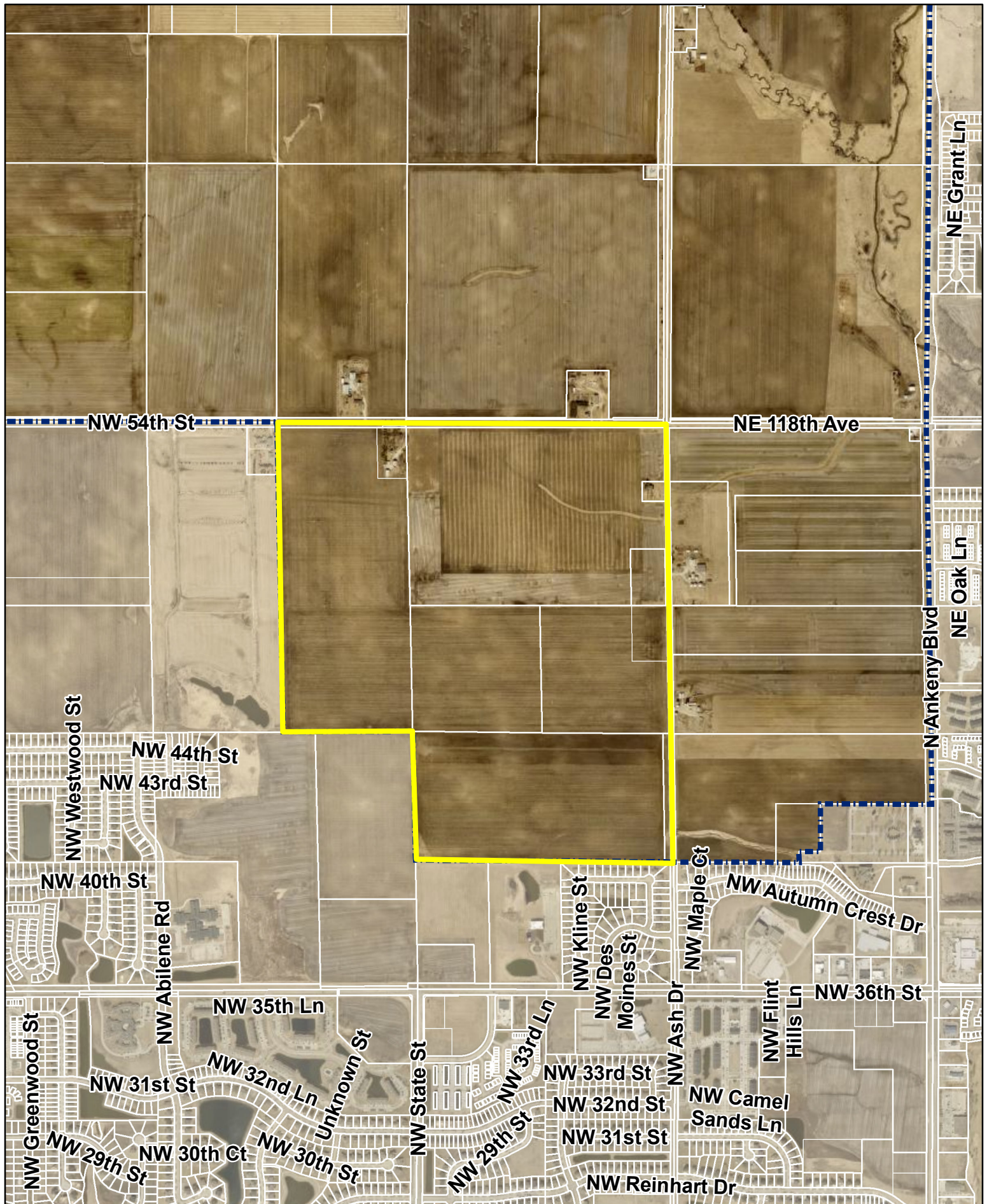
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Hope Crest 80/20 Voluntary Urbanized Annexation.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Annexation Applications
 Annexation Map
 Land Ownership Map
 Future Land Use Map
 Zoning Map
 Proximity Map
 Utilities Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: August 6, 2024

Agenda Item: Hope Crest 80/20 Voluntary Urbanized Annexation
Report Date: August 1, 2024
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Recommendation:

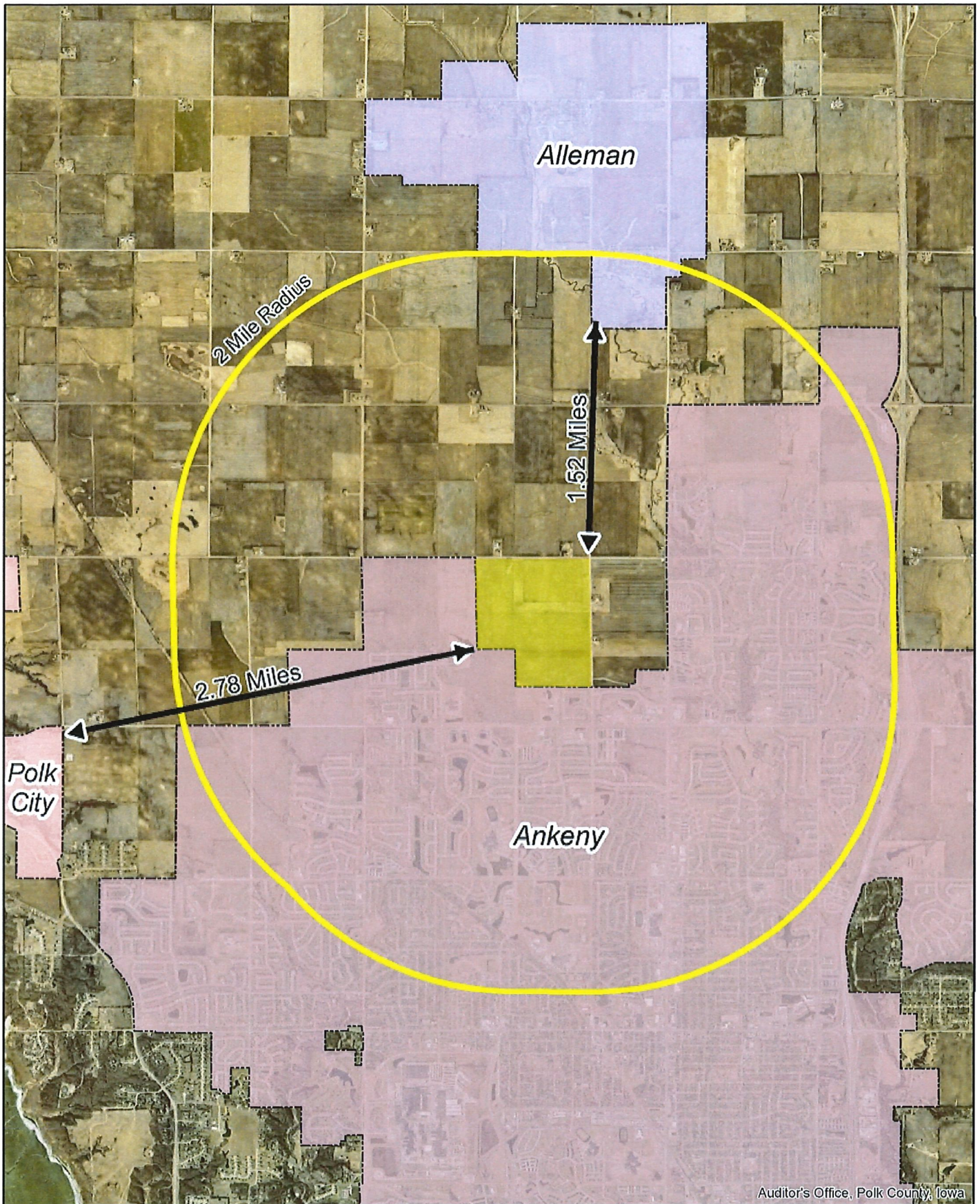
That the Plan and Zoning Commission recommend that City Council approve the Hope Crest 80/20 Voluntary Urbanized Annexation.

Discussion:

The City of Ankeny has received a request for the annexation of certain territory adjacent to the City's northwestern boundary, generally located at the intersection of NW 54th/NW 118th Avenue and NW Ash Drive/NE 6th Street. The annexation area is located within two miles of the City of Alleman, which per Iowa Code, classifies the request as an urbanized annexation. The annexation territory encompasses approximately 370.13 acres (+/-), 356.66 acres (+/-) of which are owned by property owners who have signed a petition consenting to the annexation, while 6.21 acres (+/-) are owned by property owners who have not signed a petition consenting to the annexation. The non-consenting properties are included in the annexation request to avoid the creation of islands and to provide uniform boundaries, which is required per Iowa Code. Approximately 7.26 acres (+/-) of public road right-of-way are included in the annexation as well, as the City is required to incorporate any and all County road right-of-way to the centerline of the adjacent road.

At this time, eight of the ten properties included in the proposed annexation have provided petitions consenting to the request. If petitions are not received for all ten properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners to avoid the creation of islands and to create uniform boundaries. The current petitioned land area is approximately 356.66 acres (+/-), which equals 98.29% of the 362.87 (+/-) total calculated acres, excluding Polk County road right-of-way. The land area of the two non-petitioned properties total 6.21 acres (+/-), equaling 1.71% of the calculated land area, excluding Polk County road right-of-way.

The annexation area is identified in The Ankeny Plan 2040 Comprehensive Plan as being suitable for Low-Density Residential (LDR). If the annexation request is approved by the City Development Board, it will initially be zoned R-1, One-Family Residence District, consistent with all newly incorporated properties in the City of Ankeny. A map is included showing the proposed annexation area in relation to Ankeny's Corporate Limits.



