



Meeting Agenda

Plan and Zoning Commission

Tuesday, July 19, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the July 19, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the July 6, 2022 minutes of the Plan and Zoning Commission meeting.

2. 7AZU Development Plat 2 - Preliminary Plat (County)

Consider motion to recommend City Council approval of the 7AZU Development Plat 2 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

3. 7AZU Development Plat 2 - Final Plat (County)

Consider motion to recommend City Council approval of the 7AZU Development Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

I. OLD BUSINESS:

J. REPORTS:

1. July 18, 2022 City Council Report - Staff
2. Director's Report
 - Tentative agenda items for August 2, 2022
 - Prairie Trail Update
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

August 1, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

July 19, 2022

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 6, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, July 6, 2022

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

CALL TO ORDER

Chair G.Hunter called the July 6, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

Absent: Lisa West. Staff present: E.Jensen, E.Carstens, D.Silverthorn, B.Morrissey, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the July 6, 2022 agenda without amendments. Second by A.Renaud. All voted aye.

Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the June 21, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 709 SW 3rd Street - RE/MAX Precision Sales Office Site Plan

Motion to approve the site plan for 709 SW 3rd Street, RE/MAX Precision Sales Office.

Motion by T.Ripper to approve the recommendations for Consent Agenda Items #1 - #2. Second by T.Rapp. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

Item #3. Pheasant Trail Plat 1 Preliminary Plat

B.Morrissey reported that Pheasant Trail Plat 1 Preliminary Plat is a proposed 21.22-acre plat located in the NW quadrant of Ankeny, east of NW Irvinedale Drive and south of NW 54th Street. He said the area is a part of the Moeckly PUD that was rezoned earlier this year from R-1 to Planned Unit Development. He presented the conceptual plan, which was provided during the rezoning process. B.Morrissey stated that the preliminary plat includes 58 single-family lots, one outlot for stormwater detention, and the extension of multiple public streets. He noted that the preliminary plat shows one additional outlot, located near the NE corner that will not be developed at this time due to size constraints. He further said the preliminary plat generally aligns with the bulk regulations of the PUD and with what was shown on the Master Plan. B.Morrissey explained the details of the public street extensions and the creation of new streets along with the 8-foot and 5-foot sidewalks. He stated that access to the development will be from Brinmore Estates to the south; however, additional access from the north will come via NW State Street once its extended. He detailed information on how the area would be served by water, sanitary sewer along with stormwater. He noted that Outlot Z will be a wet-bottom detention pond and will discharge near the SE corner of the development. B.Morrissey said that there will be a landscape buffer installed in the rear of the lots that back up to the future NW State Street and parkland will be dedicated with a future phase of the development. Staff's recommendation is that the Plan and Zoning Commission recommend City Council approval of the Pheasant Trail Plat 1 Preliminary Plat. He asked if the Commission had any questions.

R.Weisheit inquired about the lot width for Lot 40, which was clarified by E.Jensen. There were no further questions from the Commission.

Bart Turk, Civil Engineering Consultants, 2400 86th Street, Des Moines representing Four Star Development stated that earlier this year the Moeckly Property rezoning was recommended to City Council, by the Commission, for approval. He said the Pheasant Trail Plat 1 Preliminary Plat consists of 21.22 acres and is the first phase of the development for the property. Bart Turk commented that they will be submitting construction plans and the final plat for review and approval; and anticipate construction to begin this fall. He said he would answer any questions the Commission may have.

T.Rapp confirmed that they have been working closely with City staff on this project since this will be the first geometrical alignment with the future NW State Street. Bart Turk responded yes.

There was no further questions or discussion from the Commission.

Motion by T.Rapp to recommend City Council approval of the Pheasant Trail Plat 1 Preliminary Plat. Second by R.Weisheit. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the July 5, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the July 19, 2022 Plan and Zoning Commission meeting and the June 2022 Building Permit Report.

Commissioner's Reports

A.Renaud shared that Summerfest 2022 begins Friday, July 8th.

MISCELLANEOUS ITEMS

July 18, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 6:42 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

July 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

7AZU Development Plat 2 - Preliminary Plat (County)

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 7AZU Development Plat 2 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Preliminary Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: July 19, 2022

Agenda Item: 7AZU Development Plat 2 – Preliminary Plat & Final Plat (County)

Report Date: June 27, 2022

Prepared by: Derek Silverthorn
Associate Planner

ETC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the 7AZU Development Plat 2 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

That the Plan and Zoning Commission recommend City Council approval of the 7AZU Development Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject plat is 7.16 acres (+/-) and is located adjacent to the Ankeny corporate limits—southwest of the intersection at SW Irvinedale Drive and SW Vintage Parkway/NW Polk City Drive. The plat lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is directly adjacent to the corporate limits; however, the plat area is not located within the City of Ankeny planning boundary.

