



Meeting Agenda

Plan and Zoning Commission

Tuesday, July 18, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the July 18, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

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

2. Kimberley Crossing Plat 3 Final Plat

Consider MOTION to recommend City Council preliminary approval of Kimberley Crossing Plat 3 Final Plat.

3. 120 NW Reinhart Drive - Nelson Ankeny Senior Living - Piper Site Plan

Consider MOTION to approve the site plan for 120 NW Reinhart Drive, Nelson Ankeny Senior Living - Piper.

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

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

H. BUSINESS ITEMS:

14. **Heritage Commercial at Prairie Trail Neighborhood Plan**

Consider MOTION to recommend City Council approval of the Heritage Commercial at Prairie Trail Neighborhood Plan.

15. **Pine Lake Estates Plat 1 Preliminary Plat**

Consider MOTION to recommend City Council approval of the Pine Lake Estates Plat 1 Preliminary Plat, and the acceptance of the public street named NE Pine Lake Circle and NE Pondview Court.

I. OLD BUSINESS:

J. REPORTS:

1. July 17, 2023 City Council Report - Staff
2. Director's Report
Tentative agenda items for August 8, 2023
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

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

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: <p>Consider MOTION to approve and accept the July 5, 2023 minutes of the Plan and Zoning Commission meeting.</p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)



Meeting Minutes

Plan & Zoning Commission Meeting

Wednesday, July 5, 2023

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

CALL TO ORDER

Chair Ted Rapp called the July 5, 2023 meeting of the Plan & Zoning Commission to order at 5:30 p.m.

ROLL CALL

Members present: Ted Rapp, Glenn Hunter, Todd Ripper, and Randy Weisheit. Absent: Trina Flack, Annette Renaud, and Lisa West. Staff present: E.Jensen, E.Carstens, B.Morrissey, and B.Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve and accept the July 5, 2023 agenda without amendments. Second by R.Weisheit. 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 June 20, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Delaware Landing Plat 2 Final Plat

Motion to recommend City Council approval of the Delaware Landing Plat 2 Final Plat.

Motion by T.Ripper to approve the recommendations for Consent Agenda Items #1 and #2. Second by R.Weisheit. All voted aye. Motion carried 4- 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

E.Jensen thanked the Commission members for being available for the meeting.

City Council Meeting

E.Jensen reported on the July 3, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the July 18, 2023 Plan and Zoning Commission meeting. He said that there will be a public hearing at the next meeting, which will include proposed amendments to The Ankeny Plan 2040 Future Land Use Map and requests to rezone property owned by Hope Kimberley, LLC.

E.Jensen presented the June 2023 Building Permit Report.

Commissioner's Reports

G.Hunter referenced the valuations of the single-family detached permits issued in June as a whole. He said that there have been comments from some individuals within the Ankeny Leadership Institute that they may be interested in reviving the affordable housing conversation.

MISCELLANEOUS ITEMS

July 17, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Second by G.Hunter. Meeting adjourned at 5:37 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Kimberley Crossing Plat 3 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

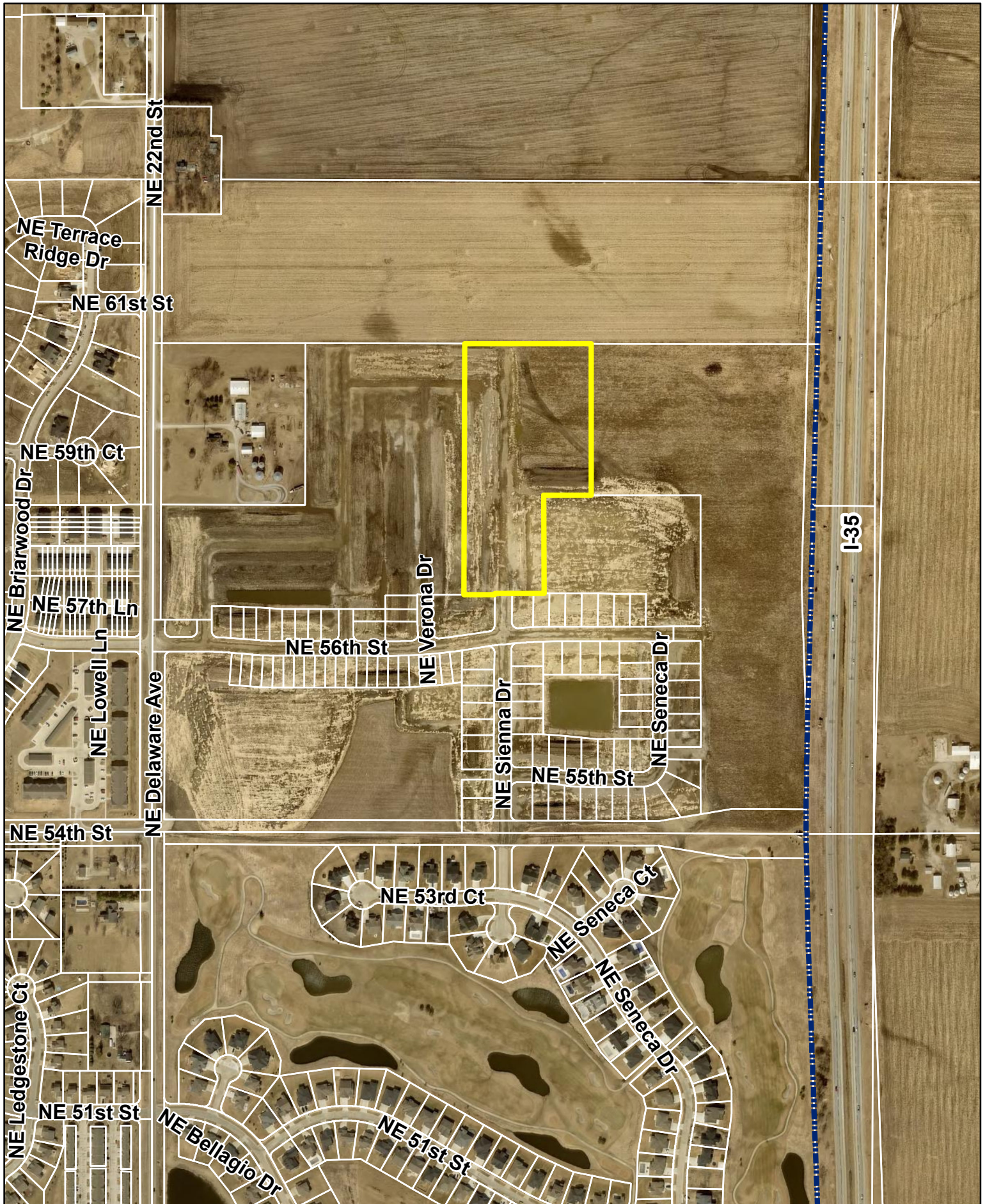
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council preliminary approval of Kimberley Crossing Plat 3 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Final Plat



Agenda Item: Kimberley Crossing Plat 3 – Final Plat
Report Date: July 12, 2023
Prepared by: Jake Heil *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council preliminary approval of Kimberley Crossing Plat 3 Final Plat.

Project Summary:

Kimberley Crossing Plat 3 is a proposed 10.36-acre (+/-) plat located east of NE Verona Drive and north of NE 56th Street. The subject plat creates 24 single-family lots, a street lot, an outlot for future development and shows associated utilities and easements. Lots 1-18 are subject to the Miller Farm Property PUD 50-foot minimum lot width and lots 19-24 are subject to the R-3, Multiple Family Residence District zoning of 65-foot lot widths. The proposed plat is in general conformance with the Miller Farm Property PUD.

Project Report:

- Streets:** This plat will be primarily accessed from the south via NE 56th Street from NE Delaware to the west and via NE Sienna Drive that also provides access through the Otter Creek development to the south. This plat extends NE Sienna Drive north to the northern boundary of the Kimberley Crossing development. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** The existing 10-inch water main will be extended north along NE Sienna Drive, and an 8-inch main will be installed along NE 60th Street, stubbing from the 10-inch along NE Sienna Drive.
- Sewer:** The existing 12-inch trunk sanitary sewer main will be extend north along NE Sienna Drive, and an 8-inch sanitary sewer main will be installed along NE 60th Street.
- Drainage:** Stormwater for the southern half of the plat will flow southerly to the stormwater detention basin located on Outlot X, Kimberley Crossing Plat 1. The northern half of the plat drains northeasterly, draining into the undeveloped lot to the east and eventually the drainage ditch along Interstate-35. From there stormwater eventually drains to the south ultimately outletting into Otter Creek.
- Parkland:** A total of 0.77 acres of parkland dedication is required for Kimberley Crossing Plats 3. Outlot Y, in Kimberley Crossing Plat 1, is comprised of 6.58 acres and was deeded to the City with Plat 1. The total parkland dedication for the Miller Farm PUD is estimated to be approximately 6.58 acres. Any additional required parkland that is not met by the 6.58 acres already deeded will be payment in lieu of parkland dedication.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Kimberley Crossing Plat 3
NAME OF OWNER/ DEVELOPER: Kimberley Development Corp.

GENERAL INFORMATION:

PLAT LOCATION: North of NE 56th Street, East of NE Verona Drive
SIZE OF PLAT: 10.36 acres
ZONING: Miller Farm PUD/R-3, Multiple Family Residence District

LOTS:

NUMBER: 24 single-family lots, one outlot and a street lot
SIZE/DENSITY: 2.3 units per acre
USE: Residential
BUILDING LINES: **Miller Farm PUD:**

Min. Lot Width: 50' (75' for 2-Family lot)
Front: 25'
Rear: 25'
Side: 10' total (min. 5' one side)

R-3, Multiple Family Residence District:

Front: 30'
Rear: 35'
Side: 15' total (1-story - min. 7' one side) for one & two family dwellings
17' total (>1-story - min. 8' one side) for one & two family dwellings
20' total (1-story - min. 8' one side) for multiple family dwellings
22' total (>1-story & <3 story - min. 9' one side) for multiple family dwellings
24' total (>3-story - min. 10' one side) for multiple family dwellings

PARK SITE DEDICATION:

A total of 0.77 acres of parkland dedication is required for Kimberley Crossing Plats 3. Outlot Y, in Kimberley Crossing Plat 1, is comprised of 6.58 acres and was deeded to the City with Plat 1. The total parkland dedication for the Miller Farm PUD is estimated to be approximately 6.58 acres. Any additional required parkland that is not met by the 6.58 acres already deeded will be payment in lieu of parkland dedication.

ADJACENT LANDS:

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

STREET DEVELOPMENT:

NAME: NE Sienna Drive
LENGTH: Approximately 855.09 feet
CLASSIFICATION: Minor Collector
R.O.W. (REQ'D./PROV.): 70'/70'
PAVEMENT WIDTH: 31'

NAME: NE 60th Street
LENGTH: Approximately 160.0 feet
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 10.36 acres of developable land X 990 gal. per day/single-family residential = 10,256.4 GPD

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

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

STORM WATER:

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

WATER SYSTEM:

USAGE: 24 units X 3 pers. per house X 100 gal. per day/person = 7,200 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.

July 7, 2023

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

RE: Kimberley Crossing Plat 3
Construction Drawings & Preliminary Approval of Final Plat

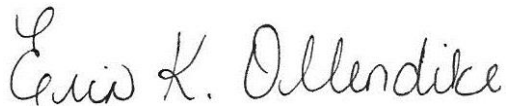
Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of Kimberley Development Corporation, we submit herewith the following final plat and construction drawings for review and approval. The project area contains 10.4 acres and is located north of the intersection of NE Sienna Drive and NE 56th Street. The final plat includes the development of 24 single family lots and an outlot for a future multi-family project. The property is currently zoned PUD Planned Unit Development and R-3 Multiple Family Residential District zoning. We are requesting that preliminary approval of the final plat be granted by City Council. We will bring the final plat with bonds back before the City Council for approval once construction is complete. We would like to request cost sharing for the upsizing of 972 linear feet of sanitary sewer to 12-inch.

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

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

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

REQUESTOR: KIMBERLEY DEVELOPMENT CORPORATION

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

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

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

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

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

JUNE 15, 2023

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	S45°08'42"E	35.36'
C2	90°00'00"	25.00'	39.27'	S44°51'18"W	35.36'

R-1:	ONE-FAMILY RESIDENCE DISTRICT
P.U.D.:	PLANNED UNIT DEVELOPMENT
R-3:	MULTIPLE-FAMILY RESIDENCE DISTRICT
R-3:	MULTIPLE-FAMILY RESIDENCE DISTRICT RESTRICTED TO SINGLE-FAMILY RESIDENTIAL

P.U.D. DISTRICT (LOT 1-18)
MIN. LOT WIDTH: 50'
FRONT: 25'
REAR: 25'
SIDE: 5'

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

FRONT: 30'
35'
REAR: 35'
SIDE: 15' (1-STORY - 7' MIN)(ONE AND TWO FAMILY DWELLINGS)
17' (> 1-STORY - 8' MIN.) (ONE AND TWO FAMILY DWELLINGS)
20' (1-STORY - 8' MIN.) (MULTIPLE FAMILY)
22' (> 1-STORY & < 3 -STORY - 9' MIN) (MULTIPLE FAMILY)
24' (> 3-STORY - 10' MIN) (MULTIPLE FAMILY)

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

N89°51'18"E 175.00'
30.00' TEMPORARY
OFF-SITE SANITARY-
SEWER EASEMENT
20.00' TEMPORARY OFF-SITE
WATER MAIN EASEMENT

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

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'Y', KIMBERLEY CROSSING PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°08'42" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Y', 402.53 FEET TO THE NORTH LINE OF LOT 18, SAID KIMBERLEY CROSSING PLAT 1; THENCE SOUTH 89°51'18" WEST ALONG THE NORTHERLY LINE OF SAID KIMBERLEY CROSSING PLAT 1, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00°08'42" EAST ALONG SAID NORTHERLY LINE, 4.91 FEET TO THE NORTHEAST CORNER OF LOT 5, KIMBERLEY CROSSING PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°51'18" WEST ALONG THE NORTH LINE OF SAID KIMBERLEY CROSSING PLAT 2, A DISTANCE OF 125.00 FEET; THENCE NORTH 00°08'42" WEST, 890.00 FEET; THENCE NORTH 89°51'18" EAST, 4.00 FEET; THENCE NORTH 00°08'42" WEST, 135.68 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°46'30" EAST ALONG SAID NORTH LINE, 513.85 FEET TO THE NORTHWEST CORNER OF OUTLOT 'Z', SAID KIMBERLEY CROSSING PLAT 1; THENCE SOUTH 00°08'46" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 619.84 FEET TO THE NORTH LINE OF SAID OUTLOT 'Y'; THENCE NORTH 89°52'55" WEST ALONG SAID NORTH LINE, 192.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.36 ACRES (451,322 SQUARE FEET).

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

LEGEND	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	_____	_____
SECTION LINE	_____	_____
EASEMENT LINE	_____	_____
BUILDING SETBACK LINE	_____	_____
PLAT BOUNDARY	_____	_____

S00°08'46"E 619.84'(M&R)

PT. OUTLOT 'Z'
KIMBERLEY CROSSING
PLAT 1

A circular professional seal for a land surveyor. The outer ring contains the text "LICENSED PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two stars. The inner circle contains the name "MICHAEL A. BROONER" and the license number "15980".

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

MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

120 NW Reinhart Drive - Nelson Ankeny Senior Living - Piper Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 120 NW Reinhart Drive, Nelson Ankeny Senior Living - Piper.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 261 feet

Date: 7/12/2023

120 NW Reinhart Drive
Nelson Ankeny Senior Living - Piper - Site Plan
Aerial Map



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 18, 2023

Agenda Item: 120 NW Reinhart Drive – Nelson Ankeny Senior Living – Piper

Report Date: July 12, 2023

Prepared by: Ryan Kirschman
Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 120 NW Reinhart Drive – Nelson Ankeny Senior Living – Piper.

Project Summary:

The applicant, Jacob Wolfgang, is proposing a 128-unit senior living facility with a memory care facility at 120 NW Reinhart Drive, the site is located on Lot 1 of Piper Properties Plat 4 – west of N Ankeny Boulevard, north of NW Reinhart Drive, south of NW 36th Street, and east of the existing residential properties. The property is zoned R-3, Multiple-Family Residence District, matching the properties to the north, south, and west. Zoning to the east of the site is C-2, General Retail, Highway Oriented, and Central Business Commercial District. The future land use for the property is High Density Residential per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map. The use of the proposed building aligns with the zoning and future land use designation. The proposed Nelson Senior Living is 151,570 sq. ft. The site is currently undeveloped.

The site will have adequate parking stalls with 61 uncovered, 44 covered, and 12 handicap accessible spaces totaling 117 parking spaces. The site will be accessed via NW Reinhart Drive, the project is anticipated to generate 536 trips per day. There is adequate safe access to the site for bicycles and pedestrians proposed.

The building will be constructed with brick, cement, and vintagewood panel, conforming to the materials requirements established in Ankeny Municipal Code Chapter 192.02(B)(6). This will be complimentary of the architecture along N Ankeny Boulevard, along with other neighboring properties.

The site has adequate landscaping being added to account for shading, open space, and screening requirements. There are 98 trees being provided, 48 of which are for shading. Additionally, there are 178 shrubs added for open space and screening purposes. The site is adequately screened from NW Reinhart Drive and the residential lots to the south of a portion of the site. The storm water on the site will be addressed with the existing storm sewer on site.

Site Plan Worksheet

120 NW Reinhart Drive – Nelson Ankeny Senior Living – Piper

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The site is located along NW Reinhart Drive, the proposed development will provide to the blending of housing types in the area while also providing buffer for the single-family homes to the commercial uses along N Ankeny Boulevard. The design is complementary of the surrounding residential and commercial properties in the area.

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

The project is adjacent to residential and commercial properties. The site will provide a transition space from the single-family residential lots along NW Reinhart Drive to the commercial property on the northeast corner of the NW Reinhart Drive and N Ankeny Boulevard intersection.

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

The site will have adequate parking stalls with 61 uncovered, 44 covered, and 12 handicap accessible spaces totaling 117 parking spaces. There is adequate safe access to the site for bicycles and pedestrians.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The site will be accessed via NW Reinhart Drive, the project is anticipated to generate 536 trips per day.

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

The site has adequate landscaping being added to account for shading, open space, and screening requirements. There are 98 trees being provided, 48 of which are for shading. Additionally, there are 178 shrubs added for open space and screening purposes.

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

The project will be screened from the public right of way with shrubs and trees along the southern property line along NW Reinhart Drive. There is screening between the single-family homes and the site with trees and shrubs being located along the property line.

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

All services to the building will be underground.

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

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

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

Storm water on the site will be addressed with a detention pond on the southeast corner of the property.

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

The site will continue to utilize current connections on the site.

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

The overall layout of the site provides for adequate open space.

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

The site has adequate landscaping being added to account for shading, open space, and screening requirements. There are 98 trees being provided, 48 of which are for shading. Additionally, there are 178 shrubs added for open space and screening purposes.

B. Building Design

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

The buildings will conform to the existing architecture of adjacent buildings.

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

The building will be constructed with brick, cement, and vintagewood panel, conforming to the materials requirements established in Ankeny Municipal Code Chapter 192.02(B)(6).

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

The trash containers will be kept inside the trash enclosure on the north side of the building.

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

The proposed senior living facility is consistent with the surrounding buildings.

C. Signs

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

Final design and allowances will be determined with future sign permits should the applicant wish to install signage.

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

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

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

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

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

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

D. Factors for Evaluation

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

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

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

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

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

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

The site layout is consistent with the surrounding layout.

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

The proposed senior living facility conforms with the surrounding architecture.

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

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



December 2, 2022

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

RE: Nelson Ankeny Senior Living - Piper
Final Plat & Site Plan Approval

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Nelson Construction & Development, we respectfully submit a final plat and site plan for your approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the R-3 Multiple Family Residential District. The project is located at the northwest corner of NW Reinhart Drive and N. Ankeny Boulevard within the Piper Properties subdivision and sits on 8.62 Acres. The project features the construction of a 151,570 sf assisted living and memory care building with associated parking improvements.

Please accept this submittal for the next available Planning and Zoning Commission and City Council meetings. Please contact me should you have any questions.

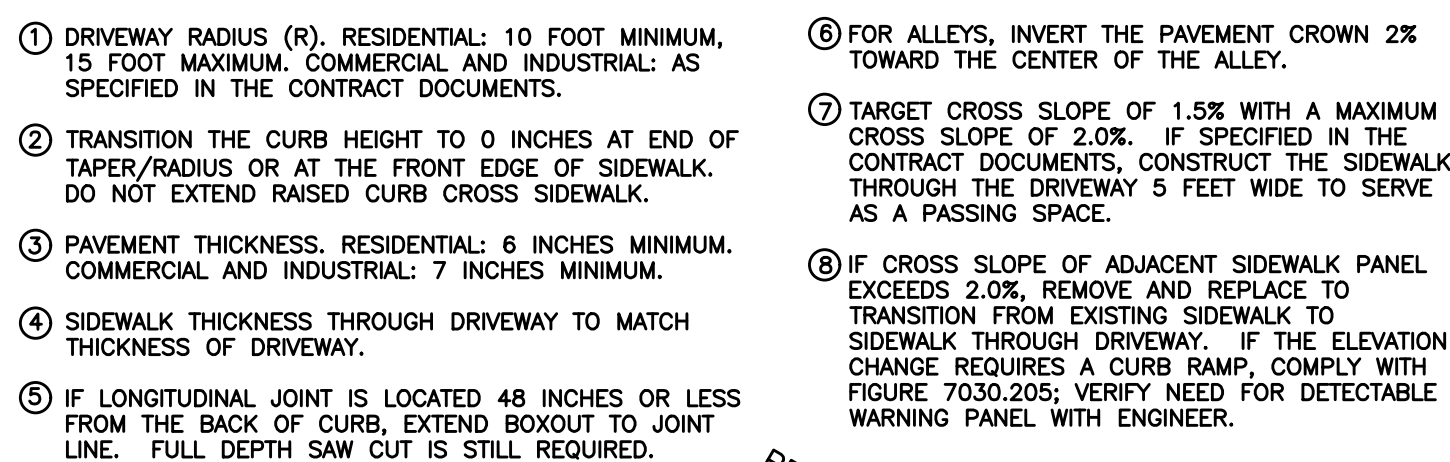
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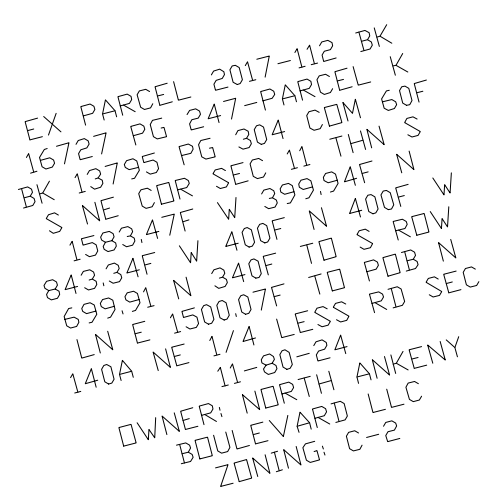
CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.

cc: Jacob Wolfgang, Nelson Construction & Development
Andrew Alden, AG Architecture
File

Enclosures

[illegible]



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

ENGINEER: EKO	ENGINEER: GH/JWM
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120 NW REINHART DRIVE

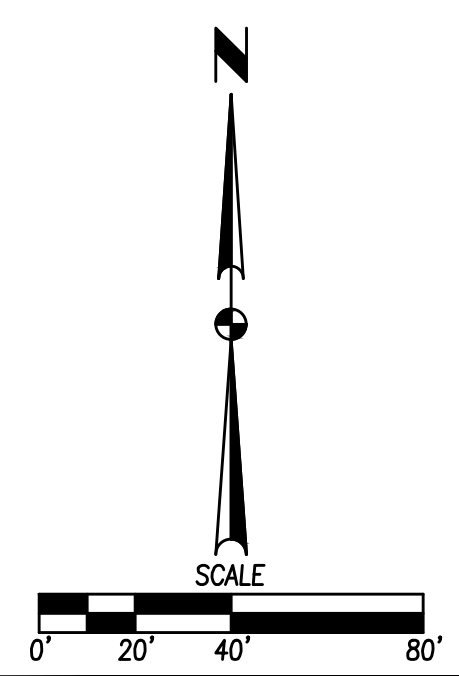
ANKENY, IOWA

NELSON ANKENY SENIOR LIVING - PIPER

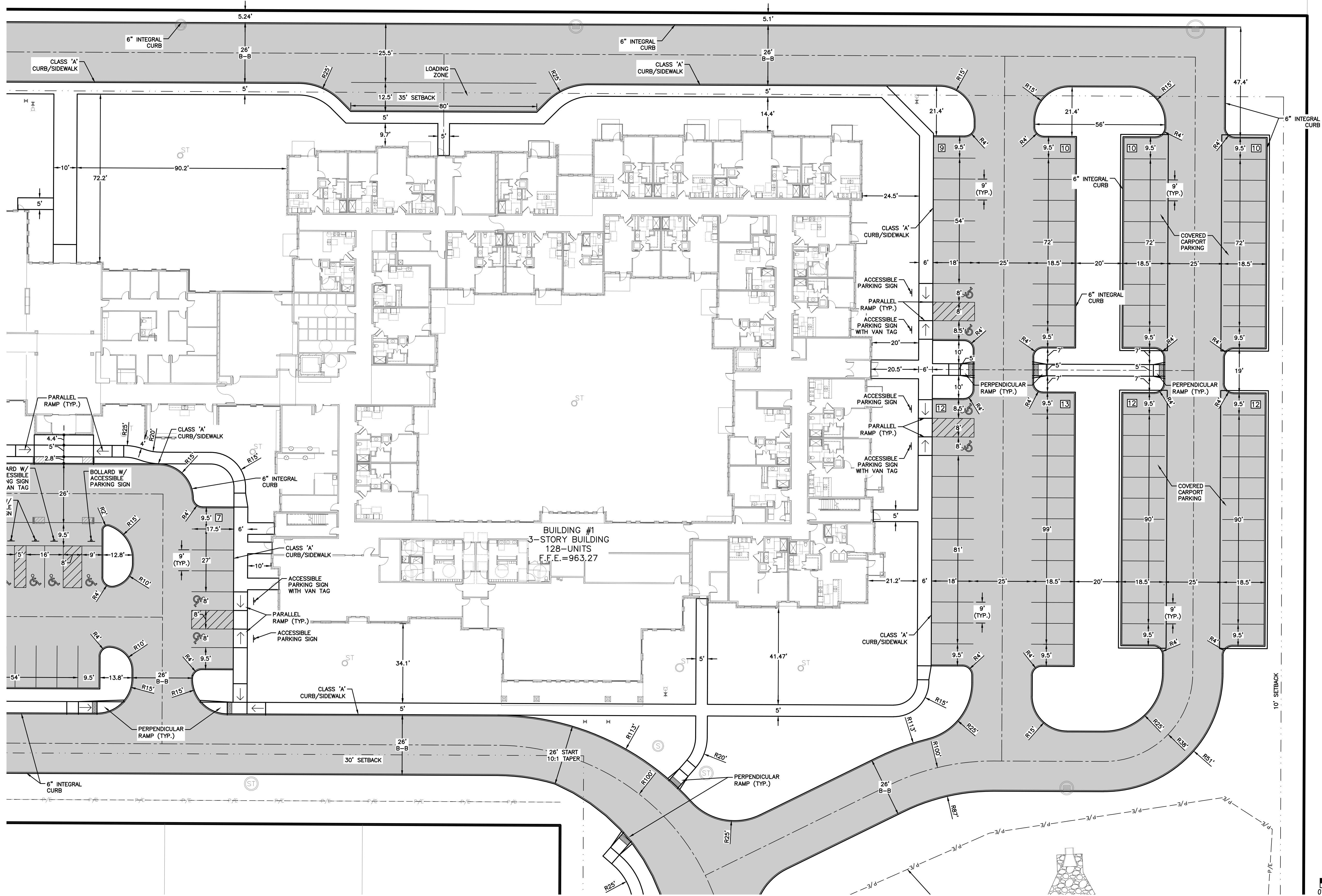
OVERALL SITE PLAN

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- 1** STOP SIGN (R1-1)
- 2** ACCESSIBLE PARKING SIGN
- 3** VAN ACCESSIBLE PARKING SIGN



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COMMENTS: EKO



REVISIONS		DATE
THIRD SUBMITTAL	06/26/2023	
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FIRST SUBMITTAL	12/02/2022	

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

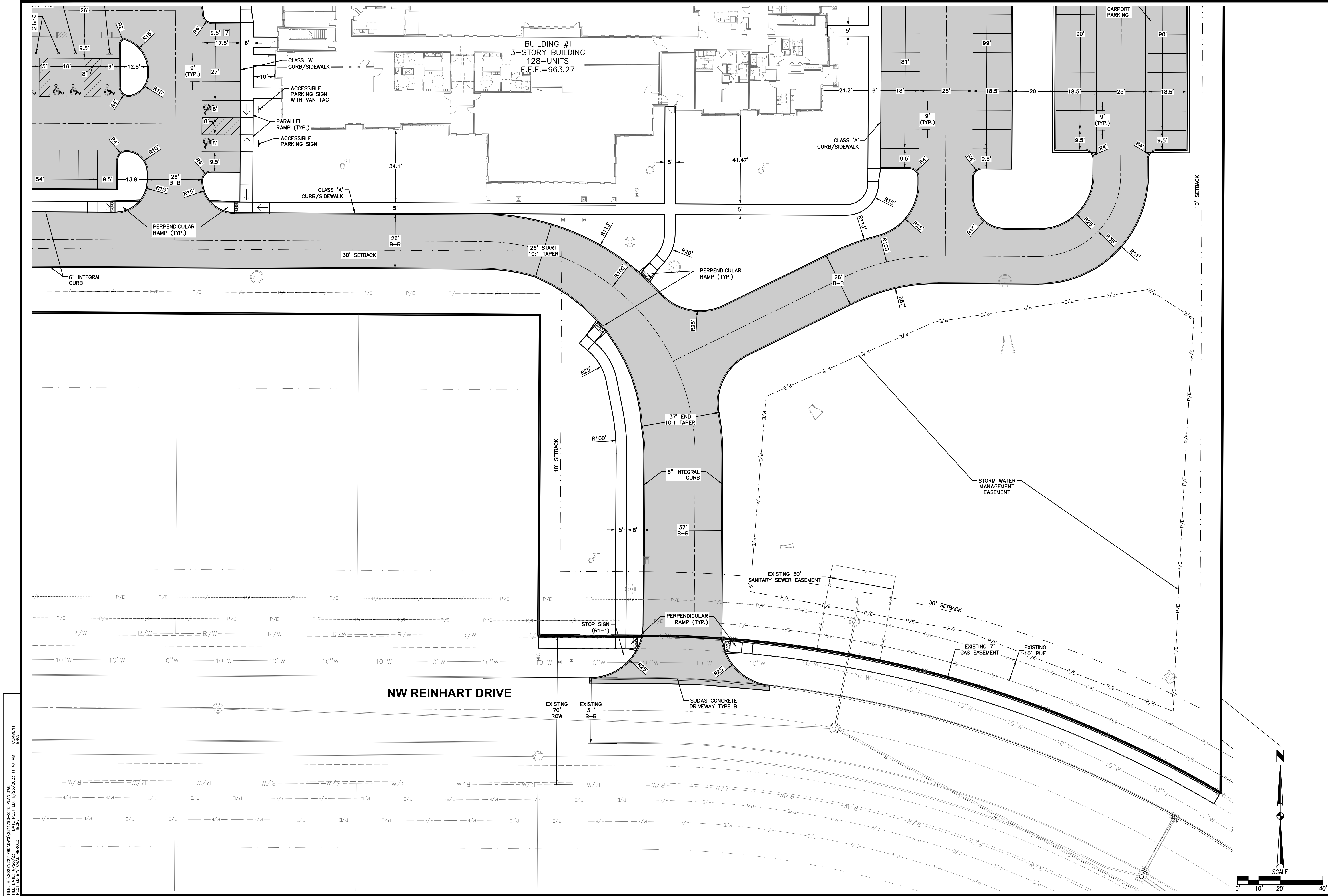
NELSON ANKENY SENIOR LIVING - PIPER
DIMENSION PLAN

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

ENGINEER: EKO
ENGINEER: GH/JWM

SHEET NUMBER:
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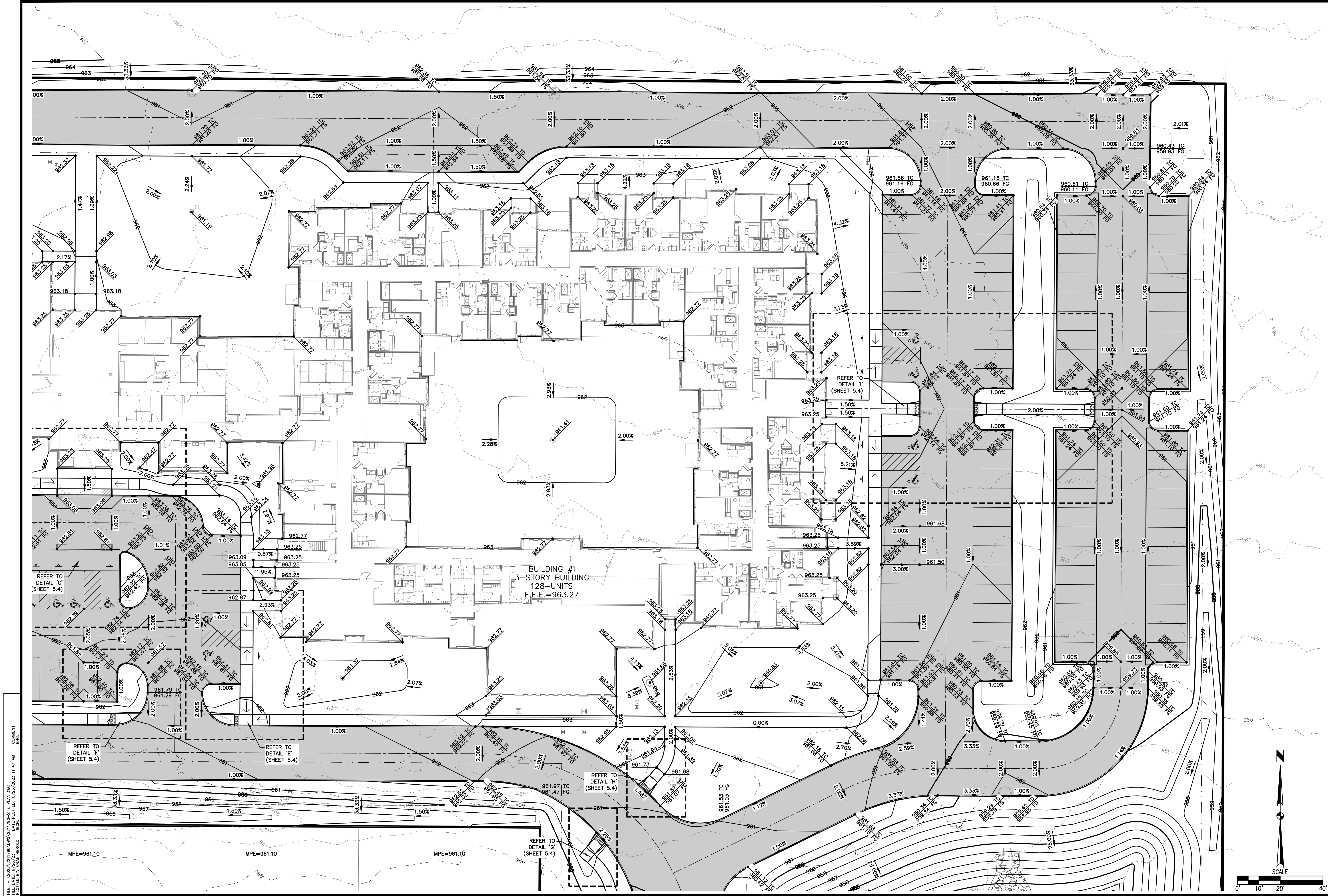
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: GH/JWM

CIVIL DESIGN ADVANTAGE	
ANKENY, IOWA	ENGINEER: EKO

NELSON ANKENY SENIOR LIVING - PIPER	
DIMENSION PLAN	

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REVISIONS		DATE
THIRD SUBMITTAL	06/26/2023	
SECOND SUBMITTAL	05/19/2023	
FIRST SUBMITTAL	12/02/2022	

PROJECT INFORMATION	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: GH/JWM
ENGINEER: EKO	



CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

NELSON ANKENY SENIOR LIVING - PIPER

GRADING PLAN

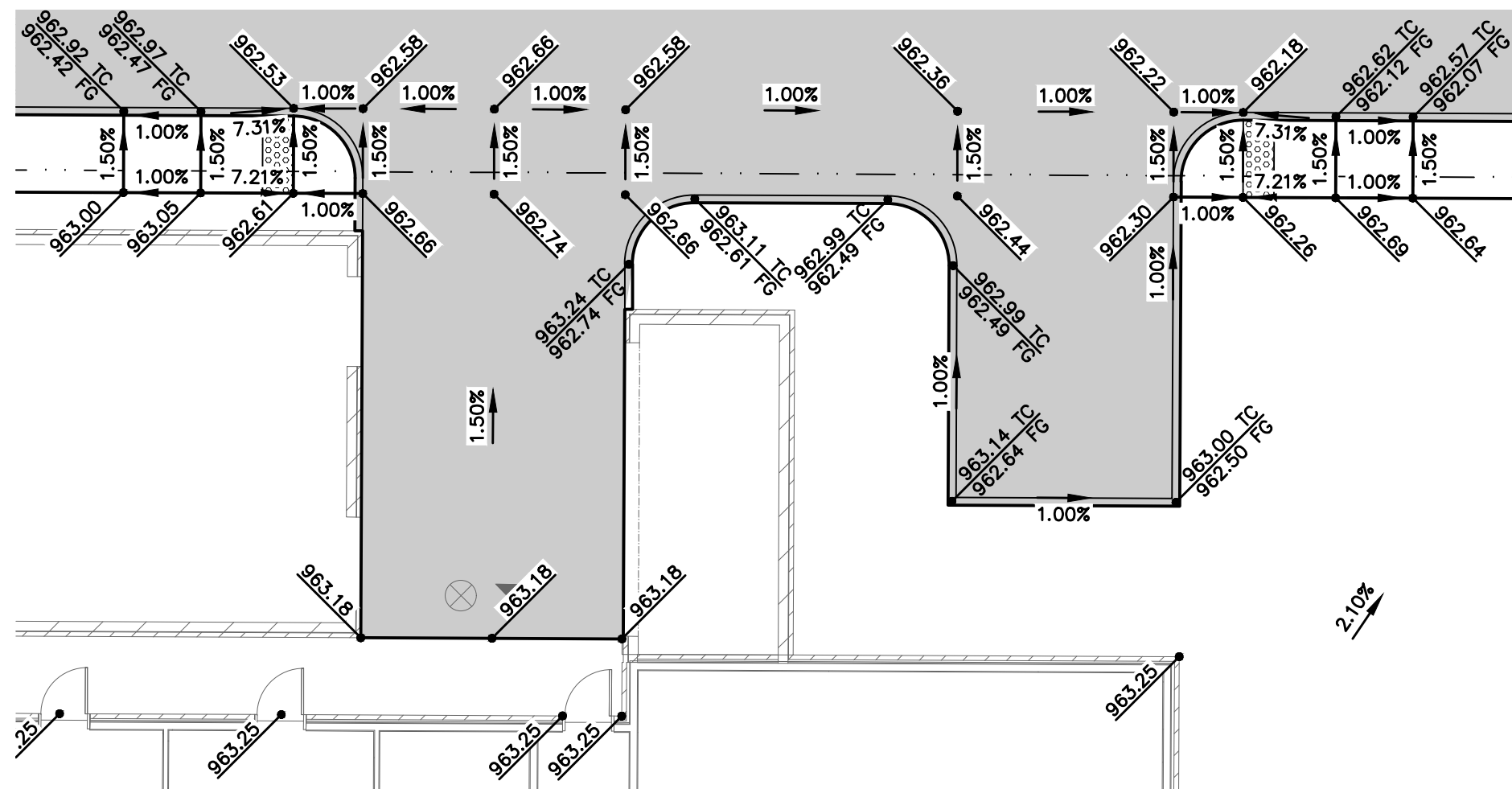
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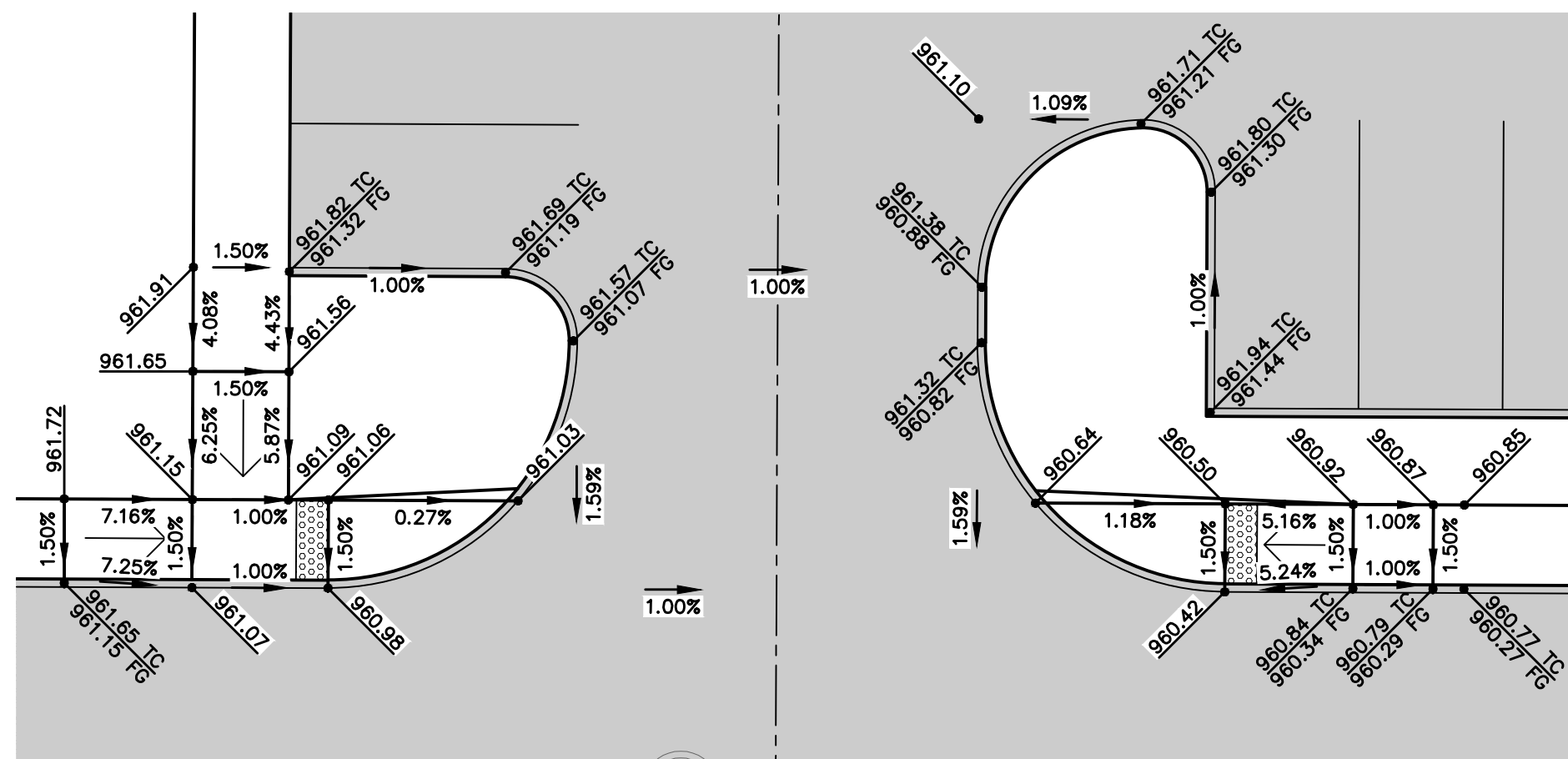
PROJECT INFORMATION	
120 NW REINHART DRIVE	ENGINEER: GH/JWM

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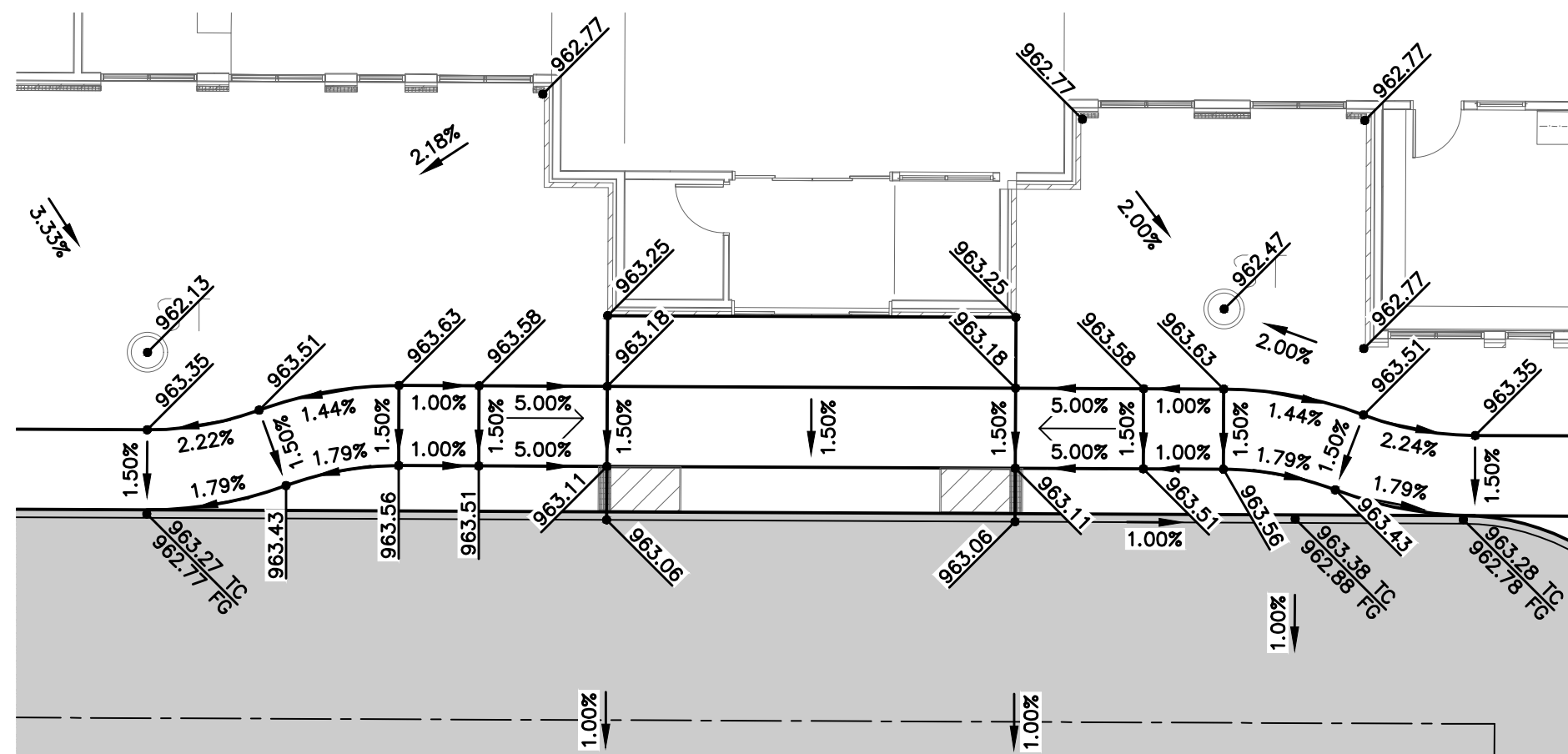
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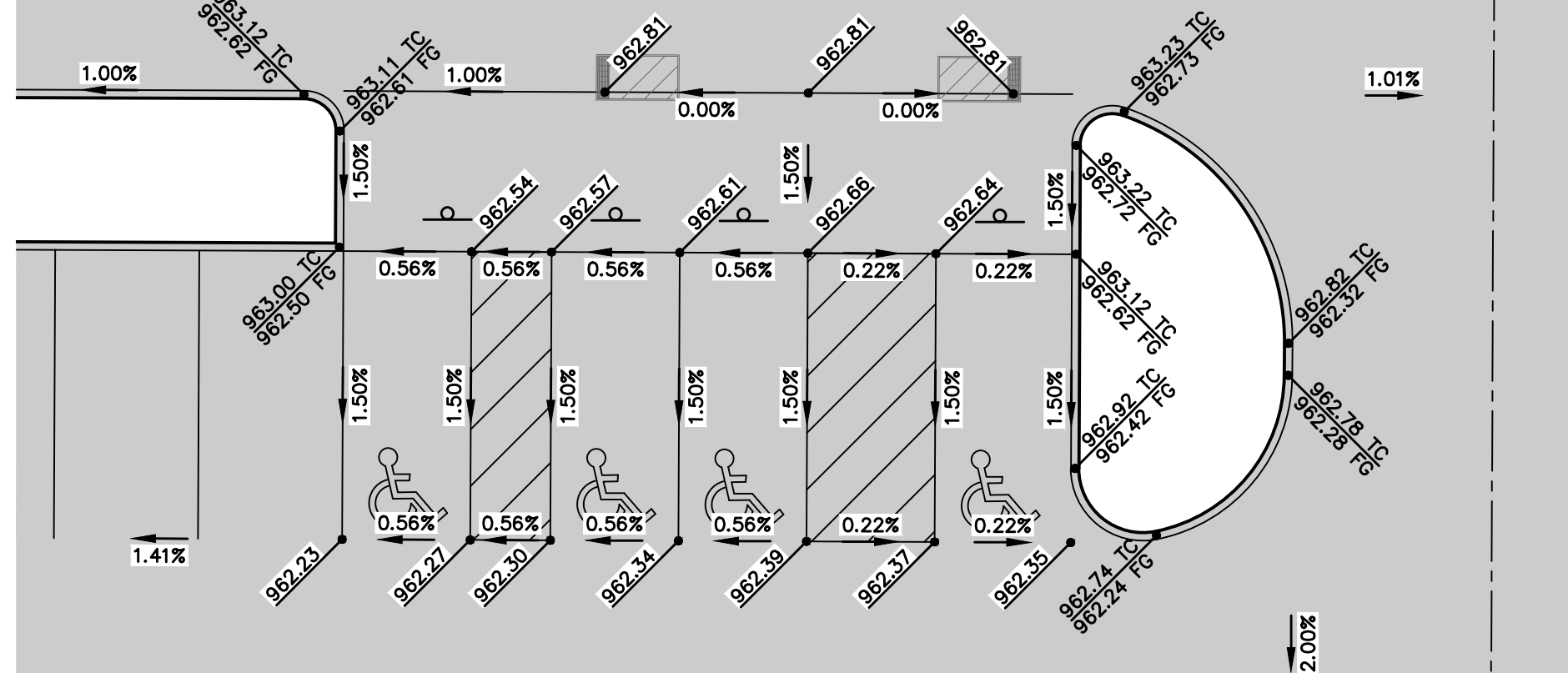
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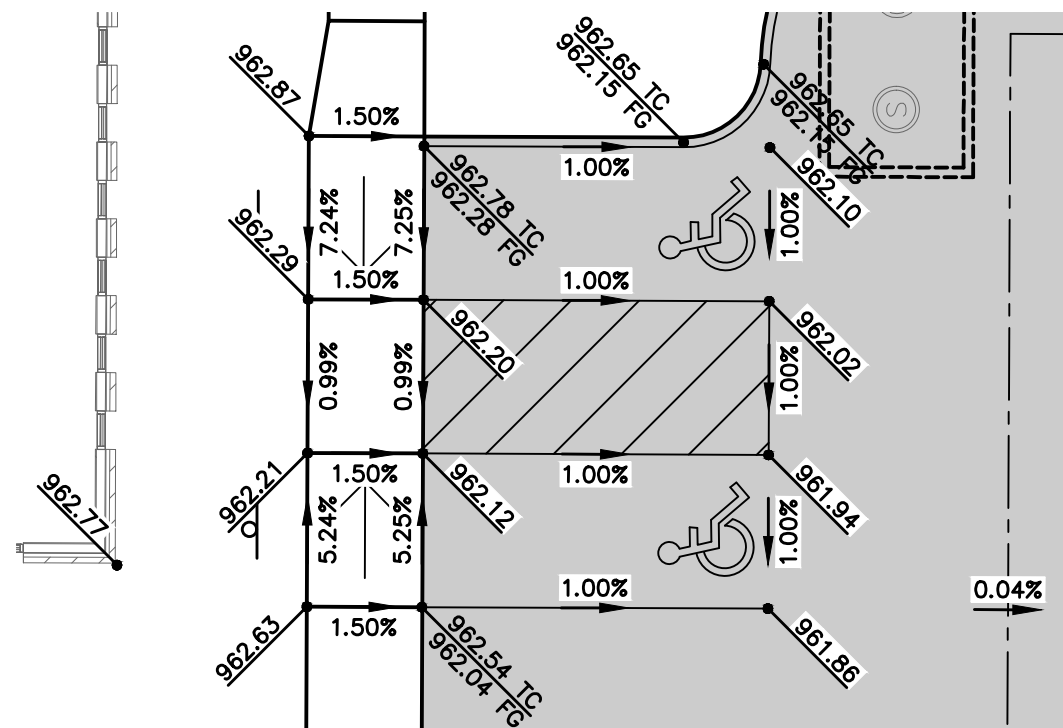
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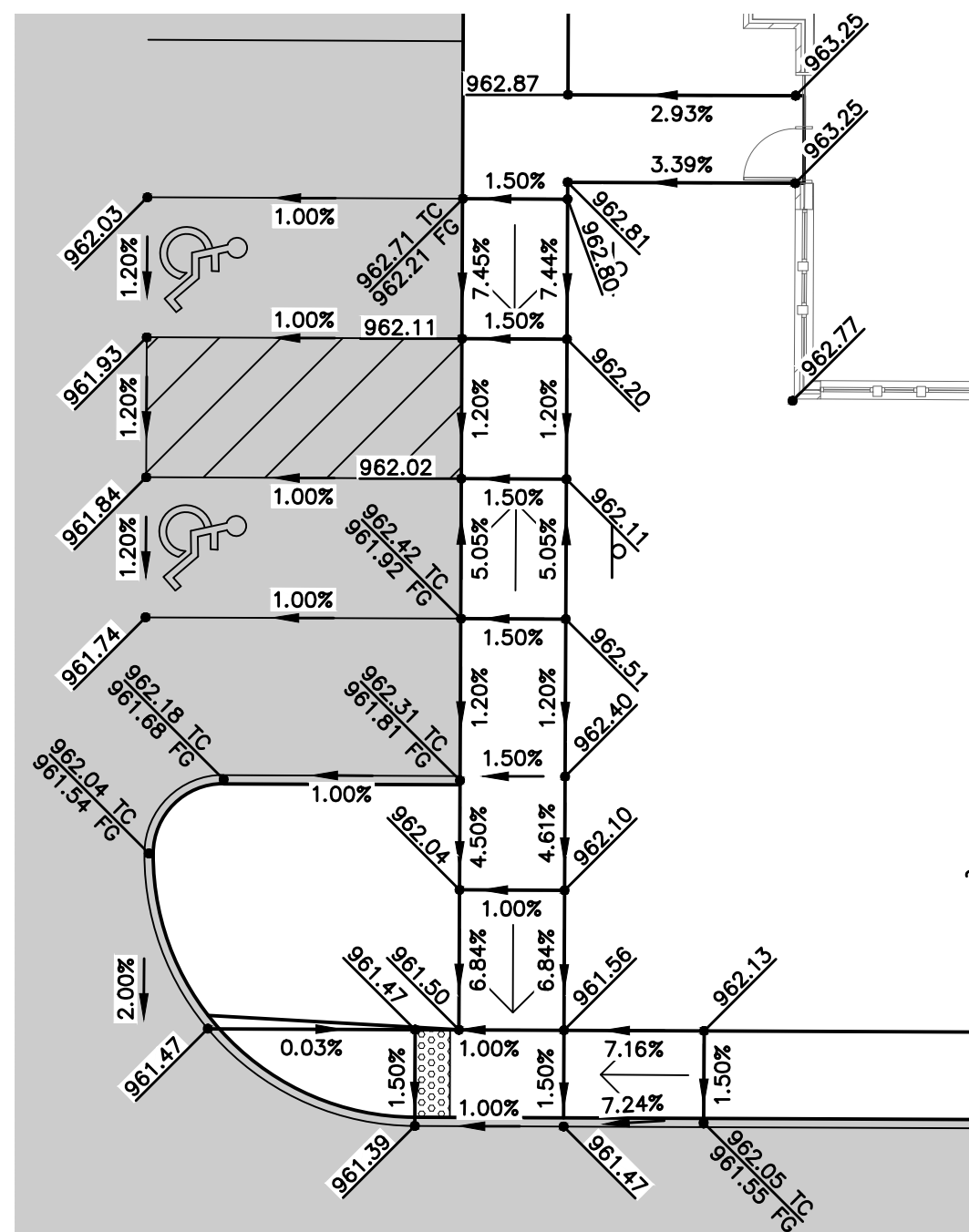
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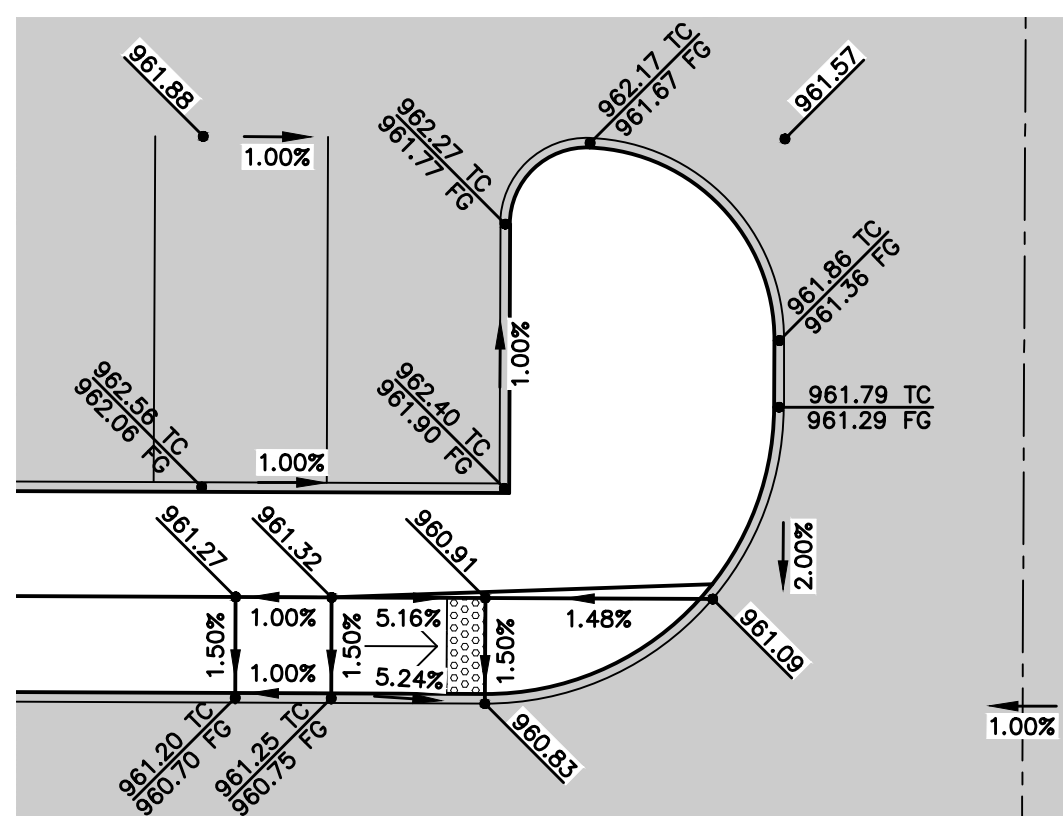
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DETAIL 'E'



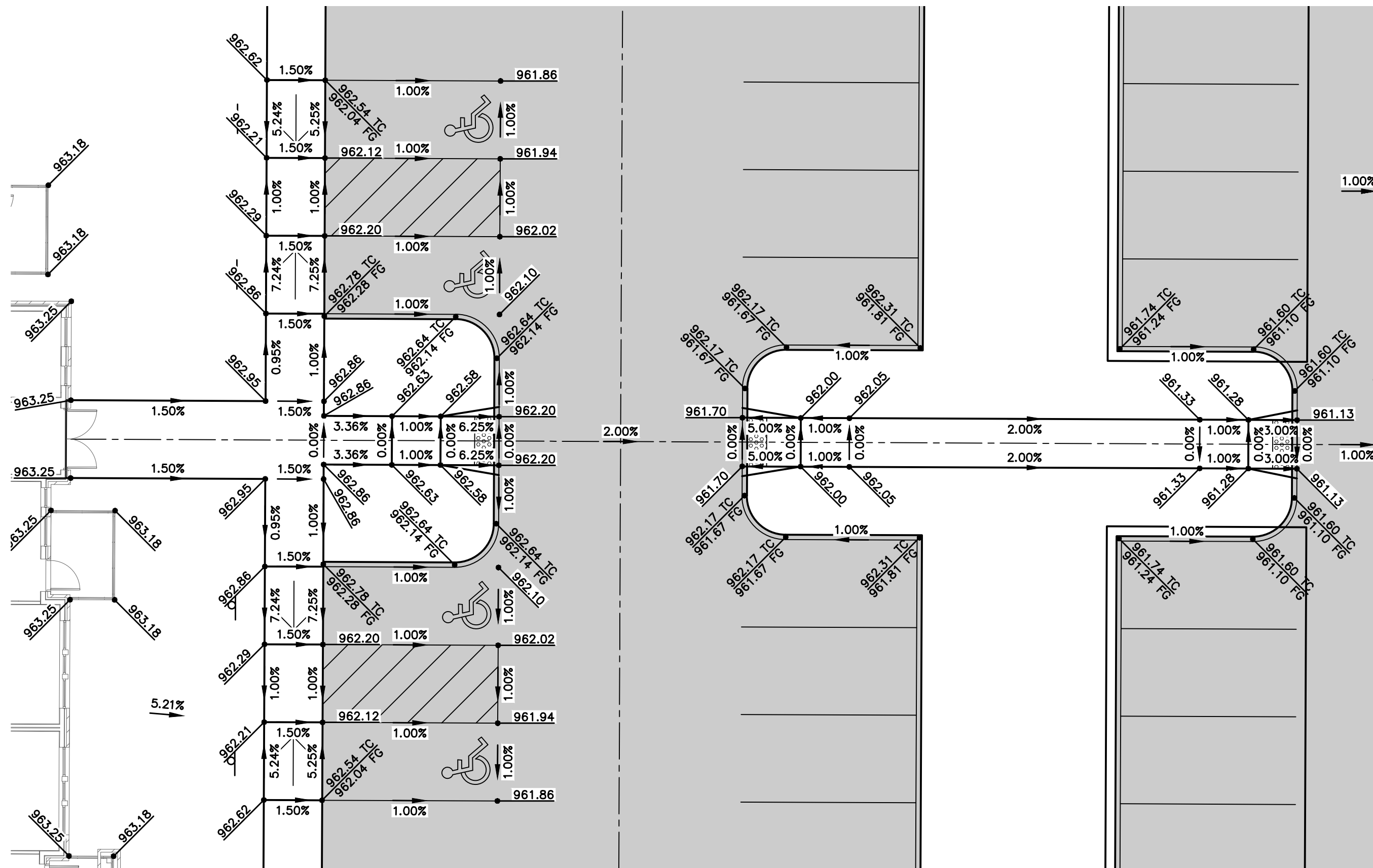
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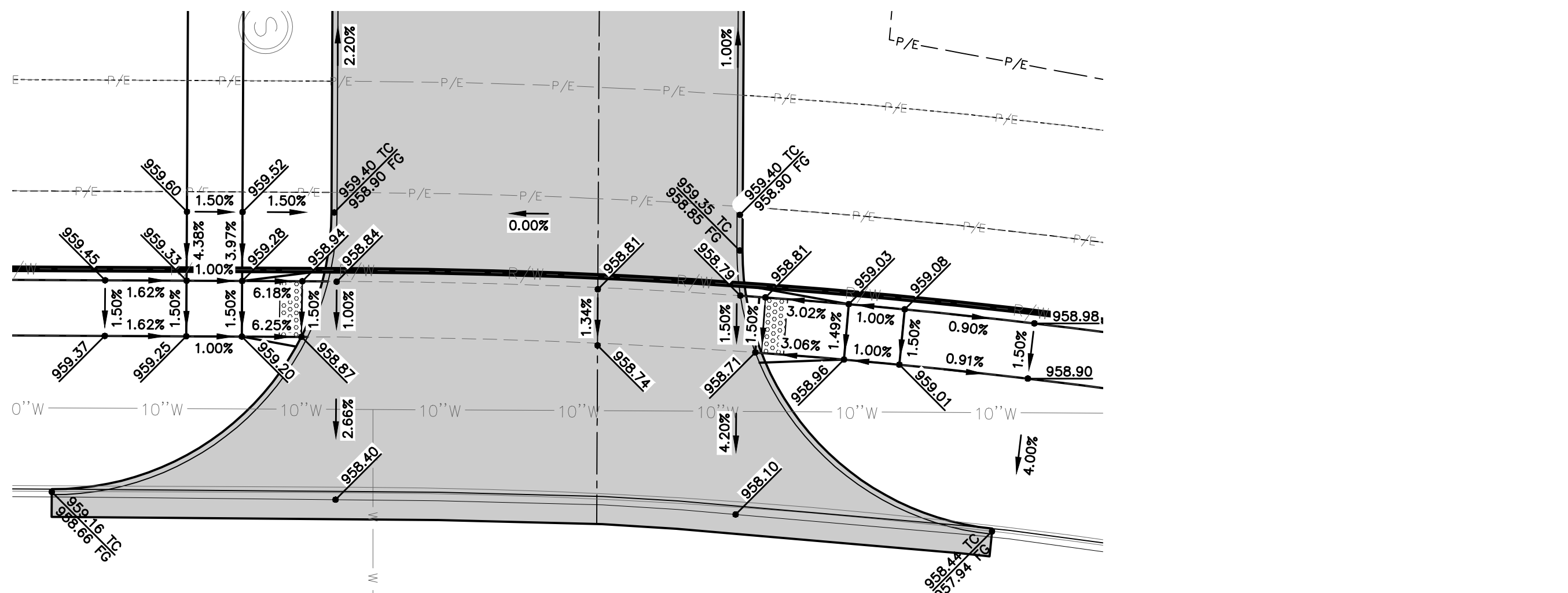
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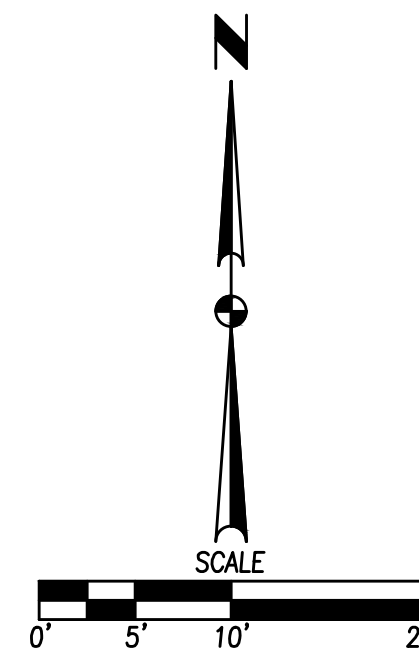
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FIRST SUBMITTAL	12/02/2022	

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		ENGINEER: GH/JWM
ENGINEER: EKO		

NELSON ANKENY SENIOR LIVING - PIPER GRADING PLAN

AKENY, IOWA

120 NW REINHART DRIVE

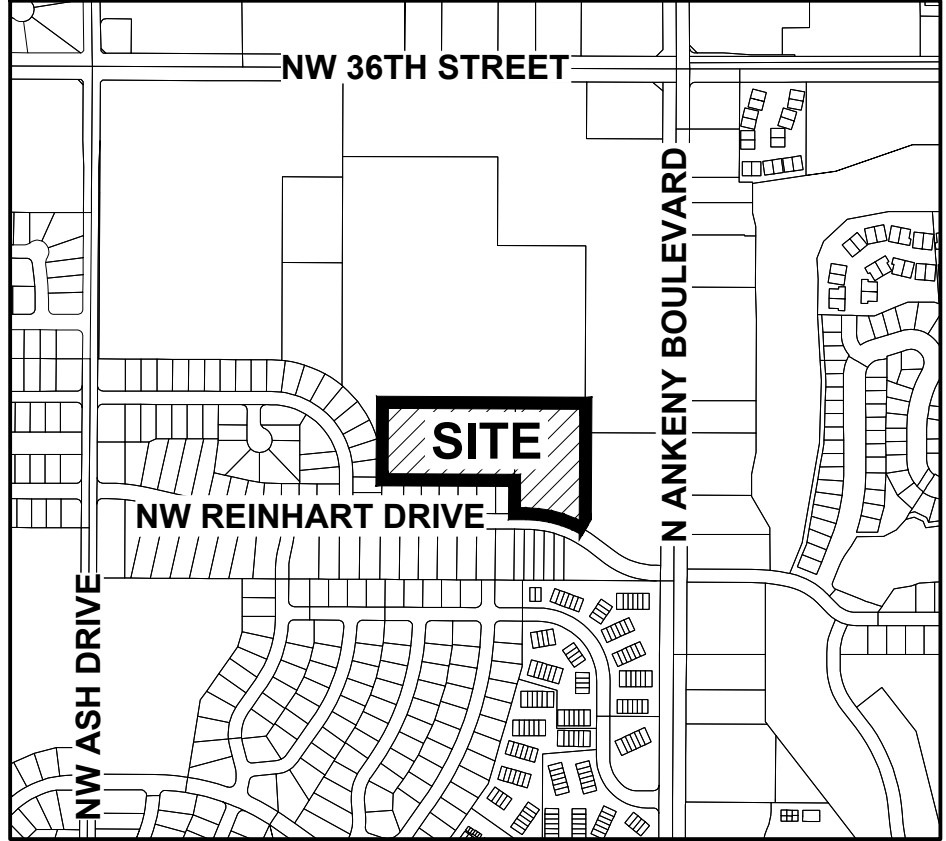
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NELSON ANKENY SENIOR LIVING - PIPER

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1625
2	DITCH CHECK	LF	498
3	SEEDING, FERTILIZING, AND MULCHING	AC	3.90
4	INLET PROTECTION DEVICES	EA	7
5	CONCRETE WASHOUT PIT	EA	1
6	8" HDPE OR CMP TEMPORARY STANDPIPE	EA	1

DISCHARGE POINT SUMMARY

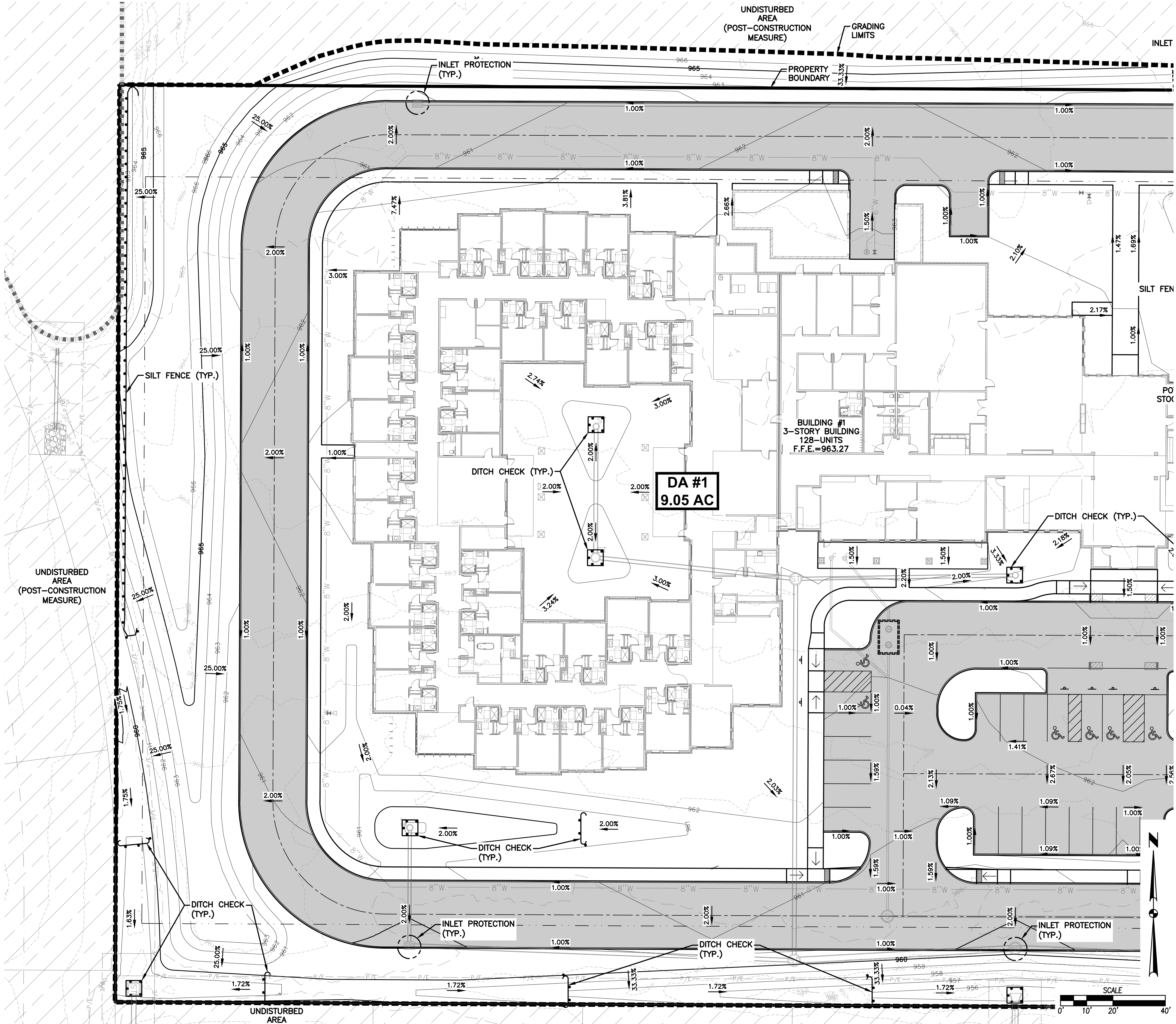
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK ±650 FT	9.05 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	32,580 CU FT
STORAGE VOLUME REQUIRED (9.05 OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1625 LF @ 10.0 CU FT/LF OF FENCE)	16,250 CU FT
VOLUME PROVIDED IN DITCH CHECK (498 LF @ 15.0 CU FT/LF OF FENCE)	7,470 CU FT
VOLUME PROVIDED IN TSB #1	70,792 CU FT
TOTAL VOLUME PROVIDED	94,512 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %
GRADING LIMITS	---
SILT FENCE	---
INLET PROTECTION	○
PORTABLE RESTROOM	R
TEMPORARY STANDPIPE	●
CONCRETE WASHOUT PIT	□
UNDISTURBED AREA	▨
RIP-RAP	▨
GRAVEL ENTRANCE	▨
STAGING AREA	▨
TEMPORARY SEDIMENT BASIN	TSB #



DATE

06/26/2023

05/19/2023

12/02/2022

REVISIONS

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4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