1 inch = 4,250 feet

Date: 7/29/2024

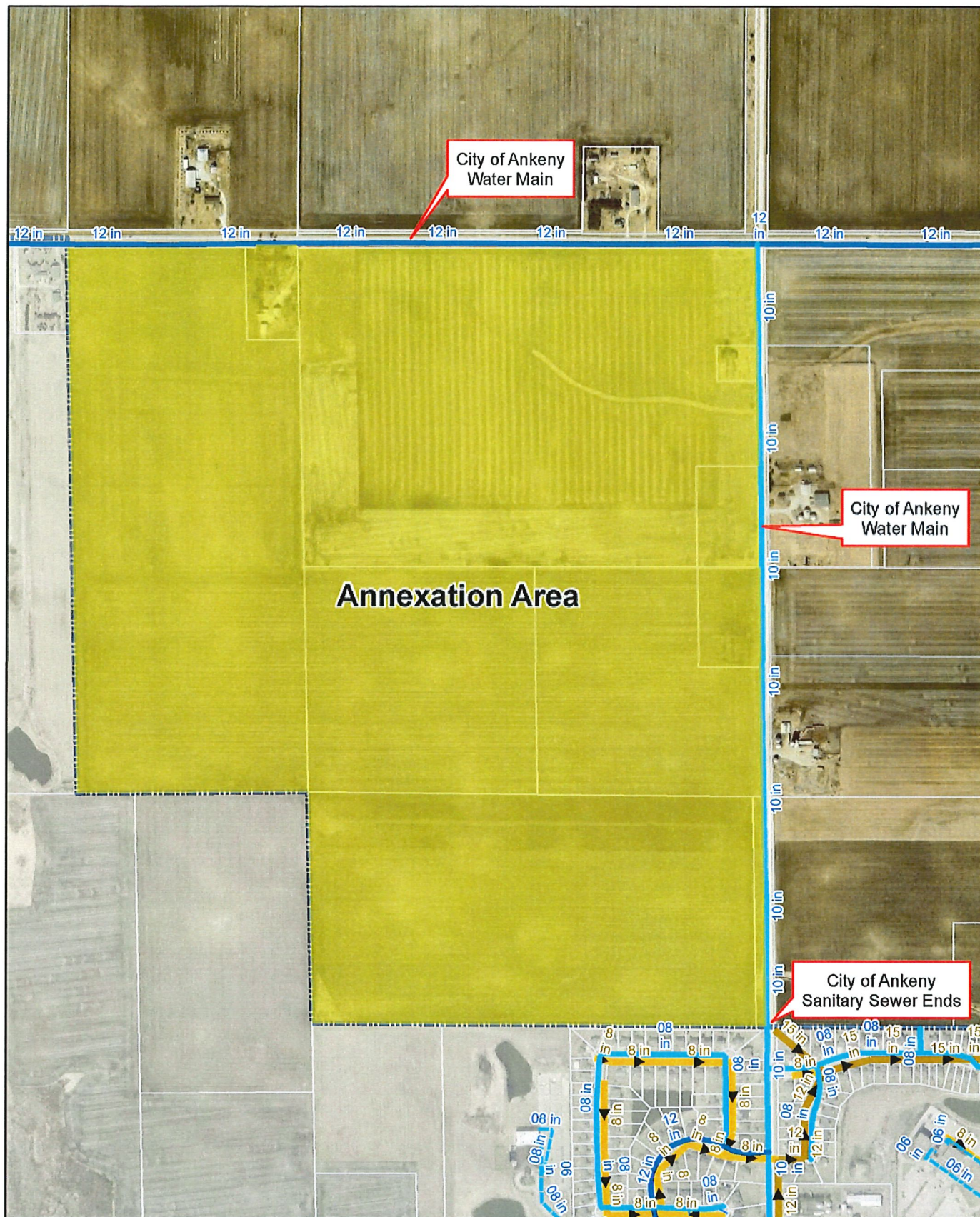
Hope Crest
80/20 Voluntary Urbanized Annexation
Urbanized Proximity





N
1 inch = 708 feet
Date: 7/29/2024

Hope Crest 80/20 Voluntary Urbanized Annexation Petitioned Property & Ownership



N
1 inch = 708 feet
Date: 7/29/2024

**Hope Crest
80/20 Voluntary Urbanized Annexation
Utilities**



A. Consenting Property Owners' Petitions:

The City of Ankeny received written voluntary annexation petitions from the following property owners:

Consenting Properties	Acreage
#1: Hope K Farms, LLC	244.33
#2: IES Corporation	108.58
#3: Nick & Sam Griffieon	3.75
Total Consenting Properties	356.66

B. General Statement of Proposal / Integration of Smart Planning Principles:

This 80/20 voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but it is meant to outline a possible future that could occur over time through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmental responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This annexation furthers the foregoing goals, adds land to the City of Ankeny's developable land inventory, and assures compact, efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation territory is currently classified as Agricultural Transition District (AT) on the Polk County Zoning Map and Urban Fringe Overlay on the Polk County Future Land Use Map. The annexation territory is located within the City of Ankeny Planning Boundary, and is currently identified as Low-Density Residential (LDR) with consideration for existing topography, hydrology, and other natural features. The Ankeny Plan 2040 Comprehensive Plan defines these land uses as the following:

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 square feet. 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.

The proposed annexation area consists of single-family residential and agricultural land uses. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as are all newly annexed properties in the City of Ankeny. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district (single-family residential, churches, schools, public facilities, or non-retail agricultural uses). If a property is to be developed as anything not allowed in the R-1 zoning district, an appropriate rezoning will be required. Development concepts will be evaluated as part of the rezoning and platting processes to ensure that proposed development plans align with the Comprehensive Plan. Any proposed changes to the future land uses identified in the Comprehensive Plan would require a land use plan amendment prior to consideration for rezoning.

D. Current Municipal Services:

The City of Ankeny does not currently provide municipal services other than Fire and EMS to the annexation territory; however, there are City of Ankeny water mains that run along NW 118th Avenue and NE 6th Street. The City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing the growth of the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

d. Comprehensive planning and zoning.

- I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future Land Use Map of the Comprehensive Plan. As previously indicated, the proposed annexation area is located within the City's Planning Boundary.

e. Extension of services.

- I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.
- V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts or development agreements when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny has a need for developable land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2023, the City of Ankeny recorded 23 plats creating 420 lots on 419 acres, permitted 664 new dwelling units and 26 new commercial and industrial buildings, and added \$324,102,913 in valuation. While the northwestern quadrant is comprised primarily of residential, community commercial, and religious and educational institutional land uses, the Ankeny Plan 2040 still identifies the northwestern quadrant of Ankeny as a suitable area to further fill the need for residential land over the next decade.

3. The annexation territory is in accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.

This annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. The City of Ankeny has fiscal and physical capabilities of providing municipal services to the annexation territory.

Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

Existing sanitary sewer via the City of Ankeny is shown on the provided utility map. Currently, the only sanitary service near the annexation area is a 15" sanitary sewer line that exists and ends near the southeast corner of the annexation area. Any sanitary sewer constructed within the development will be the developer's responsibility; however, the City will provide cost sharing opportunities for 15-inch sanitary sewer oversizing. City staff expects future sanitary sewer line extensions to stem from the existing City of Ankeny Sanitary line that ends on NW Ash Drive.

b. Water:

Existing water mains via the City of Ankeny are shown on the provided utility map. An existing twelve-inch City of Ankeny water main runs along the northern boundary of the annexation area (NW 118th Avenue) while a ten-inch City of Ankeny water main exists along the eastern boundary of the annexation area (NW 6th Street). The developer will be responsible for the construction of water main within their development; however, the City will provide cost participation for the oversizing of water mains that are twelve-inches or larger and serve the area beyond the development.

c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop with low-density residential. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is currently located within the City of Ankeny Fire Protection District. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean

infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 34% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. These efforts recognized the City of Ankeny with the Distinguished Budget Presentation Award for fiscal year July 1, 2020. Ankeny's general fund levy of \$6.05 per \$1,000 of taxable property valuation remains the lowest of any sizable city in Polk County, and is significantly below the \$8.10 statutory cap. Ankeny has a property tax levy of \$9.95 per \$1,000 of taxable property valuation, which is the lowest among the largest Iowa cities. Ankeny's FY22 budget marks the eighth straight year of property tax levy reductions. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

F. Urban Services Agreement and Boundary:

The City of Ankeny currently urban service agreements with both Alleman and Polk City; however, the boundary line agreed upon with Polk City is west of the proposed annexation area and the boundary line agreed upon with Alleman is north of the proposed annexation area. Neither urban service agreement impacts this proposal. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

G. Combined Legal Descriptions:

The composite legal description of the annexation territory is shown on the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NE 6th Street and NW 118th Avenue.

H. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. The Polk County Auditor approved the previously mentioned documents on July 18, 2024.

I. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is located within two miles of the urbanized area of the City of Alleman, lying approximately 1.52 miles from Alleman's corporate limits. In relation to other nearby cities, the annexation area is located approximately 2.78 miles away from Polk City's corporate limits.

J. State-Owned and County-Owned Right-of-Way:

The annexation territory contains no State of Iowa right-of-way, but does contain approximately 7.26 acres (+/-) of Polk County right-of-way.

K. Certification of Compliance with Other Notice Requirements:

A consultation meeting is scheduled to be held on August 7, 2024. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Crocker Township Trustees; and by regular mail to Polk County Planning & Development and Ankeny Community School District. Written comments regarding the proposed annexation may be received by staff within seven days following the meeting.

L. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

M. Identification of Non-Consenting Property Owners and Legal Descriptions:

The representation of non-consenting properties is outlined in the following table and legal descriptions below:

Non-Consenting Properties	Acreage
#1: MidAmerican Energy Company	5.13
#2: Marilyn M. Shay	1.08
Total Non-Consenting Properties	6.21

PROPERTY OWNER: MIDAMERICAN ENERGY COMPANY

POLK COUNTY DISTRICT/PARCEL NUMBER: 180/52402-100-011

LEGAL DESCRIPTION: PARCEL 2021-249 AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 19166, PAGE 562, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

PARCEL 2023-135 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19631, PAGE 383-384, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

PROPERTY AREA: 5.13 ACRES

PROPERTY OWNER: MARILYN M SHAY

POLK COUNTY DISTRICT/PARCEL NUMBER: 180/00014-003-000

LEGAL DESCRIPTION: PARCELS “D” AND “E” OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233 IN THE OFFICE OF THE POLK COUNTY RECORDER.

PROPERTY AREA: 1.08 ACRES

N. Parcel Acreage and Percentage of Consenting, Non-Consenting, and Public Right-of-Way:

The following table outlines the acreage of each property, as well as road right-of-way, within the annexation territory:

Consenting Properties	Acreage
#1: Hope K Farms, LLC	91.82
#2: Hope K Farms, LLC	40.00
#3: Hope K. Farms, LLC	77.00
#4: Hope K. Farms, LLC	1.82
#5: Hope K. Farms, LLC	33.69
#6: Nick & Sam Griffieon	3.75
#7: IES Corporation	103.91
#8: IES Corporation	4.67
Total Consenting Acres	356.66
Non-Consenting Properties	Acreage
#9: MidAmerican Energy Company	5.13
#10: Marilyn M. Shay	1.08
Total Non-Consenting Acres	6.21
Total Annexation Acres (minus road right-of-way)	362.87
Polk County Road Right-of-Way	7.26
Total Annexation Acres	370.13

O. Map of Annexation Territory Related to the City of Ankeny:

Maps included depict the annexation territory, consenting landowners, public right-of-way, and the relationship of the annexation territory to Ankeny and surrounding cities.

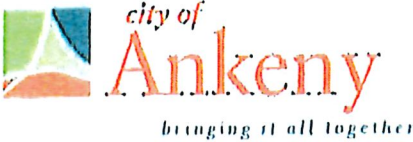
P. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These numbers are an example and for reference only.		

Q. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned SW corner of NW Ash Drive and NW 54th Street

Legal Description (if necessary, provide attachment) See attached Exhibit 'A'

Property Owner(s): Hope K Farms LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway Suite 277, West Des Moines, IA 50266

Address: _____

Phone #: 515-381-3925

Signed by: _____

*Property Owner Signature **

Date: 03/27/2023

Name (Print/Type)

Property Owners Signature

Date: _____

Name (Print/Type)

Property Owners Signature

Date: _____

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 27 day of March, 2023, before me, a Notary Public in and for Polk County, personally appeared Reza Kargarzadeh, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this ___ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the _____ (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

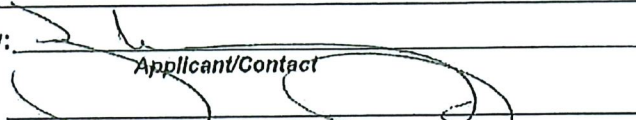
(Notary Stamp)

Applicant / Contact Hope K Farms, LLC - Roza Kargarzadeh

Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266

Phone #: 515-381-3925

Signed by:


Applicant/Contact
Name (Print/Type)

Date: 03/27/2023

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT 'A' – LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, IN THE OFFICE OF THE POLK COUNTY RECORDER.

AND

THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

EXCEPT

PARCEL 2021-249 AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 19166, PAGE 562, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND EXCEPT

PARCEL 2023-135 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19631, PAGE 383-384, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

ALL BEING IN POLK COUNTY, IOWA.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 188 NW 118th Avenue, Ankeny, Iowa

Legal Description (if necessary, provide attachment) SEE ATTACHED EXHIBIT (A)

Property Owner(s): IES Corporation

Address: 11655 NE 6th ST.

Address: Ankeny, Iowa 50023

Phone #: 515-205-0876

Signed by: IES Corp. by Craig Griffieon Date: 8/14/23
Property Owner Signature
IES Corp. by Craig Griffieon (President)
Name (Print/Type)

Property Owners Signature Date: _____
Name (Print/Type)

Property Owners Signature Date: _____
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 14th day of August, 2023, before me,
a Notary Public in and for Polk County, personally appeared
@Ankeny, IA, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me,
a Notary Public in and for Polk County, personally appeared
_____, to me known to be the person named
in and who executed the foregoing instrument, and acknowledged
that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this ___ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the _____ (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Hope K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266

Phone #: 515-381-3925

Signed by:

Applicant/Contact

Date:

07/17/2024

Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT 'A' – LEGAL DESCRIPTION

THE NORTH FRACTIONAL HALF (N FRL ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233, IN THE OFFICE OF THE POLK COUNTY RECORDER.

AND

TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 234 NW 110th Ave, Ankeny, IA 50023

Legal Description (if necessary, provide attachment) See attached Exhibit 'A'

Property Owner(s): Nick & Sam Griffioen

Address: 234 NW 110th Ave, Ankeny, IA 50023

Address: _____

Phone #: _____

Signed by: Nick Griffioen
Property Owner Signature *

Date: 8/11/2022

Nick Griffioen
Name (Print/Type)

Samantha Griffioen
Property Owners Signature

Date: 8/11/2022

Samantha Griffioen
Name (Print/Type)

Property Owners Signature

Date: _____

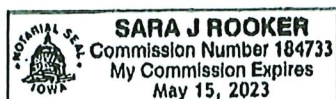
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 11th day of August, 2022, before me, a Notary Public in and for Polk County, personally appeared Nick Griffioen, to me known to be the person named in and who executed the foregoing Instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this 11th day of August, 2022, before me, a Notary Public in and for Polk County, personally appeared Sam Griffioen, to me known to be the person named in and who executed the foregoing Instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this ___ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the _____ (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____ as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Hope K Farms, LLC • Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266

Phone #: 516-381-3925

Signed by:

Date: 08/05/2023

Applicant/Contact

Reza Kargarzadeh
Name (Print/Type)

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

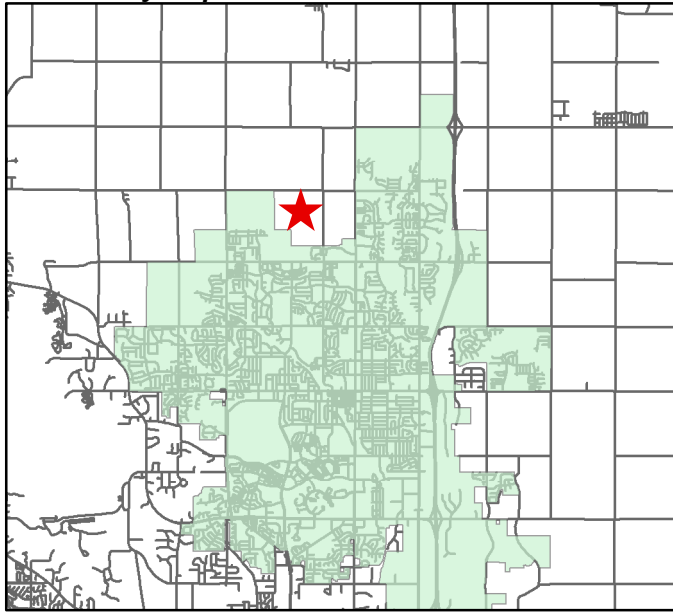
If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT 'A' – LEGAL DESCRIPTION

PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY, IOWA.