The plat area is zoned under Polk County as GC, General Commercial District; and it is not indicated in The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map since it is not located within the planning boundary. The applicant is proposing to subdivide the current singular lot into two lots—one of which is currently developed as self-storage, while the newly created lot will facilitate the construction of future development. The plat area will continue to utilize City of Ankeny sanitary sewer and Des Moines Water Works water main.

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



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

7.8.2022

Ankeny Plan and Zoning Commission
City of Ankeny City Council Chambers
Ankeny Kirkendall Public Library
1250 SW District Drive,
Ankeny, Iowa 50023

RE: 7AZU DEVELOPMENT PLAT 2 PRELIMINARY PLAT & FINAL PLAT
MEC# 2022000671-000

Dear Honorable Plan and Zoning Commission Members,

On behalf of the Eric & Carol Ziel Revocable Trust, Leo Investments, LLC, T. Leo Capital, LLC, Kellen Vance, and Spencer Vance, we respectfully request your approval of the 7AZU Development Plat 2 Preliminary Plat and Final Plat located at 1792 NW Polk City Drive, Ankeny, Iowa 50023.

The proposal for Plat 2 is that Lot 1 will remain the existing Safekeep self-storage facility. Lot 2 will become a buildable lot that can be sold for future development.

Access to the development will be from NW Polk City Drive. No driveway is allowed access to NW Irvinedale Drive. Driveway access to NW Irvinedale Drive can only be revised or removed by the City of Ankeny.

Thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Patrick Shelquist, PLS
Project Manager

Cc: Eric & Carol Ziel Revocable Trust
Leo Investments, LLC
T. Leo Capital, LLC
Kellen Vance
Spencer Vance

OWNER/APPLICANT

ERIC & CAROL ZIEL REV. TRUST / LEO INVESTMENTS, LLC /
T. LEO CAPITAL, LLC / KELLEN VANCE / SPENCER VANCE
2310 SE DELAWARE AVE, STE G290
ANKENY, IOWA
(515) 964-1229 EXT. 2041
DLEO@MCCLUREVISION.COM
ATTN: DUSTIN LEO

ENGINEER/SURVEYOR

McCLURE ENGINEERING
335 SE ORALABOR ROAD
ANKENY, IOWA 50021
(515) 512-1361 EX: 2035
PSHELQUIST@MCCLUREVISION.COM
ATTN: PATRICK SHELQUIST

SITE ADDRESS

1792 NW POLK CITY DRIVE
ANKENY, IOWA 50023

BULK REGULATIONS

ZONING : GC - GENERAL COMMERCIAL DISTRICT

GC BULK REGULATIONS:

BUILDING HEIGHT: 35 FEET MAXIMUM
FRONT YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 15 FEET
MINIMUM BUILDING SPACING: 30 FEET

FLOOD INFORMATION

PANEL NUMBER: 19153C0185F
EFFECTIVE DATE: 2/1/2019
ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD

LEGAL DESCRIPTION

(PER QUIT CLAIM DEED FILED IN BOOK 17470, PAGE 63)

LOT 1, 7AZU DEVELOPMENT PLAT 1, AN OFFICIAL PLAT,
NOW INCLUDED IN AND FORMING A PART OF POLK
COUNTY, IOWA.