ENGINEER: GH/JWM

ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

NELSON ANKENY SENIOR LIVING - PIPER

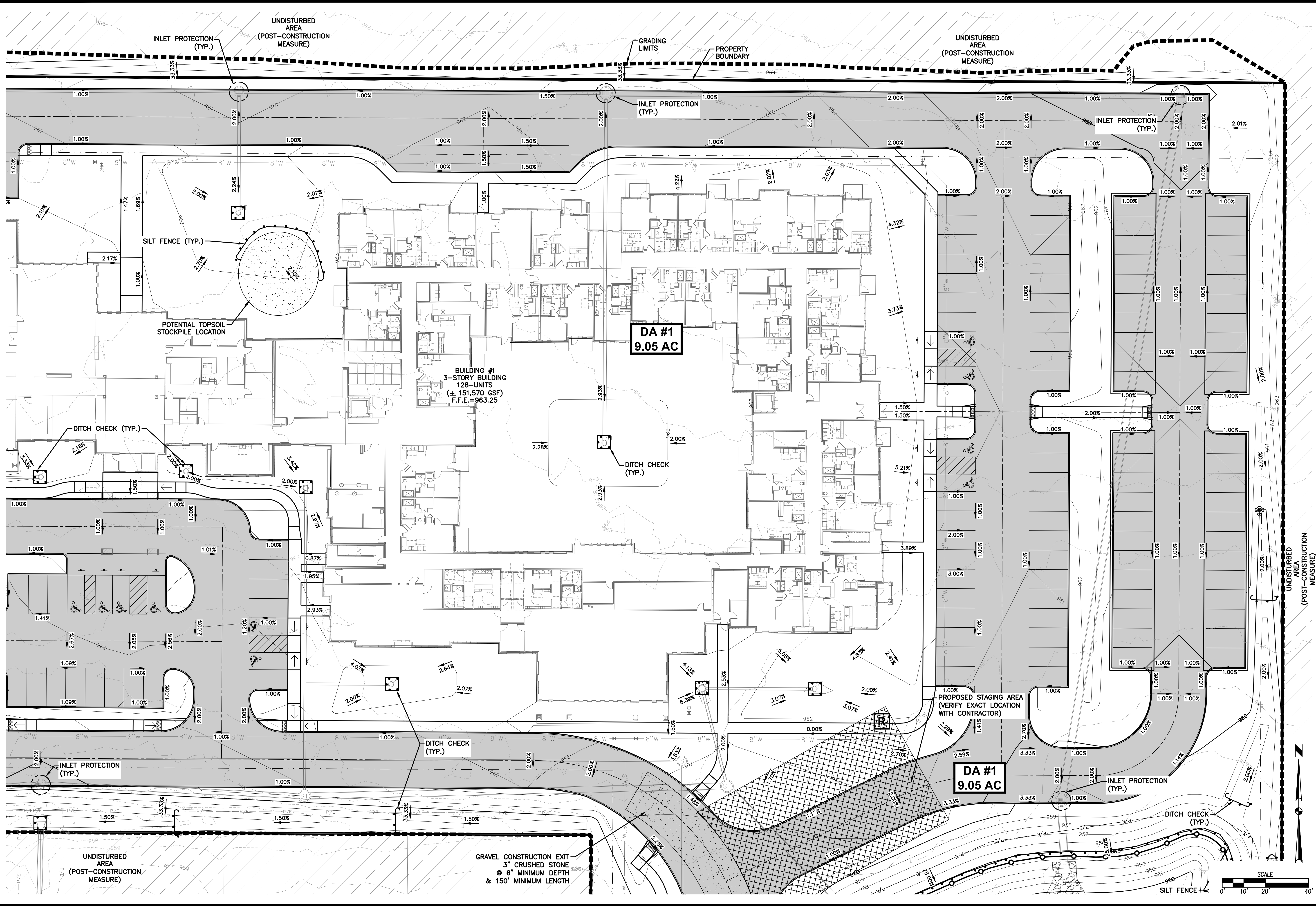
EROSION AND SEDIMENT CONTROL PLAN

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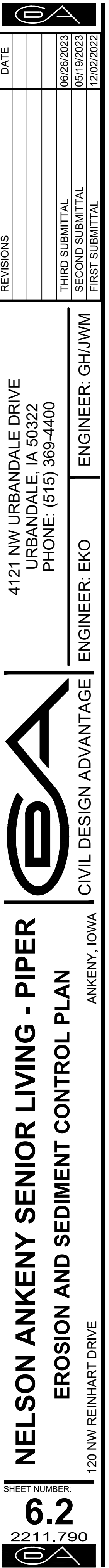
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

SA CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

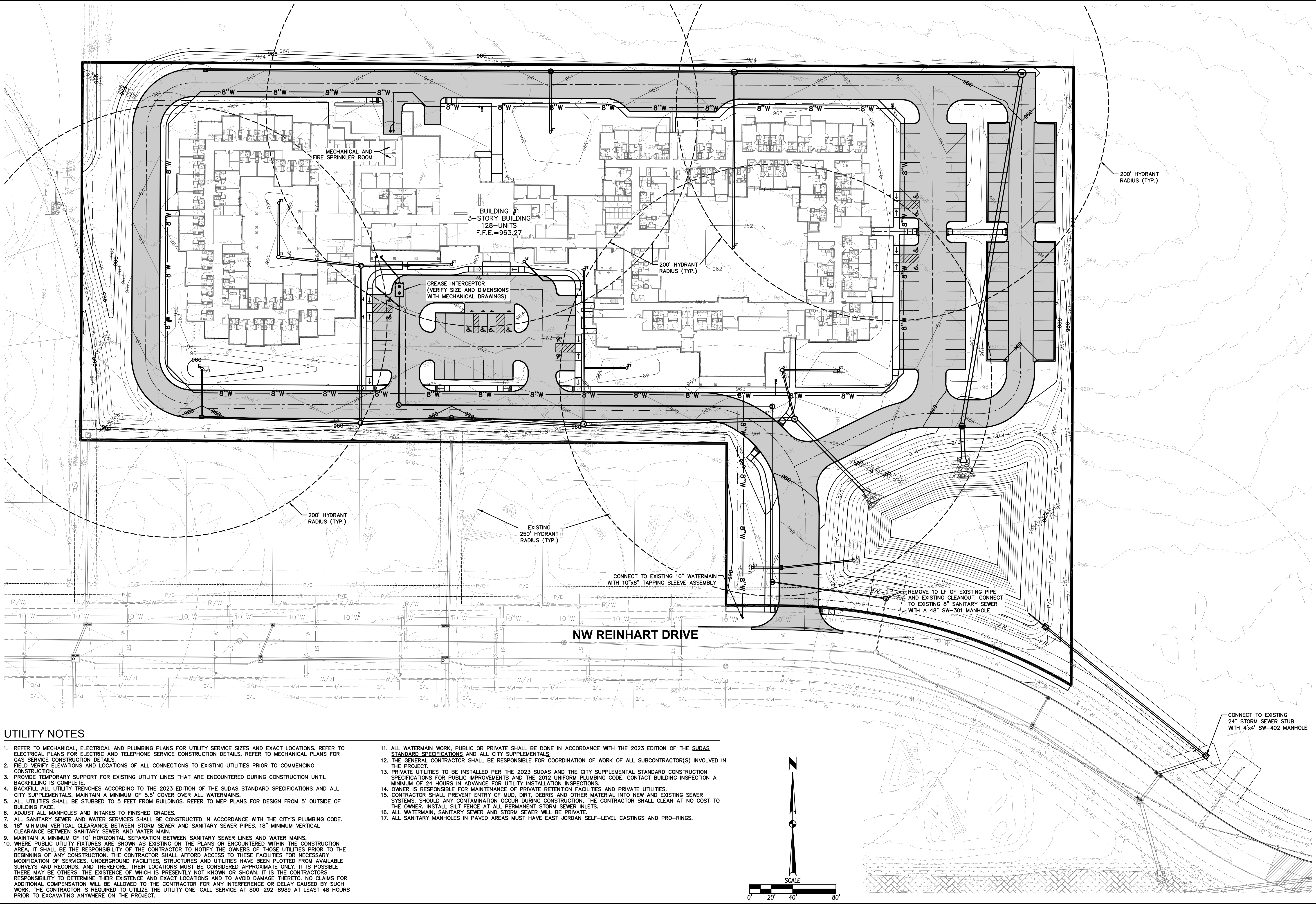
NELSON ANKENY SENIOR LIVING - PIPER
EROSION AND SEDIMENT CONTROL PLAN

ENGINEER: EKO ENGINEER: GH/JWM

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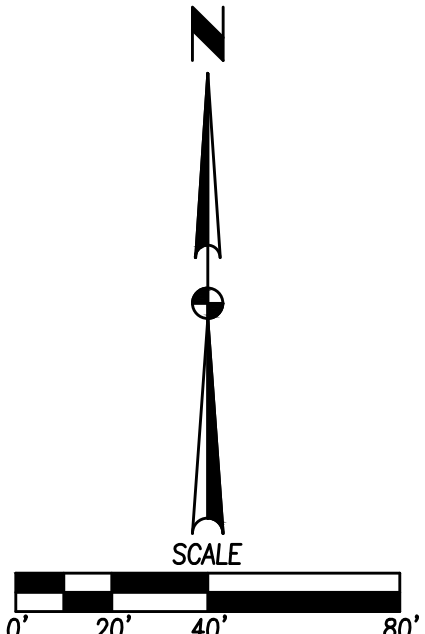


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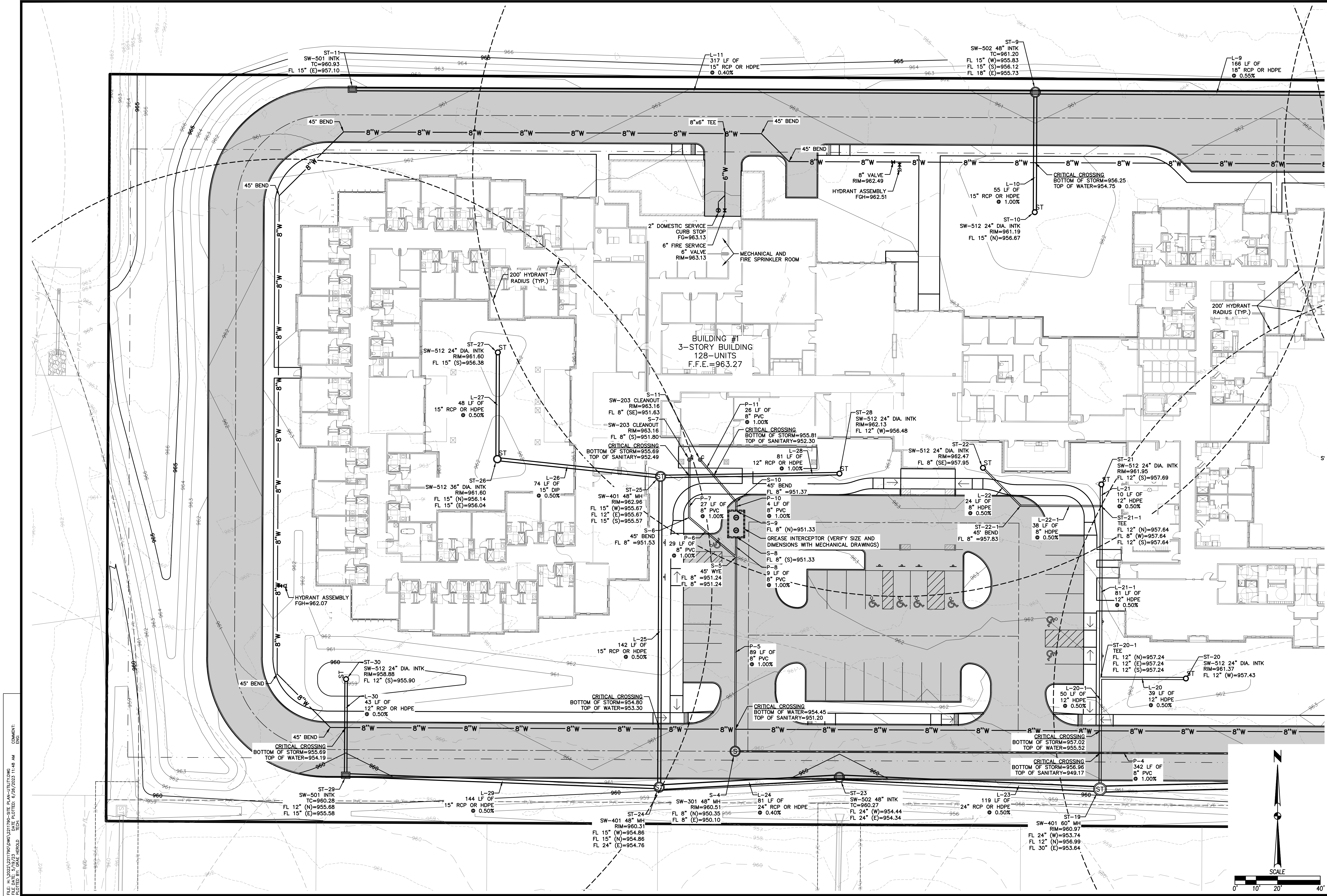


UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FINISHES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE 2023 SUDAS AND THE CITY SUPPLEMENTAL STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. ALL WATERMAIN, SANITARY SEWER AND STORM SEWER WILL BE PRIVATE.
17. ALL SANITARY MANHOLES IN PAVED AREAS MUST HAVE EAST JORDAN SELF-LEVEL CASTINGS AND PRO-RINGS.



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DATE

06/26/2023

05/19/2023

12/02/2022

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SECOND SUBMITTAL

FIRST SUBMITTAL

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

ENGINEER: GH/JWM

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

NELSON ANKENY SENIOR LIVING - PIPER

UTILITY PLAN

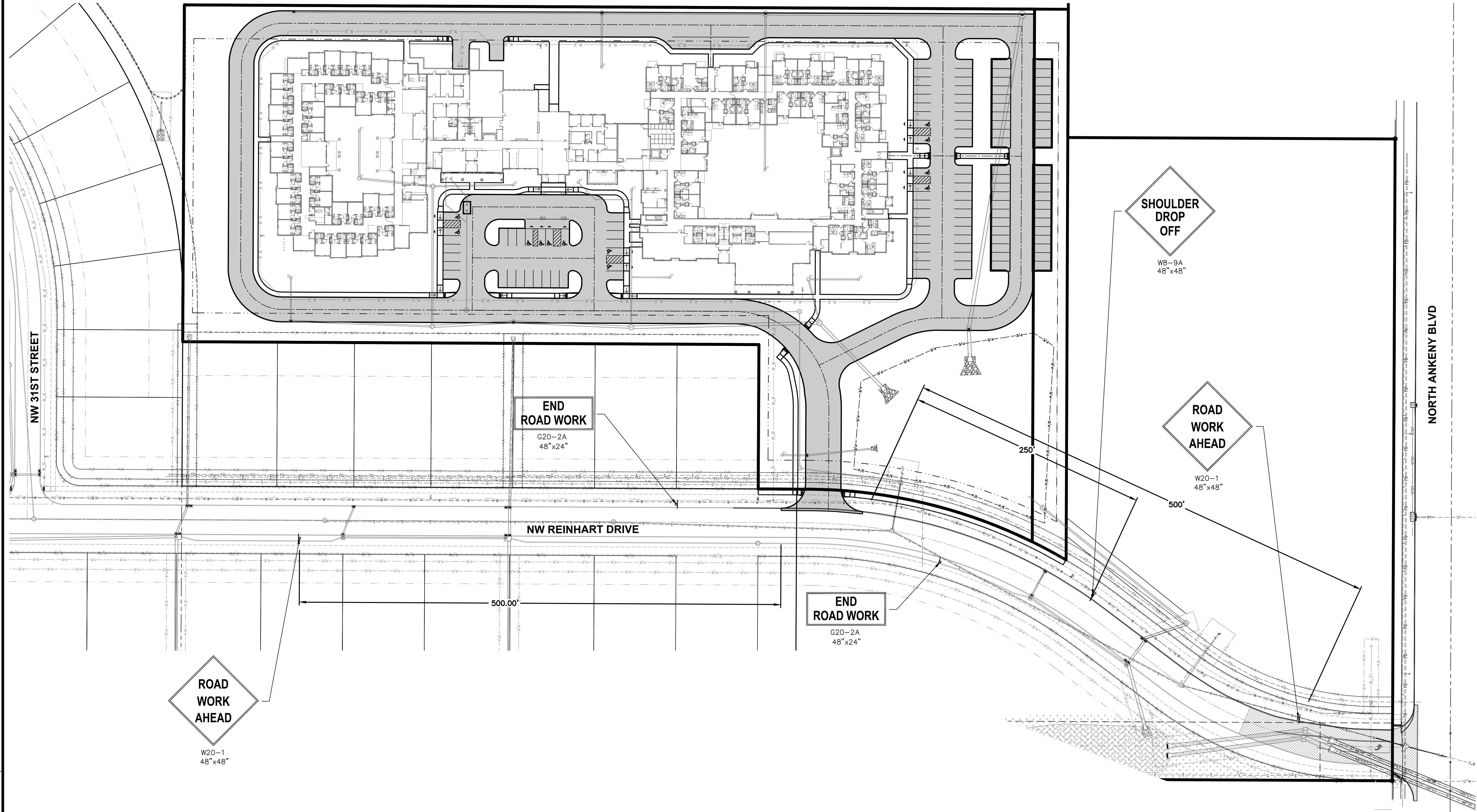
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GENERAL TRAFFIC CONTROL NOTES

1. THIS TRAFFIC CONTROL PLAN SHOWS GENERAL STAGING, SIGNING, AND TRAFFIC CONTROL. ADDITIONAL TRAFFIC CONTROL MAY BE REQUIRED FOR SPECIFIC SITUATIONS NOT SHOWN IN THE STAGING PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND INSTALL ALL TRAFFIC CONTROL.
2. THE CONTRACTOR SHALL COORDINATE THE STAGING OF EQUIPMENT AND MATERIALS WITH THE CITY.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR.
4. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. CONTRACTOR TO REMOVE, STORE AND REINSTALL EXISTING SIGNS AND POSTS.
6. WHERE POSSIBLE, ALL POST-MOUNTED SIGNS SHALL BE PLACED AT LEAST 2 FEET BEYOND THE CURB OR EDGE OF SHOULDER.
7. THE LOCATION FOR STORAGE OF EQUIPMENT BY THE CONTRACTOR DURING NON-WORKING HOURS SHALL BE AS APPROVED BY THE ENGINEER IN CHARGE OF CONSTRUCTION.
8. PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY BEFORE CHANGES ARE MADE. REVISED TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY 48 HOURS BEFORE OPERATIONS TAKE PLACE.

DATE		06/26/2023	
THIRD SUBMITTAL		05/19/2023	
SECOND SUBMITTAL		12/02/2022	
FIRST SUBMITTAL			

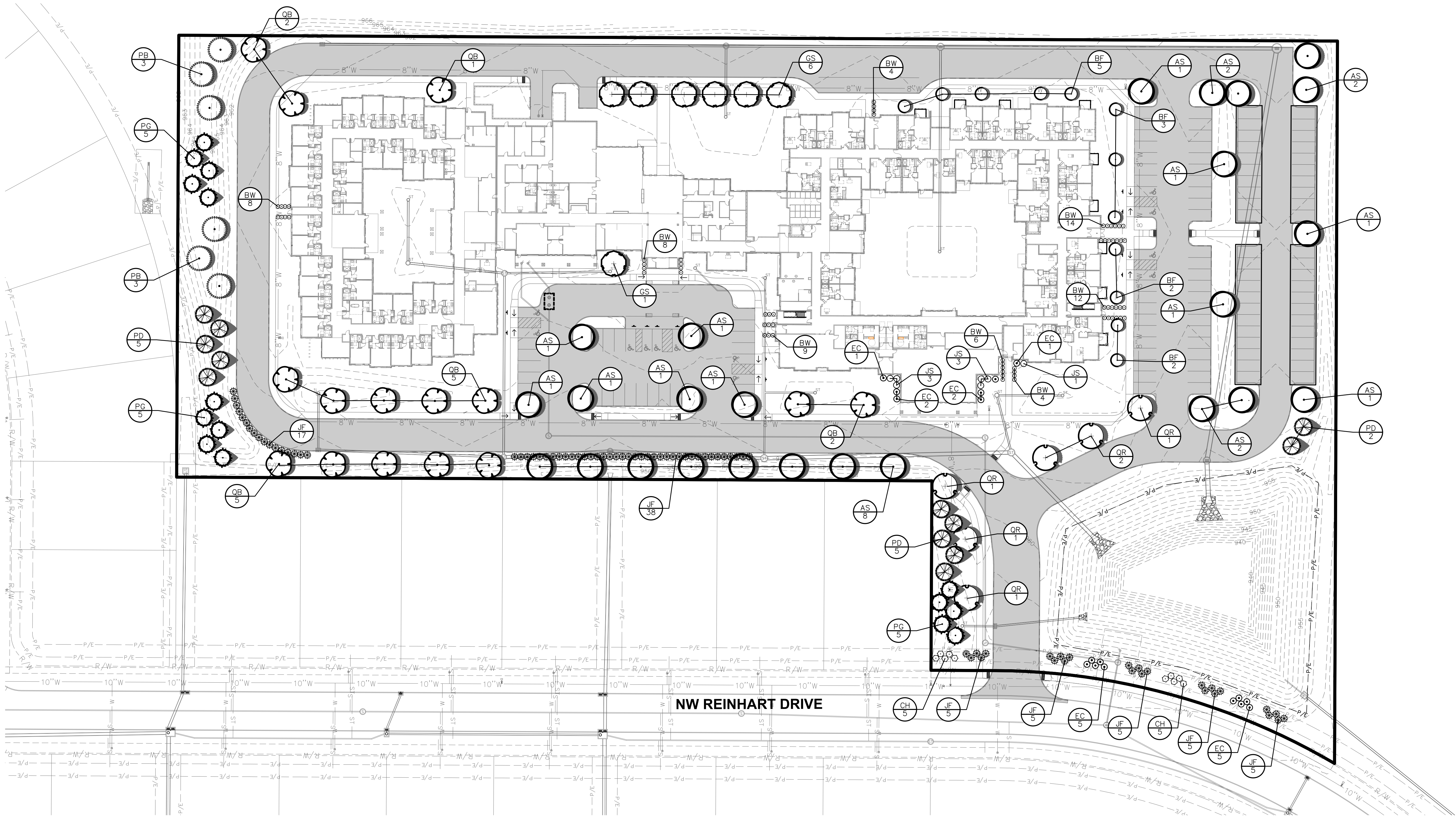
REVISIONS		4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	
ENGINEER: EKO		ENGINEER: GH/JWM	

CIVIL DESIGN ADVANTAGE		CIVIL DESIGN ADVANTAGE	
ANKENY, IOWA		ANKENY, IOWA	

NELSON ANKENY SENIOR LIVING - PIPER		TRAFFIC CONTROL PLAN	
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PLOT SCALE: 1"=20'

COMMENTS:
DRAWN BY: JMM



NW REINHART DRIVE

LANDSCAPE NOTES

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

LANDSCAPE REQUIREMENTS

OPEN SPACE REQUIREMENT:	
SITE AREA	= 375,545 SF
OPEN SPACE REQUIRED (20%)	= 75,115 SF
OPEN SPACE PROVIDED (46%)	= 173,526 SF
LANDSCAPING REQUIREMENT:	
2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE	
75,115 SF / 3,000	= 25
TREES REQUIRED	= 50
TREES PROVIDED	= 50
SHRUBS REQUIRED	= 150
SHRUBS PROVIDED	= 178
PAVEMENT SHADING REQUIREMENT:	
PAVEMENT	= 104,135 SF
104,135 SF x 20%	= 20,827 SF
TREES REQUIRED: 20,827 SF / 706	= 30
TREES PROVIDED	= 48
TOTAL TREES REQUIRED:	
TOTAL TREES PROVIDED	= 80
	= 98

PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PD	12	Douglas Fir	Pseudotsuga menziesii	B&B, 6" HEIGHT
PG	15	Colorado Blue Spruce	Picea pungens 'glauca'	B&B, 6" HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AS	25	Sienna Glen Maple	Acer x freemanii 'Sienna'	B&B, 2" CALIPER
BF	12	Dakota Pinnacle Asian White Birch	Betula platyphylla 'Fargo' TM	B&B, 8" HEIGHT
GS	7	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
PB	6	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	B&B, 8" HEIGHT
QB	15	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QR	6	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BW	64	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	15" HT
CH	10	Ivory Halo Dogwood	Cornus alba 'Bailhala' TM	24" HT.
EC	17	Compact Burning Bush	Euonymus alatus 'Compactus'	24" HT.
JF	80	Sea Green Juniper	Juniperus chinensis 'Sea Green'	24" HT.
JS	7	Spartan Juniper	Juniperus chinensis 'Spartan'	36" HT.

MATERIAL LEGEND

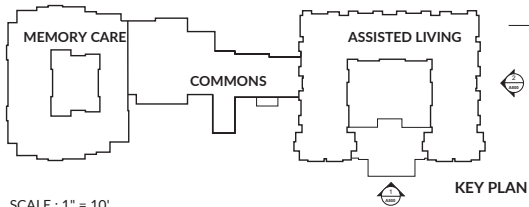
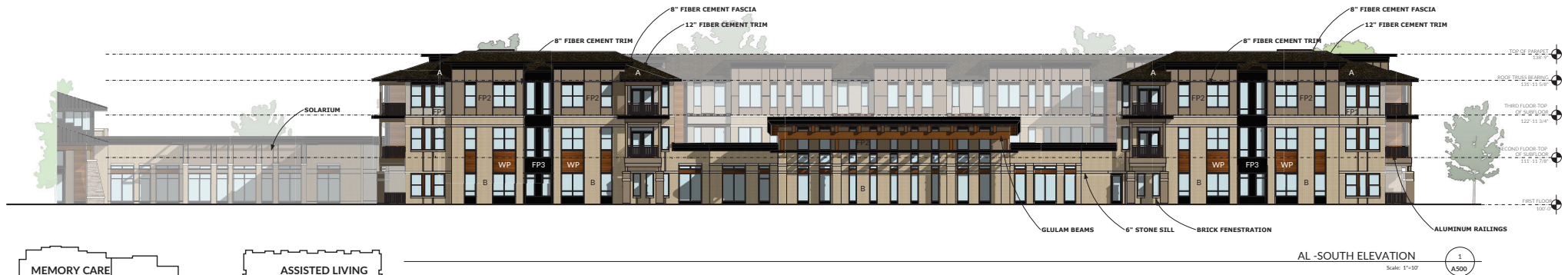
B - BRICK - GLEN-GARY - DOLOMITE GREY
A - ASPHALT SHINGLE - TIMBERLINE - CHARCOAL

FP1 - FIBER CEMENT PANEL - COBBLESTONE- STUCCO TEXTURE
FP2 - FIBER CEMENT PANEL - KHAKI BROWN - SMOOTH
FP3 - FIBER CEMENT PANEL - SHOU SUGI BAN- SMOOTH
FP4 - FIBER CEMENT PANEL - RICH ESPRESSO- TRIM

WP - FIBER CEMENT PANEL - NICHIIHA - VINTAGEWOOD REDWOOD
MP - METAL PANEL - STANDING SEAM

MATERIAL PERCENTAGES

NORTH		SOUTH	
BRICK	: 58%	BRICK	: 61%
FIBER CEMENT PANEL	: 35%	FIBER CEMENT PANEL	: 30%
NICHIIHA VINTAGEWOOD PANEL	: 07%	NICHIIHA VINTAGEWOOD PANEL	: 09%
EAST		WEST	
BRICK	: 46%	BRICK	: 51%
FIBER CEMENT PANEL	: 46%	FIBER CEMENT PANEL	: 47%
NICHIIHA VINTAGEWOOD PANEL	: 08%	NICHIIHA VINTAGEWOOD PANEL	: 02%



SCALE : 1" = 10'



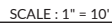
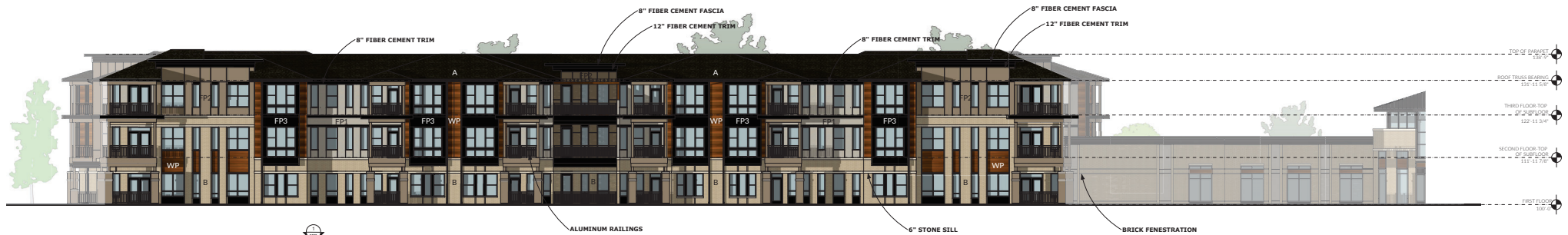
EXTERIOR ELEVATIONS | ASSISTED LIVING

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
ASSISTED LIVING AND MEMORY CARE DEVELOPMENT | ANKENY, IOWA
21 JUNE 2023
A500

B - BRICK - GLEN-GARY - DOLOMITE GREY
A - ASPHALT SHINGLE - TIMBERLINE - CHARCOAL

WP - FIBER CEMENT PANEL - NICHIIHA - VINTAGEWOOD REDWOOD
MP - METAL PANEL - STANDING SEAM

NORTH		SOUTH	
BRICK	: 58%	BRICK	: 61%
FIBER CEMENT PANEL	: 35%	FIBER CEMENT PANEL	: 30%
NICHIHA VINTAGEWOOD PANEL	: 07%	NICHIHA VINTAGEWOOD PANEL	: 09%
EAST		WEST	
BRICK	: 46%	BRICK	: 51%
FIBER CEMENT PANEL	: 46%	FIBER CEMENT PANEL	: 47%
NICHIHA VINTAGEWOOD PANEL	: 08%	NICHIHA VINTAGEWOOD PANEL	: 02%



MATERIAL LEGEND

B - BRICK - GLEN-GARY - DOLOMITE GREY
A - ASPHALT SHINGLE - TIMBERLINE - CHARCOAL

FP1 - FIBER CEMENT PANEL - COBBLESTONE- STUCCO TEXTURE
FP2 - FIBER CEMENT PANEL - KHAKI BROWN - SMOOTH
FP3 - FIBER CEMENT PANEL - SHOU SUGI BAN- SMOOTH
FP4 - FIBER CEMENT PANEL - RICH ESPRESSO- TRIM

WP - FIBER CEMENT PANEL - NICHIIHA - VINTAGEWOOD REDWOOD
MP - METAL PANEL - STANDING SEAM

MATERIAL PERCENTAGES

NORTH		SOUTH	
BRICK	: 64%	BRICK	: 90%
FIBER CEMENT PANEL	: 30%	FIBER CEMENT PANEL	: 02%
NICHIIHA VINTAGEWOOD PANEL	: 06%	NICHIIHA VINTAGEWOOD PANEL	: 08%
EAST		WEST	
BRICK	: 51%	BRICK	: 51%
FIBER CEMENT PANEL	: 39%	FIBER CEMENT PANEL	: 34%
NICHIIHA VINTAGEWOOD PANEL	: 10%	NICHIIHA VINTAGEWOOD PANEL	: 15%



EXTERIOR ELEVATIONS | ASSISTED LIVING

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
ASSISTED LIVING AND MEMORY CARE DEVELOPMENT | ANKENY, IOWA

21 JUNE 2023
A502

MATERIAL LEGEND

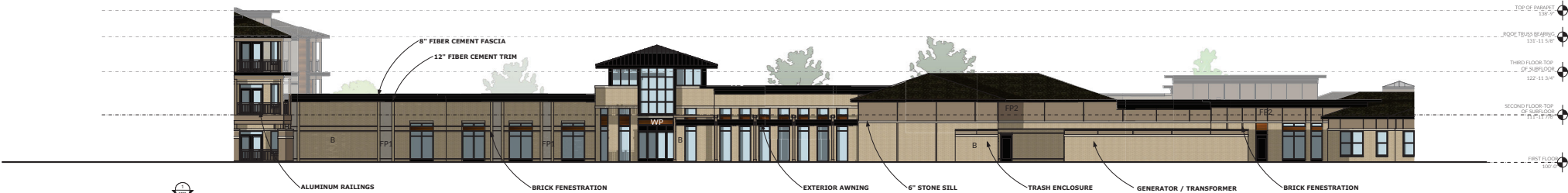
S - STONE - DUTCH QUALITY - NATURAL BLEND WEATHER LEDGE
B - BRICK - GLEN-GARY - DOLOMITE GREY
A - ASPHALT SHINGLE - TIMBERLINE - CHARCOAL
FP1 - FIBER CEMENT PANEL - COBBLESTONE - STUCCO TEXTURE
FP2 - FIBER CEMENT PANEL - KHAKI BROWN - SMOOTH
FP3 - FIBER CEMENT PANEL - SHOU SUGI BAN- SMOOTH
FP4 - FIBER CEMENT PANEL - RICH ESPRESSO- TRIM
WP - FIBER CEMENT PANEL - NICHIIHA - VINTAGEWOOD REDWOOD
MP - METAL PANEL - STANDING SEAM

MATERIAL PERCENTAGES

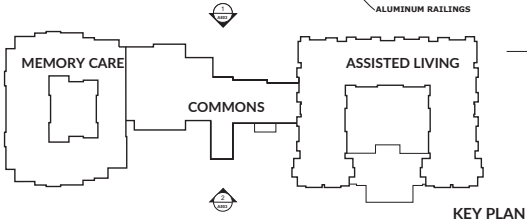
NORTH		SOUTH	
BRICK	: 74%	BRICK	: 70%
FIBER CEMENT PANEL	: 16%	FIBER CEMENT PANEL	: 24%
NICHIIHA VINTAGEWOOD PANEL	: 08%	NICHIIHA VINTAGEWOOD PANEL	: 06%



COMMONS - SOUTH ELEVATION
Scale: 1"=10'
2
A503



COMMONS - NORTH ELEVATION
Scale: 1"=10'
1
A503



SCALE : 1" = 10'

KEY PLAN

EXTERIOR ELEVATIONS | COMMONS

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
ASSISTED LIVING AND MEMORY CARE DEVELOPMENT | ANKENY , IOWA
21 JUNE 2023
A503



MATERIAL LEGEND

B - BRICK - GLEN-GARY - DOLOMITE GREY
A - ASPHALT SHINGLE - TIMBERLINE - CHARCOAL

FP1 - FIBER CEMENT PANEL - COBBLESTONE- STUCCO TEXTURE
FP2 - FIBER CEMENT PANEL - KHAKI BROWN - SMOOTH
FP3 - FIBER CEMENT PANEL - SHOU SUGI BAN- SMOOTH
FP4 - FIBER CEMENT PANEL - RICH ESPRESSO- TRIM

WP - FIBER CEMENT PANEL - NICHIIHA - VINTAGEWOOD REDWOOD
MP - METAL PANEL - STANDING SEAM

MATERIAL PERCENTAGES

NORTH		SOUTH	
BRICK	: 68%	BRICK	: 68%
FIBER CEMENT PANEL	: 27%	FIBER CEMENT PANEL	: 30%
NICHIIHA VINTAGEWOOD PANEL	: 05%	NICHIIHA VINTAGEWOOD PANEL	: 09%
EAST		WEST	
BRICK	: 68%	BRICK	: 64%
FIBER CEMENT PANEL	: 29%	FIBER CEMENT PANEL	: 34%
NICHIIHA VINTAGEWOOD PANEL	: 03%	NICHIIHA VINTAGEWOOD PANEL	: 02%



MEMORY CARE -WEST ELEVATION

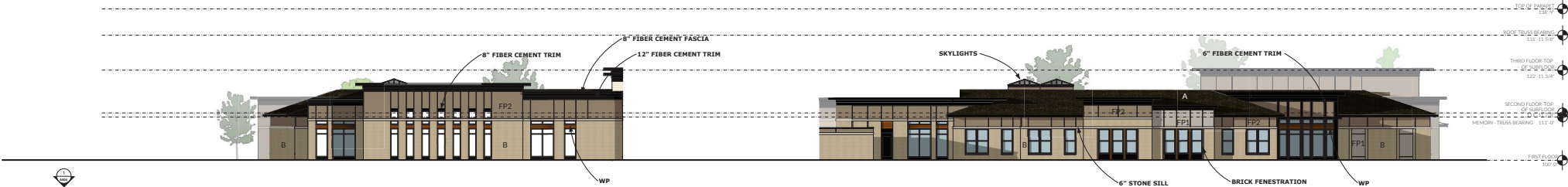
Scale: 1"=10'

4
A504

MEMORY CARE -SOUTH ELEVATION

Scale: 1"=10'

2
A504



MEMORY CARE -EAST ELEVATION

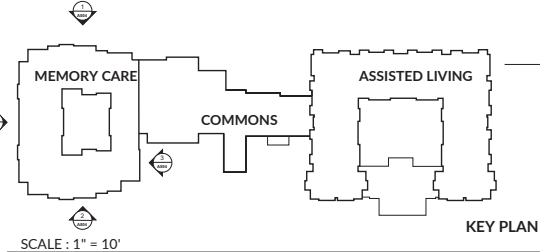
Scale: 1"=10'

3
A504

MEMORY CARE -NORTH ELEVATION

Scale: 1"=10'

1
A504



KEY PLAN

SCALE : 1" = 10'

EXTERIOR ELEVATIONS | MEMORY CARE

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
ASSISTED LIVING AND MEMORY CARE DEVELOPMENT | ANKENY , IOWA
21 JUNE 2023
A504



MATERIAL LEGEND

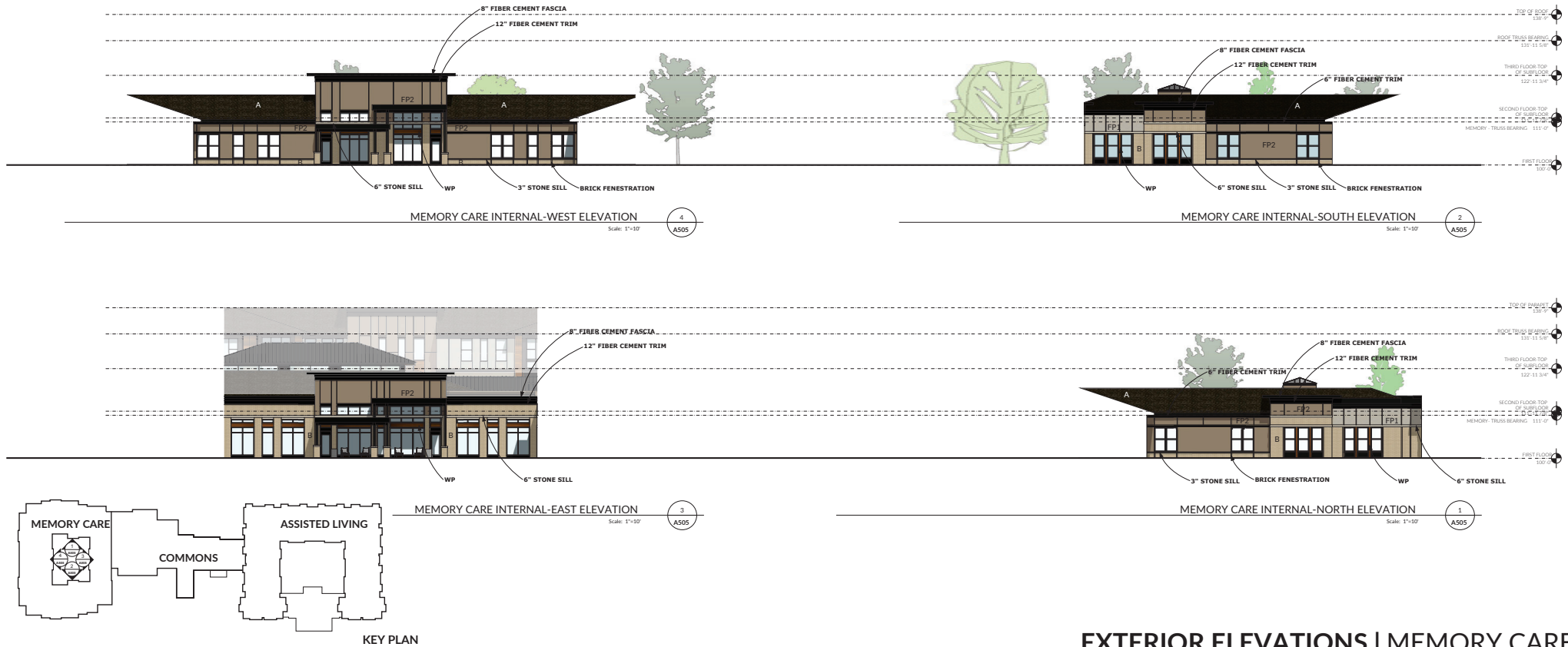
B - BRICK - GLEN-GARY - DOLOMITE GREY
A - ASPHALT SHINGLE - TIMBERLINE - CHARCOAL