Vicinity Map



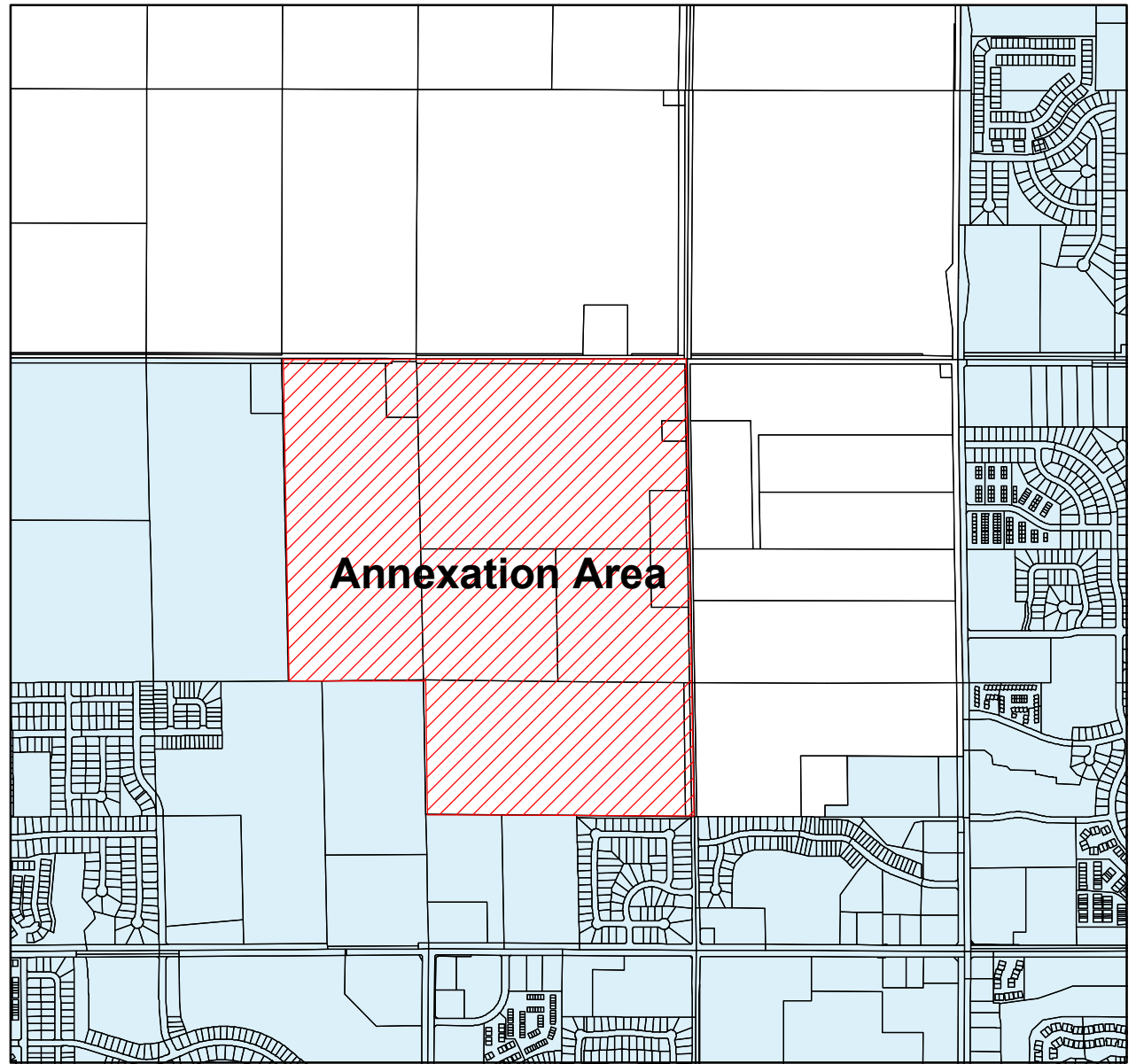
LEGAL DESCRIPTION

"THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
AND
PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE EAST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
AND
THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
AND
PARCEL 2021-249 AS SHOWN ON THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 19166, PAGE 562, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
AND
PARCEL 2023-135 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19631, PAGE 383, IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
AND
THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.
AND
THE NORTH FRACTIONAL HALF (N FRL ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M.
AND
PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233, IN THE OFFICE OF THE POLK COUNTY RECORDER.
AND
TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS. ALL BEING IN POLK COUNTY, IOWA.

THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD."

Property Owners:

Hope K. Farms LLC, IES Corporation, Midamerican Energy Company, Marilyn M. Shay, Nick R. & Samantha J. Griffieon



1 inch = 1,671.77 feet

Annexation Map

City of Ankeny

**Hope Crest
Annexation**

City of Ankeny, Iowa
Community Development Department

Drawn By: BMM

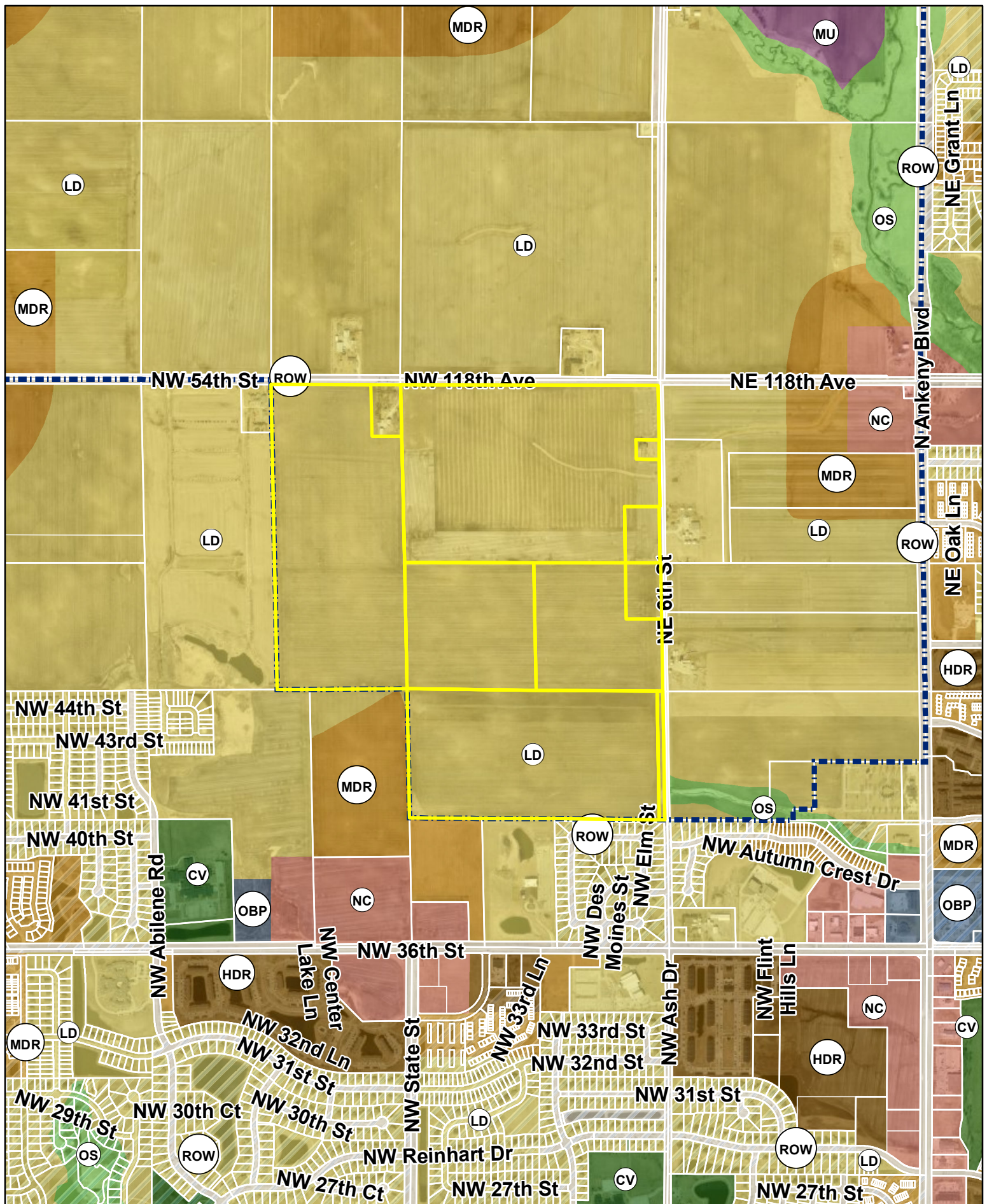
Sheet No.

1 of 1

Checked by:

Date: July 17, 2024



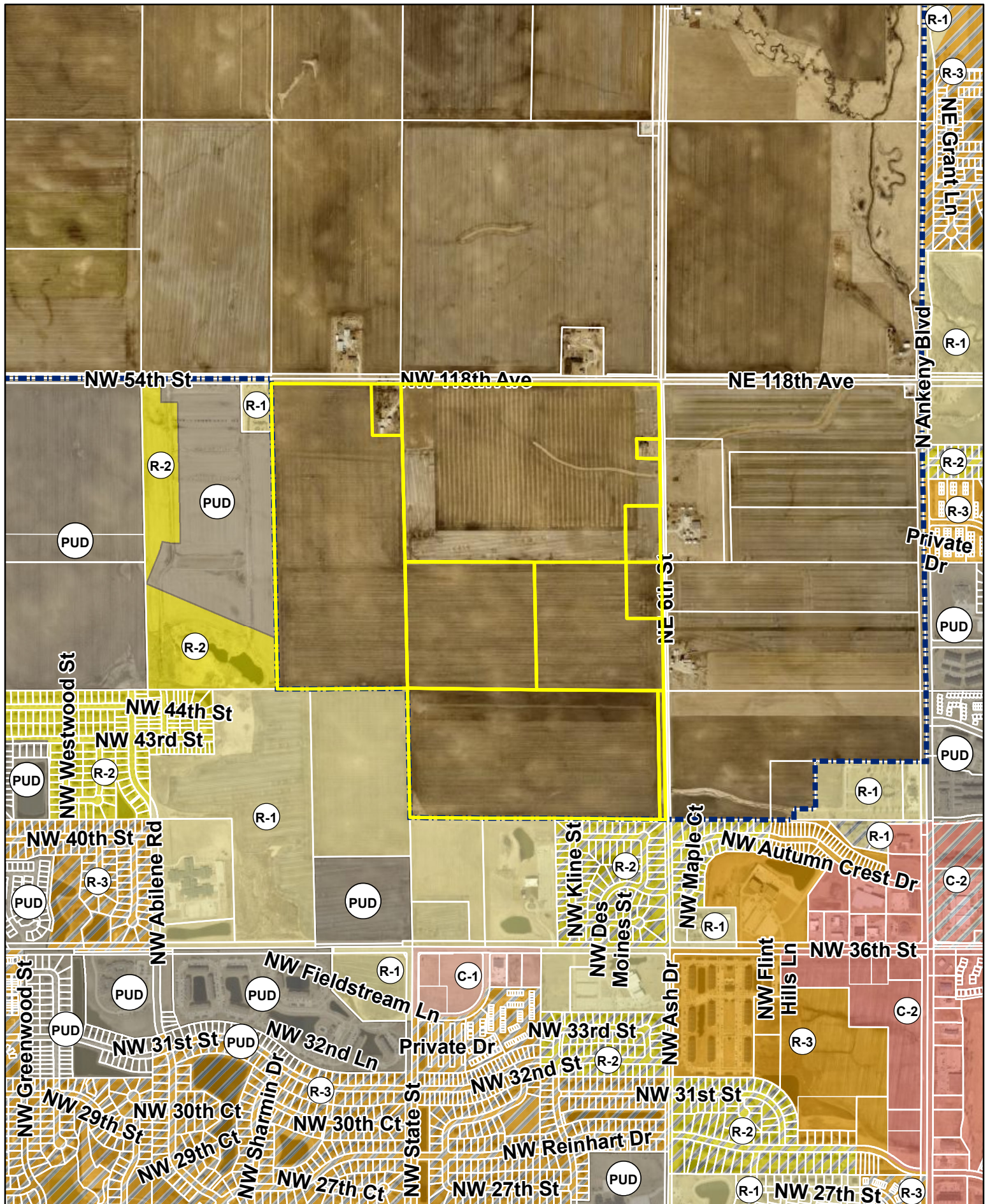


1 inch = 1,250 feet

Date: 8/1/2024

Hope Crest 80/20 Annexation - Future Land Use



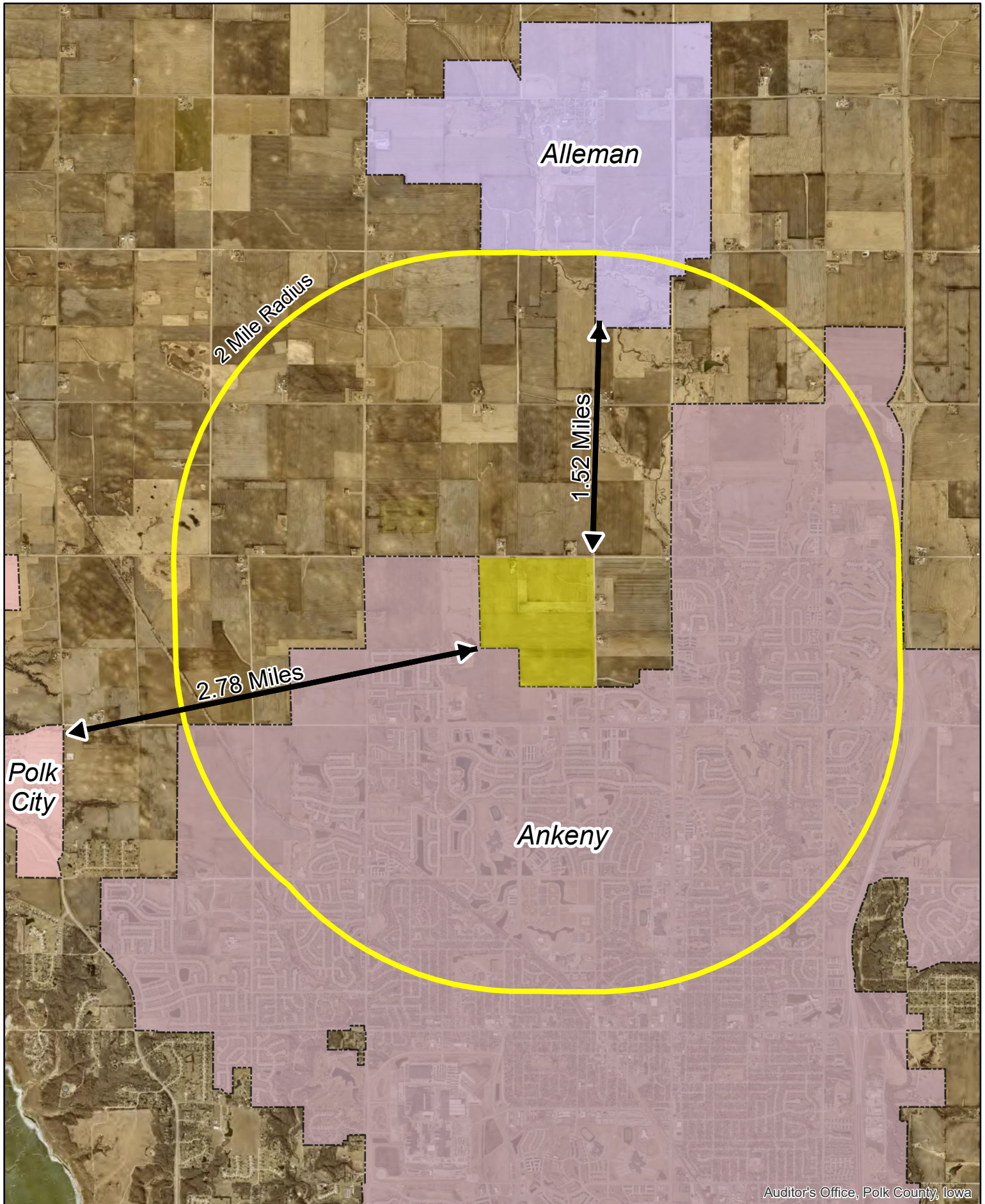


1 inch = 1,250 feet

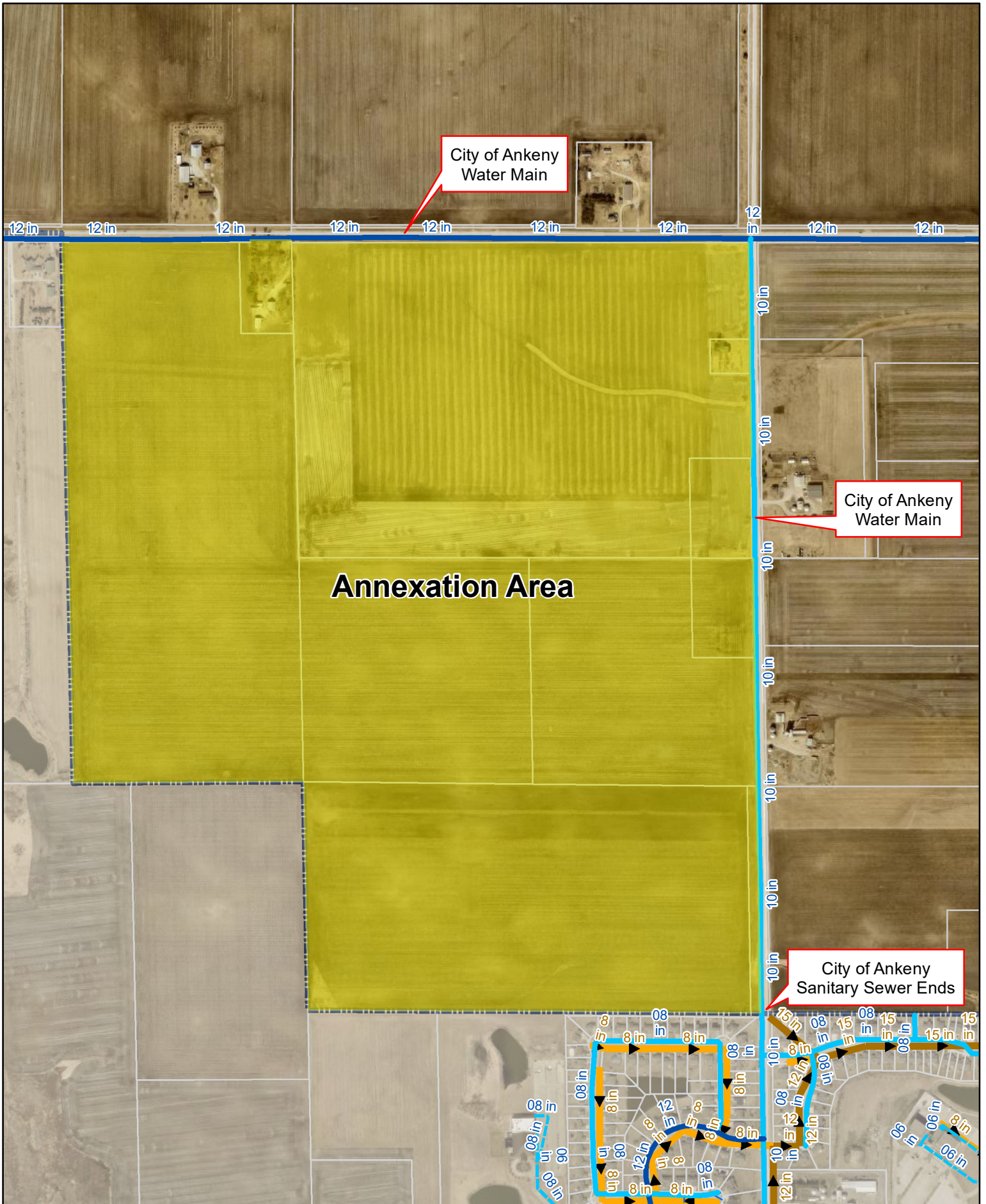
Date: 8/1/2024

Hope Crest 80/20 Annexation - Zoning Map





Auditor's Office, Polk County, Iowa



N
1 inch = 708 feet
Date: 7/29/2024

**Hope Crest
80/20 Voluntary Urbanized Annexation
Utilities**





PLAN AND ZONING COMMISSION

August 6, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. August 5, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, August 20, 2024

July 2024 Building Permit Report

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 2024 Building Permit Report