GENERAL NOTES

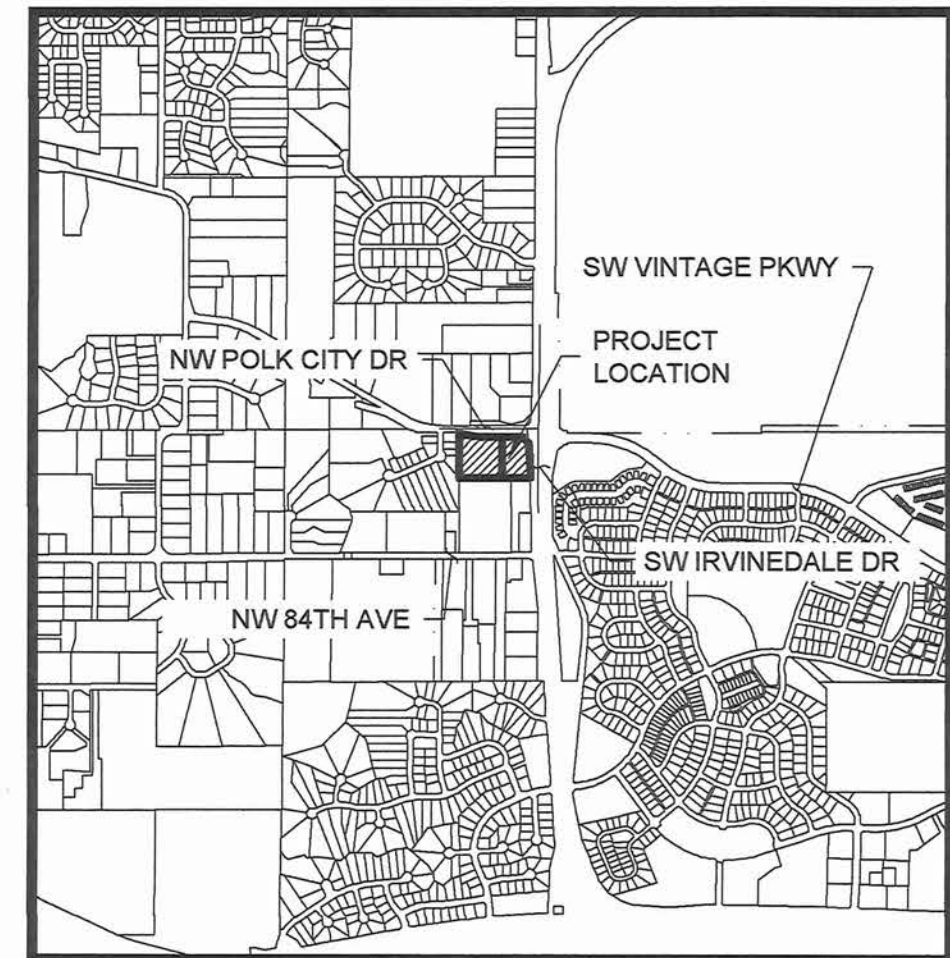
- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE
POLK COUNTY PUBLIC WORKS DEPARTMENT. NO DRIVEWAY IS
ALLOWED ACCESS TO NW IRVINEDALE DR. DRIVEWAY ACCESS TO NW
IRVINEDALE DR. CAN ONLY BE REVISED OR REMOVED BY THE CITY OF
ANKENY.
- POST DEVELOPMENT RUNOFF WILL NOT AVERSELY AFFECT
DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNER
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST
BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE
RESPONSIBILITY OF THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE
ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT
OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST
BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- PROPERTY OWNER WILL BE RESPONSIBLE FOR INSTALLING STREET
LIGHTS AND SIDEWALKS IF ANNEXED INTO THE CITY OF ANKENY.

SITE CALCULATIONS

LOT 1 - CALCULATIONS
4.49 AC / 195,584 S.F. (BASE SITE AREA)

4.49 AC / 195,584 S.F. (BASE SITE AREA)
X 35% OSR
1.57 AC / 68,389 S.F. OPEN SPACE REQUIRED
1.93 AC / 84,071 S.F. CURRENT OPEN SPACE

4.49 AC / 195,584 S.F. (BASE SITE AREA)
X 35% FAR
1.57 AC / 68,389 S.F. MAXIMUM FLOOR AREA ALLOWED
1.46 AC / 63,598 S.F. CURRENT FLOOR AREA IN USE



VICINITY MAP

1" = 2000'



ONE CALL UTILITY INFORMATION

DESIGN INFORMATION REQUEST TICKET #: 552202599

MIDAMERICAN
CONTACT: CRAIG RANFELD
PHONE #: 515-252-6632
EMAIL: MECDSMDESIGNLOCATES@MIDAMERICAN.COM

CITY OF ANKENY (WATER)
CONTACT: SHAWN BUCKNER
PHONE #: 515-963-3524
EMAIL: SBUCKNER@ANKENYIOWA.COM

CITY OF ANKENY (SANITARY)
CONTACT: ROGER MCFARLAND
PHONE #: 515-963-6483
EMAIL: RMC FARLAND@ANKENYIOWA.COM

CENTURYLINK
CONTACT: SADIE HULL
PHONE #: 918-547-0147
EMAIL: SADIE.HULL@LUMEN.COM

DES MOINES WATER WORKS
CONTACT: ED CLARK
PHONE #: 515-323-6244
EMAIL: ONECALLMAPS@DMWWW.COM

IOWA COMMUNICATIONS NETWORK
CONTACT: SHANNON MARLOW
PHONE #: 800-572-3940
EMAIL: ICNOUTSIDEPLANTIOWAONECALL@IOWA.GOV

VERIZON
CONTACT: JOHN BACHELDER
PHONE #: 972-729-7000
EMAIL: ASG.INVESTIGATIONSTEAM@ASGINC.US

MEDIACOM
CONTACT: KEVIN COLLINS
PHONE #: 515-246-6668
EMAIL: KCOLLINS1@MEDIACOMCC.COM

UNITE PRIVATE NETWORKS, LLC
CONTACT: JOE KILZER
PHONE #: 816-425-3556
EMAIL: UPNGIS@UPNFIBER.COM

WINDSTREAM COMMUNICATIONS
CONTACT: LOCATE DESK
PHONE #: 800-289-1901
EMAIL: LOCATE.DESK@WINDSTREAM.COM

UTILITY WARNING

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

LOT 2 - CALCULATIONS
2.67 AC / 116,305 S.F. (BASE SITE AREA)