FP1 - FIBER CEMENT PANEL - COBBLESTONE- STUCCO TEXTURE
FP2 - FIBER CEMENT PANEL - KHAKI BROWN - SMOOTH
FP3 - FIBER CEMENT PANEL - SHOU SUGI BAN- SMOOTH
FP4 - FIBER CEMENT PANEL - RICH ESPRESSO- TRIM

WP - FIBER CEMENT PANEL - NICHIIHA - VINTAGEWOOD REDWOOD
MP - METAL PANEL - STANDING SEAM

MATERIAL PERCENTAGES

NORTH		SOUTH	
BRICK	: 40%	BRICK	: 40%
FIBER CEMENT PANEL	: 59%	FIBER CEMENT PANEL	: 59%
NICHIIHA VINTAGEWOOD PANEL	: 01%	NICHIIHA VINTAGEWOOD PANEL	: 01%
EAST		WEST	
BRICK	: 67%	BRICK	: 24%
FIBER CEMENT PANEL	: 26%	FIBER CEMENT PANEL	: 73%
NICHIIHA VINTAGEWOOD PANEL	: 07%	NICHIIHA VINTAGEWOOD PANEL	: 03%



EXTERIOR ELEVATIONS | MEMORY CARE

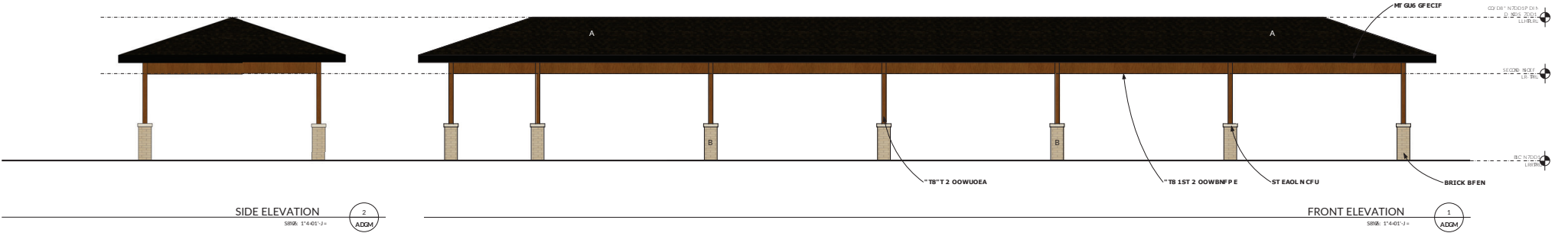
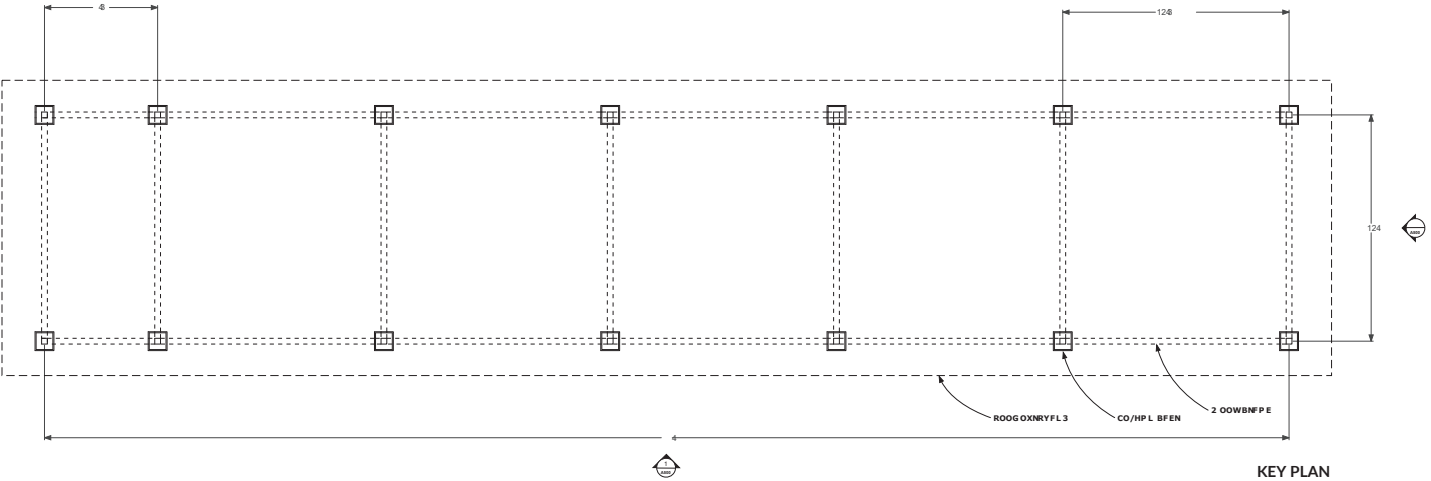
REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
ASSISTED LIVING AND MEMORY CARE DEVELOPMENT | ANKENY, IOWA
21 JUNE 2023
A505

SCALE : 1" = 10'



MATERIAL LEGEND

- B - BRICK - GLEN-GARY - DOLOMITE GREY
- A - ASPHALT SHINGLE - TIMBERLINE - CHARCOAL
- FP1 - FIBER CEMENT PANEL - COBBLESTONE- STUCCO TEXTURE
- FP2 - FIBER CEMENT PANEL - KHAKI BROWN - SMOOTH
- FP3 - FIBER CEMENT PANEL - SHOU SUGI BAN- SMOOTH
- FP4 - FIBER CEMENT PANEL - RICH ESPRESSO- TRIM
- WP - FIBER CEMENT PANEL - NICHIIHA - VINTAGEWOOD REDWOOD
- MP - METAL PANEL - STANDING SEAM



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



EXTERIOR ELEVATIONS | SITE ELEMENTS

REPRESENTATIVE OF ARCHITECTURE OF THE OVERALL DEVELOPMENT
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PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

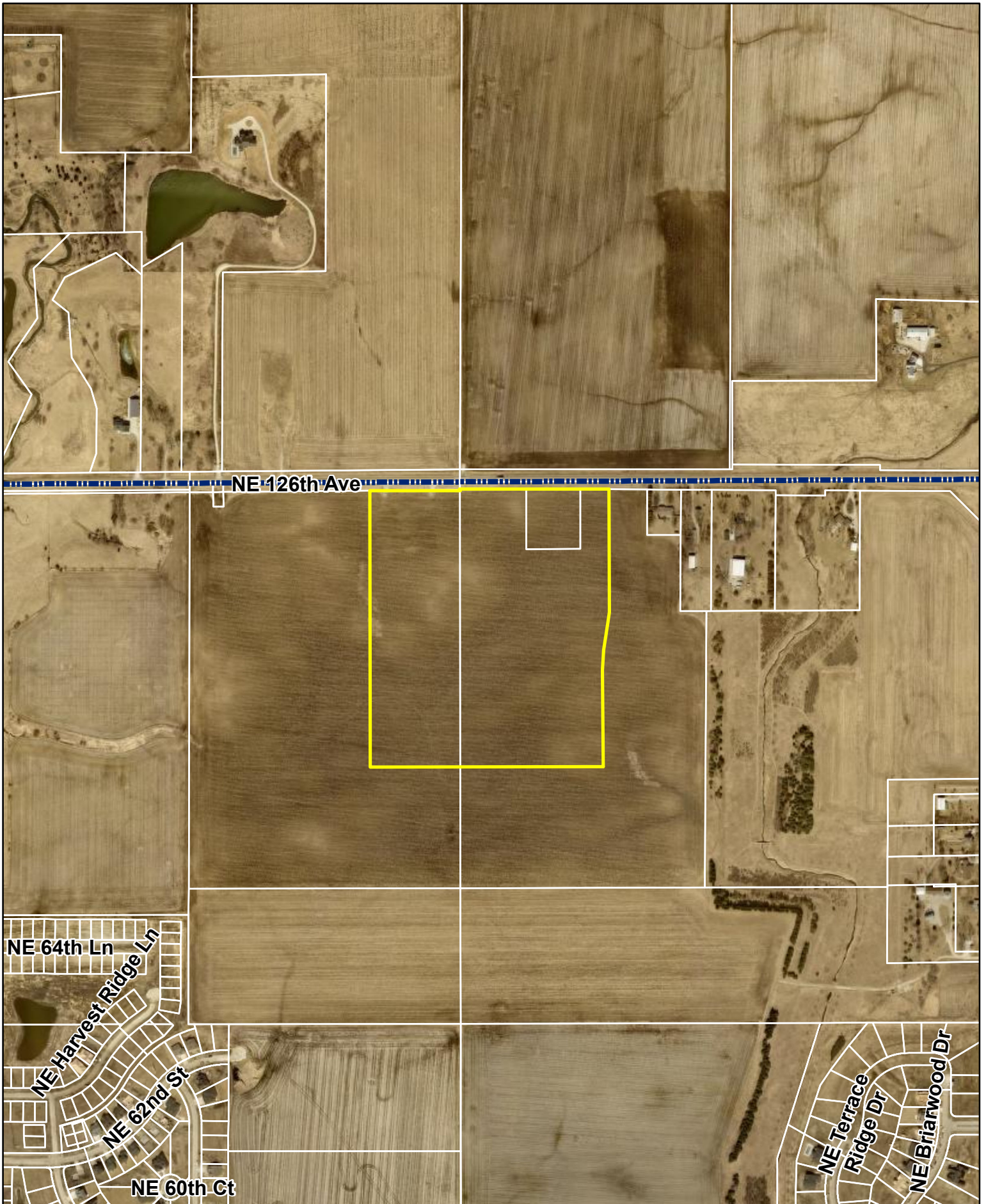
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



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

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



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)
--

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

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

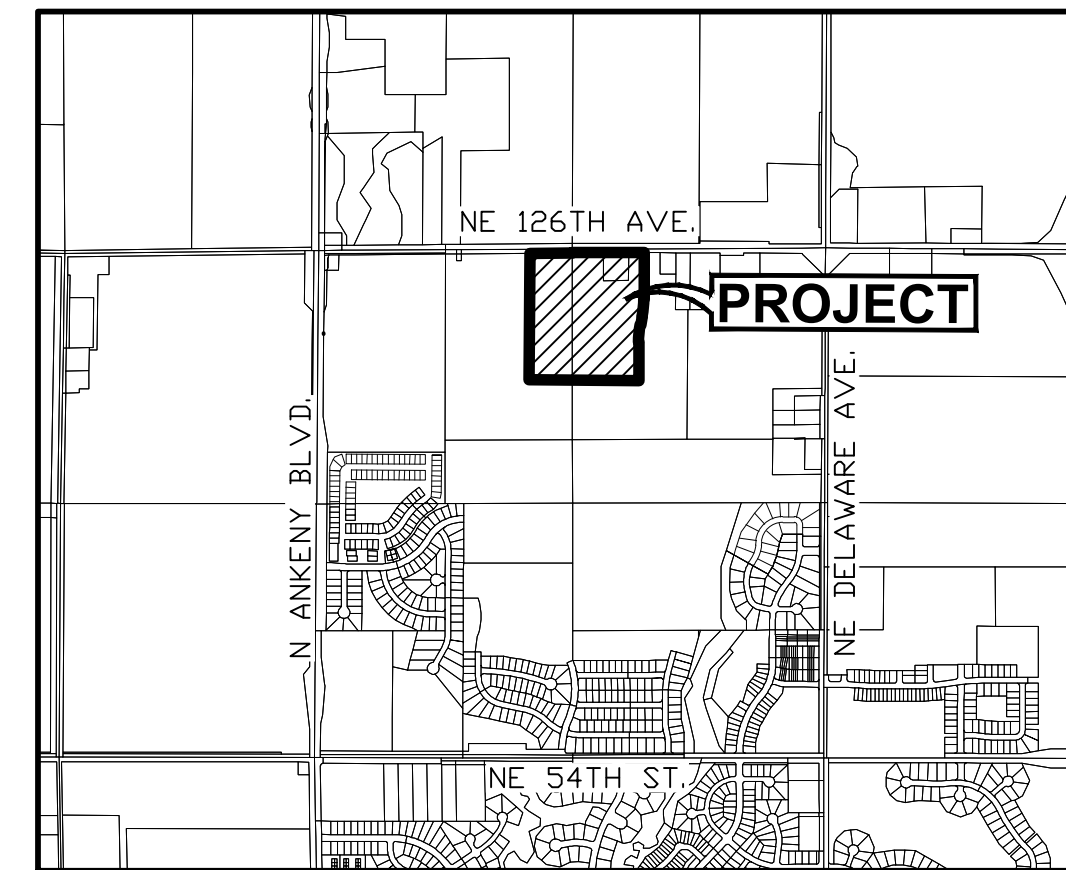
Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.



2108649-LAND USE AMENDMENT-A.DWG
DATE PLOTTED: 6/15/2023 8:24 AM
TECH:

FILE: H:\2021\2108649\DW
FILE DATE: 6/14/23
PLOTTED BY: MAX EVANS

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

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

LAND USE DESIGNATION

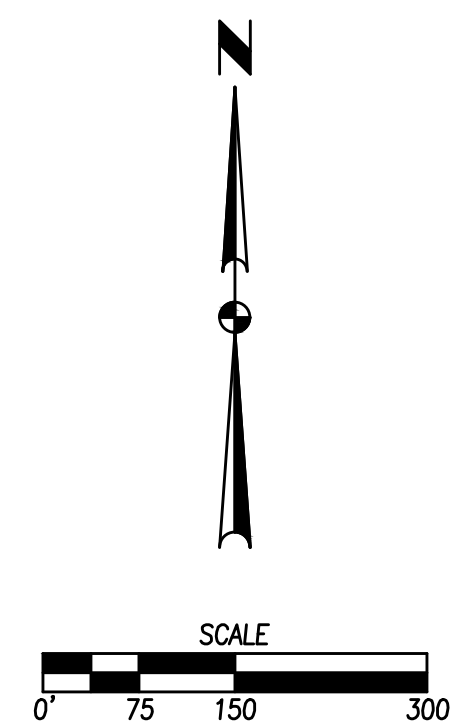
EXISTING: LDR: LOW DENSITY RESIDENTIAL

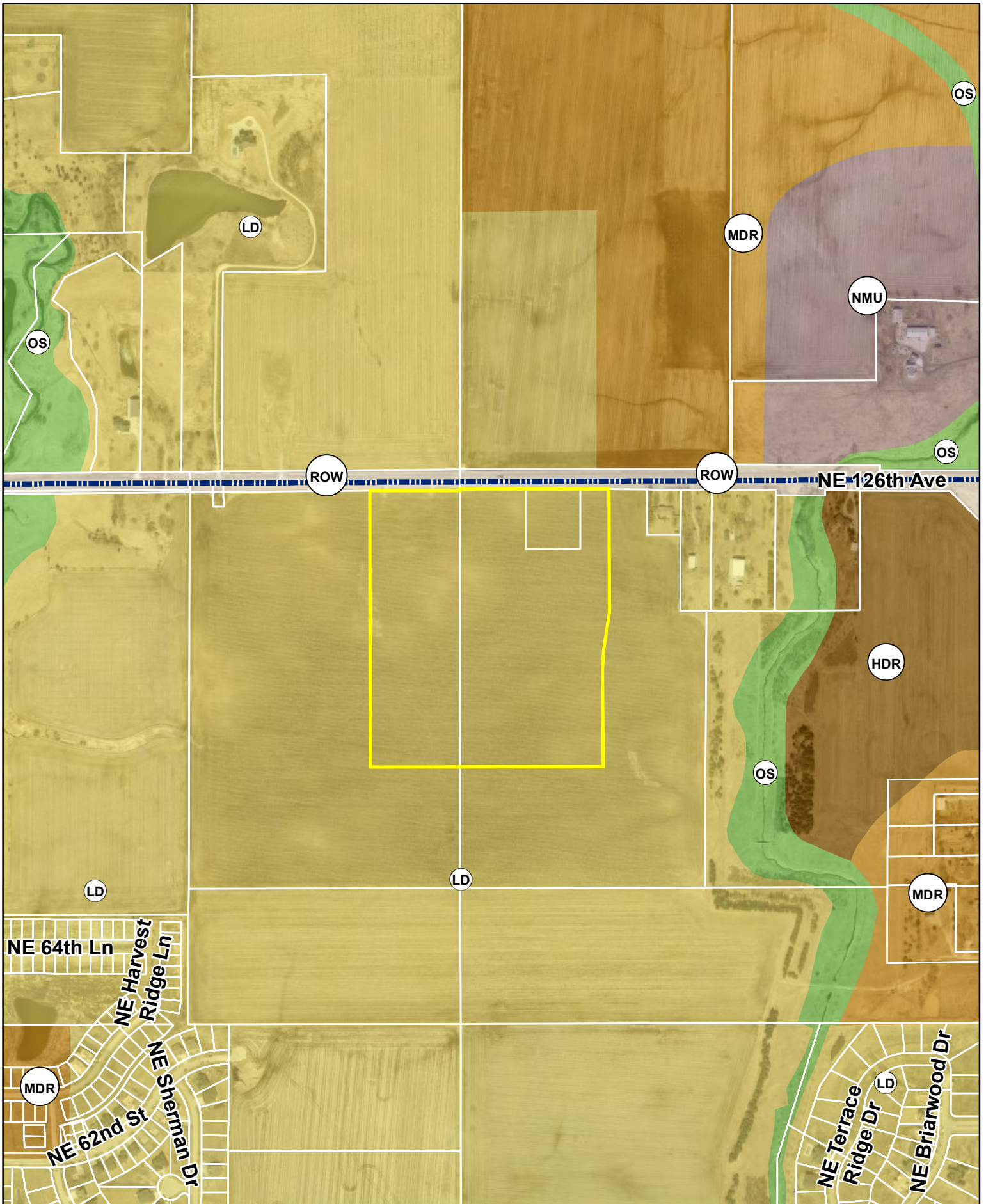
PROPOSED: HDR: HIGH DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

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

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





June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

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

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

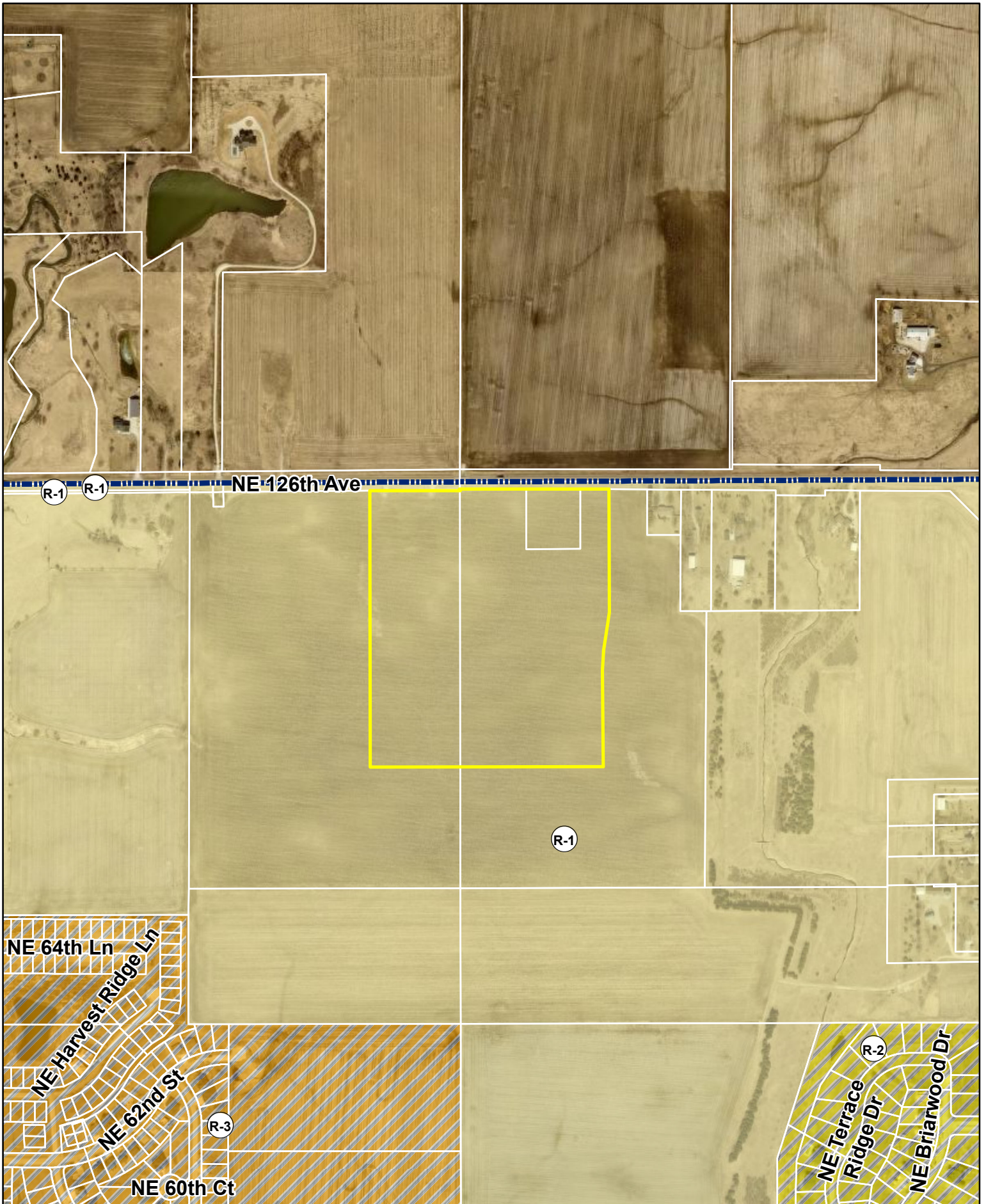
Sincerely,

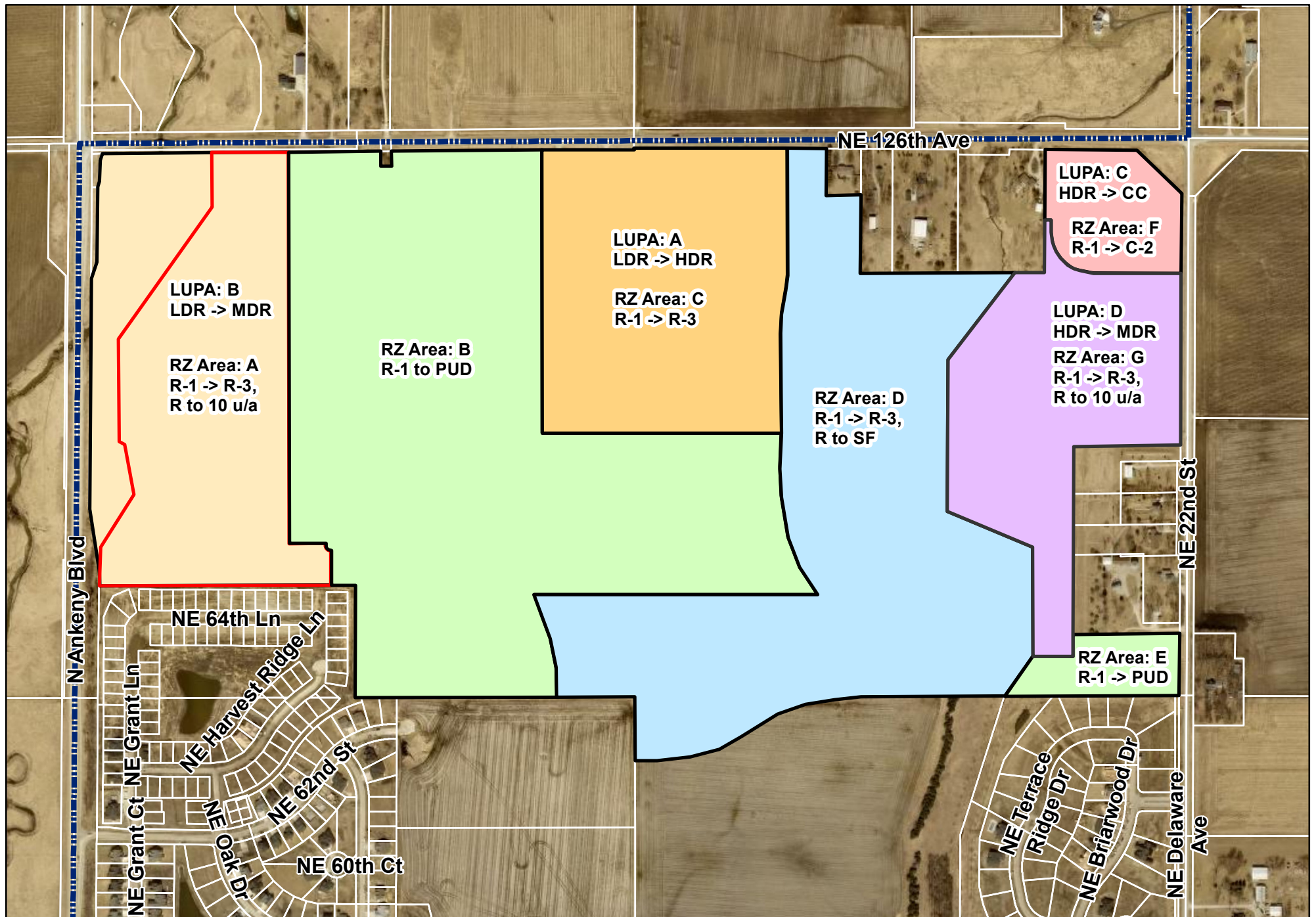
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

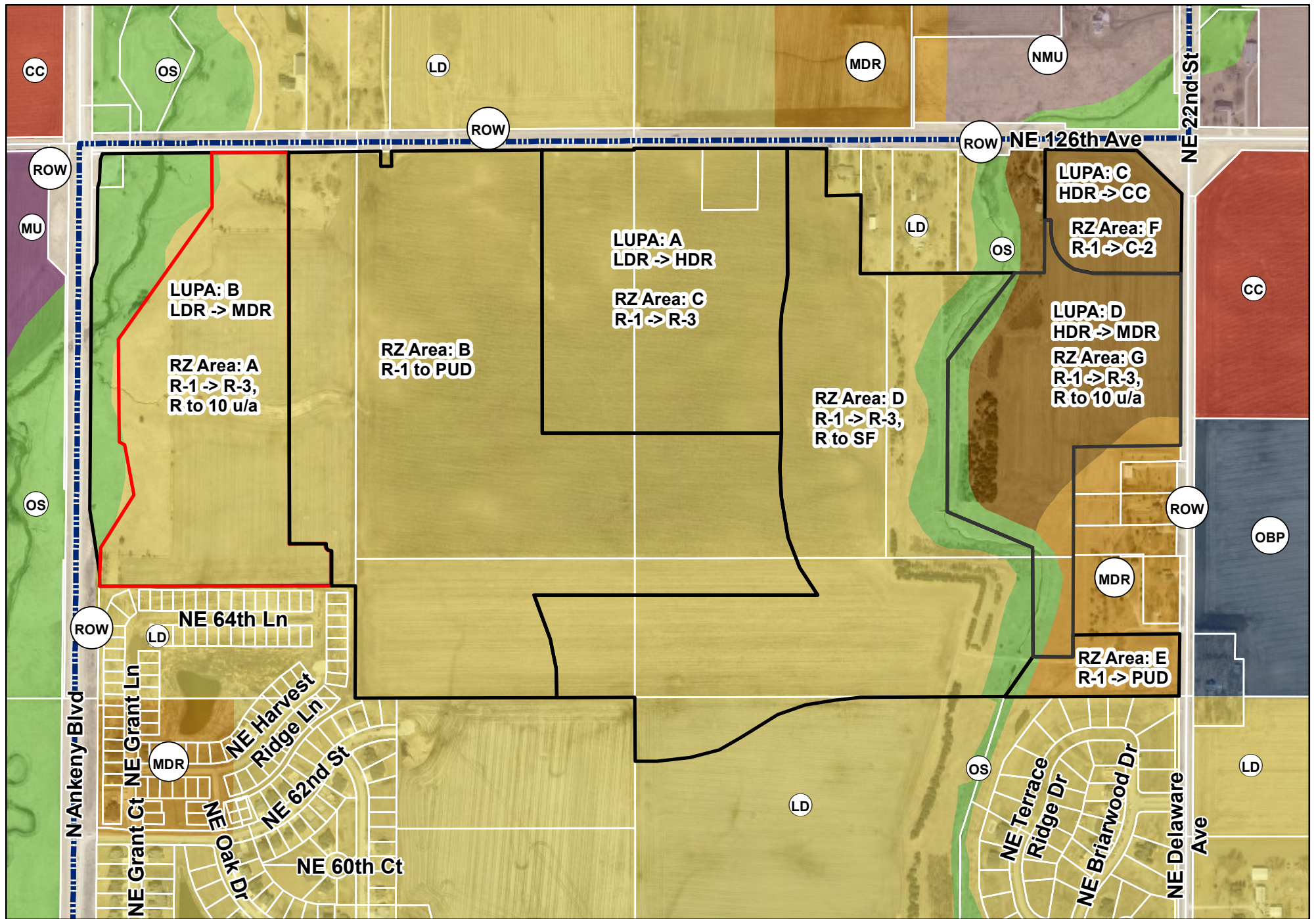




1 inch = 600 feet

Date: 7/13/2023

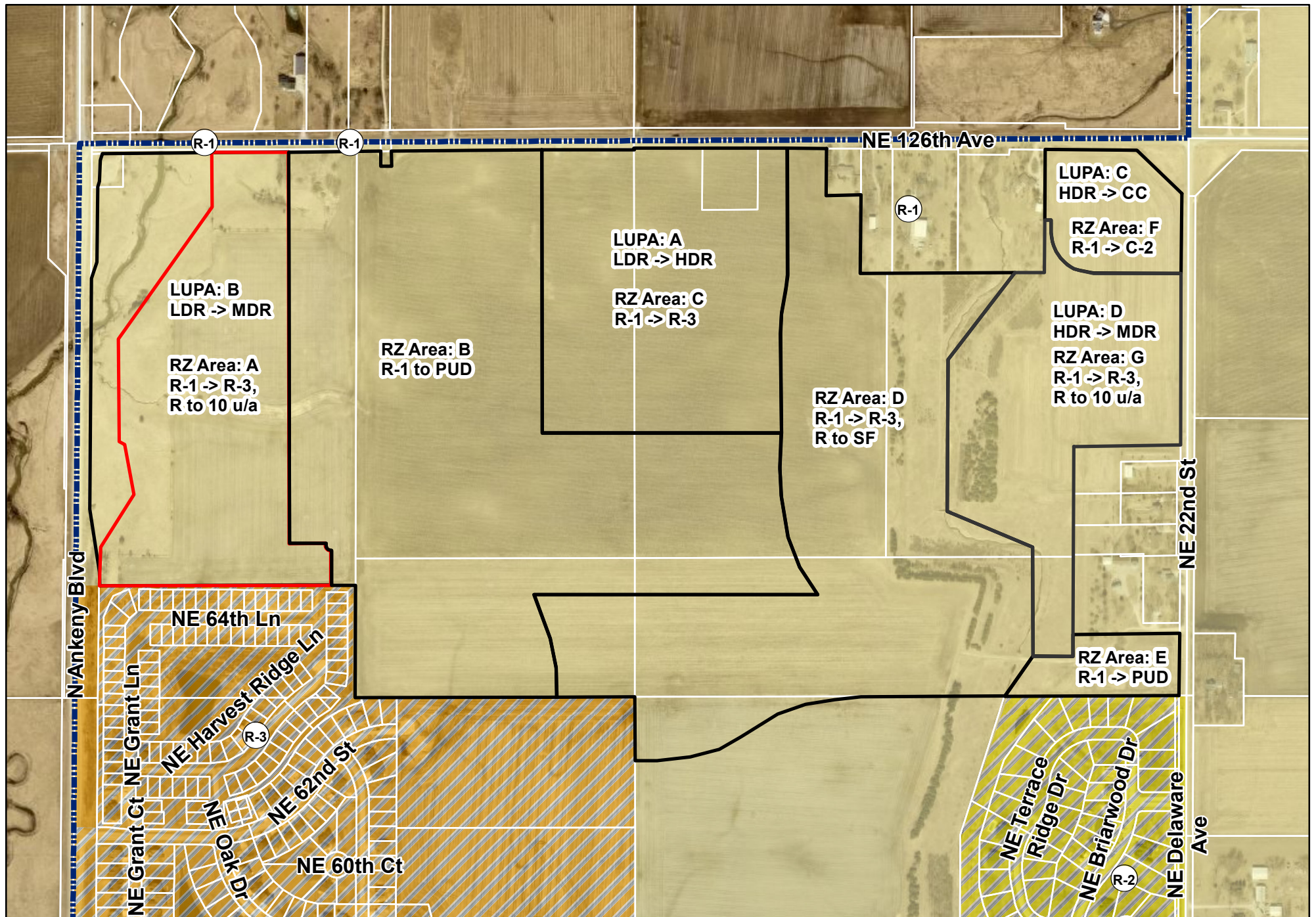
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

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



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

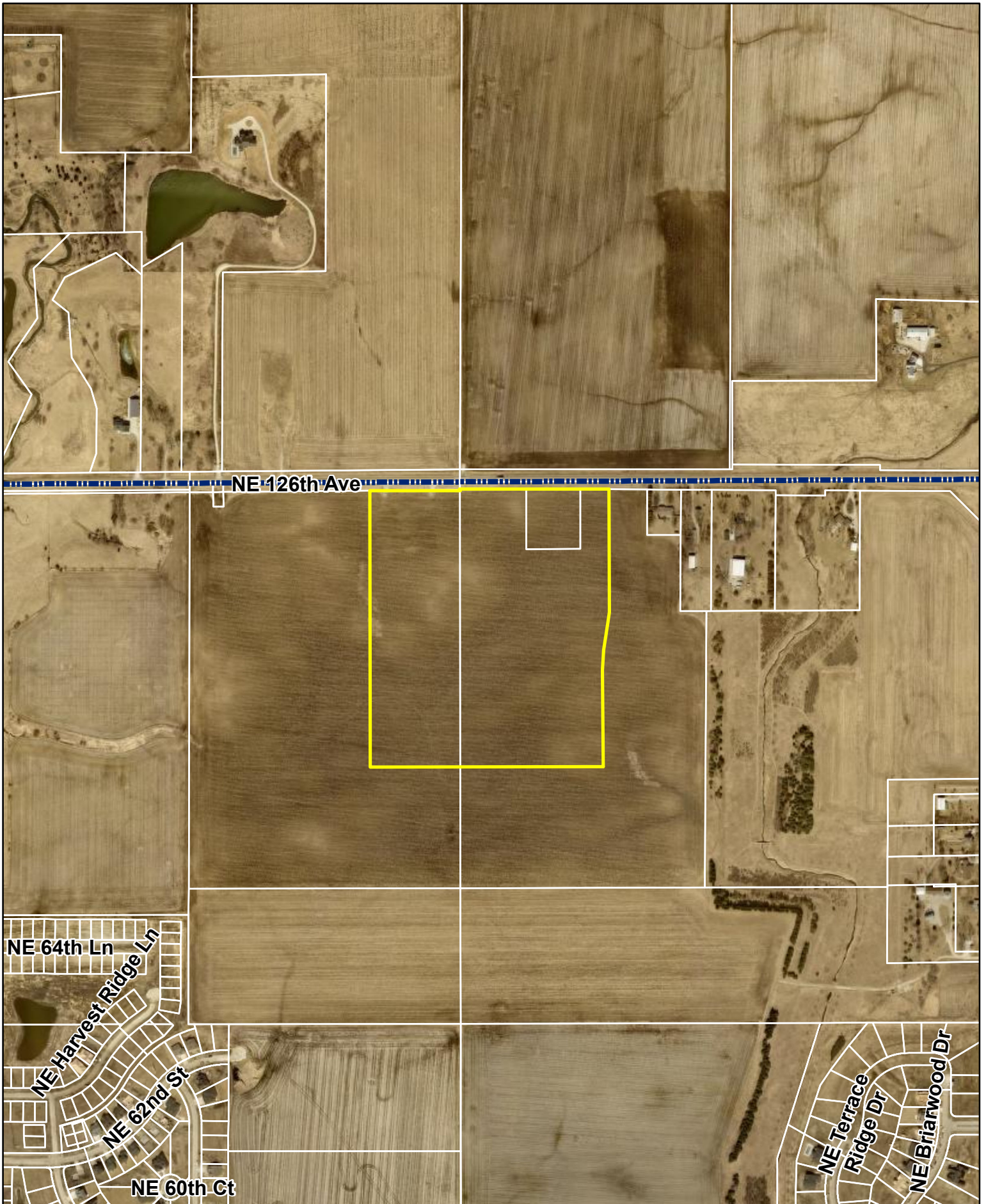
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