City of Ankeny
Building Permit Report
Month of July 2024

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	July-24		July-23		1/1/2024-7/31/2024		1/1/2023-7/31/2023		7/1/2024-7/31/2024	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	22	\$8,818,433	43	\$15,867,494	272	\$103,536,428	285	\$93,511,862	22	\$8,818,433
New Single Family Attached/Duplex	6	\$1,667,370	18	\$4,717,057	82	\$21,305,173	165	\$41,785,167	6	\$1,667,370
New Multi - Family	0	\$0	0	\$0	3	\$1,614,766	1	\$7,270,821	0	\$0
Total New Residential Permits	28	\$10,485,803	61	\$20,584,551	357	\$126,456,367	451	\$142,567,850	28	\$10,485,803
Additions/Alterations/Other (1)	81	\$1,002,611	57	\$380,295	448	\$5,331,303	468	\$4,979,044	81	\$1,002,611
Total New Dwelling Units	28		61		354		501		28	
NON-RESIDENTIAL										
New Commercial *	3	\$3,515,000	4	\$2,881,818	8	\$14,180,080	17	\$39,341,526	3	\$3,515,000
COM Additions/Alterations/Other	11	\$3,148,894	2	\$303,720	64	\$34,910,375	52	\$16,869,324	11	\$3,148,894
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	2	\$81,748	1	\$17,000	0	\$0
New School	0	\$0	0	\$0	0	\$0	1	\$70,000	0	\$0
SCH Additions/Alterations/Other	0	\$0	3	\$165,000	3	\$3,612,000	5	\$325,913	0	\$0
Total Non Residential Permits	14	\$6,663,894	9	\$3,350,538	77	\$52,784,203	76	\$56,623,763	14	\$6,663,894
MISC PERMITS (2)	80	\$145,059	85	\$65,059	509	\$895,644	528	\$534,893	80	\$145,059
TOTALS	203	\$18,297,367	212	\$24,380,443	1391	\$185,467,517	1523	\$204,705,550	203	\$18,297,367

(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)

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	7/5/2024	\$538,083	24-3260-NEW	1505 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	7/8/2024	\$351,634	24-3172-NEW	3235 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	7/8/2024	\$379,858	24-3183-NEW	3137 NW 27th Cir	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	7/8/2024	\$369,379	24-3219-NEW	2405 NW 29th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	New Building	7/15/2024	\$381,584	24-3225-NEW	313 SW 16th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	7/16/2024	\$422,825	24-2320-NEW	2615 SW Vineyard Ln	Bella Homes LLC	Bella Homes LLC
Single Family Detached	New Building	7/17/2024	\$317,464	24-3418-NEW	716 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/17/2024	\$331,283	24-3419-NEW	712 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/17/2024	\$364,865	24-3420-NEW	708 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/17/2024	\$331,283	24-3421-NEW	709 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/17/2024	\$312,205	24-3422-NEW	410 NE Country Meadow Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	7/23/2024	\$577,683	24-3716-NEW	6005 NE Briarwood Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	7/24/2024	\$545,038	24-3262-NEW	1513 SW Des Moines St	Caliber Homes	Caliber Homes
Single Family Detached	New Building	7/24/2024	\$357,830	24-3531-NEW	1311 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/25/2024	\$458,394	24-3538-NEW	1305 NE 56th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	7/25/2024	\$418,476	24-3629-NEW	410 SW 17th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	7/25/2024	\$370,947	24-3630-NEW	406 SW 17th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	7/25/2024	\$358,272	24-3631-NEW	402 SW 17th St	Hubbell Homes LC	Hubbell Homes LC
Single Family Detached	New Building	7/26/2024	\$428,301	24-3739-NEW	6117 NE Sherman Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	7/26/2024	\$407,108	24-3774-NEW	6015 NE Sherman Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	7/31/2024	\$468,056	24-3417-NEW	1220 NW Arbor Ct	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	7/31/2024	\$327,865	24-3673-NEW	121 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvest Ridge Builders
Single Family Attached	New Building	7/22/2024	\$277,895	24-3534-NEW	1619 NE Crossing Oaks Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2024	\$277,895	24-3613-NEW	1615 NE Crossing Oaks Ln	Dr Horton-Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2024	\$277,895	24-3614-NEW	1611 NE Crossing Oaks Ln	Dr Horton-Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2024	\$277,895	24-3615-NEW	1607 NE Crossing Oaks Ln	Dr Horton-Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2024	\$277,895	24-3616-NEW	1603 NE Crossing Oaks Ln	Dr Horton-Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	7/22/2024	\$277,895	24-3620-NEW	1601 NE Crossing Oaks Ln	Dr Horton-Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Solar	7/1/2024	\$27,900	24-3335-SOL	1911 NW Abilene Rd	CB Solar Inc	CB Solar Inc
Single Family Detached	Building Addition	7/2/2024	\$28,118	24-3348-ADD	1208 NW Boulder Point Pl	Screenbuilders	Screenbuilders
Single Family Detached	Porch	7/2/2024	\$3,528	24-3349-PRCH	507 NE 47th St	Screenbuilders	Screenbuilders
Single Family Detached	Pergola	7/2/2024	\$300	24-3392-PERG	202 SE 4th St	Richard K Hilsenbeck	Richard K Hilsenbeck
Single Family Detached	Building Alteration	7/3/2024	\$1,953	24-3378-ALT	2616 NW Reinhart Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Alteration	7/3/2024	\$15,844	24-3407-ALT	1604 NE Deerfield Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Porch	7/8/2024	\$13,328	24-3002-PRCH	2009 SW Sage Cir	Sani Enterprise	Sani Enterprise
Single Family Detached	Building Alteration	7/8/2024	\$14,000	24-3402-ALT	818 NE Cherry Plum Dr	ARC Electric	ARC Electric
Single Family Detached	Porch	7/9/2024	\$7,200	24-3100-PRCH	5003 NW 6th St	Shawn Walker	Shawn Walker
Single Family Detached	Building Alteration	7/9/2024	\$3,000	24-3463-ALT	2817 SW 28th St	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	7/11/2024	\$700	24-3426-ALT	2644 NE 102nd Ave	MBG Renovation	MBG Renovation
Single Family Detached	Solar	7/11/2024	\$29,317	24-3474-SOL	2916 SW Butternut Dr	Purelight Power	Purelight Power
Single Family Detached	Porch	7/11/2024	\$5,800	24-3584-PRCH	232 NE 60th Ct	Partners By Design Homes, Inc	Partners By Design Homes Inc

Single Family Detached	Porch	7/11/2024	\$8,400	24-3586-PRCH	3188 SE Primrose Dr	T & E Construction Inc	T & E Construction Inc
Single Family Attached	Solar	7/11/2024	\$44,429	24-3592-SOL	516 SW Prairie Trail Pkwy	Purelight Power	Purelight Power
Single Family Detached	Fire Repair	7/12/2024	\$205,000	24-3570-FREP	1805 NW Ashland Pkwy	Harvest Ridge Builders	Clarity Construction Inc
Single Family Detached	Building Addition	7/12/2024	\$7,918	24-3591-ADD	5904 NE Oak Dr	Generators for Sale	Tobias Sommer
Multi-Family	Pergola	7/15/2024	\$9,000	24-3325-PERG	717 NE 5th St	Quad J & J Builders LLC	Quad J & J Builders LLC
Single Family Detached	Garage	7/15/2024	\$64,768	24-3502-GAR	1414 SW 2nd St	Midwest Builders Of Iowa	Midwest Builders Of Iowa
Single Family Detached	Building Alteration	7/16/2024	\$37,107	24-3607-ALT	2521 NW Greenwood St	Ben Davidson	Ben Davidson
Single Family Detached	Building Alteration	7/17/2024	\$4,500	24-3690-ALT	726 SE Uehlar Dr	BAM Basements	BAM Basements
Single Family Attached	Porch	7/18/2024	\$2,000	24-3598-PRCH	1602 NW Driftwood Dr	Happe Homes, LLP	Happe Homes, LLP
Single Family Attached	Porch	7/18/2024	\$2,880	24-3599-PRCH	1610 NW Driftwood Dr	Happe Homes, LLP	Happe Homes
Single Family Attached	Porch	7/18/2024	\$2,880	24-3600-PRCH	1606 NW Driftwood Dr	Happe Homes, LLP	Happe Homes
Single Family Detached	Porch	7/18/2024	\$2,880	24-3601-PRCH	4501 NW 17th St	Happe Homes, LLP	Happe Homes
Single Family Detached	Porch	7/18/2024	\$2,880	24-3602-PRCH	4505 NW 17th St	Happe Homes, LLP	Happe Homes
Single Family Detached	Building Alteration	7/18/2024	\$47,817	24-3725-ALT	2207 NW 31st St	Kenneth NGundo	Kenneth NGundo
Single Family Detached	Solar	7/22/2024	\$28,452	24-3793-SOL	4711 NW 5th St	Purelight Power	Purelight Power
Single Family Detached	Building Alteration	7/23/2024	\$8,190	24-3585-ALT	826 SE 2nd St	Growth Construction LLC	Growth Construction LLC
Single Family Detached	Building Alteration	7/23/2024	\$19,341	24-3818-ALT	4104 NE 8th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	Building Alteration	7/24/2024	\$8,820	24-3863-ALT	1905 NE Trilein Dr	James Downs Jesse	James Downs Jesse
Single Family Detached	Building Alteration	7/24/2024	\$11,560	24-3866-ALT	3119 SW Butternut Ct	Quality Services	Quality Services
Single Family Attached	Building Alteration	7/25/2024	\$17,199	24-3501-ALT	4632 NE Milligan Ln	David Kopf	David Kopf
Single Family Detached	Building Alteration	7/25/2024	\$6,000	24-3821-ALT	117 NW Countrywood Ln	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	7/25/2024	\$50,000	24-3850-ALT	2611 NW Woodbury Dr	Compassion Builders Iowa	Compassion Builders Iowa
Single Family Attached	Solar	7/25/2024	\$16,285	24-3857-SOL	2108 NW Boulder Ridge Ln	One Source Solar	1 Source Solar
Single Family Detached	Building Alteration	7/30/2024	\$27,940	24-3955-ALT	2721 NW 23rd ST	The Homelife Brothers	The Homelife Brothers
Single Family Detached	Building Addition	7/31/2024	\$61,290	24-3922-ADD	3225 SW Townpark Cir	Wailles Carpentry	Wailles Carpentry
Single Family Detached	Building Alteration	7/31/2024	\$46,053	24-3946-ALT	3206 NW Westwood St	Dane Nolte	KBS
Single Family Detached	Fire Repair	7/31/2024	\$38,702	24-4004-FREP	4506 NE Bellagio Dr	MacPro Restore	MacPro Restore
Single Family Detached	Shed	7/1/2024	\$1,600	24-3372-SHD	916 NW Reinhart Dr	Christopher Pierson	Christopher Pierson
Single Family Detached	Shed	7/1/2024	\$1,200	24-3373-SHD	1319 NW 29th St	Doug Giesinger	Doug Giesinger
Single Family Detached	Shed	7/2/2024	\$1,200	24-3394-SHD	202 SE 4th St	Richard K Hilsenbeck	Richard K Hilsenbeck
Single Family Detached	Shed	7/3/2024	\$3,840	24-3410-SHD	515 NE 44th Ct	Stephen Henderson	Tuff Shed
Single Family Detached	Shed	7/3/2024	\$2,400	24-3414-SHD	3512 NW 27th St	Dave Chase	Gold Dome Builders
Single Family Detached	Shed	7/8/2024	\$2,800	24-3399-SHD	532 SW Southlawn Dr	Keith Wendt	Keith Wendt
Single Family Detached	Shed	7/8/2024	\$2,800	24-3459-SHD	3129 NW 27th Cir	Curtis Ronald	Curtis Ronald
Single Family Detached	Shed	7/10/2024	\$2,560	24-3523-SHD	305 NW Stratford Ln	Peter J Eoriatto	Spring Valley Sheds LLC
Single Family Detached	Shed	7/12/2024	\$4,800	24-2208-SHD	522 NE 42nd Ct	Moser Matthew	Central Iowa Sheds
Single Family Detached	Shed	7/15/2024	\$2,400	24-3627-SHD	3219 NW Reinhart Dr	Nicholas Ruby	Nicholas Ruby
Single Family Detached	Shed	7/17/2024	\$4,000	24-3589-SHD	914 NE Canterbury Dr	Jerod Holt	Premier Portable Buildings
Single Family Detached	Shed	7/22/2024	\$1,400	24-3769-SHD	5603 NE Geneva Dr	Lila Ward	Lila Ward
Single Family Detached	Shed	7/29/2024	\$3,840	24-3777-SHD	301 NW Abilene Rd	Timothy Little	Timothy Little
Single Family Detached	Shed	7/29/2024	\$1,200	24-3926-SHD	3510 SE 20th St	Sudduth Andrew	Sudduth Andrew
Single Family Detached	Shed	7/31/2024	\$1,400	24-4032-SHD	2712 NW Boulder Point Pl	Corey Weiser	Corey Weiser
Single Family Detached	Deck	7/1/2024	\$3,600	24-3375-DECK	2505 NW 9th St	Kyle Randolph	Kyle Randolph
Single Family Detached	Deck	7/2/2024	\$2,688	24-3090-DECK	3307 SW Maize Dr	Zachariah L Sears	Zachariah L Sears
Single Family Detached	Deck	7/5/2024	\$200	24-3453-DECK	205 SW Sharmin Dr	Patricia Niska	Patricia Niska
Single Family Detached	Deck	7/5/2024	\$1,836	24-3455-DECK	1213 NW Greenwood St	David Driscoll	David Driscoll