2.67 AC / 116,305 S.F. (BASE SITE AREA)
X 35% OSR
0.93 AC / 40,511 S.F. OPEN SPACE REQUIRED

2.67 AC / 116,305 S.F. (BASE SITE AREA)
X 35% FAR
0.93 AC / 40,511 S.F. MAXIMUM FLOOR AREA ALLOWED

SITE USAGE

LOT 1 - SELF STORAGE FACILITY (SAFEKEEP)
LOT 2 - FUTURE DEVELOPMENT

SEWER DISPOSAL NOTE

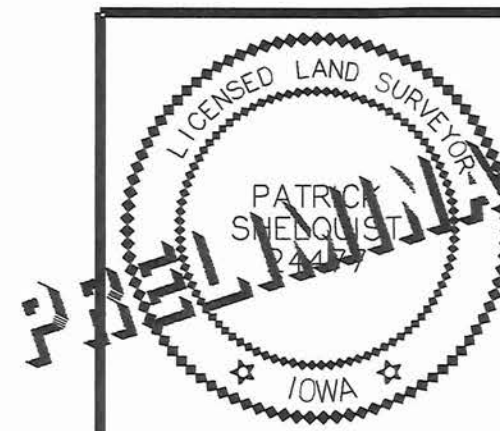
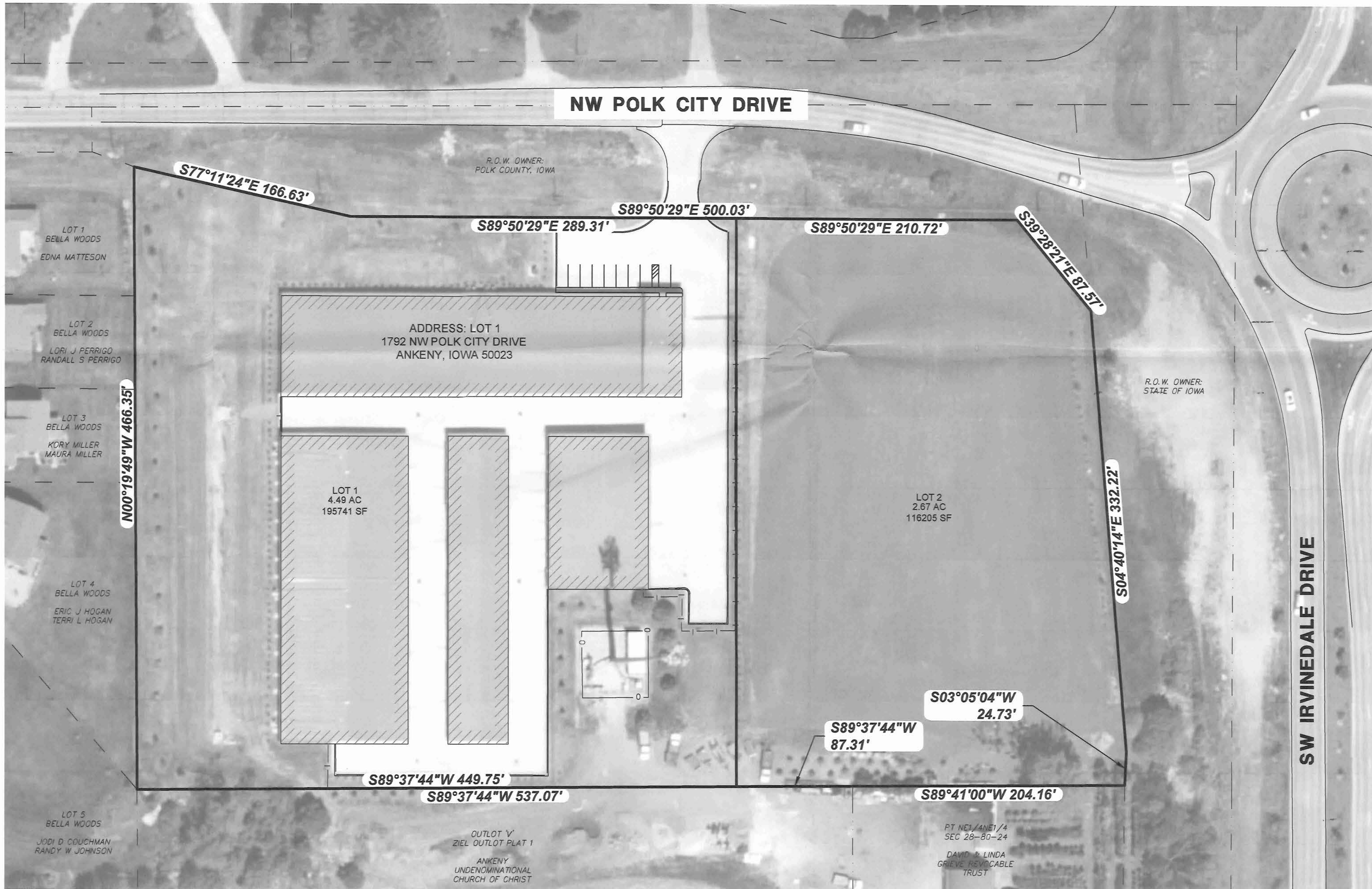
- WATER AND SEWAGE DISPOSAL FOR THIS PROPERTY TIES
INTO CITY OF ANKENY SANITARY SEWER LINE RUNNING NEAR
THE NORTH PROPERTY LINE OF THE SUBJECT PROPERTY.
- WATER MAIN SERVICING THIS PROPERTY IS OWNED BY
DES MOINES WATER WORKS.
- A VIDEO INSPECTION OF THE EXISTING SANITARY SEWER WILL NEED TO BE DONE
AFTER THE SERVICE FOR THIS LOT IS ADDED AND PROVIDED TO THE CITY FOR APPROVAL.
THE CONNECTION TO THE MAIN MUST BE MADE WITH A MANUFACTURED WYE AT LEAST
7' FROM THE MANHOLE