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

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



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

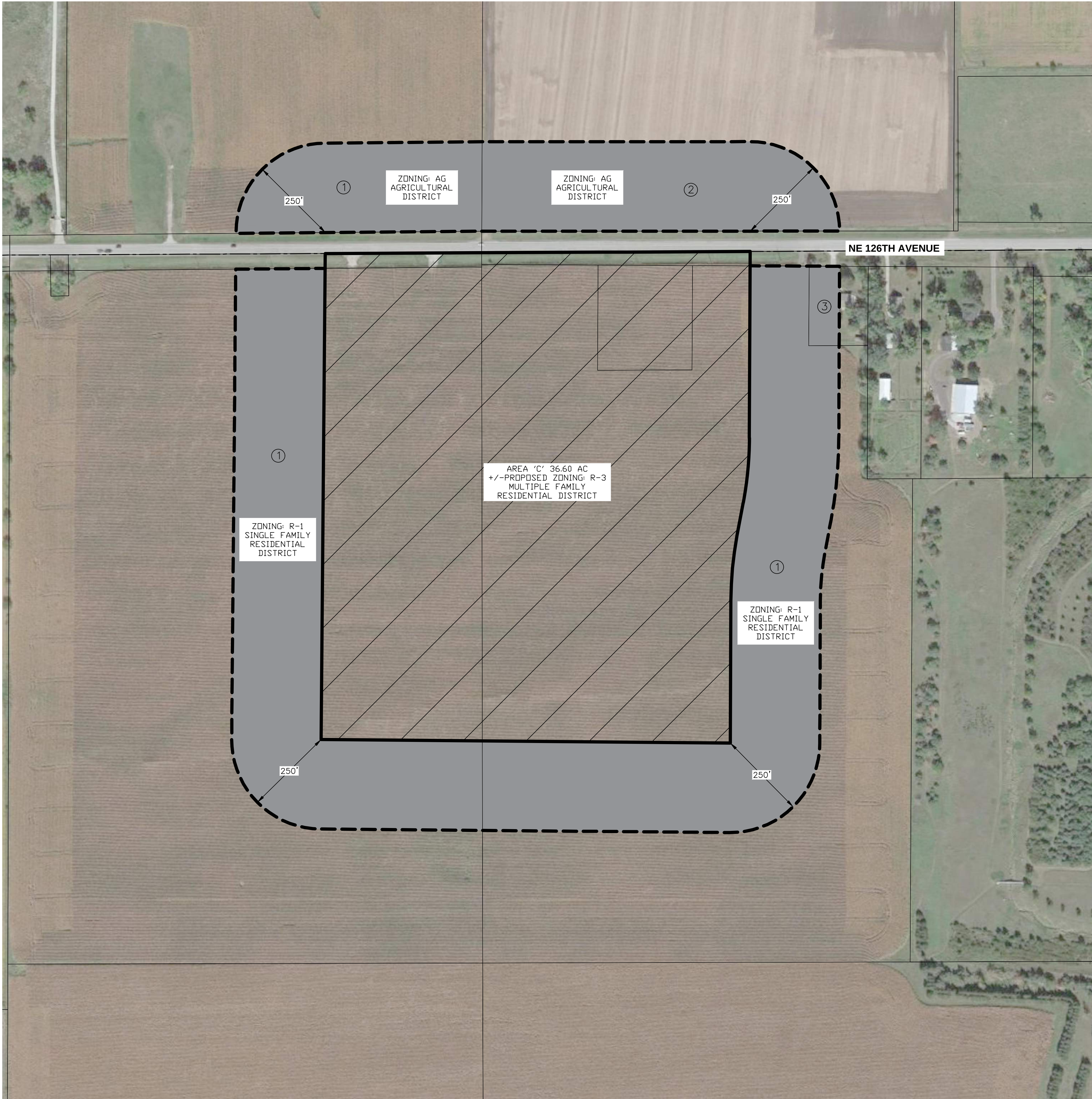
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



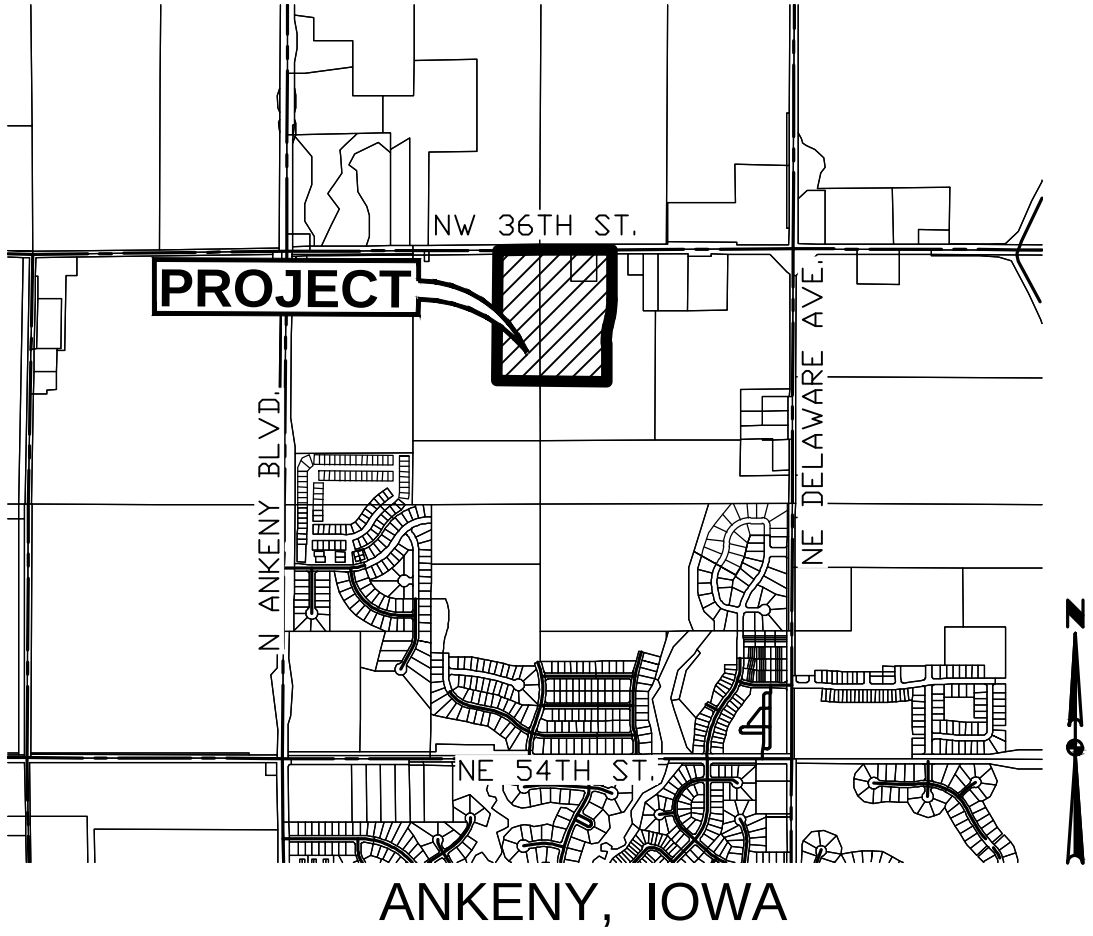
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



OWNER

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

APPLICANT

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

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

PROPOSED: R-3 - MULTIPLE FAMILY RESIDENTIAL DISTRICT

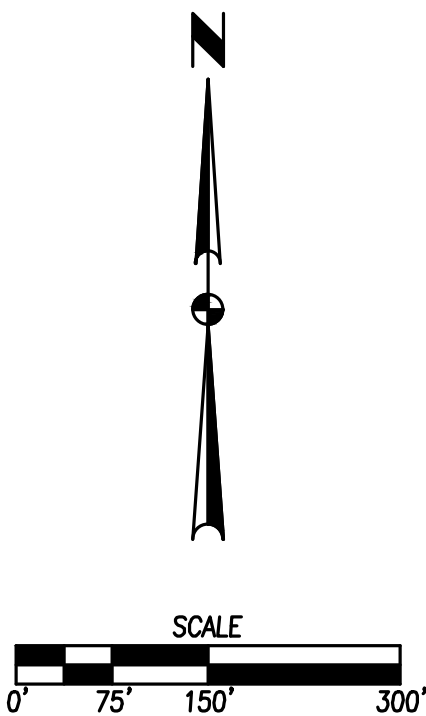
REZONING DESCRIPTION - AREA 'C':

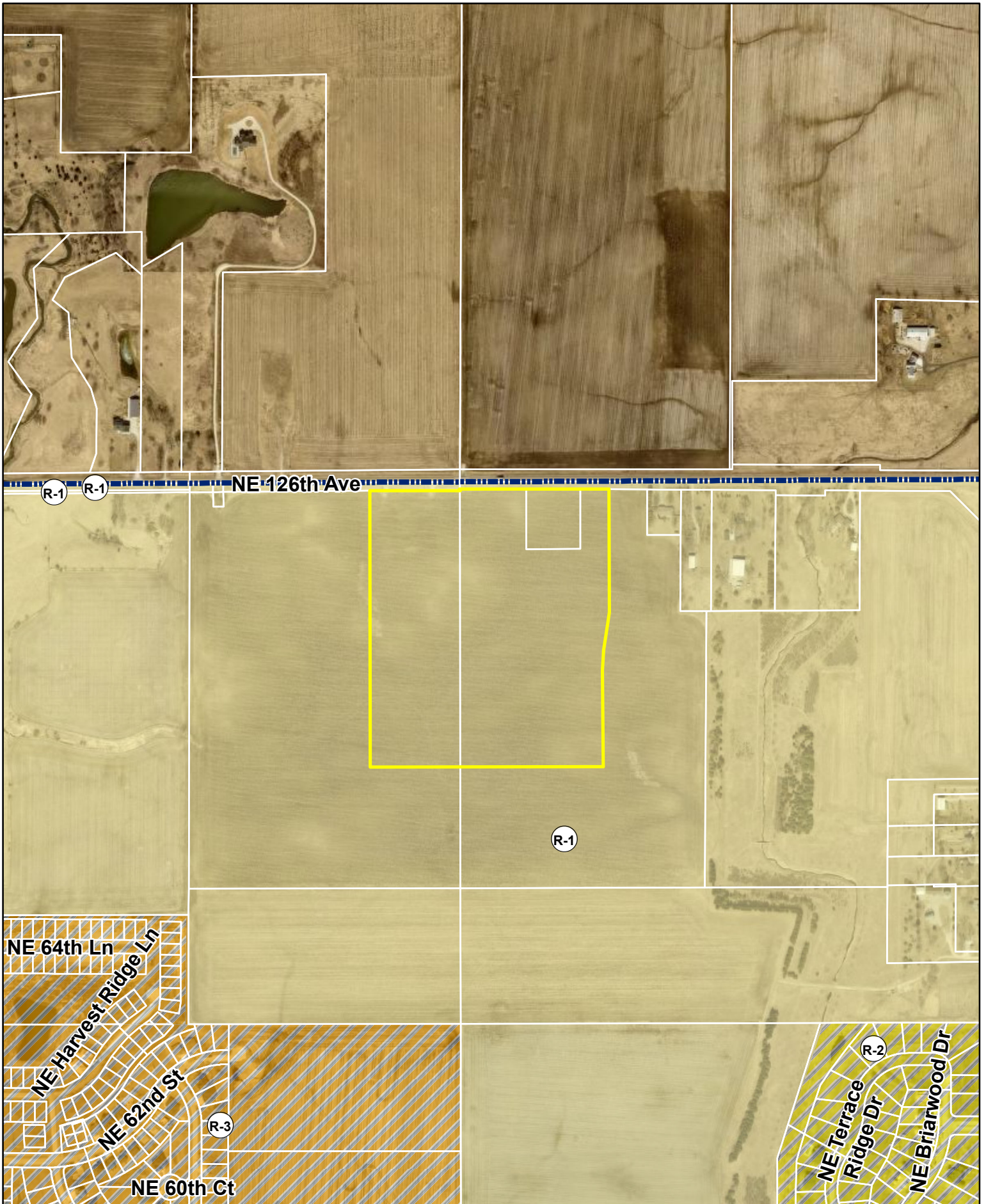
A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

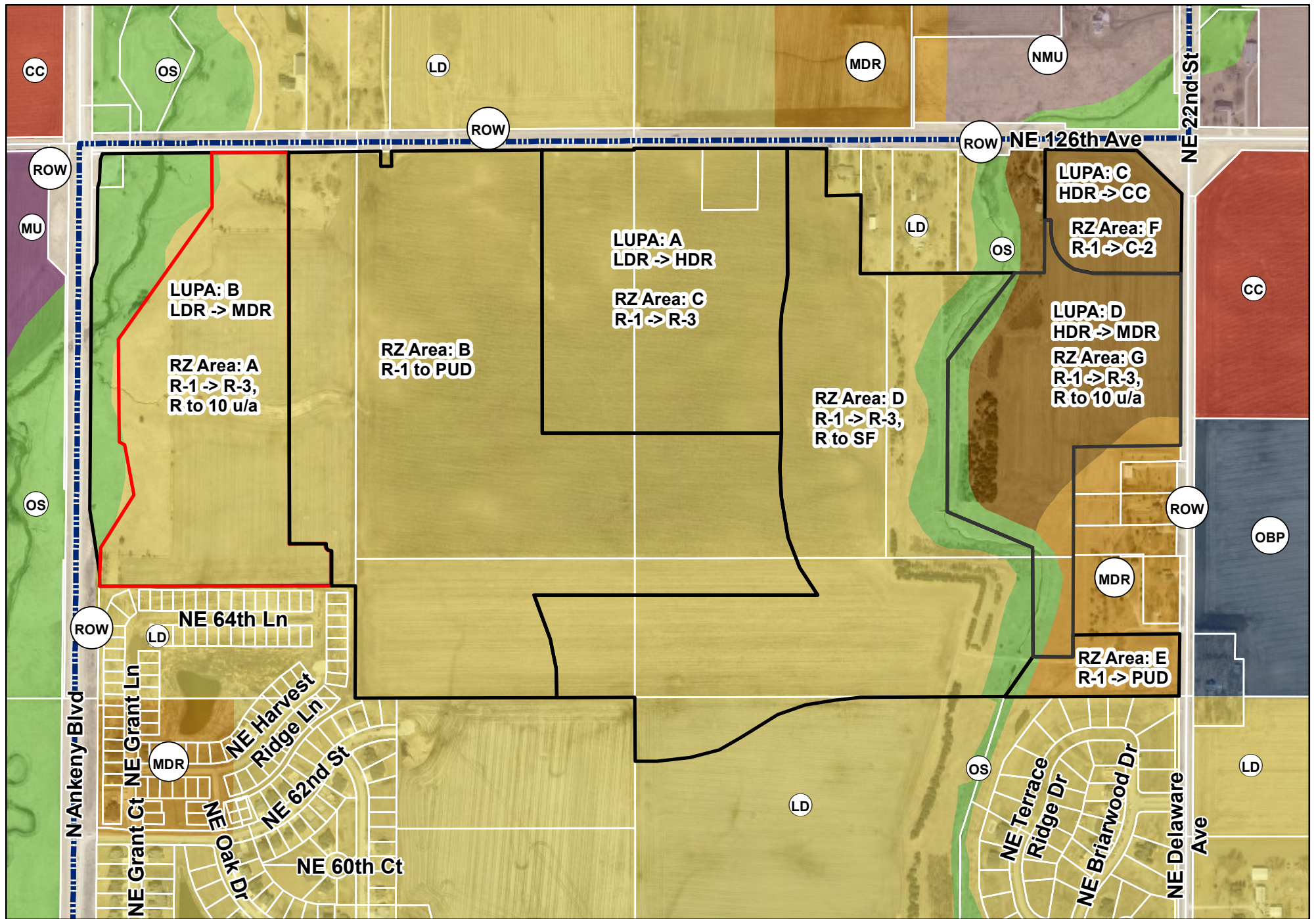
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 750.22 FEET; THENCE SOUTH 00°13'22" WEST, 521.42 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57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

ADJACENT OWNERSHIP:

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



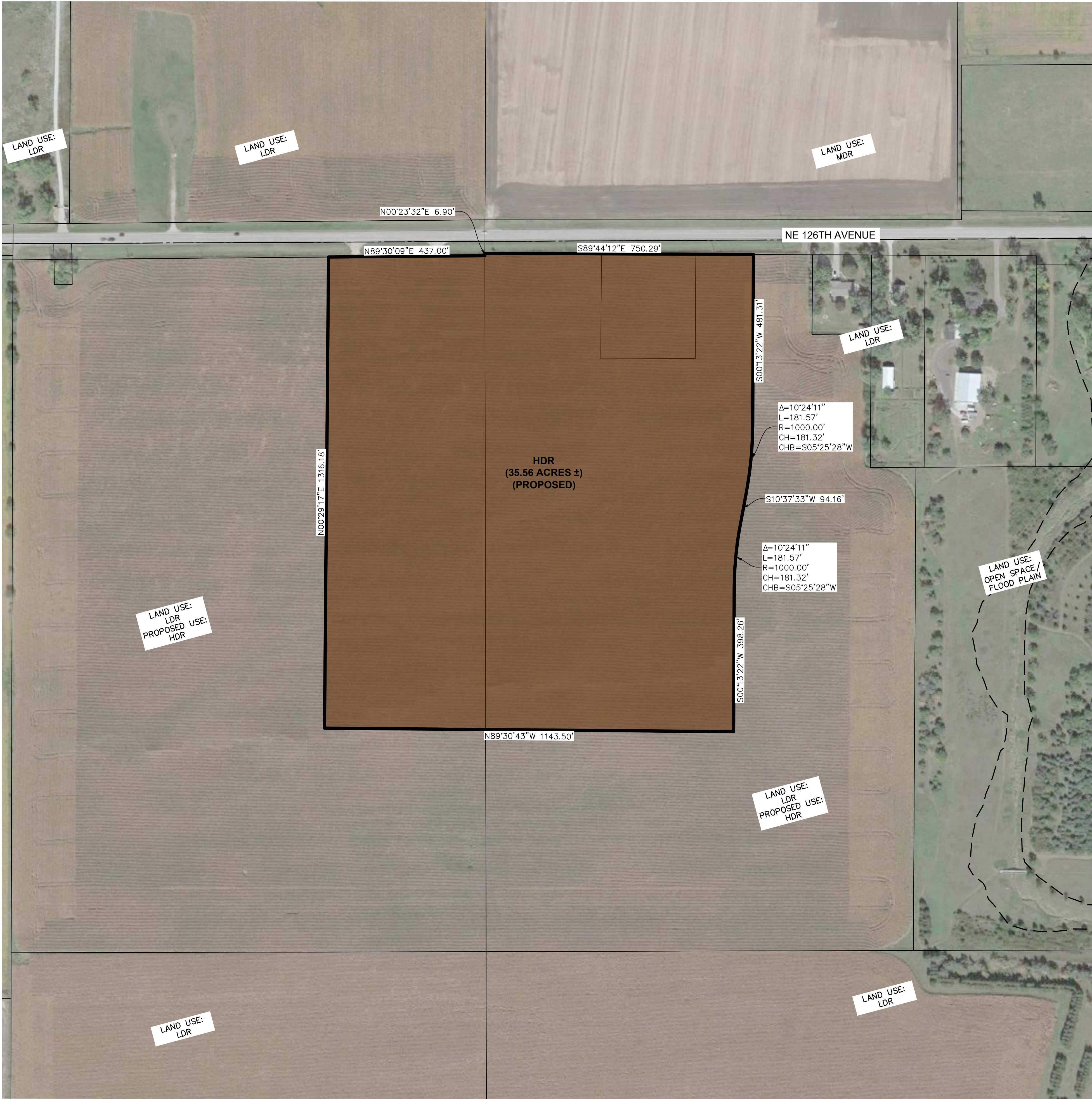




1 inch = 600 feet

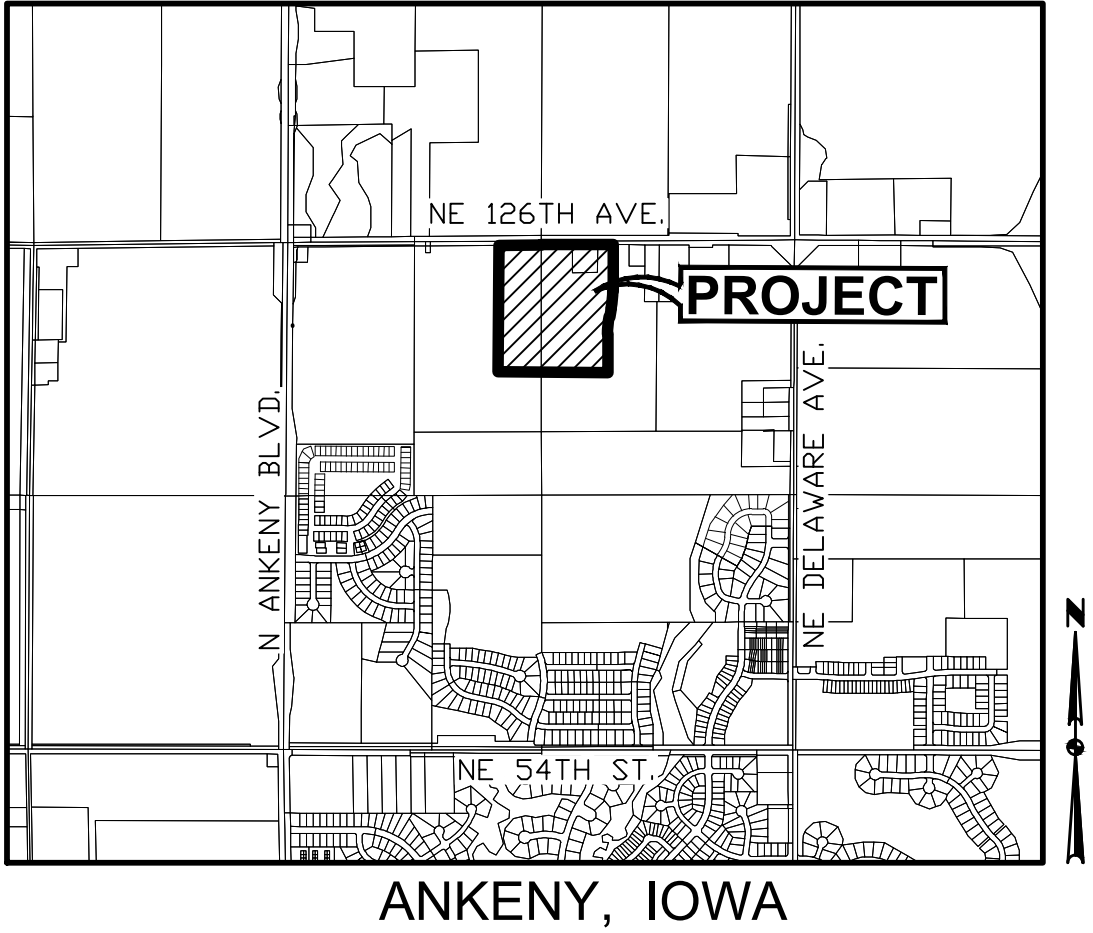
Date: 7/13/2023

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



VICINITY MAP

SCALE 1"=2000'



OWNER

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

APPLICANT

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

LAND USE DESIGNATION

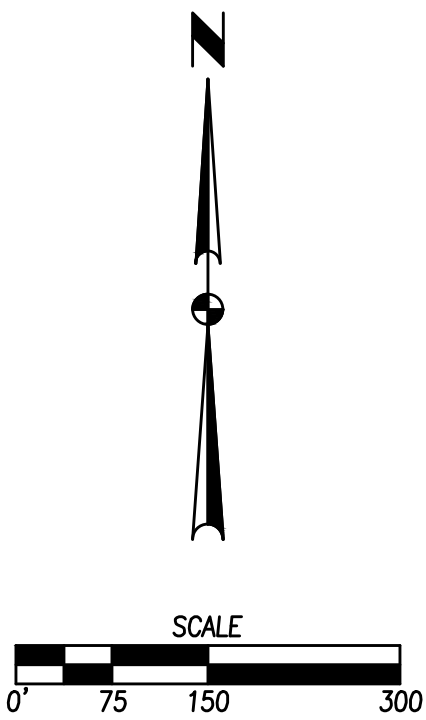
EXISTING: LDR: LOW DENSITY RESIDENTIAL

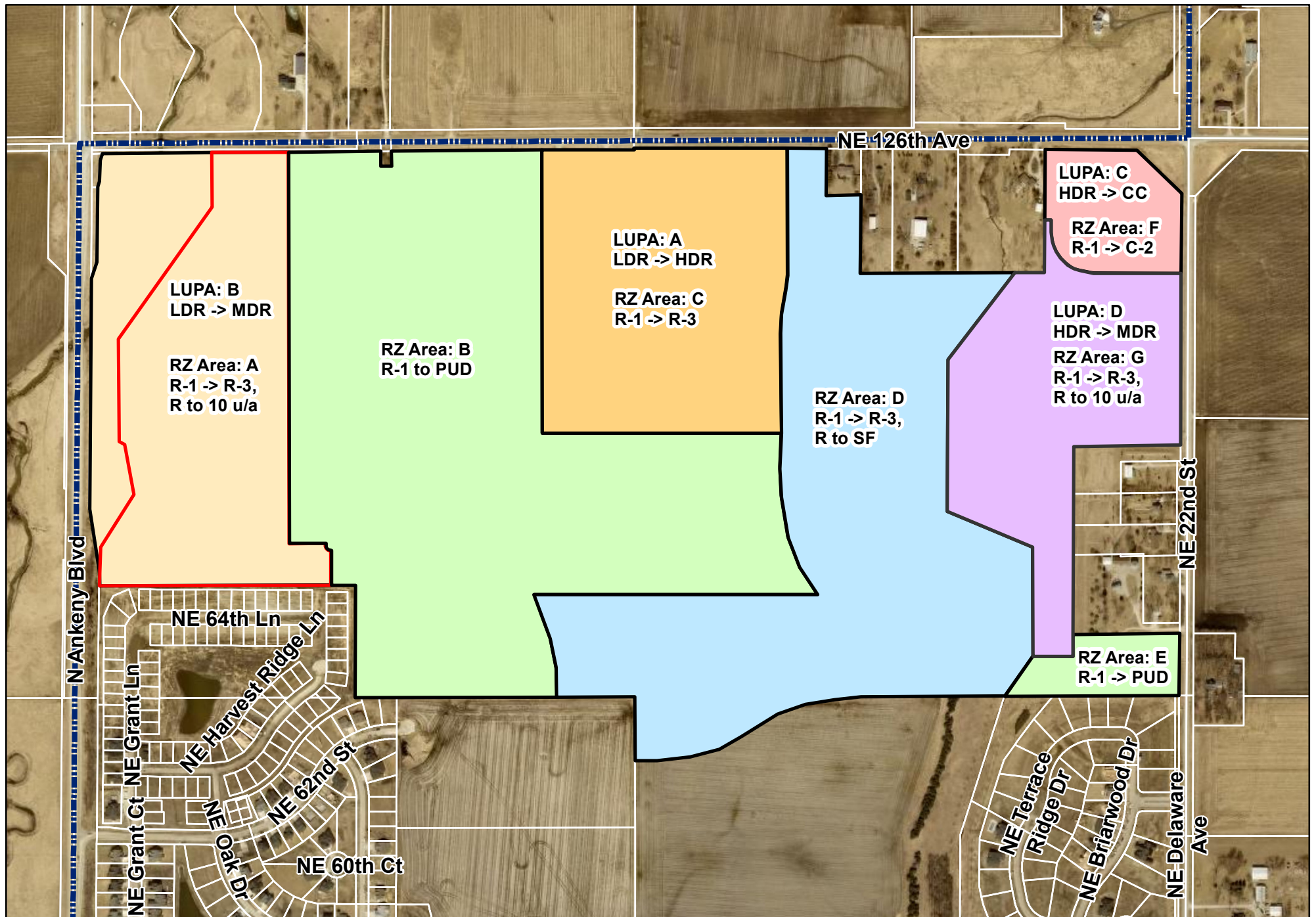
PROPOSED: HDR: HIGH DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

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

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

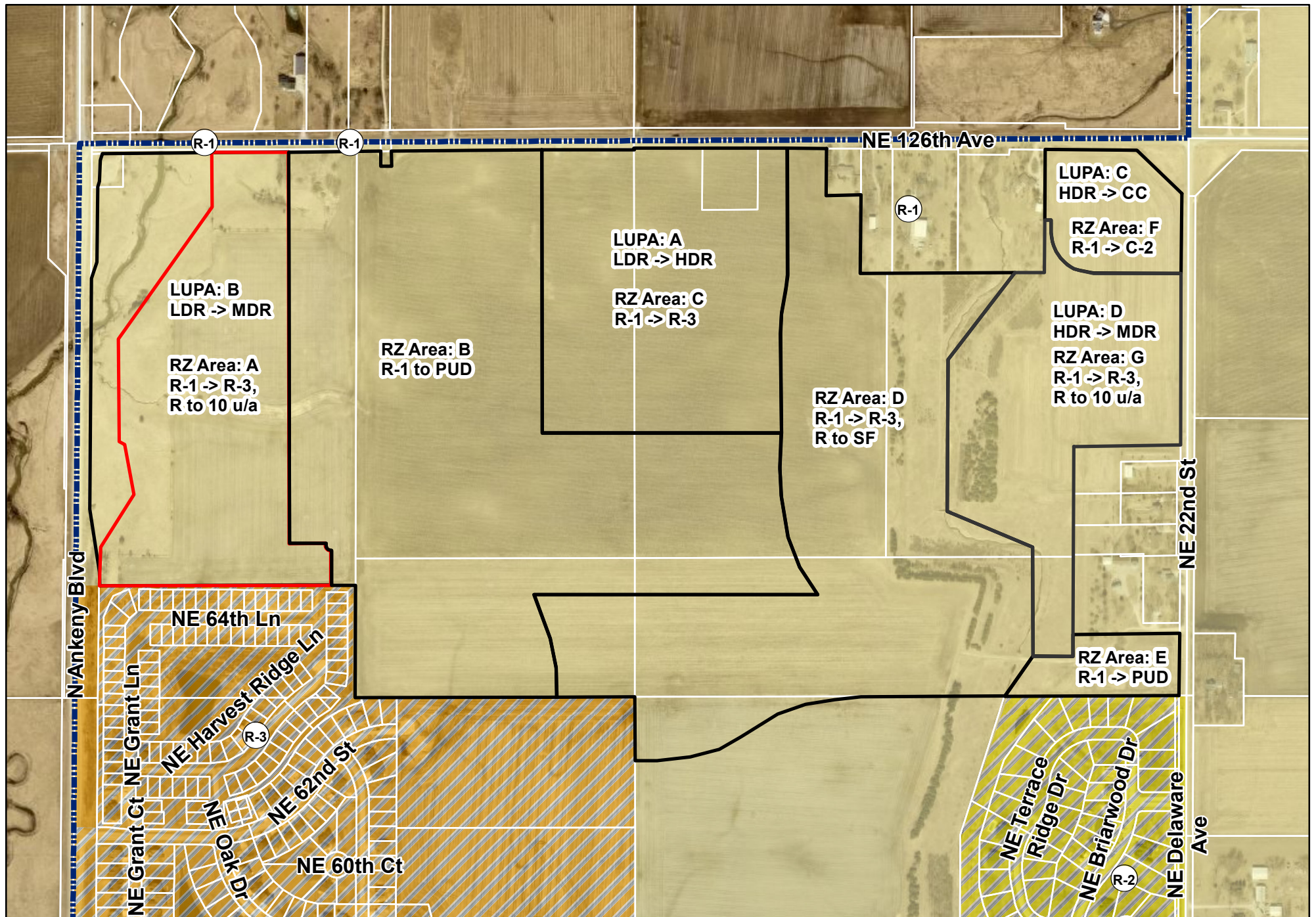




1 inch = 600 feet

Date: 7/13/2023

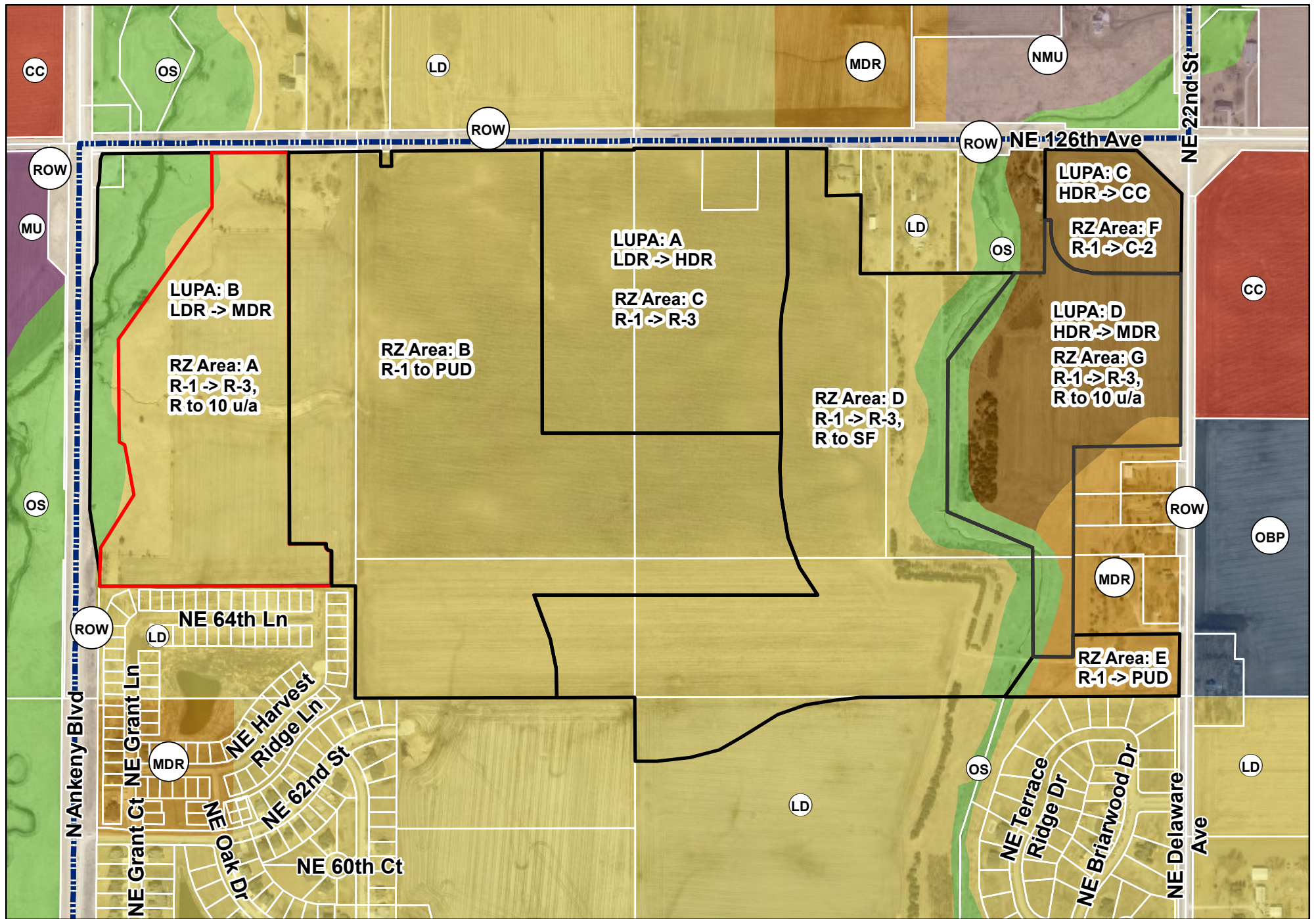
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



1 inch = 600 feet

Date: 7/13/2023

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



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

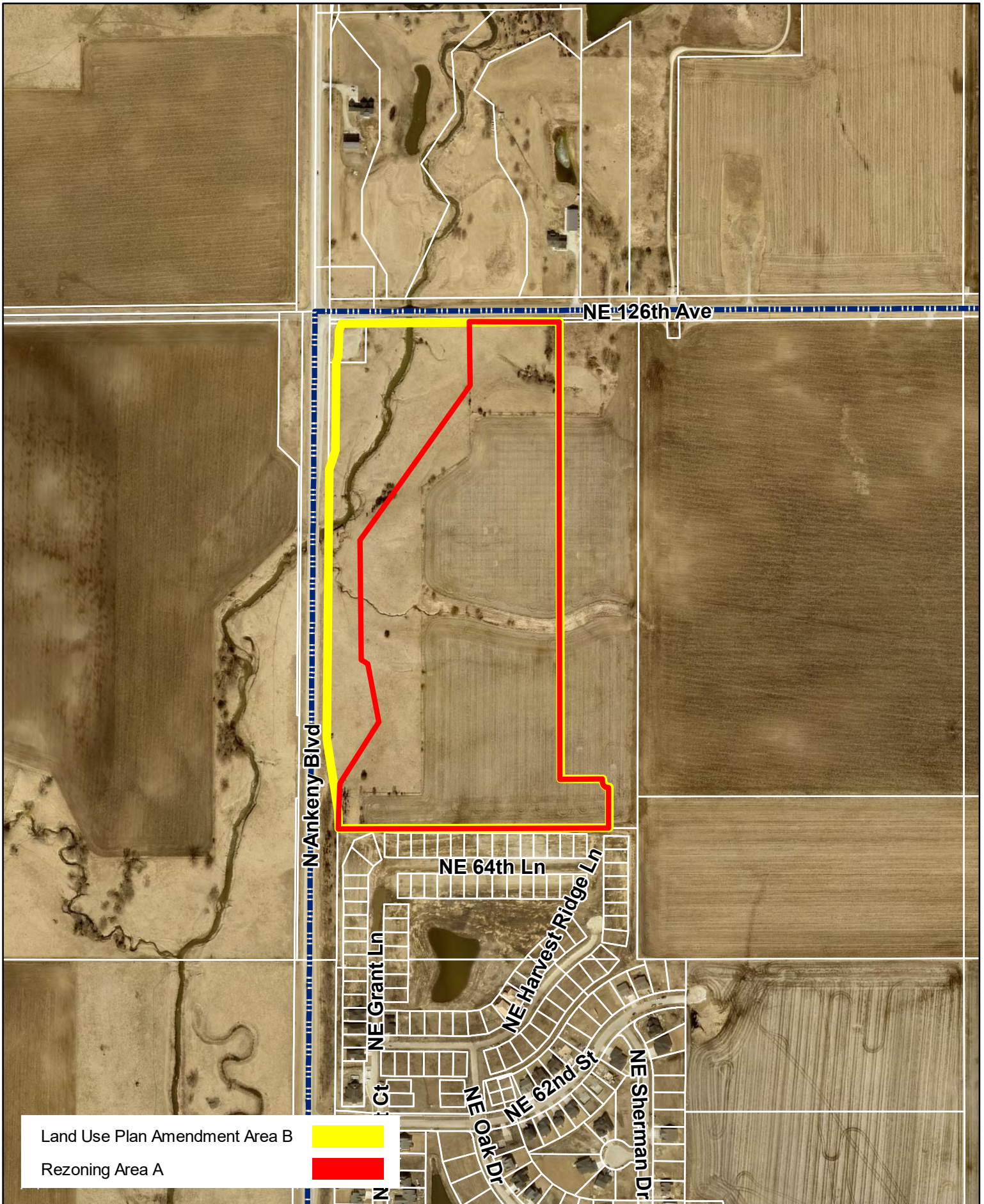
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