Single Family Detached	Deck	7/9/2024	\$1,440	24-3497-DECK	2701 NW 30th Ln	J & L Contracting LLC	J & L Contracting LLC
Single Family Detached	Deck	7/16/2024	\$3,480	24-3668-DECK	1611 NE Chambers Pkwy	Reiter Construction	Reiter Construction
Single Family Detached	Deck	7/16/2024	\$4,416	24-3670-DECK	2406 NW Ashland Pkwy	Heartland Custom Interiors	Heartland Custom Interiors
Single Family Detached	Deck	7/17/2024	\$2,400	24-3703-DECK	2319 SW Woodland Ct	Passion Home Improvements	Passion Home Improvements
Single Family Detached	Deck	7/18/2024	\$432	24-3726-DECK	2315 NW 31st St	Meiqing Sheesley	Del Rio Construction LLC
Single Family Detached	Deck	7/22/2024	\$1,440	24-3771-DECK	1617 NE Frisk Dr	DJ Doff	Des Moines Deck, LLC
Single Family Attached	Deck	7/26/2024	\$1,560	24-3904-DECK	2029 NW 43rd St	Deck & Drive Solutions	Deck and Drive Solutions
Multi-Family	Deck	7/30/2024	\$720	24-3944-DECK	2701 SE Peachtree Dr Apt 201	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Multi-Family	Deck	7/30/2024	\$720	24-3945-DECK	2701 SE Peachtree Dr Apt 202	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Multi-Family	Deck	7/30/2024	\$720	24-3947-DECK	2701 SE Peachtree Dr Apt 203	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Multi-Family	Deck	7/30/2024	\$720	24-3948-DECK	2701 SE Peachtree Dr Apt 204	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Multi-Family	Deck	7/30/2024	\$720	24-3949-DECK	2701 SE Peachtree Dr Apt 205	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Multi-Family	Deck	7/30/2024	\$720	24-3950-DECK	2701 SE Peachtree Dr Apt 206	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Multi-Family	Deck	7/30/2024	\$720	24-3951-DECK	2701 SE Peachtree Dr Apt 207	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Multi-Family	Deck	7/30/2024	\$720	24-3952-DECK	2701 SE Peachtree Dr Apt 208	Xtreme Xteriors Inc.	Xtreme Xteriors Inc.
Single Family Detached	Deck	7/31/2024	\$2,640	24-4033-DECK	5004 NE Trilein Dr	Home Solutions of Iowa	Home Solutions of Iowa
Single Family Detached	Swimming Pool	7/8/2024	\$0	24-3460-POOL	1218 NE 28th St	Paul L Baylor	Paul L Baylor
Single Family Detached	Swimming Pool	7/24/2024	\$0	24-3869-POOL	1609 NW Rockcrest Rd	juarez landclearing & excavating	juarez landclearing & excavating
Single Family Detached	Swimming Pool	7/30/2024	\$0	24-3924-POOL	1828 SE Hillside Dr	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Spa/Hot Tub	7/2/2024	\$0	24-3393-SPA	202 SE 4th St	Richard K Hilsenbeck	Richard K Hilsenbeck
Single Family Detached	Spa/Hot Tub	7/5/2024	\$0	24-3440-SPA	917 SE Laurie Ln	Ronald Goodson	Absolute Group Inc
Single Family Detached	Spa/Hot Tub	7/9/2024	\$0	24-3481-SPA	4306 NW 3rd St	Justin Guddall	Justin Guddall
Retail	New Building	7/1/2024	\$755,000	24-2792-NEW	1101 S Ankeny Blvd	Heart of America Group	Heart of America Group
Retail	New Building	7/17/2024	\$2,450,000	24-3227-NEW	2120 NE 36th St	Edge Commercial	Edge Commercial
Office	Footing/Found	7/18/2024	\$310,000	24-3359-FND	2750 NE 36th St	Graham Construction	Graham Construction
Mixed Use	Building Alteration	7/2/2024	\$21,119	24-3251-ALT	1510 N Ankeny Blvd Ste 102	Denny Elwell Company	Denny Elwell Company
Retail	Building Alteration	7/10/2024	\$63,225	24-3413-ALT	1935 SE Delaware Ave	CASCO	Apex Imaging Services
Other	Building Alteration	7/12/2024	\$740,000	24-3031-ALT	800 E 1st St Ste E250	Austin Builders	Austin Builders
Retail	Building Alteration	7/15/2024	\$35,000	24-3515-ALT	1690 SE Delaware Ave Ste 109	The Godwin Group LLC	The Godwin Group LLC
Office	Building Alteration	7/15/2024	\$20,000	24-3556-ALT	1615 SE Cortina Dr STE 104	K Johnson Construction	K Johnson Construction
Office	Building Alteration	7/17/2024	\$189,550	24-3343-ALT	1465 SW Park Square Dr UT 201	DRA Properties	DRA Properties, LC
Other	Building Addition	7/18/2024	\$35,000	24-2835-ADD	202 NW Ash Dr	Triad Associates Inc	Triad Associates Inc
Storage	Building Alteration	7/30/2024	\$2,000,000	24-2538-ALT	2402 SE Hulsizer Rd	Tulp Andrew	Story Construction Co
Office	Building Alteration	7/31/2024	\$20,000	24-3978-ALT	2525 N Ankeny Blvd Ste 119	Edge Commercial	Edge Commercial
Office	Building Alteration	7/31/2024	\$10,000	24-3979-ALT	2525 N Ankeny Blvd Ste 121	Edge Commercial	Edge Commercial
Office	Building Alteration	7/31/2024	\$15,000	24-3981-ALT	2525 N Ankeny Blvd Ste 123	Edge Commercial	Edge Commercial
Government	Sign	7/3/2024	\$64,000	24-3379-SIGNP	3700 SE Convenience Blvd	Paul Moritz	Paul Moritz
Government	Sign	7/3/2024	\$43,000	24-3381-SIGNP	3700 SE Convenience Blvd	Paul Moritz	Paul Moritz
Other	Sign	7/9/2024	\$2,500	24-3211-SIGNP	2222 SW Vintage Pkwy	Visual Concepts, Inc DBA FastSigns	Visual Concepts, Inc DBA FastSigns
Restaurant	Sign	7/10/2024	\$5,000	24-0498-SIGNP	617 SW 3rd St UNIT 103	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Restaurant	Sign	7/10/2024	\$5,000	24-0837-SIGNP	617 SW 3rd St UNIT 103	Champion Signs & Displays	Champion Signs & Displays
Office	Sign	7/10/2024	\$1,500	24-3071-SIGNP	1680 SW Ankeny Rd Ste 2D	Fastsigns of Clive	Fastsigns
Other	Sign	7/15/2024	\$8,000	24-3612-SIGNP	1255 N Ankeny Blvd	CR Signs & Lighting Inc	CR Signs & Lighting Inc