1-800-292-8989
www.iowaonecall.com



PRELIMINARY PLAT
7AZU DEVELOPMENT PLAT 2
MINOR SUBDIVISION
POLK COUNTY, IOWA



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

PATRICK SHELQUIST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: _____
DATE SURVEYED: _____



THIS PAGE IS
NOT TO SCALE

ENGINEER
C. CARLETON
SURVEYOR
P. SHELQUIST
DRAWING NO.
PP
SHEET NO.
01/03

7AZU DEVELOPMENT
PLAT 2
PRELIMINARY PLAT
ANKENY, IOWA
POLK COUNTY
2022000671
05/12/2022



RECEIVED

JUL 08 2022

CITY OF ANKENY

EXISTING SURVEY LEGEND

LINEWORK

	SANITARY SEWER		INTERMEDIATE CONTOUR
	SANITARY SEWER FORCE MAIN		INDEX CONTOUR
	STORM SEWER		PROPERTY LINE
	WATER		RIGHT OF WAY
	UNDERGROUND ELECTRIC		SECTION LINE
	OVERHEAD ELECTRIC		EASEMENT
	UNDERGROUND COMMUNICATIONS		GUARD RAIL
	OVERHEAD COMMUNICATIONS		FIELD FENCE
	UNDERGROUND TELEPHONE		CHAIN LINK FENCE
	OVERHEAAD TELEPHONE		WOODEN FENCE
	UNDERGROUND FIBER OPTIC		SILT FENCE
	OVERHEAD FIBER OPTIC		AGRICULTURE LINE
	UNDERGROUND CABLE		EDGE OF TREES
	OVERHEAD CABLE		TOP/BOTTOM OF SLOPE
	GAS		ROAD CENTERLINE
	TRAFFIC		WATERWAY FLOWLINE

UTILITY QUALITY LEVELS:

UTILITY QUALITY LEVELS ARE BASED ON THE CI/ASCE 38-02 STANDARD.

UTILITY QUALITY LEVEL A:

PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES

UTILITY QUALITY LEVEL B:

INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

UTILITY QUALITY LEVEL C:

INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D INFORMATION.

UTILITY QUALITY LEVEL D:

INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

ADDITIONALLY IN THE CASE OF MULTIPLE OWNERS OF THE SAME UTILITY TYPE SAID UTILITIES WILL BE ABBREVIATED WITH AN OWNER NUMBER (1, 2, 3, ETC) AND REFERENCED IN THE IOWA ONE CALL UTILITY INFORMATON SECTION.