Land Use Plan Amendment Area B



Rezoning Area A



N



1 inch = 500 feet

Date: 7/13/2023

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



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)
--

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

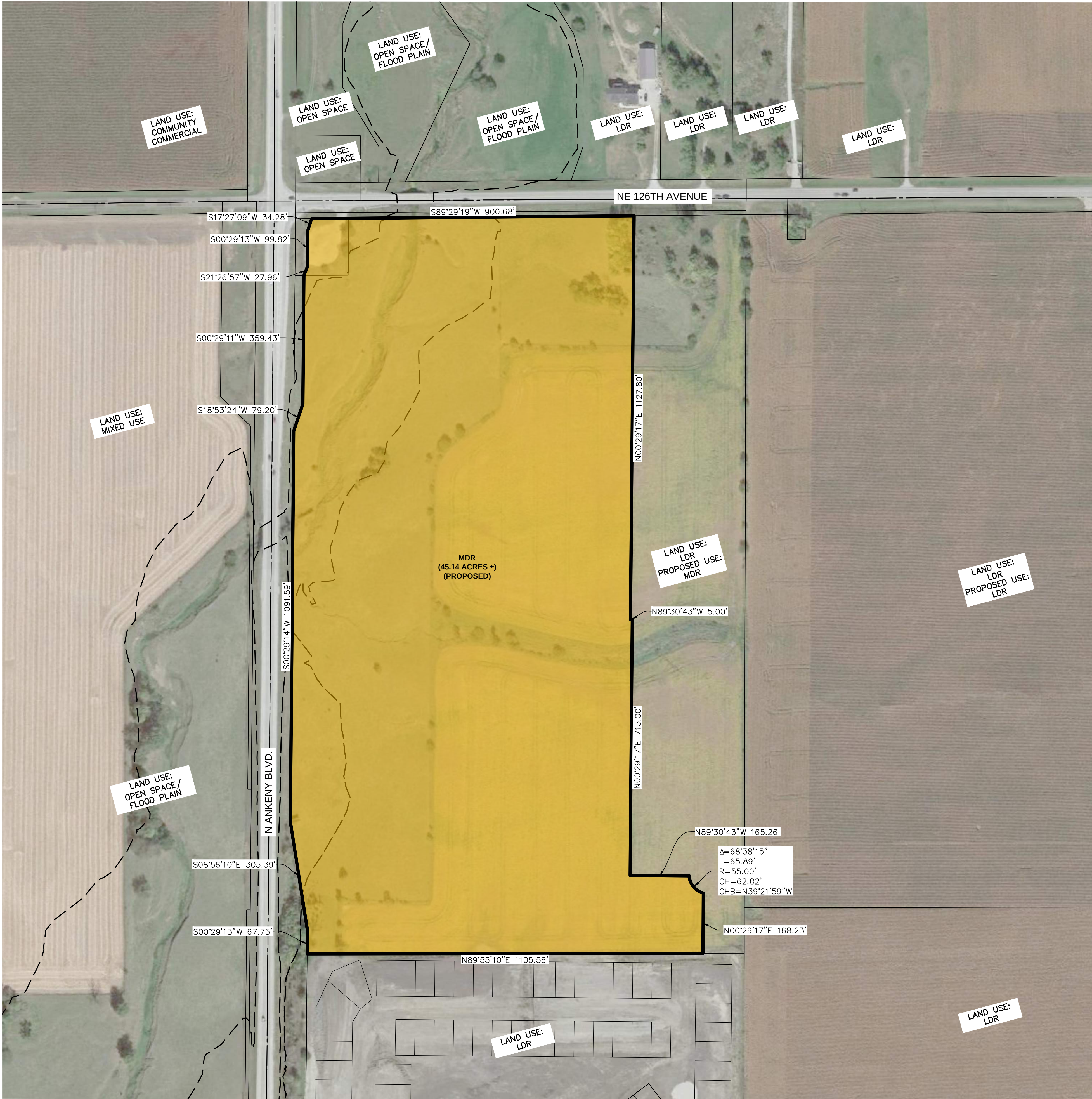
Rezoning Area D:

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

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

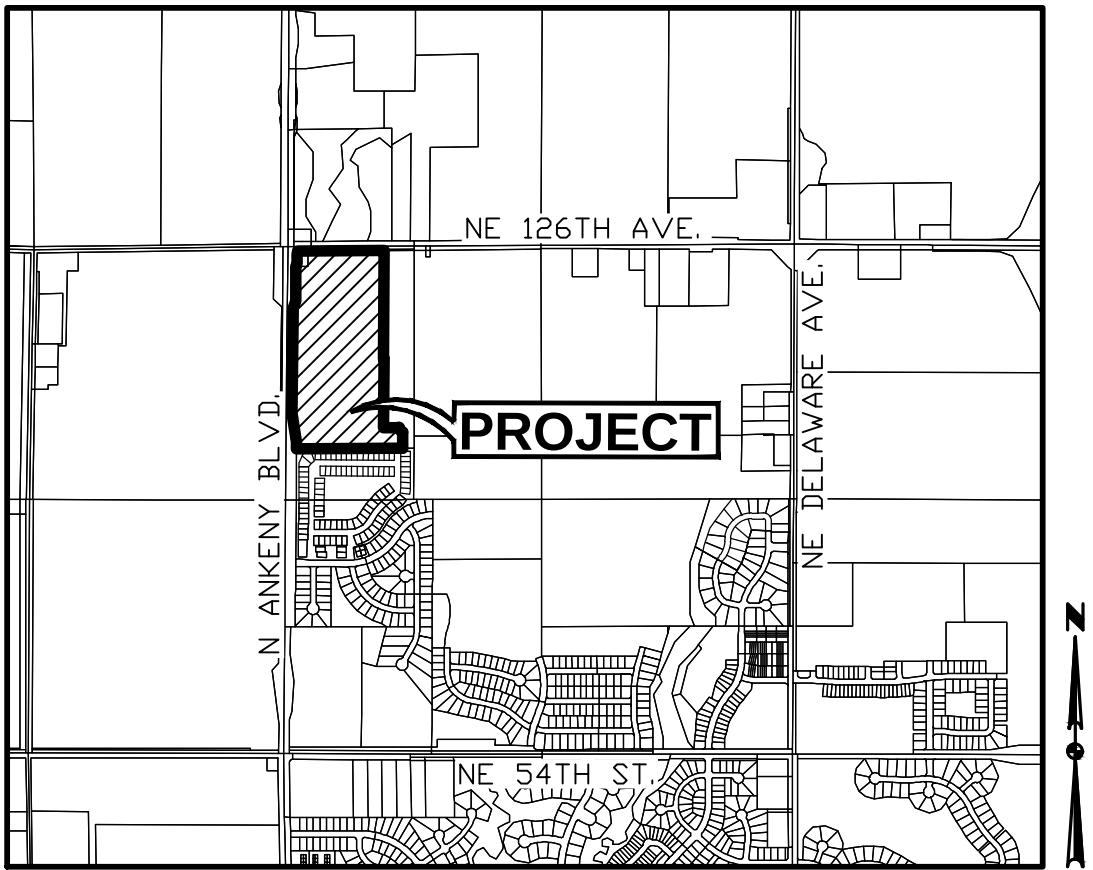
Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

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

LAND USE DESIGNATION

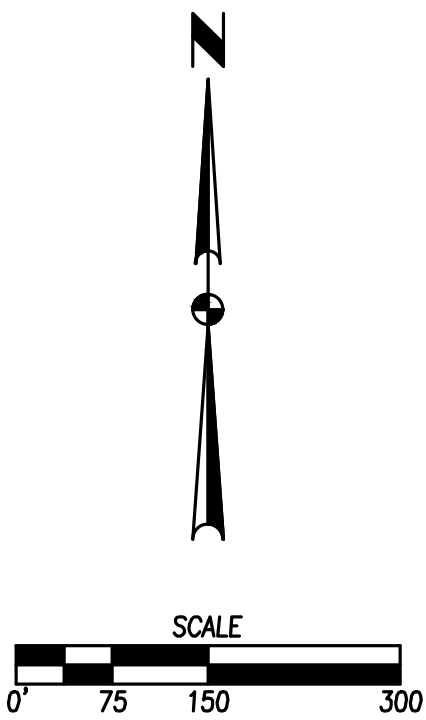
EXISTING: LDR: LOW DENSITY RESIDENTIAL/
OS: OPEN SPACE (FLOOD PLAIN)

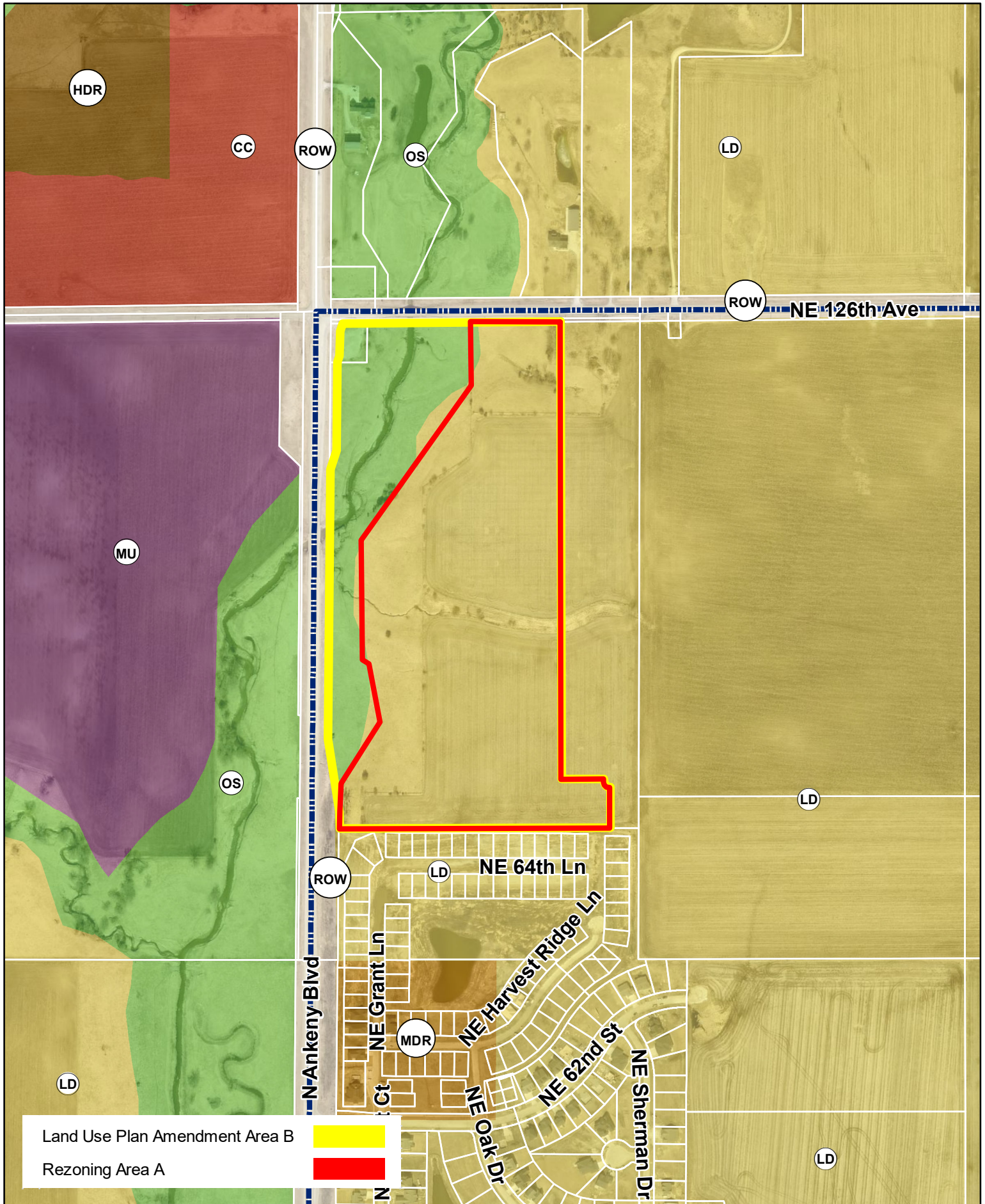
PROPOSED: MDR: MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

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

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





June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

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

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

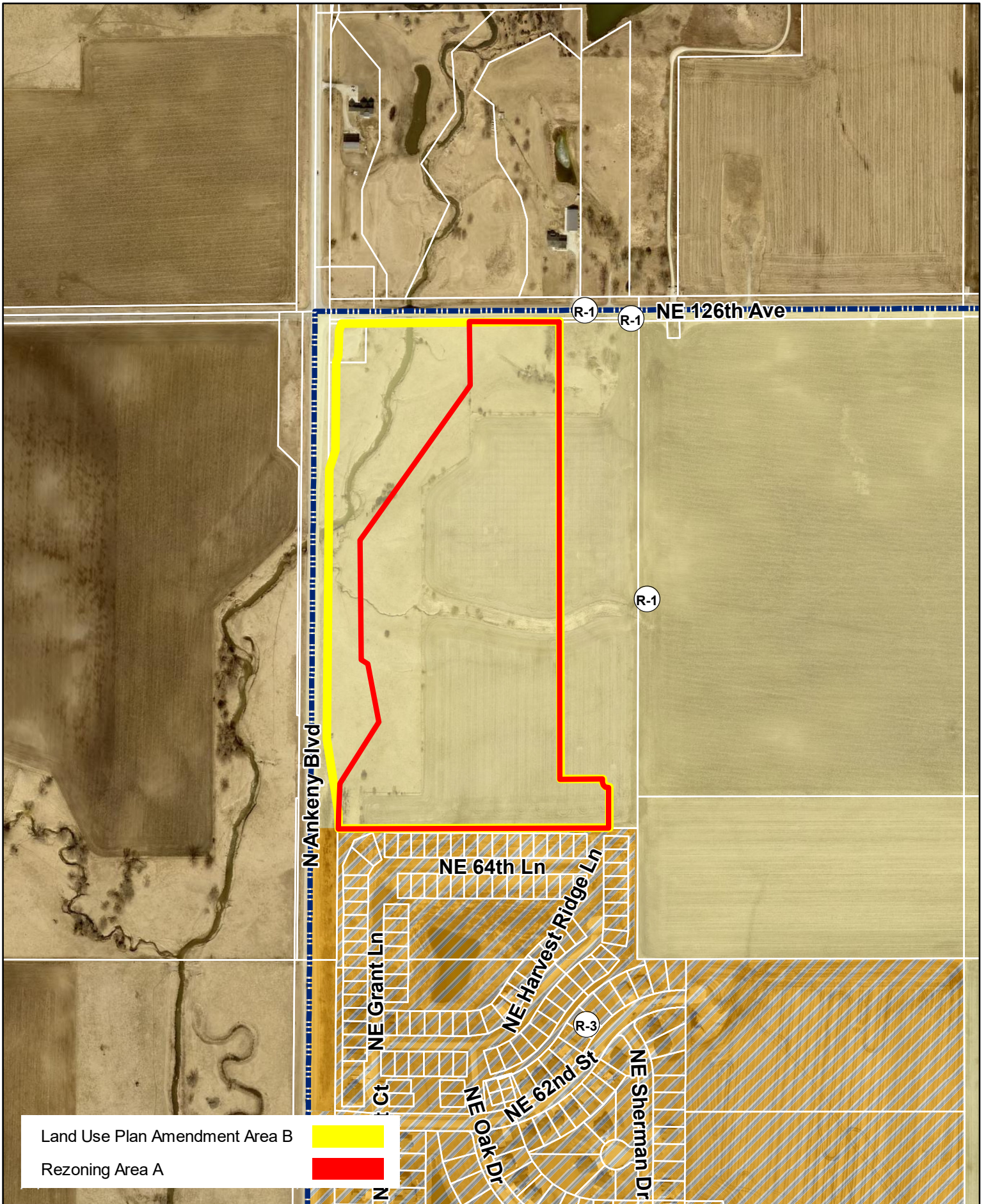
Sincerely,

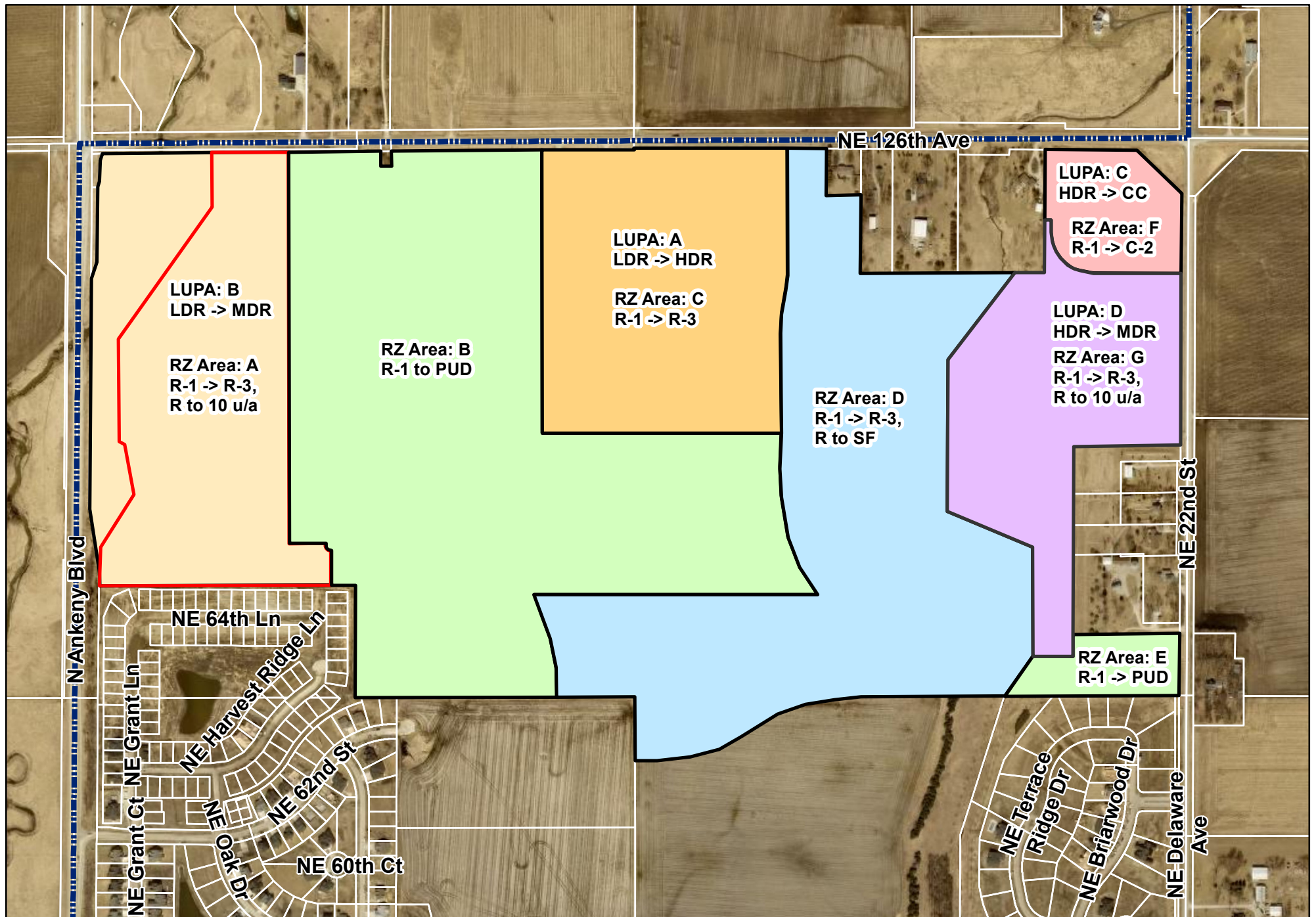
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

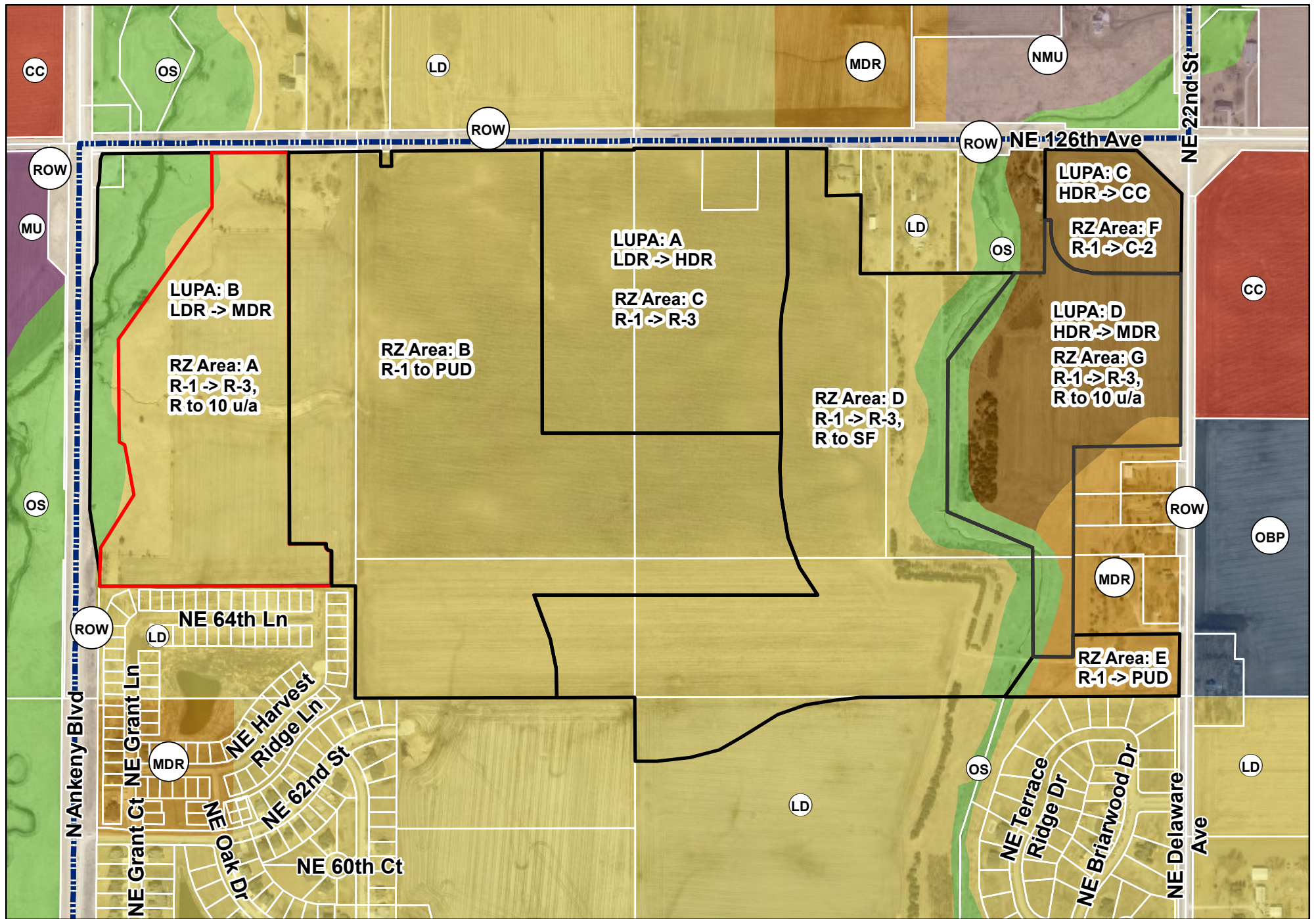




1 inch = 600 feet

Date: 7/13/2023

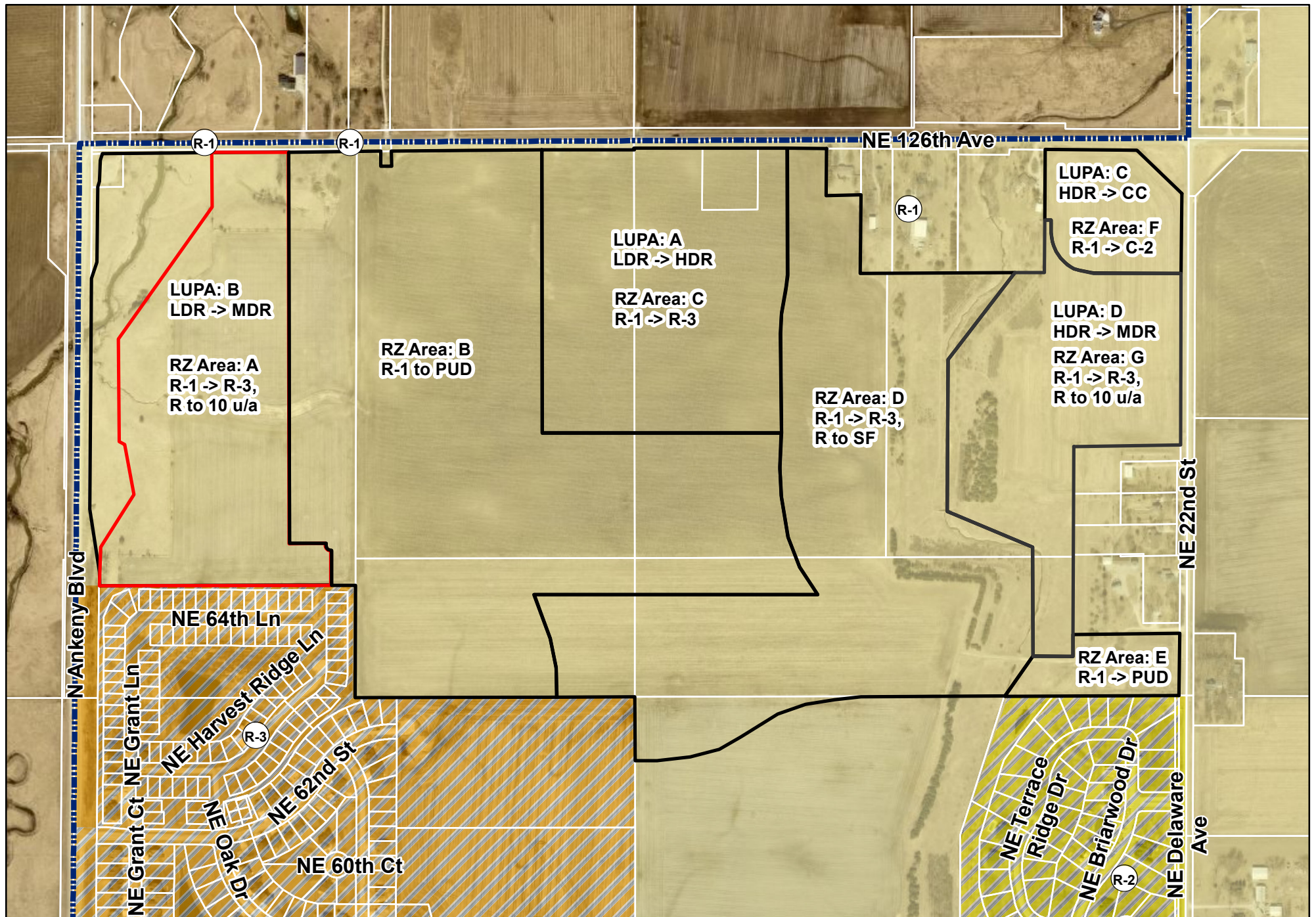
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



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Date: 7/13/2023

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



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

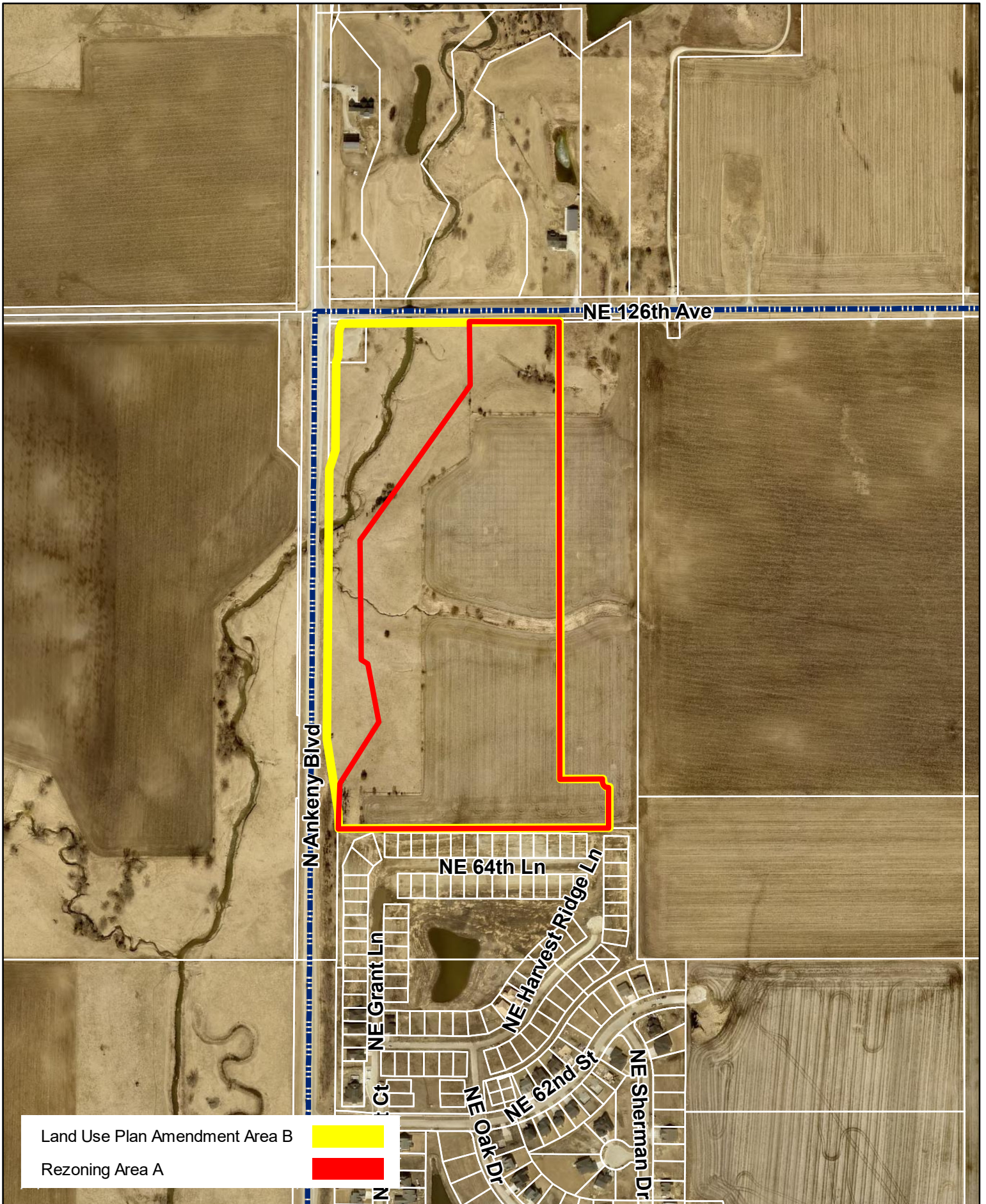
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



Land Use Plan Amendment Area B



Rezoning Area A



N



1 inch = 500 feet

Date: 7/13/2023

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



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

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Existing: Low Density Residential (LDR)
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Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

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

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

LUPA Area D & Rezoning G:

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

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

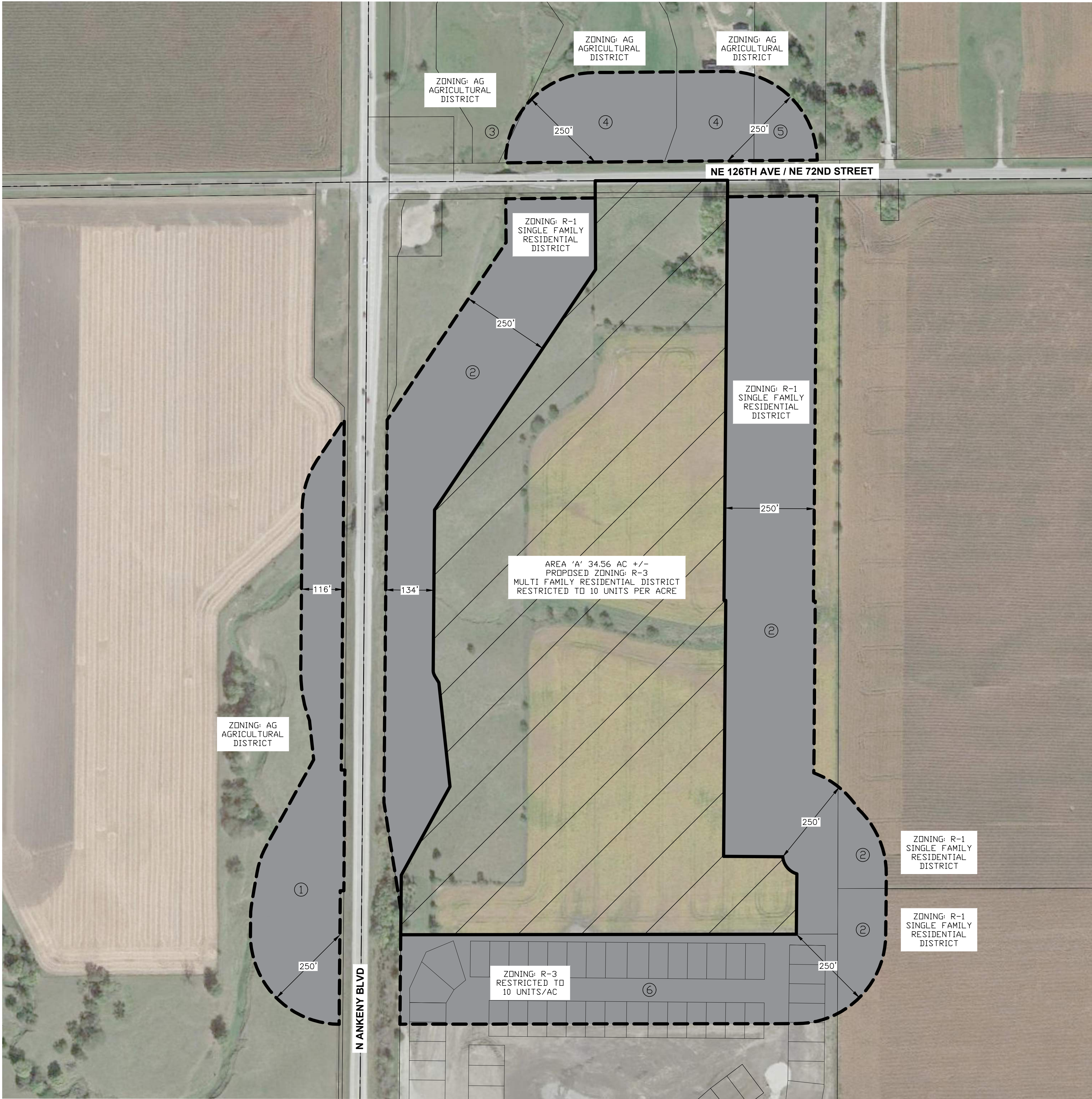
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



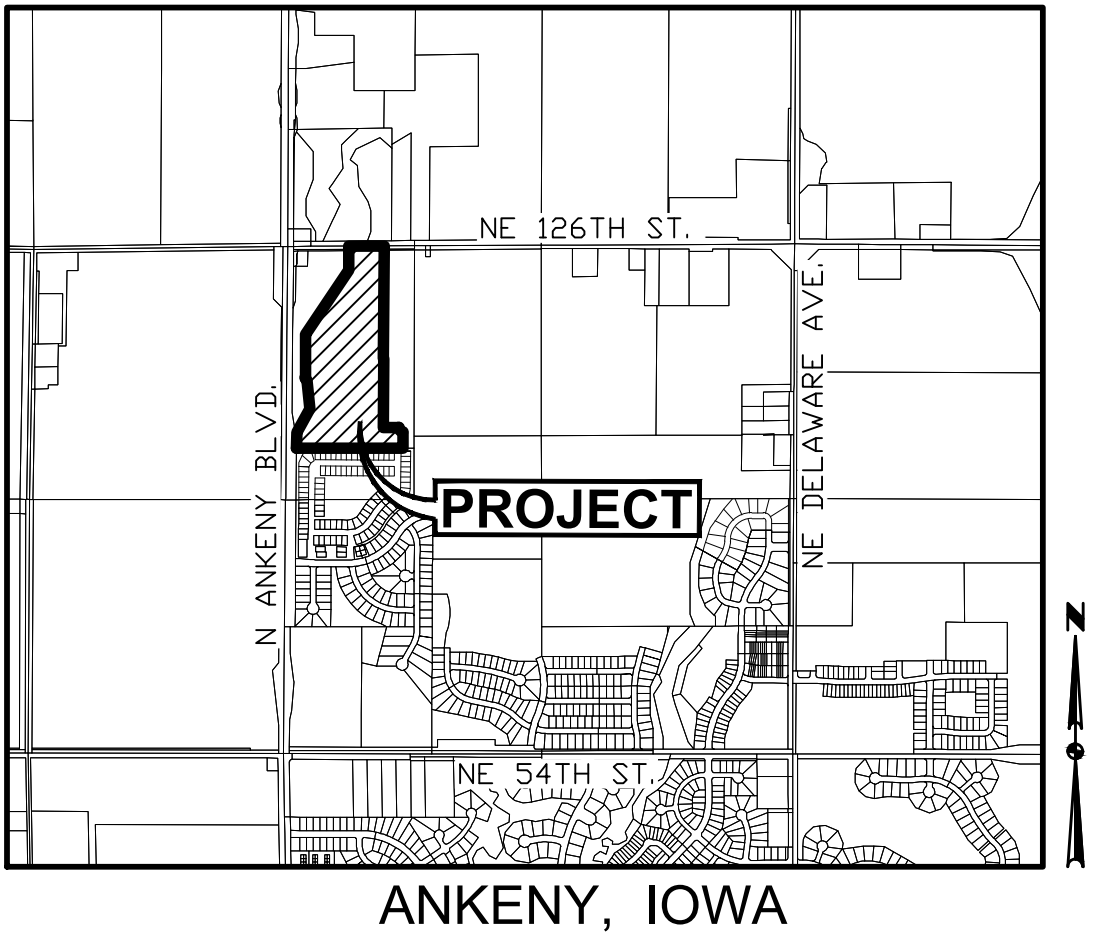
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



OWNER

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

APPLICANT

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

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

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

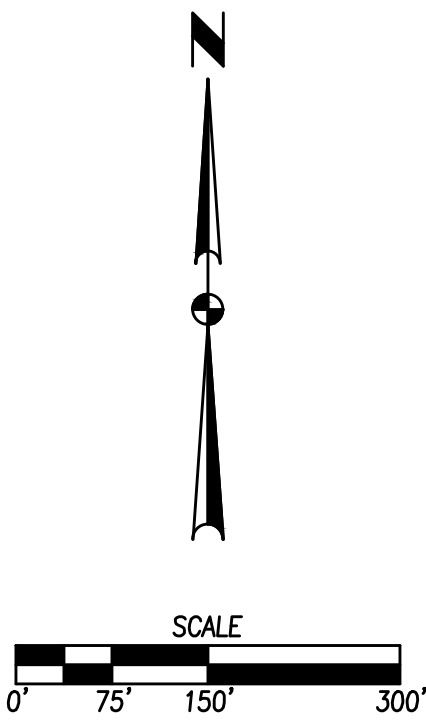
REZONING DESCRIPTION - AREA 'A':