Restaurant	Sign	7/22/2024	\$8,738 24-3238-SIGNP	1701 SE Delaware Ave Ste 300	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Restaurant	Sign	7/22/2024	\$5,471 24-3328-SIGNP	1701 SE Delaware Ave Ste 300	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	7/22/2024	\$1,350 24-3596-SIGNP	2425 N Ankeny Blvd Unit 106	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Sign	7/22/2024	\$500 24-3617-SIGNP	417 SW 3rd St	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Temporary Sign	7/12/2024	\$0 24-3571-SIGNT	2115 SW State St	Veridian Credit Union	Veridian Credit Union
School	Temporary Sign	7/15/2024	\$0 24-3214-SIGNT	1302 N Ankeny Blvd	Ankeny First Student	Ankeny First Student
Single Family Detached	Canopy/Tent	7/11/2024	\$0 24-3448-TENT	1212 NW 36th St	Adam Hirschy	Adam Hirschy
Single Family Detached	Fence/Wall	7/2/2024	\$0 24-3390-FNCE	202 SE 4th St	Richard K Hilsenbeck	Richard K Hilsenbeck
Single Family Detached	Fence/Wall	7/3/2024	\$0 24-3412-FNCE	3703 NE 6th St	Sonya Sellmeyer	Justus Fencing
Single Family Detached	Fence/Wall	7/5/2024	\$0 24-3437-FNCE	1709 SW Westview Dr	Central Iowa Fencing	Central Iowa Fencing
Multi-Family	Fence/Wall	7/8/2024	\$0 24-3443-FNCE	783 NE 5th St	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	7/8/2024	\$0 24-3450-FNCE	4316 NE 15th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/8/2024	\$0 24-3451-FNCE	610 NE Meadow Landing Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/9/2024	\$0 24-3489-FNCE	420 SW 16th St	Gabriel Monzon	Alvarado Fence & Lawn LLC
Single Family Detached	Fence/Wall	7/9/2024	\$0 24-3491-FNCE	2108 SW Woodside Ct	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	7/9/2024	\$0 24-3492-FNCE	3315 NW 27th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/9/2024	\$0 24-3499-FNCE	2711 NW Greenwood St	Platinum Fence Company LLC	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/9/2024	\$0 24-3503-FNCE	2246 SW 35th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/9/2024	\$0 24-3504-FNCE	417 NE 9th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/10/2024	\$0 24-3517-FNCE	1005 NW Horizon Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/10/2024	\$0 24-3518-FNCE	434 SE Trilein Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/11/2024	\$0 24-3539-FNCE	4206 NW 13th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/11/2024	\$0 24-3540-FNCE	2607 NE Bellagio Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/11/2024	\$0 24-3583-FNCE	1501 SW Des Moines St	Platinum Fence Company LLC	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/13/2024	\$0 24-2317-FNCE	110 NW Westwood St	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	7/13/2024	\$0 24-3610-FNCE	3210 SW Applewood St	Great Barrier Fence Co	Great Barrier Fence Co
Single Family Detached	Fence/Wall	7/15/2024	\$0 24-3597-FNCE	409 NE 57th Ct	Young Fencing	Young Fencing
Single Family Detached	Fence/Wall	7/15/2024	\$0 24-3619-FNCE	423 NE 58th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/15/2024	\$0 24-3652-FNCE	4908 SW Walnut St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/17/2024	\$0 24-3672-FNCE	3117 SW Franklin Ln	Central Iowa Fencing	Central Iowa Fencing
School	Fence/Wall	7/17/2024	\$0 24-3671-FNCE	1604 W 1st St	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	7/17/2024	\$0 24-3700-FNCE	408 NE 58th St	Ernesto Guerrero	Ernesto Guerrero
Single Family Detached	Fence/Wall	7/18/2024	\$0 24-3727-FNCE	1508 NW Boulder Ridge Ln	Larry Engler	American Fence Company
Single Family Detached	Fence/Wall	7/20/2024	\$0 24-3740-FNCE	5008 SW Goodwin St	Platinum Fence Company LLC	Platinum Fence Company LLC
Single Family Detached	Fence/Wall	7/22/2024	\$0 24-3746-FNCE	3506 NW 17th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	7/22/2024	\$0 24-3770-FNCE	4208 NE 6th St	Julie Piittmann	Fencing Solutions
Single Family Detached	Fence/Wall	7/22/2024	\$0 24-3779-FNCE	3401 NW 27th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/22/2024	\$0 24-3658-FNCE	1001 NW Benjamin Dr	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	7/22/2024	\$0 24-3796-FNCE	3405 NW 27th St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	7/24/2024	\$0 24-3845-FNCE	460 SE 33rd St	Bret Staples	Bret Staples
Single Family Attached	Fence/Wall	7/24/2024	\$0 24-3852-FNCE	1133 NE 56th St	Affordable Fencing Inc.	Affordable Fencing Inc.
Single Family Detached	Fence/Wall	7/24/2024	\$0 24-3856-FNCE	116 SW Oakmont Dr	Levi G Overton	Levi G Overton
Single Family Detached	Fence/Wall	7/25/2024	\$0 24-3532-FNCE	703 SW 12th St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	7/25/2024	\$0 24-3848-FNCE	403 NE 58th St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	7/26/2024	\$0 24-3921-FNCE	3311 NE 8th St	Huber Fencing	Huber Fencing

Single Family Detached	Fence/Wall	7/26/2024	\$0 24-3929-FNCE	2606 NW Maple St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	7/29/2024	\$0 24-3855-FNCE	4214 NW 13th St	Brittany Rygg	Fencing Solutions
Single Family Detached	Fence/Wall	7/29/2024	\$0 24-3871-FNCE	829 SE Cortina Dr	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	7/29/2024	\$0 24-3940-FNCE	1828 SE Hillside Dr	ETCH Outdoor Living	ETCH Outdoor Living
Single Family Detached	Fence/Wall	7/30/2024	\$0 24-3967-FNCE	4312 NE 15th St	Central Iowa Fencing	Central Iowa Fencing
Office	Fence/Wall	7/30/2024	\$0 24-3972-FNCE	715 SW Ankeny Rd	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	7/31/2024	\$0 24-3991-FNCE	3409 NW 27th St	Bret Staples	Bret Staples
Single Family Detached	Drive Approach	7/5/2024	\$0 24-3445-RSTRM	1105 SE Belmont Dr	Jerry Kluver	New World Concrete Construction
Single Family Detached	Drive Approach	7/9/2024	\$0 24-3510-RSTRM	802 SE Sherman Dr	Valdez Concrete	Valdez Concrete
Single Family Detached	Drive Approach	7/15/2024	\$0 24-3637-RSTRM	709 NW School St	AJ Concrete	AJ Concrete
Single Family Detached	Drive Approach	7/17/2024	\$0 24-3666-RSTRM	2301 NW School St	Concrete PRF LLC	Concrete PRF LLC
Single Family Attached	Drive Approach	7/19/2024	\$0 24-3747-RSTRM	2805 SW Tradition Cir	Brittany King	Enrique Lopez
Single Family Detached	Drive Approach	7/22/2024	\$0 24-3783-RSTRM	201 SE Peterson Dr	John C Arbogast	Innovate Concrete Services
Single Family Detached	Drive Approach	7/24/2024	\$0 24-3751-RSTRM	610 SE Sharon Dr	Iowa Concrete & More LLC	Iowa Concrete & More LLC
Single Family Detached	Drive Approach	7/24/2024	\$0 24-3853-RSTRM	2327 SW Woodland Ct	Jamie Grimm	Jamie Grimm
Single Family Detached	Drive Approach	7/31/2024	\$0 24-4025-RSTRM	503 SW Magazine Rd	AJ Concrete	AJ Concrete
Single Family Detached	Sidewalk	7/3/2024	\$0 24-3411-RSWRP	605 SW Camden Ct	Strahan Construction Inc.	PCS
Single Family Detached	Sidewalk	7/5/2024	\$0 24-3456-RSWRP	4724 NW 8th St	AJ Concrete	AJ Concrete
Single Family Detached	Sidewalk	7/16/2024	\$0 24-3664-RSWRP	1909 NE Innsbruck Dr	Grimm Concrete Services Inc	Grimm Concrete Services Inc
Single Family Attached	Sidewalk	7/22/2024	\$0 24-3719-RSWRP	308 NE 32nd Ct	Solis Jose	Solis Concrete
Single Family Attached	Sidewalk	7/22/2024	\$0 24-3720-RSWRP	318 NE 32nd Ct	Solis Jose	Solis Concrete
Single Family Detached	Sidewalk	7/24/2024	\$0 24-3750-RSWRP	610 SE Sharon Dr	Iowa Concrete & More LLC	Iowa Concrete & More LLC
Single Family Detached	Sidewalk	7/25/2024	\$0 24-3892-RSWRP	512 NW Linden St	Pat Mc Cabe	Pat Mc Cabe
Single Family Detached	Sidewalk	7/25/2024	\$0 24-3893-RSWRP	516 NW Linden St	Clarence Fenner	Clarence Fenner
Office	Demolition	7/15/2024	\$0 24-3635-DEMO	2402 SE Hulsizer Rd	Story Construction	Story Construction
Single Family Detached	Demolition	7/24/2024	\$0 24-3780-DEMO	6115 SE Delaware Ave	Jones Rock and Dirt	Jones Rock and Dirt
Single Family Detached	Demolition	7/24/2024	\$0 24-3781-DEMO	6175 SE Delaware Ave	Jones Rock and Dirt	Jones Rock and Dirt
Other	Demolition	7/31/2024	\$0 24-4016-DEMO	5825 N Ankeny Blvd	Manatt's	Manatt's