EXAMPLES:

	C1(B)	UNDERGROUND COMMUNICATIONS- OWNER 1
	C2(B)	UNDERGROUND COMMUNICATIONS- OWNER 2

ABBREVIATIONS

CP	CONTROL POINT	CI	CAST IRON PIPE
BM	BENCHMARK	DI	DUCTILE IRON PIPE
R.O.W.	RIGHT-OF-WAY	CMP	CORRUGATED METAL PIPE
ASPH	ASPHALT	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
PCC	CONCRETE	VCP	VITRIFIED CLAY PIPE
FL	FLOWLINE	PVC	POLYVINYL CHLORIDE PIPE
TYP	TYPICAL	RCP	REINFORCED CONCRETE PIPE
FND	FOUND	UNK	UNKNOWN
PUE	PUBLIC UTILITY EASEMENT	FF	FINISHED FLOOR

AVIATION

	AVIATION GUIDANCE SIGN
	BEACON LIGHT
	MALS R LIGHT
	PAPI LIGHT
	REIL LIGHT
	RUNWAY MULTILIGHT W/BASE
	RUNWAY MULTILIGHT W/STAKE
	TAXIWAY LIGHT W/BASE
	TAXIWAY LIGHT W/STAKE
	TAXIWAY REFLECTOR
	WIND CONE
	WIND TEE

ELECTRIC

	AIR CONDITIONING UNIT
	BREAKER BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC PEDESTAL
	HEAT PUMP

GAS

	GAS METER
	GAS VALVE

GENERAL SITE FEATURES

	BOLLARD
	FLAGPOLE
	FLOOD LIGHT
	GUY WIRE
	MAILBOX
	SIGN- DOUBLE POST
	SIGN- SINGLE POST
	SOILBORE
	STREET LIGHT
	UTILITY POLE
	UTILITY POLE W/STREET LIGHT
	UNKNOWN MANHOLE

MONUMENTS

	BENCHMARK
	BENCHMARK (TEMPORARY)
	CONTROL POINT
	CUT X FOUND
	CUT X SET
	MONUMENT FOUND (FIRST TYPE)
	MONUMENT FOUND (SECOND TYPE)
	MONUMENT SET (FIRST TYPE)
	MONUMENT SET (SECOND TYPE)
	SECTION CORNER FOUND
	SECTION CORNER SET
	T POST
	WOODEN POST

OIL

	OIL PIPELINE MARKER
--	---------------------

RAILROAD

	MAINLINE MILE MARKER
	POINT OF SWITCH
	RAILROAD SIGNAL

SANITARY SEWER

	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SEPTIC TANK LID

STORM SEWER

	BEEHIVE INTAKE (SIZE VARIES)
	DOUBLE CURB INTAKE
	DOUBLE CURB INTAKE W/MANHOLE LEFT
	DOUBLE CURB INTAKE W/MANHOLE RIGHT
	DOUBLE CURB INTAKE W/MODIFIED MANHOLE
	DRAINAGE INTAKE
	FLARED END SECTION (SIZE VARIES)
	SINGLE CURB INTAKE
	SINGLE CURB INTAKE W/MANHOLE
	STAND PIPE
	STORM SEWER CLEANOUT
	STORM SEWER MANHOLE
	OPEN SIDED AREA INTAKE (SIZE VARIES)

TELECOMMUNICATIONS

	COMPOSITE HANDHOLE
	FIBER OPTIC MARKER
	SATELLITE DISH
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TV/CABLE BOX
	TV/CABLE MANHOLE
	TV/CABLE PEDESTAL

TRAFFIC

	PEDESTRIAL SIGNAL
	SIGNAL CONTROL CABINET
	TRAFFIC BOX
	TRAFFIC HANDHOLE
	TRAFFIC MANHOLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL W/STREET LIGHT

VEGETATION

	CONIFEROUS TREE (SIZE VARIES)
	DECIDUOUS TREE (SIZE VARIES)
	SHRUB (SIZE VARIES)
	TREE STUMP (SIZE VARIES)

WATER

	CURB STOP
	FIRE HYDRANT
	IRRIGATION VALVE
	MONITORING WELL
	POST INDICATOR VALVE
	SPRINKLER BOX
	WATER MANHOLE
	WATER MARKER
	WATER SPIGOT
	WATER VALVE
	WATER VALVE MANHOLE
	YARD HYDRANT



THIS PAGE IS NOT TO SCALE

ENGINEER
SURVEYOR
P. SHELQUIST
DRAWING NO. PP
6/9/22
CREW CHIEF
P. SHELQUIST
SHEET NO. 02/03

REVISION 7
TAZU DEVELOPMENT
PLAT 2
PRELIMINARY PLAT
ANKENY, IOWA
POLK COUNTY
2022000571
05/12/2022







PLAN AND ZONING COMMISSION

July 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

7AZU Development Plat 2 - Final Plat (County)

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 7AZU Development Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat





*Plan and Zoning Commission
Staff Report*

Meeting Date: July 19, 2022

Agenda Item: 7AZU Development Plat 2 – Preliminary Plat & Final Plat (County)
Report Date: June 27, 2022
Prepared by: Derek Silverthorn *ETC*
Associate Planner

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the 7AZU Development Plat 2 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

That the Plan and Zoning Commission recommend City Council approval of the 7AZU Development Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject plat is 7.16 acres (+/-) and is located adjacent to the Ankeny corporate limits—southwest of the intersection at SW Irvinedale Drive and SW Vintage Parkway/NW Polk City Drive. The plat lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is directly adjacent to the corporate limits; however, the plat area is not located within the City of Ankeny planning boundary.