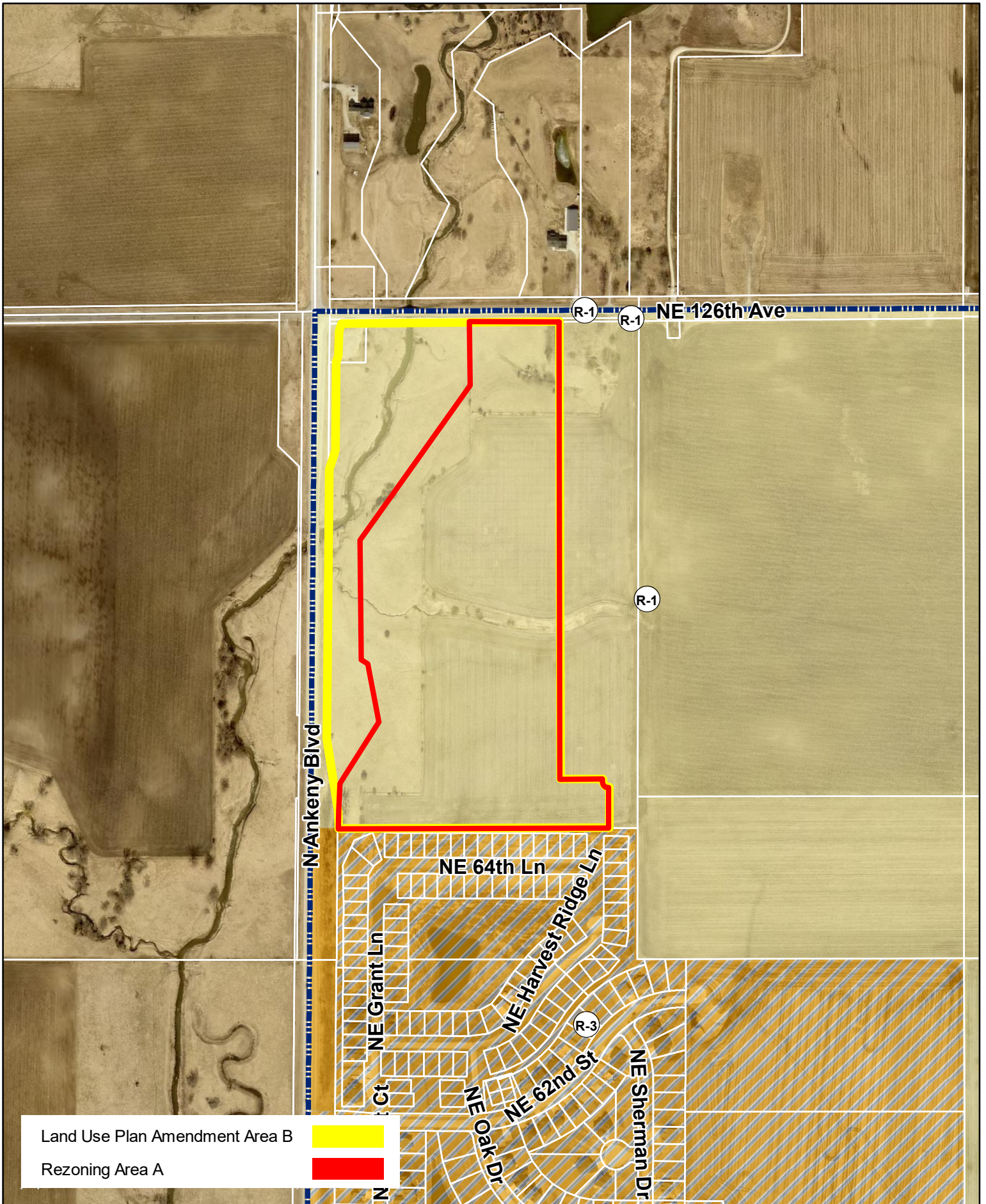
A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

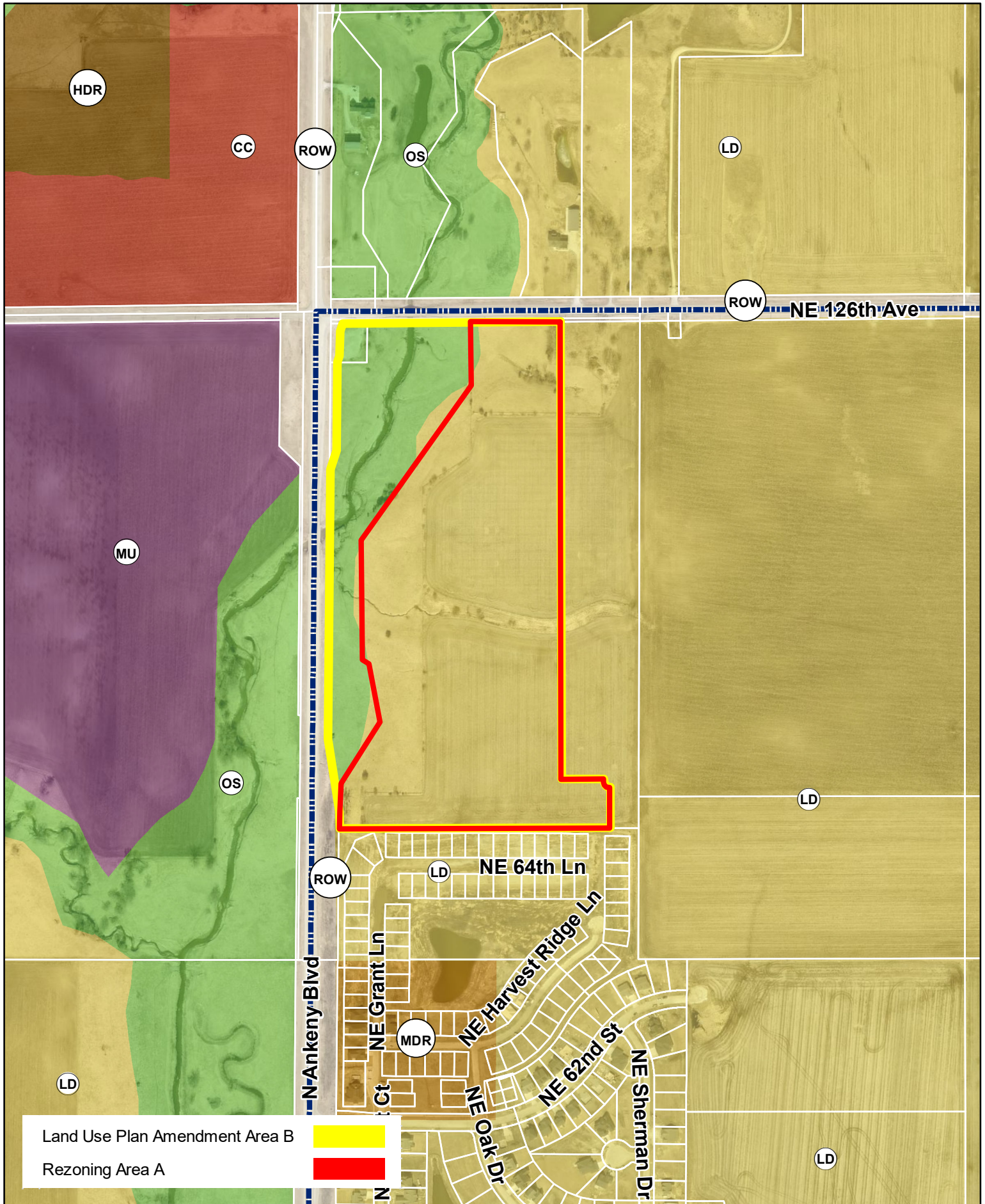
BEGINNING AT THE NORTHWEST CORNER OF COURTYARDS AT HARVEST RIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ANKENY; THENCE NORTH 00°29'13" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N ANKENY BOULEVARD, 67.75 FEET; THENCE CONTINUING NORTH 00°29'13" EAST, 98.58 FEET; THENCE NORTH 28°49'56" EAST, 282.69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

ADJACENT OWNERSHIP:

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



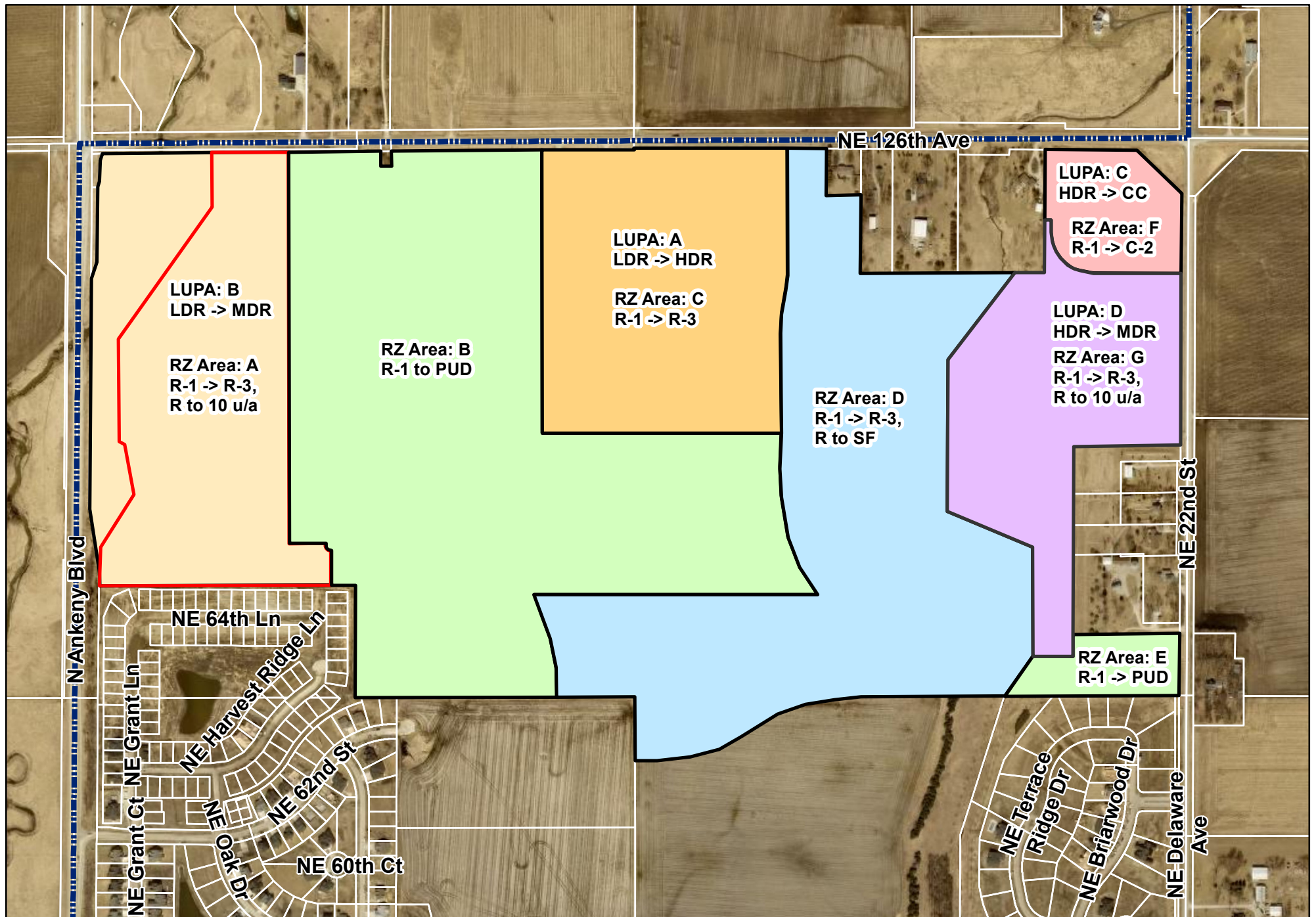




N
1 inch = 500 feet
Date: 7/12/2023

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

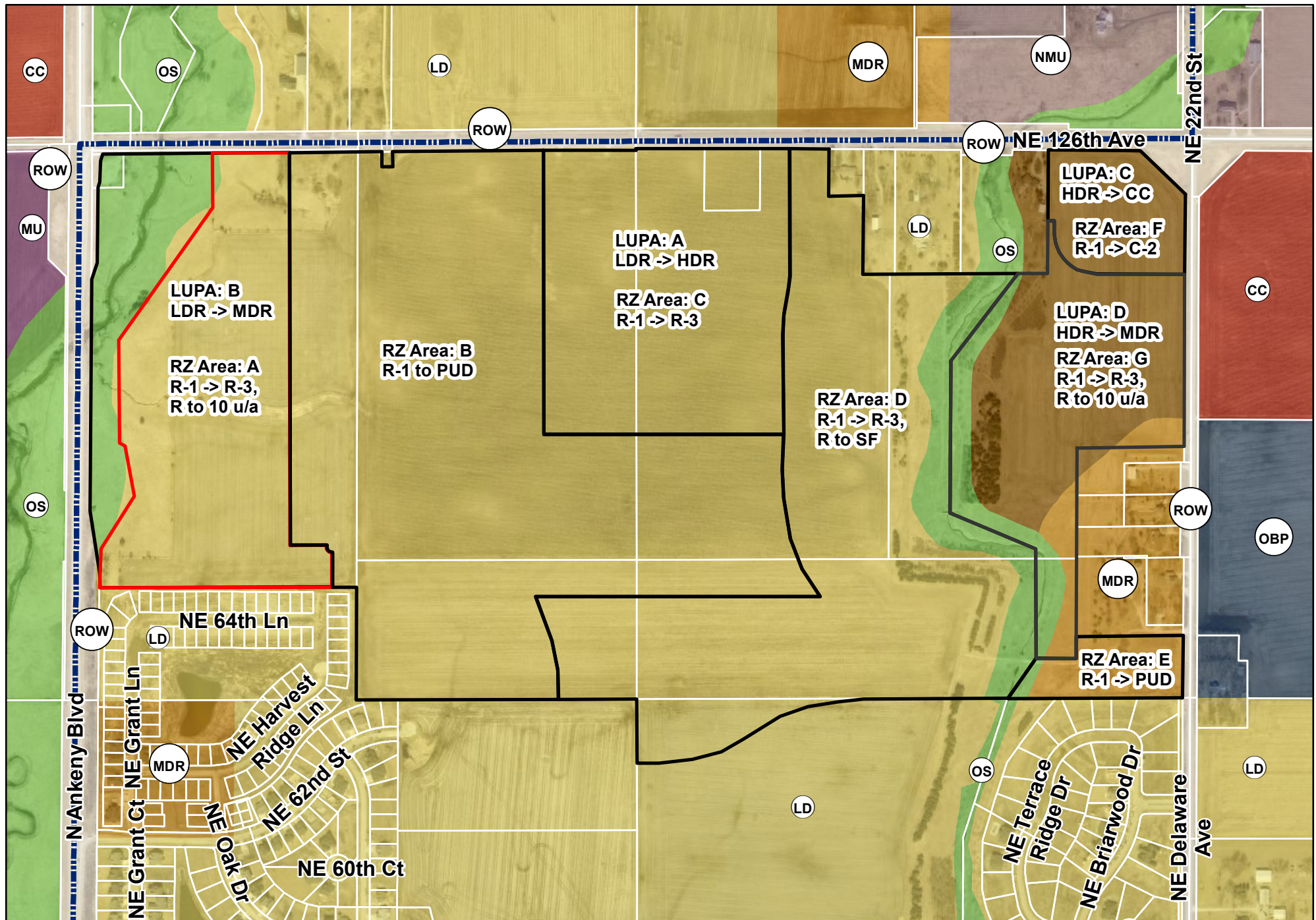




1 inch = 600 feet

Date: 7/13/2023

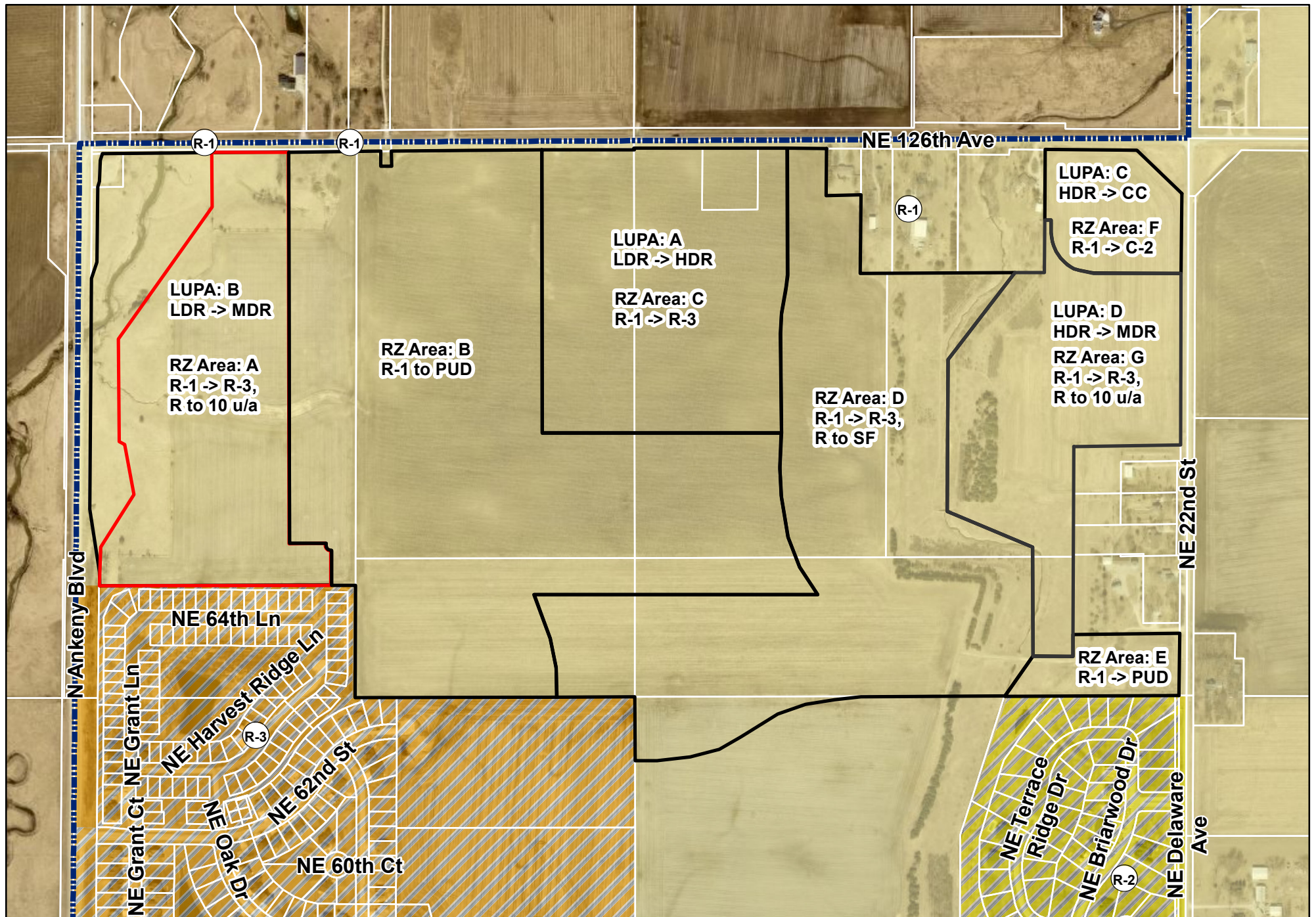
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

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



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



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

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



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

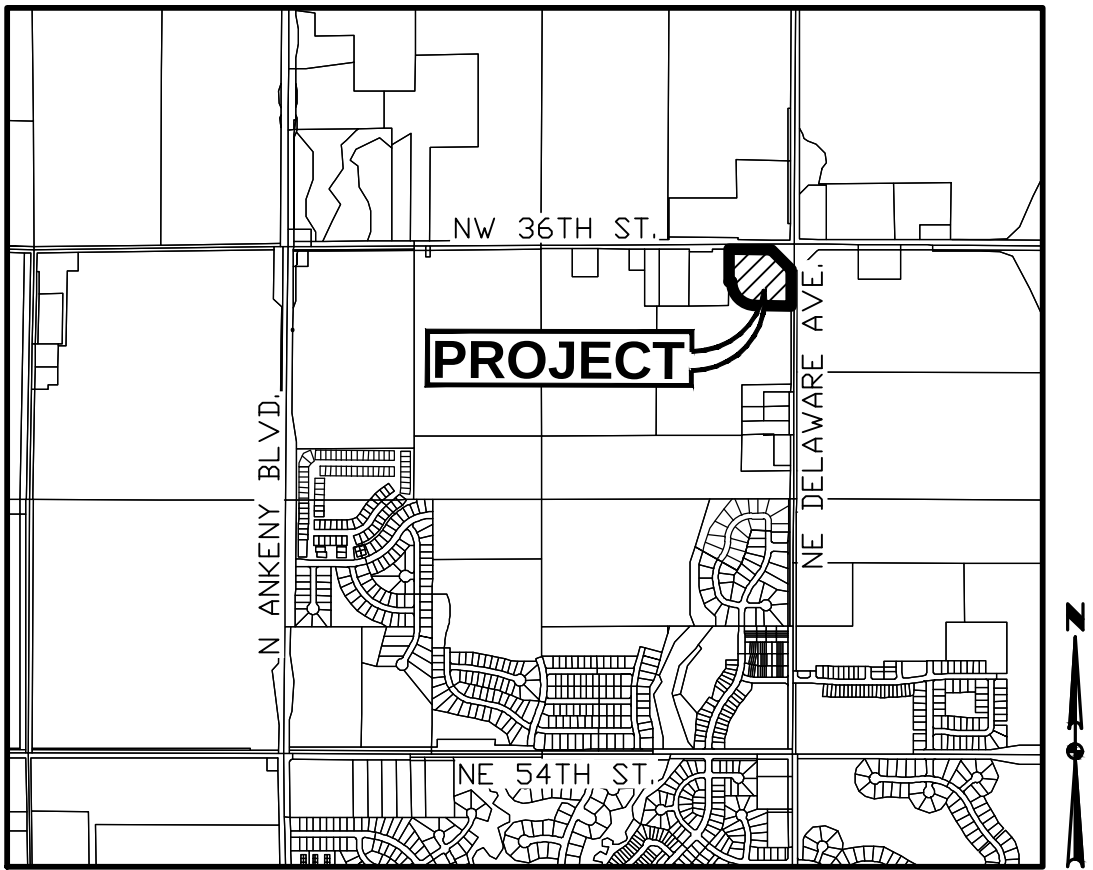
Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

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

LAND USE DESIGNATION

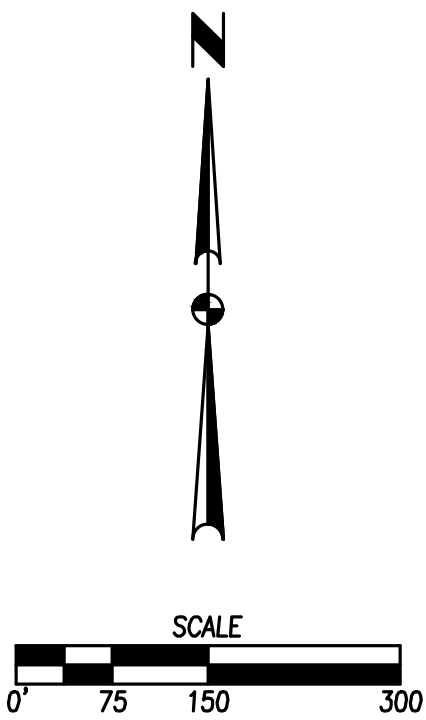
EXISTING: HDR: HIGH DENSITY RESIDENTIAL

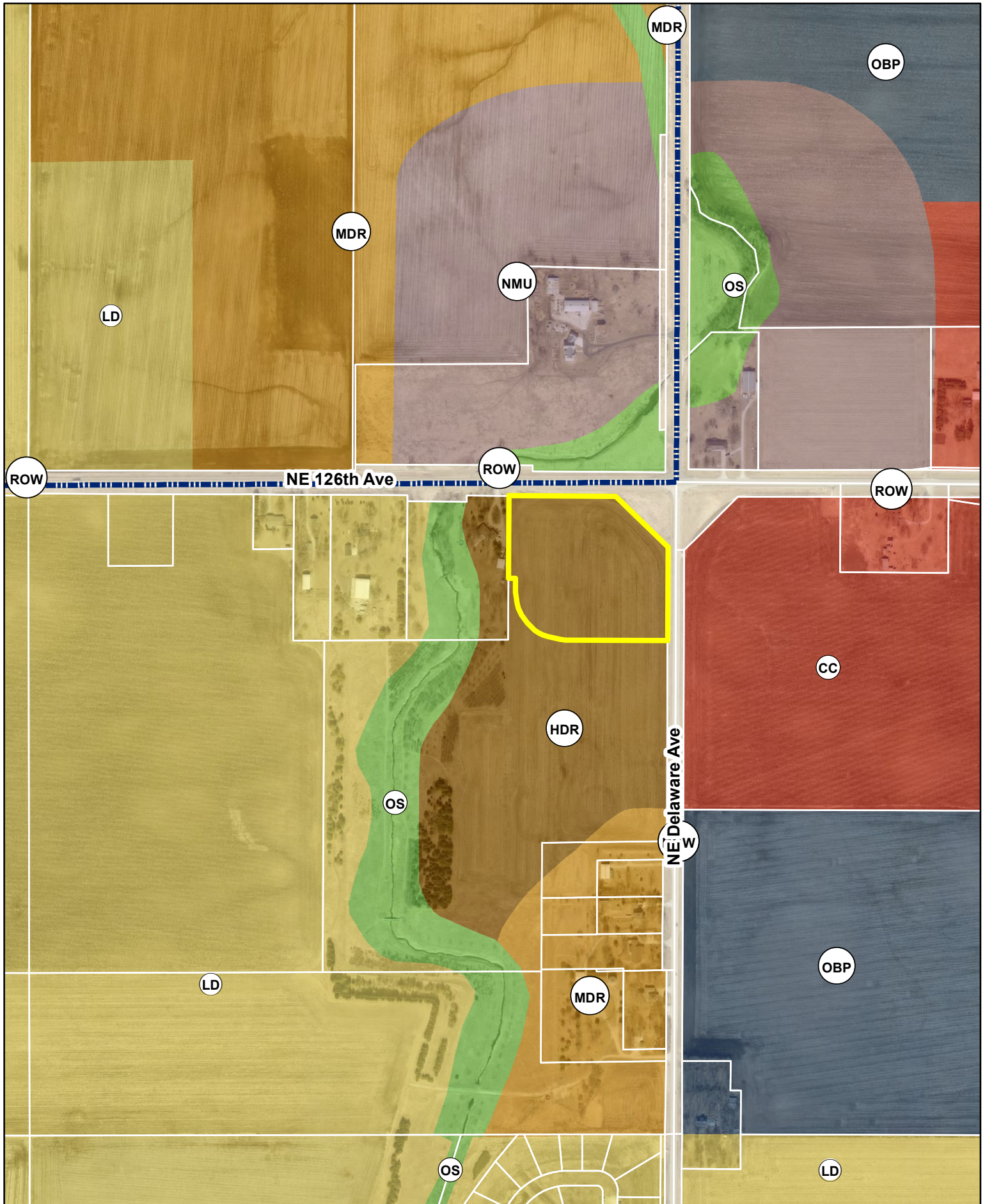
PROPOSED: CC: COMMUNITY COMMERCIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

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

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





June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

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

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

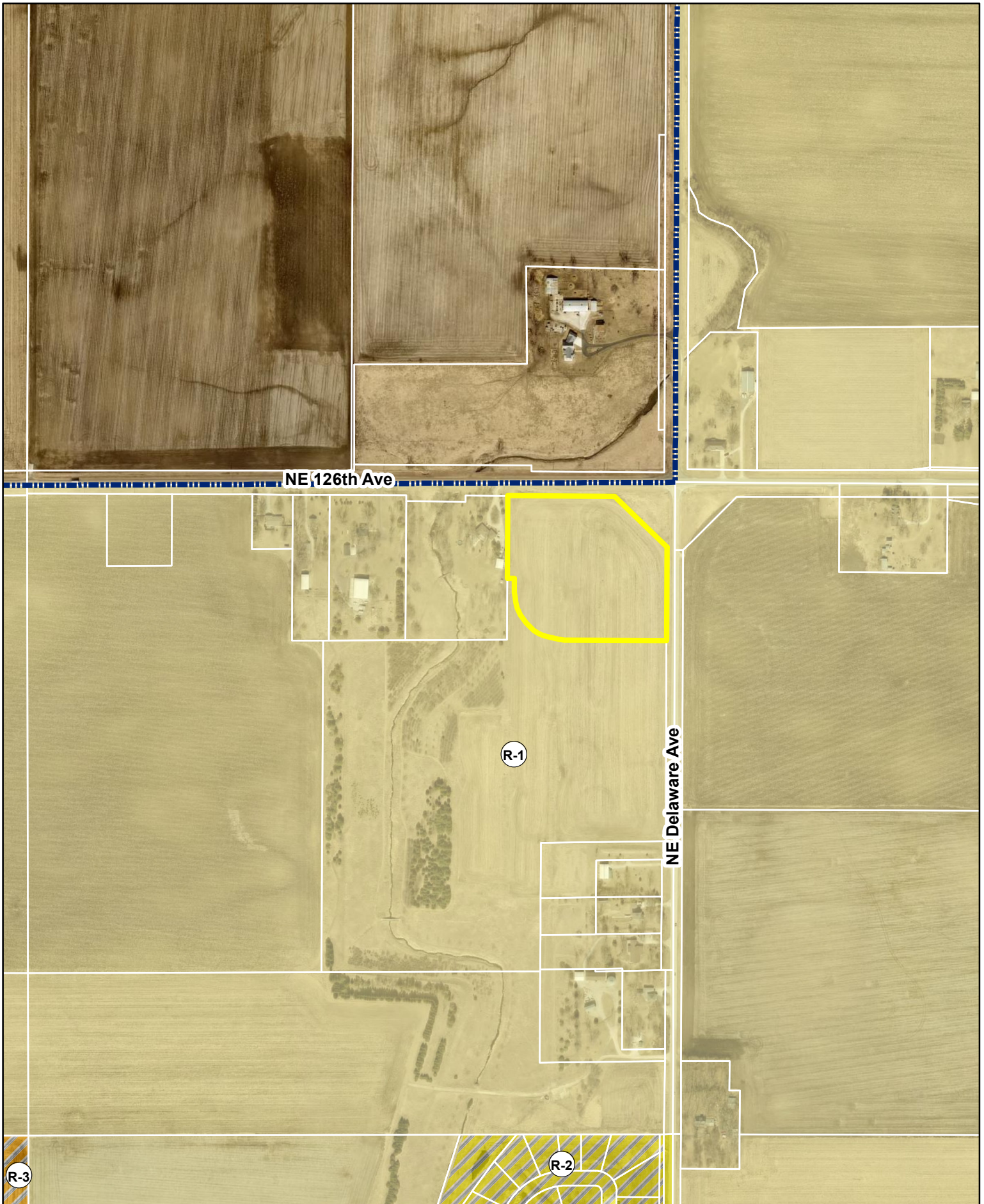
Sincerely,

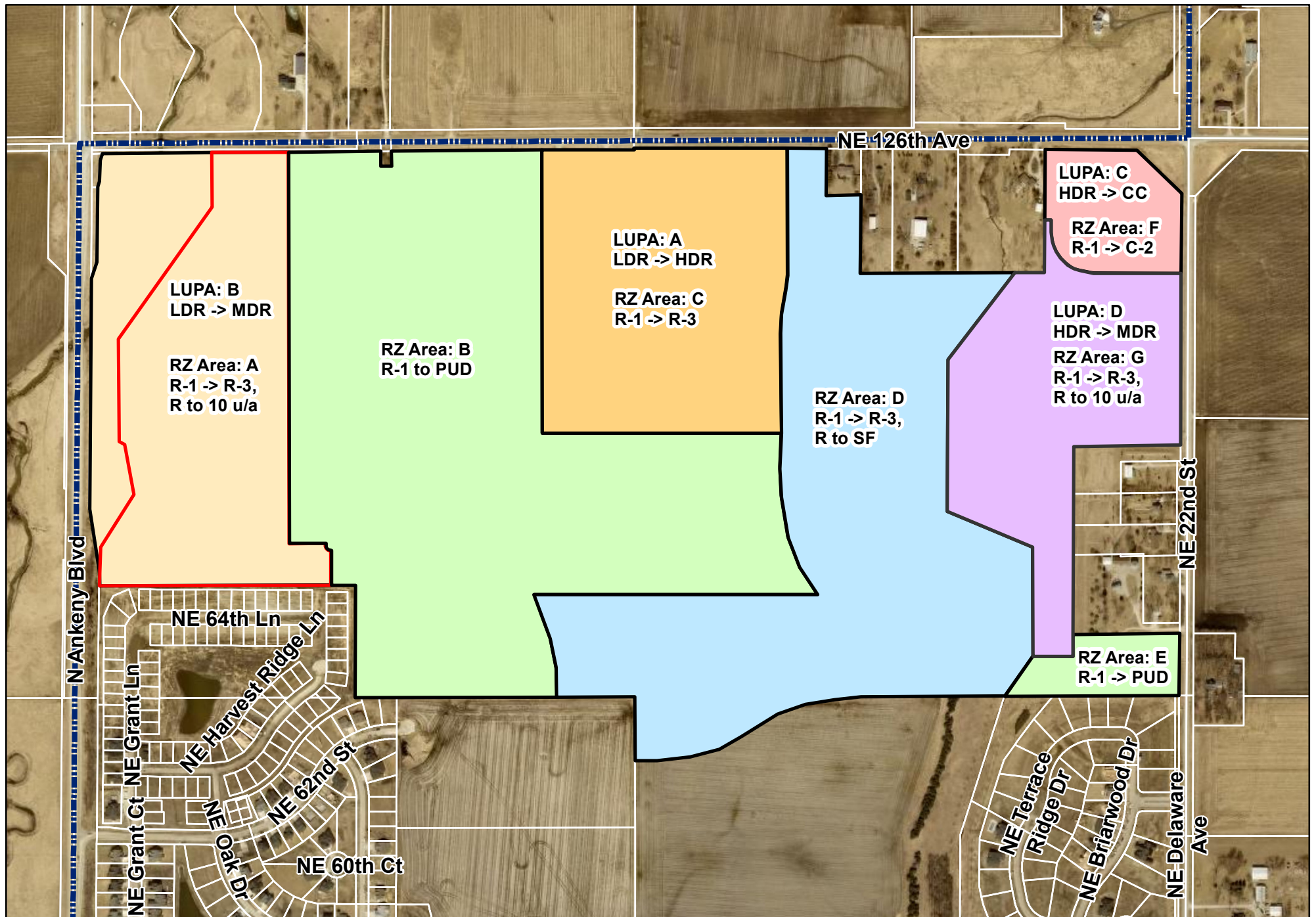
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

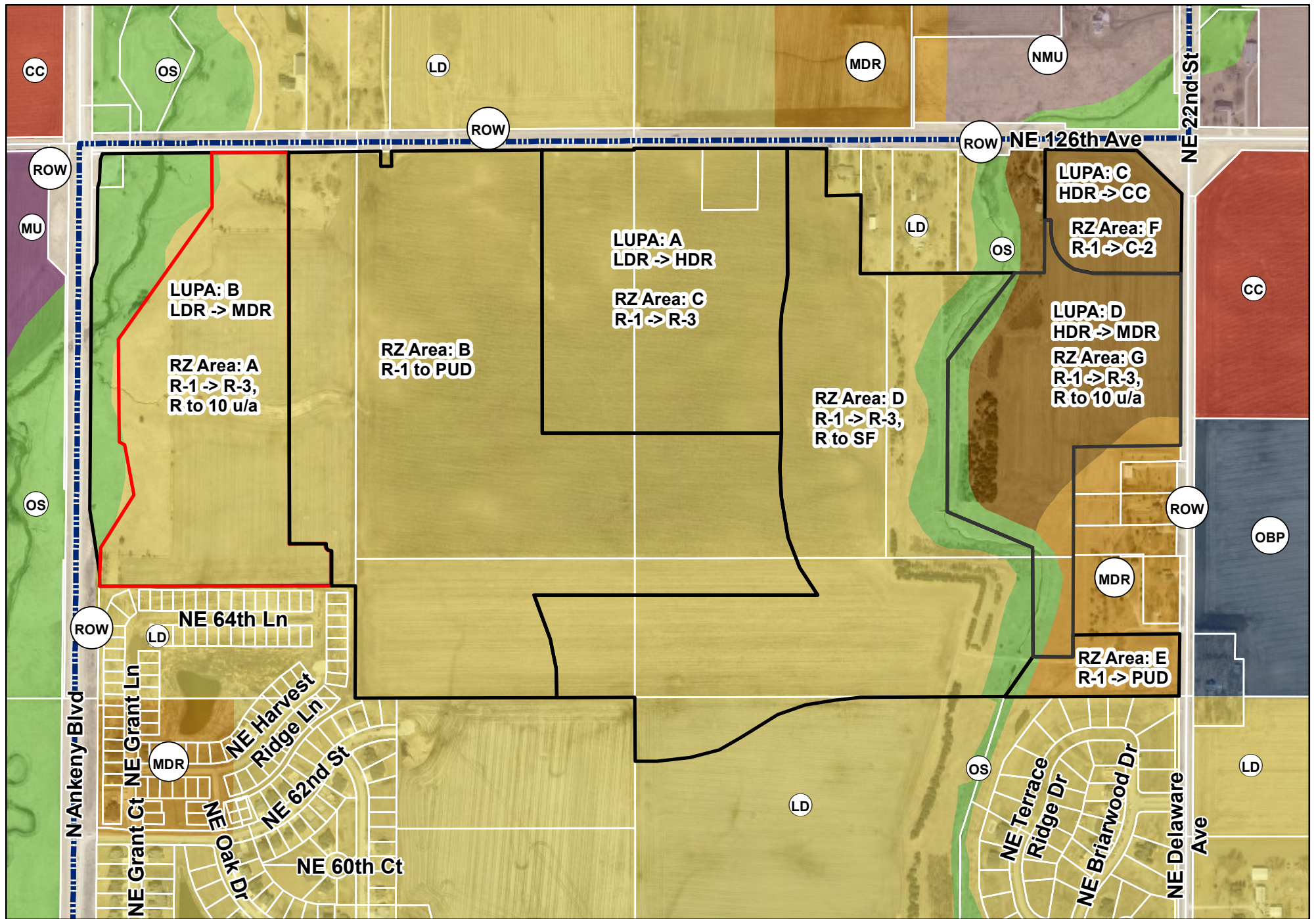




1 inch = 600 feet

Date: 7/13/2023

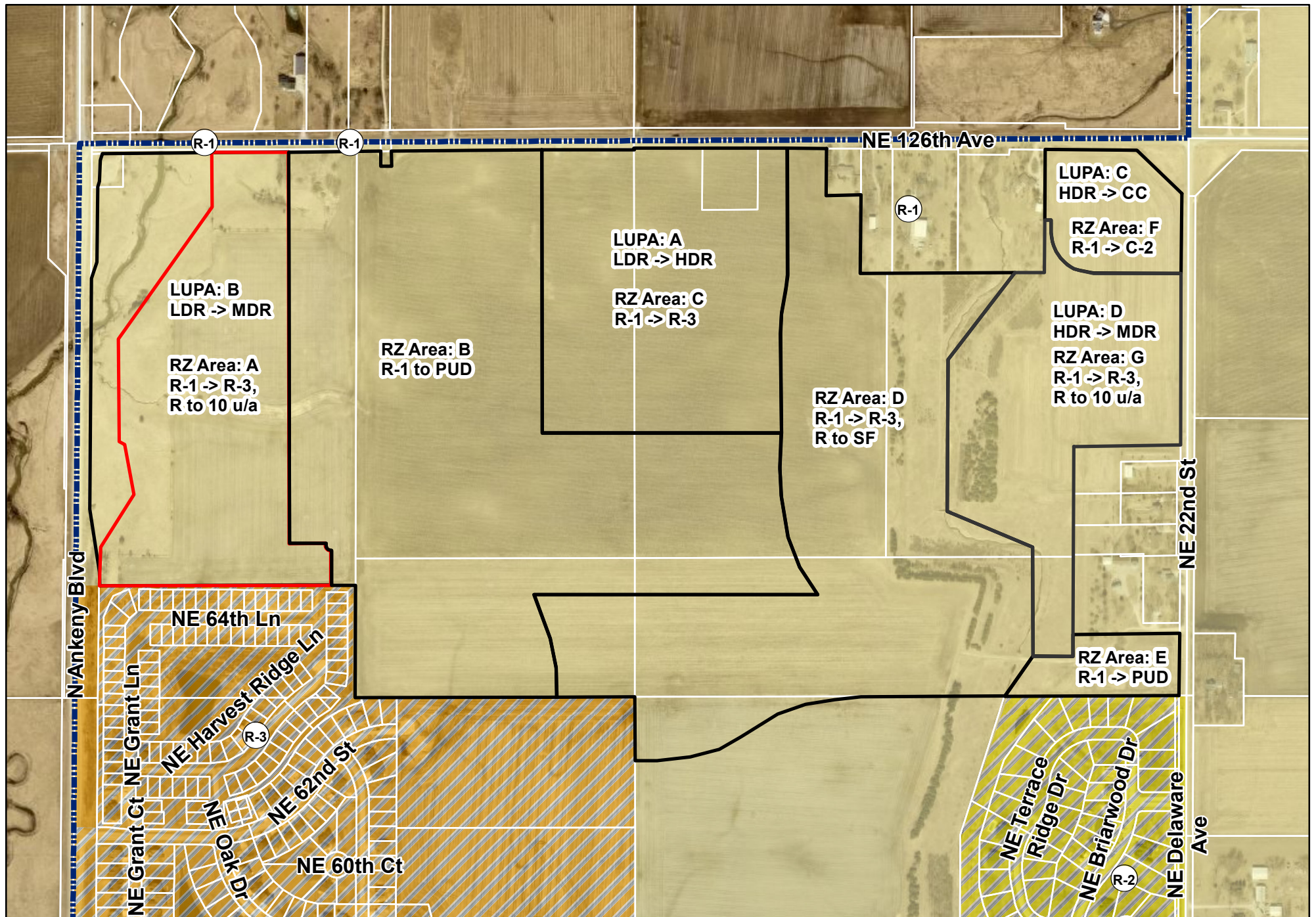
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