The plat area is zoned under Polk County as GC, General Commercial District; and it is not indicated in The Ankeny Plan 2040 Comprehensive Plan Future Land Use Map since it is not located within the planning boundary. The applicant is proposing to subdivide the current singular lot into two lots—one of which is currently developed as self-storage, while the newly created lot will facilitate the construction of future development. The plat area will continue to utilize City of Ankeny sanitary sewer and Des Moines Water Works water main.

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



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

7.8.2022

Ankeny Plan and Zoning Commission
City of Ankeny City Council Chambers
Ankeny Kirkendall Public Library
1250 SW District Drive,
Ankeny, Iowa 50023

RE: 7AZU DEVELOPMENT PLAT 2 PRELIMINARY PLAT & FINAL PLAT
MEC# 2022000671-000

Dear Honorable Plan and Zoning Commission Members,

On behalf of the Eric & Carol Ziel Revocable Trust, Leo Investments, LLC, T. Leo Capital, LLC, Kellen Vance, and Spencer Vance, we respectfully request your approval of the 7AZU Development Plat 2 Preliminary Plat and Final Plat located at 1792 NW Polk City Drive, Ankeny, Iowa 50023.

The proposal for Plat 2 is that Lot 1 will remain the existing Safekeep self-storage facility. Lot 2 will become a buildable lot that can be sold for future development.

Access to the development will be from NW Polk City Drive. No driveway is allowed access to NW Irvinedale Drive. Driveway access to NW Irvinedale Drive can only be revised or removed by the City of Ankeny.

Thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

Patrick Shelquist, PLS
Project Manager

Cc: Eric & Carol Ziel Revocable Trust
Leo Investments, LLC
T. Leo Capital, LLC
Kellen Vance
Spencer Vance

INDEX LEGEND
CITY: N/A
COUNTY: POLK
SUB: 7AZU DEVELOPMENT PLAT 1
LOT(S): LOT 1
PROPRIETOR: 7AZU LLC
REQUESTED BY: DUSTIN LEO
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
RETURN TO: PATRICK SHELQUIST 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229

FINAL PLAT 7AZU DEVELOPMENT PLAT 2 MINOR SUBDIVISION POLK COUNTY, IOWA

OWNER/APPLICANT
ERIC & CAROL ZIEL REV. TRUST / LEO INVESTMENTS, LLC /
T. LEO CAPITAL, LLC / KELLEN VANCE / SPENCER VANCE
2310 SE DELAWARE AVE, STE G290
ANKENY, IOWA
(515) 964-1229 EXT. 2041
DLEO@MCCLUREVISION.COM
ATTN: DUSTIN LEO

ENGINEER/SURVEYOR
MCCLURE ENGINEERING
335 SE ORALABOR ROAD
ANKENY, IOWA 50021
(515) 512-1361 EX: 2035
PSHELQUIST@MCCLUREVISION.COM
ATTN: PATRICK SHELQUIST

SITE ADDRESS
1792 NW POLK CITY DRIVE
ANKENY, IOWA 50023

LEGAL DESCRIPTION
(PER QUIT CLAIM DEED IN BOOK 17470, PAGE 63)

LOT 1, 7AZU DEVELOPMENT PLAT 1, AN OFFICIAL PLAT, NOW
INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

GENERAL NOTES

- ANY ACCESS RESTRICTION MAY BE REVISED OR REMOVED BY THE POLK COUNTY PUBLIC WORKS DEPARTMENT. NO DRIVEWAY IS ALLOWED ACCESS TO NW IRVINEDALE DR. DRIVEWAY ACCESS TO NW IRVINEDALE DR. CAN ONLY BE REVISED OR REMOVED BY THE CITY OF ANKENY.
- POST DEVELOPMENT RUNOFF WILL NOT AVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNER
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER
- MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- PROPERTY OWNER WILL BE RESPONSIBLE FOR INSTALLING STREET LIGHTS AND SIDEWALKS IF ANNEXED INTO THE CITY OF ANKENY.

BULK REGULATIONS

ZONING : GC - GENERAL COMMERCIAL DISTRICT

GC BULK REGULATIONS:

BUILDING HEIGHT: 35 FEET MAXIMUM
FRONT YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 15 FEET
MINIMUM BUILDING SPACING: 30 FEET

FLOOD INFORMATION

PANEL NUMBER: 19153C0185F

EFFECTIVE DATE: 2/1/2019

ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD

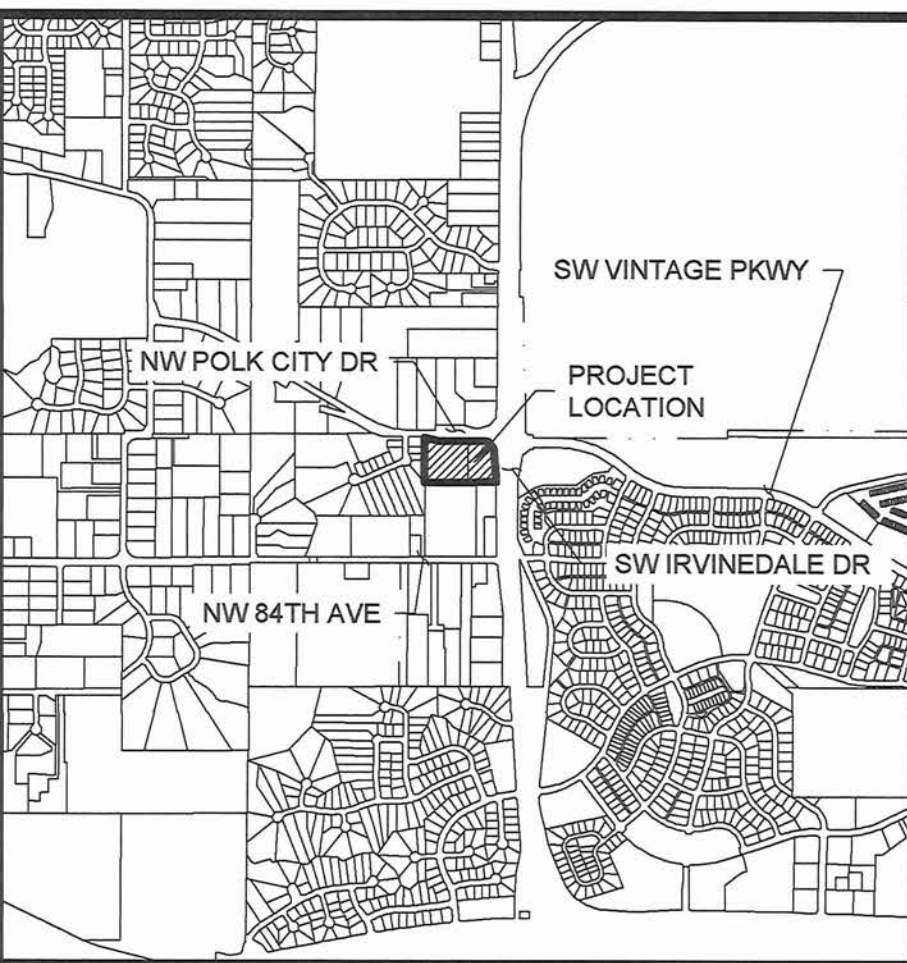
RECEIVED

JUL 08 2022

CITY OF ANKENY

GENERAL LEGEND

SURVEY BOUNDARY
PROPOSED LOT
EXIST PROPERTY LINE
SECTION LINE
SETBACK LINE
PROPOSED EASEMENT
EXIST EASEMENT
MONUMENTS FOUND:
▲ SECTION CORNER (TYPE AS NOTED)
■ 1/2" PIPE
● 1/2" REBAR (UNLESS NOTED OTHERWISE)
MONUMENTS SET:
▲ SECTION CORNER
○ 1/2" REBAR W/RPC #24477
○ 1/2" REBAR W/RPC #24477
✕ CUT X
FOUND
BK PG BOOK AND PAGE
(M) (R) MEASURED, RECORDED
R.O.W. RIGHT-OF-WAY
P.U.E. PUBLIC UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT



VICINITY MAP

1" = 2000'



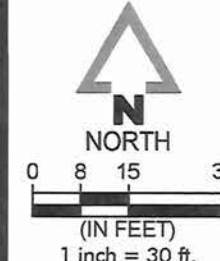
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK SHELQUIST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

DATE

PAGES OR SHEETS COVERED BY THIS SEAL: _____

DATE SURVEYED: _____



ENGINEER
C. CARLETON

SURVEYOR
P. SHELQUIST

DRAWING NO.
FP

SHEET NO.
01/01

7AZU DEVELOPMENT
PLAT 2 FINAL PLAT

ANKENY, IOWA

POLK COUNTY

2022000571
06/15/2022



making lives better.

335 SE Oralabor Road
Ankeny, Iowa
50021-1881
fax 515-964-2370

NW POLK CITY DRIVE

SW IRVINEDALE DRIVE