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



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



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

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



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

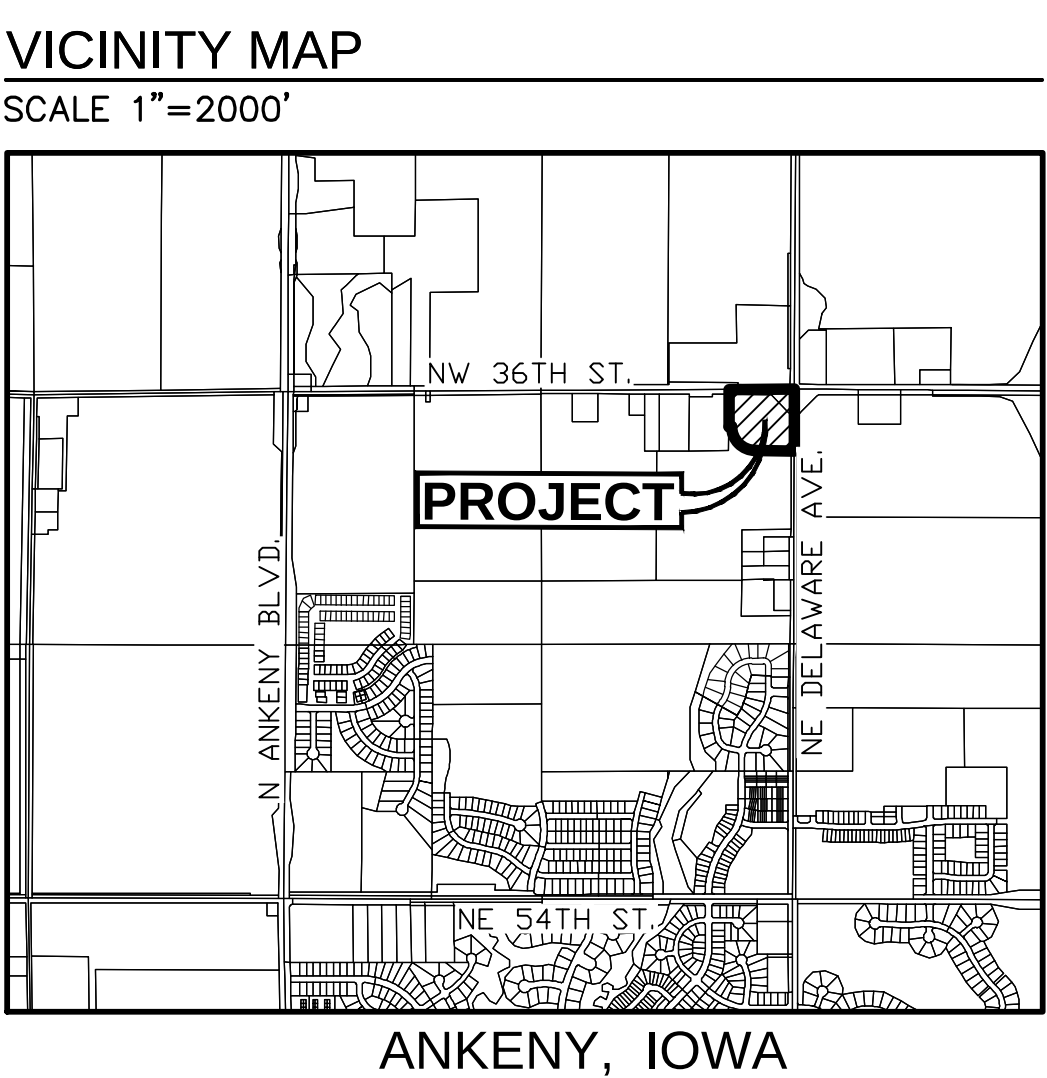
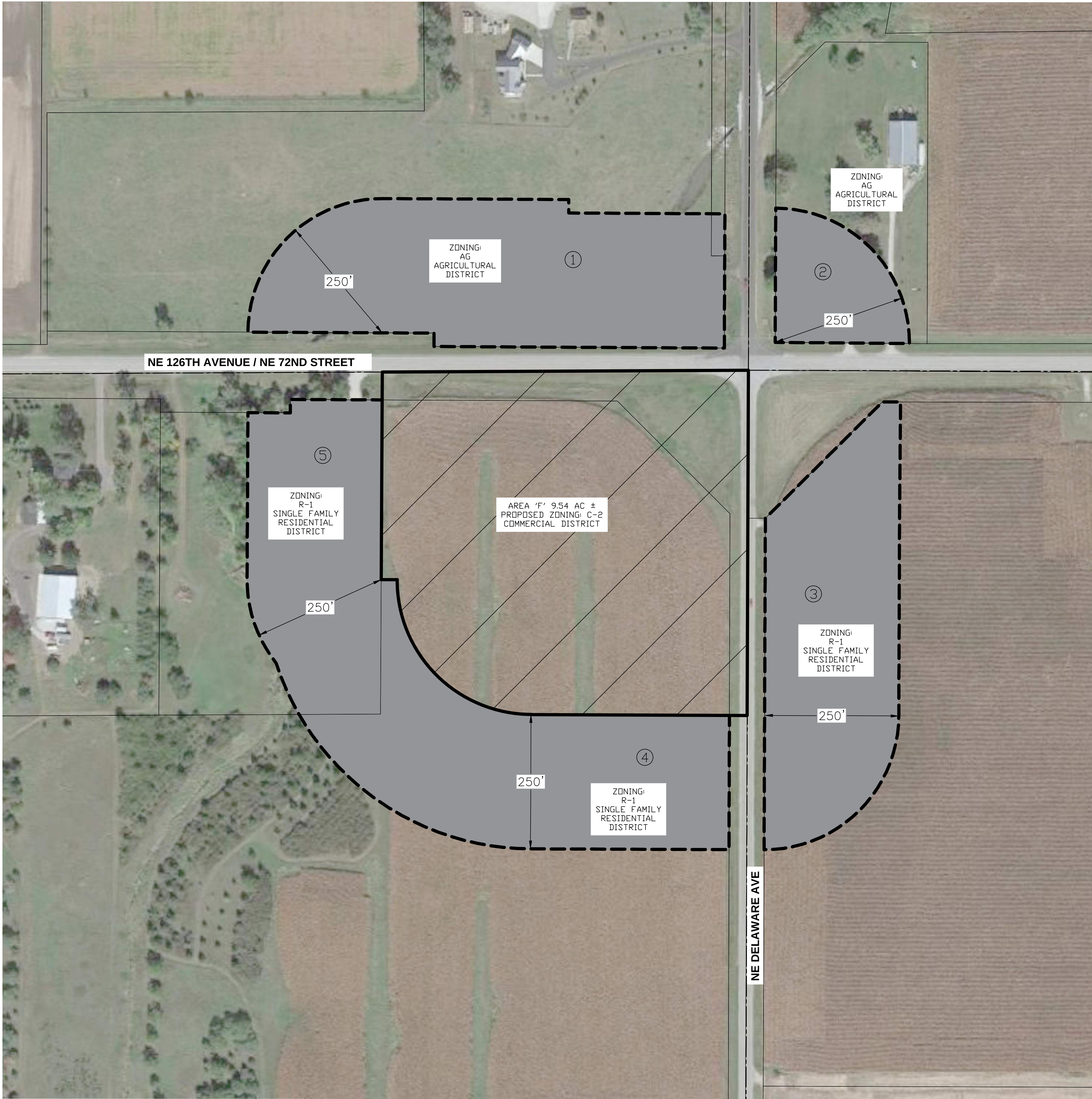
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



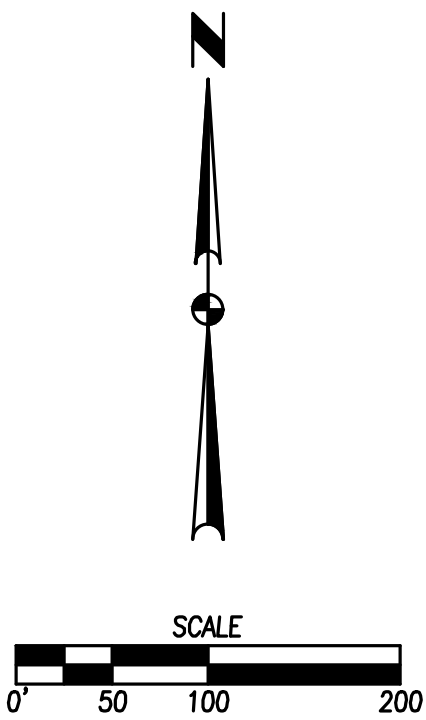
OWNER
HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

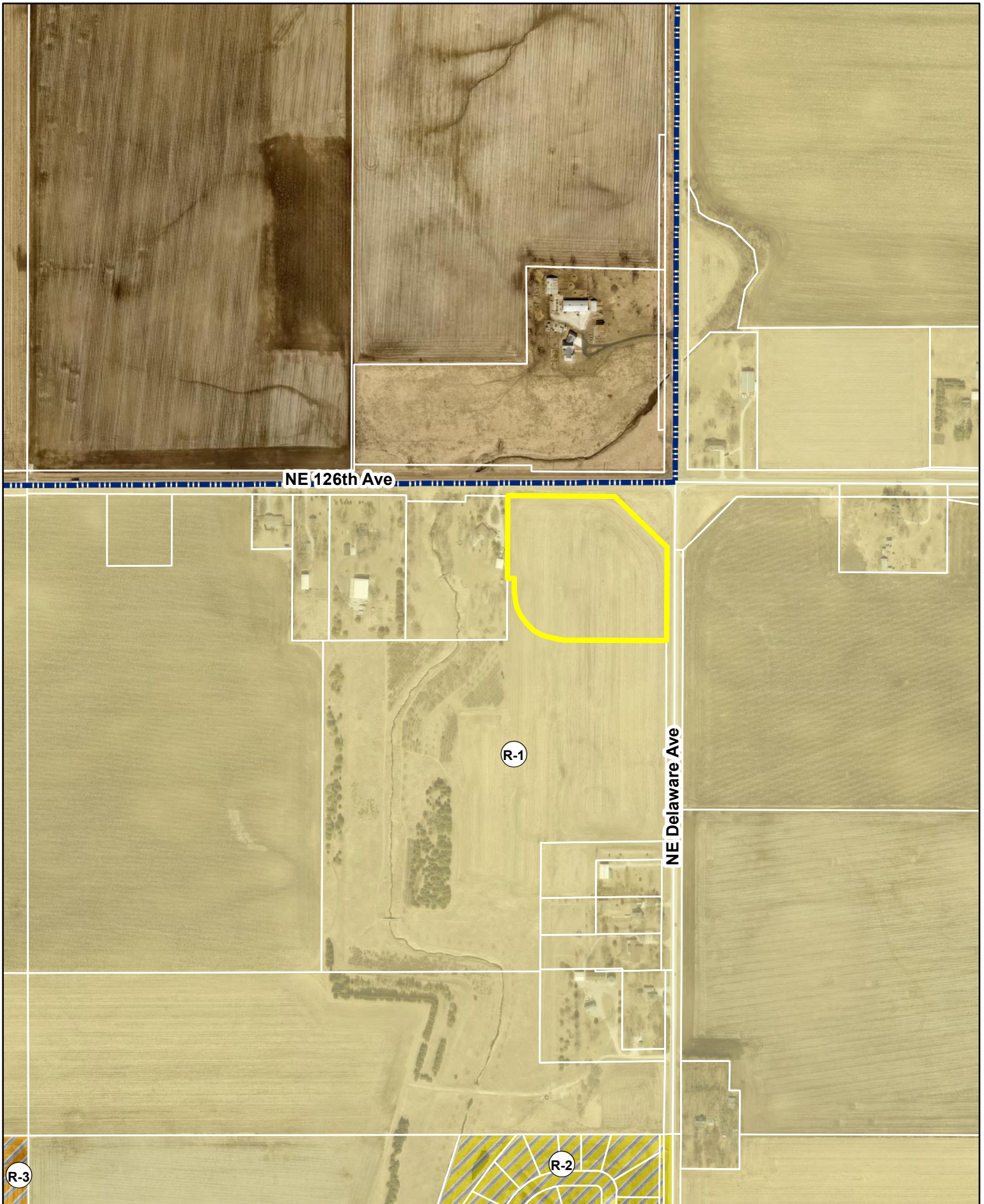
APPLICANT
KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

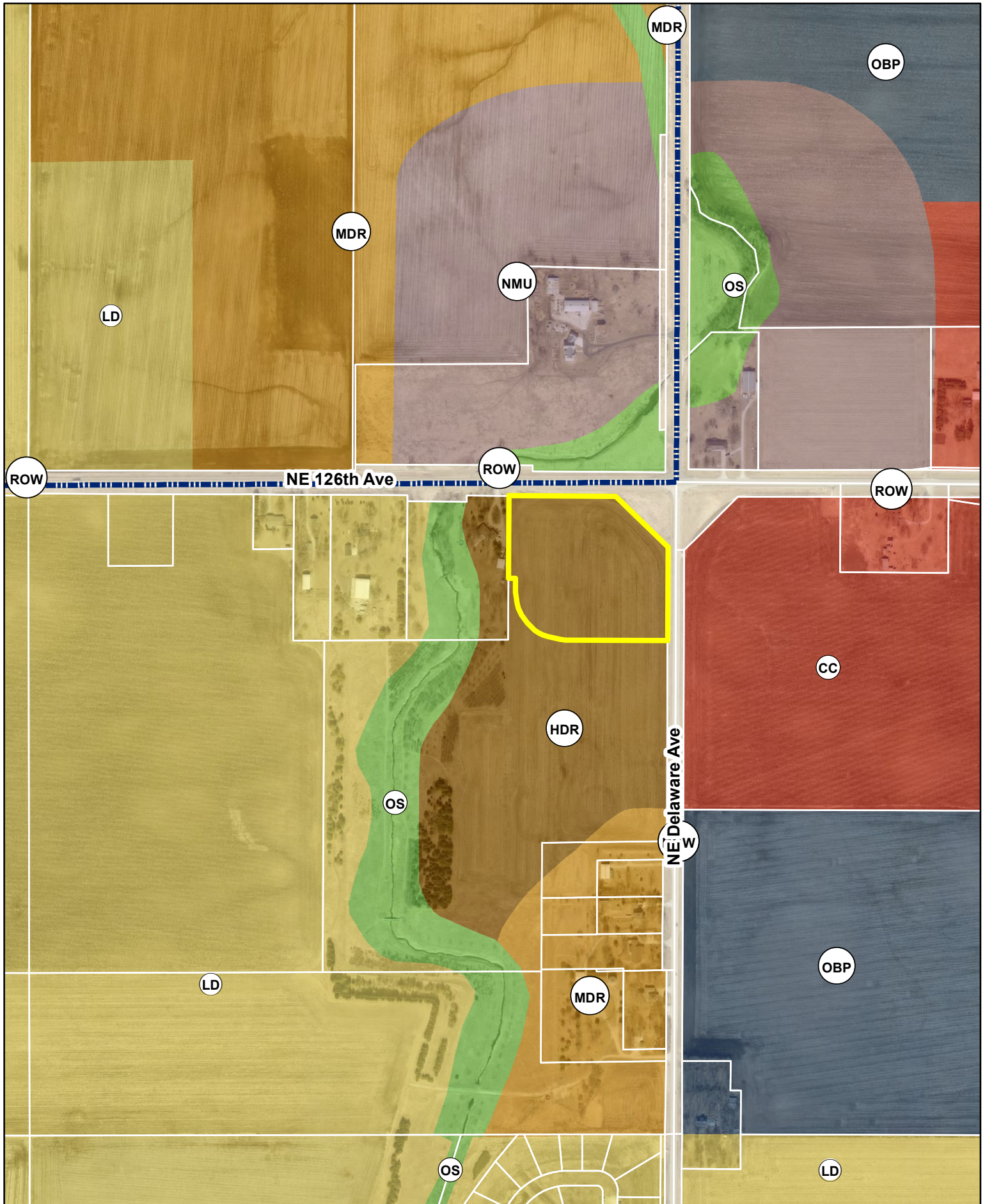
ZONING:
EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: C-2 - COMMERCIAL DISTRICT

REZONING DESCRIPTION - AREA 'F':
A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 643.00 FEET; THENCE NORTH 89°46'18" WEST, 402.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS NORTH 44°44'22" WEST, 353.79 FEET; THENCE NORTH 89°42'06" WEST, 30.00 FEET TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG SAID EAST LINE, 366.61 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 682.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.54 ACRES MORE OR LESS.

OWNER		ACRES	PERCENT	CONSENTING
1	WATTONVILLE, JASON/LINDA	4.9	28.24%	
2	HEBNER, ELVIN JR & CINDY	1.1	6.47%	
3	RUETER, TODD & ALEX; PAIGE BENLAALA	3.9	22.59%	X
4	HOPE KIMBERLEY LLC	4.4	24.99%	X
5	SEUNTJENS, CHRISTOPHER & IRENE	3.1	17.71%	
		17.5	100.00%	47.58%

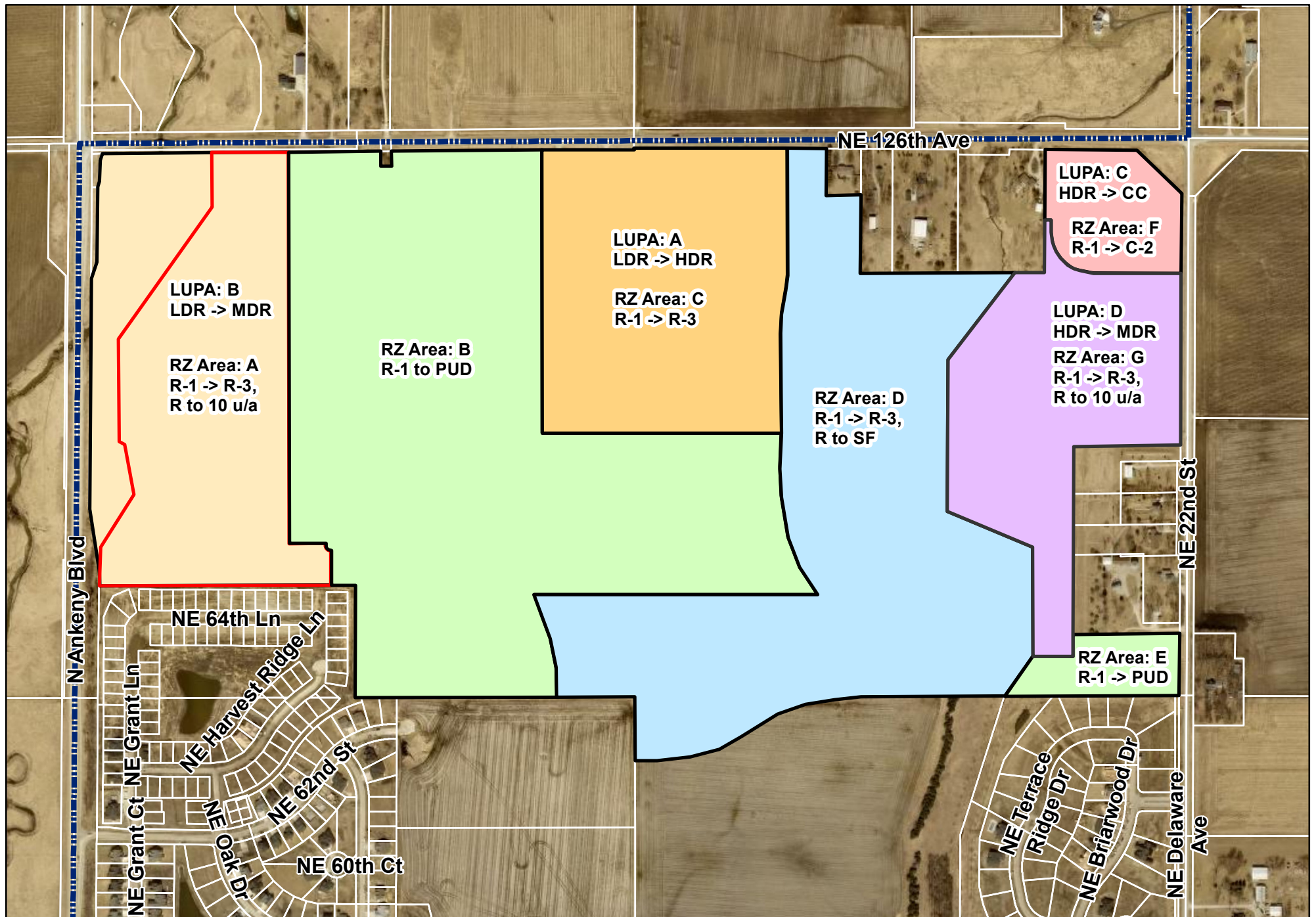






1 inch = 500 feet
Date: 7/13/2023

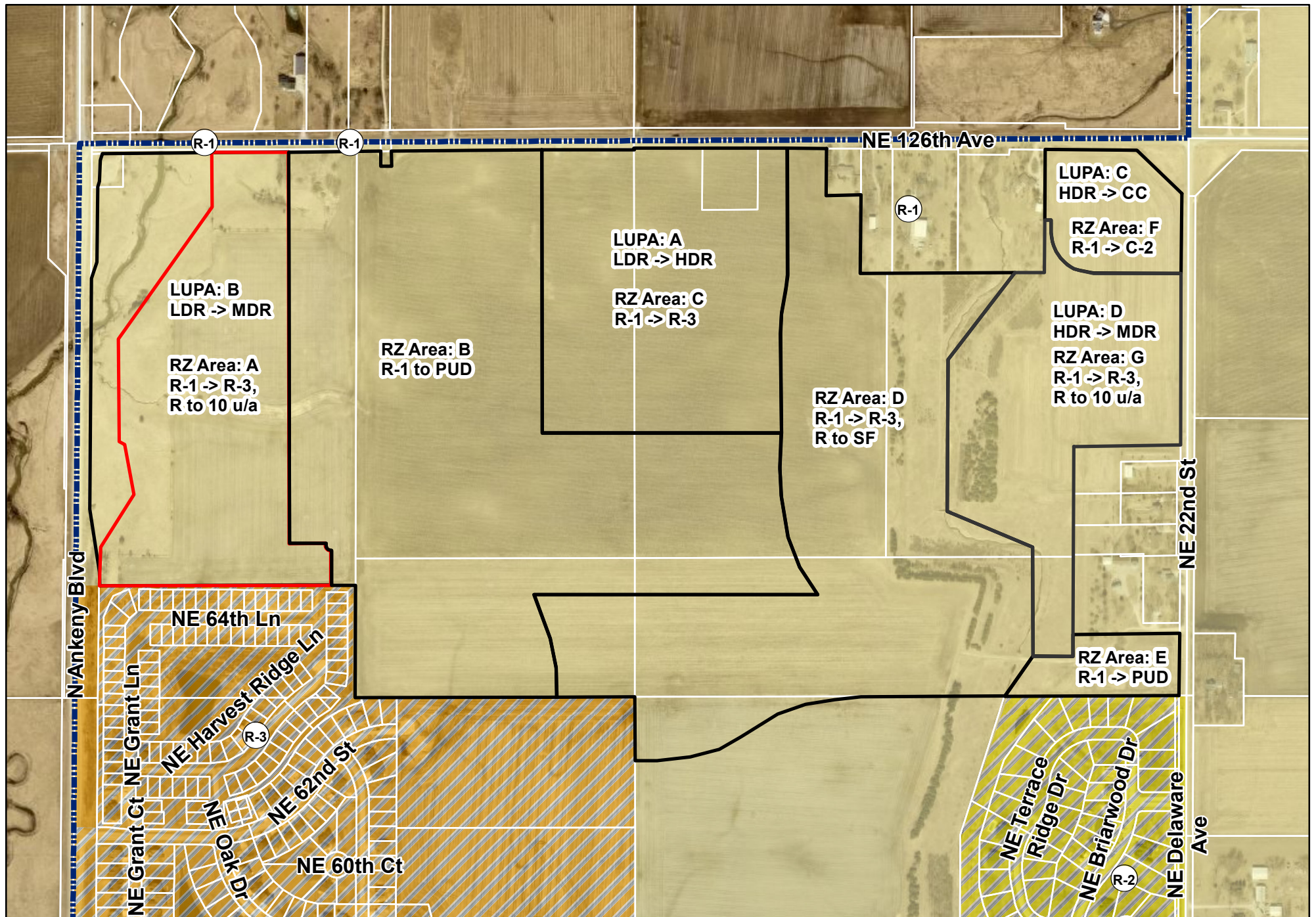
Hope Kimberley Properties
Land Use Plan Amendment Area C & Rezoning Area F
Future Land Use Map



1 inch = 600 feet

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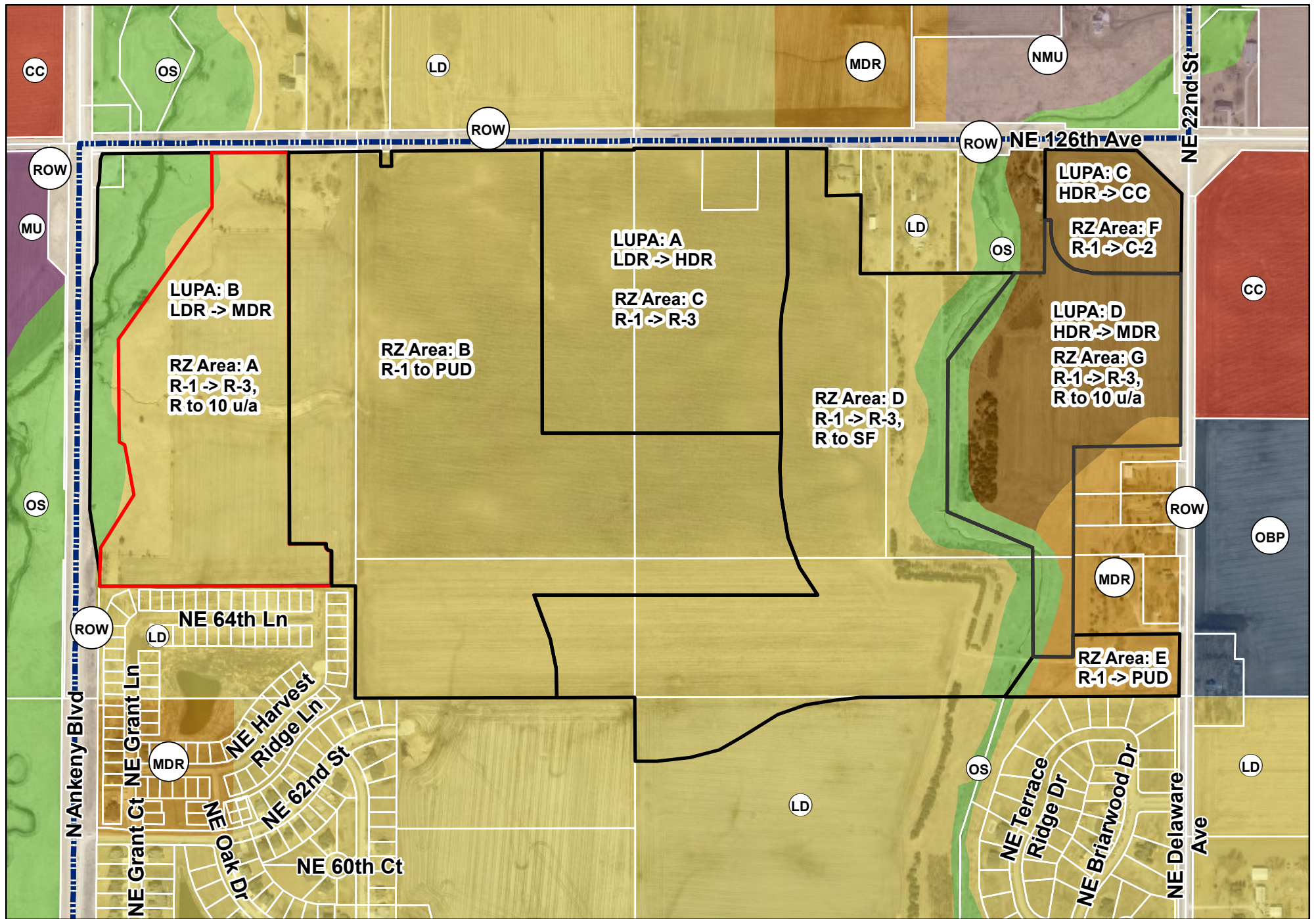
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Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



1 inch = 600 feet

Date: 7/13/2023

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



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

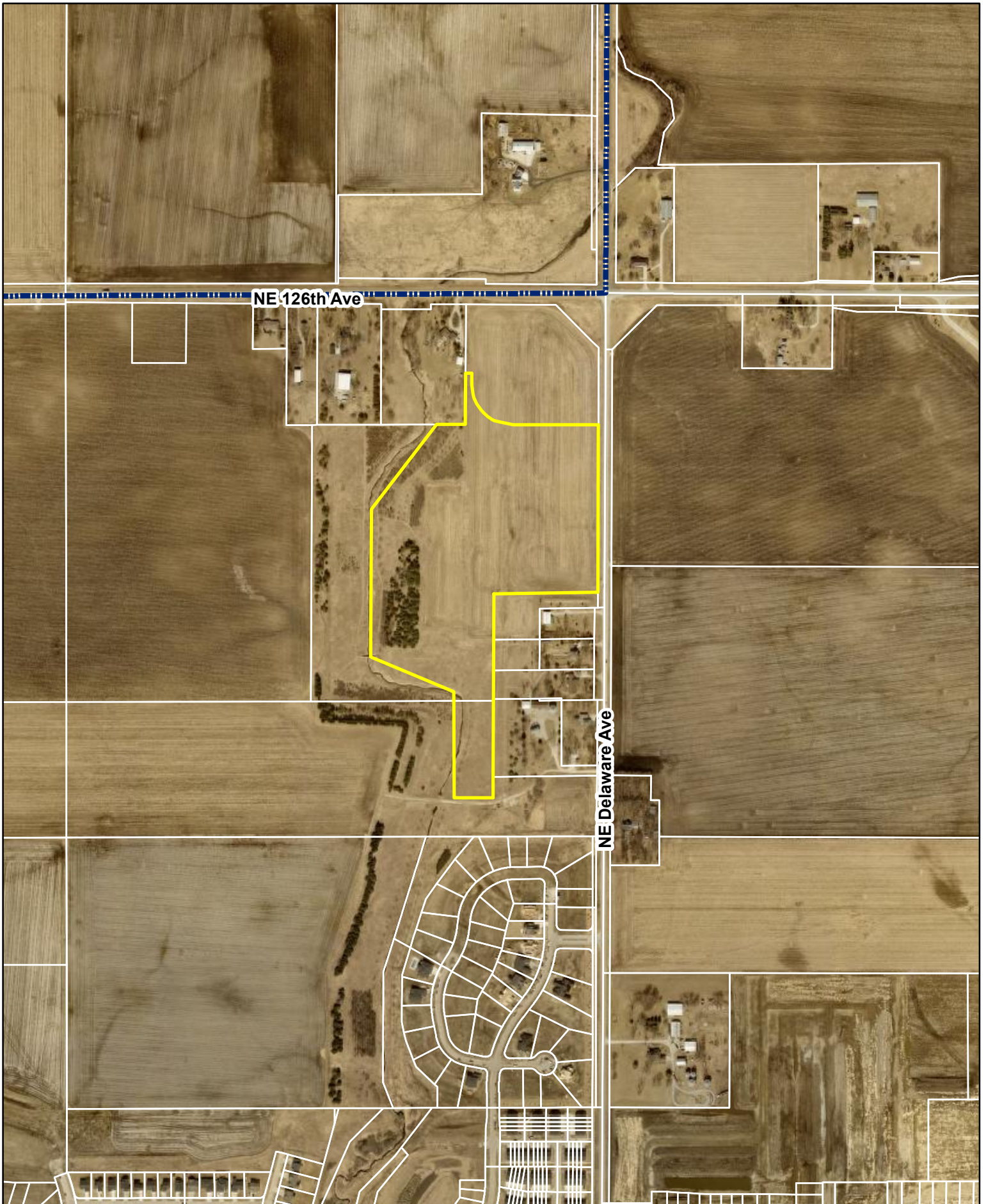
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



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

Hope Kimberley Properties
Land Use Plan Amendment Area D & Rezoning Area G



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

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Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

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

LUPA Area D & Rezoning G:

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

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

Rezoning Area B/E (PUD):

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

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

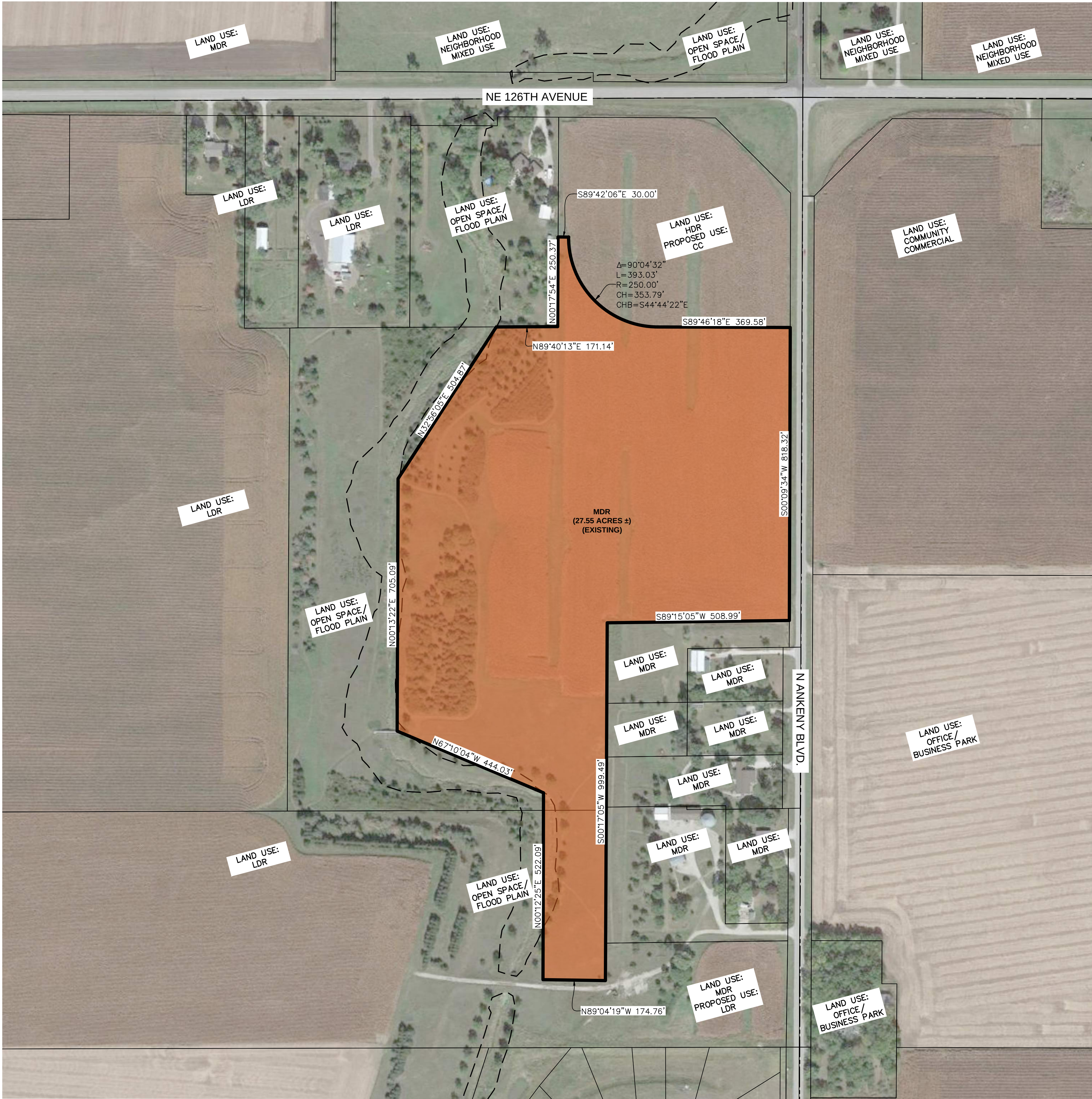
Rezoning Area D:

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

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

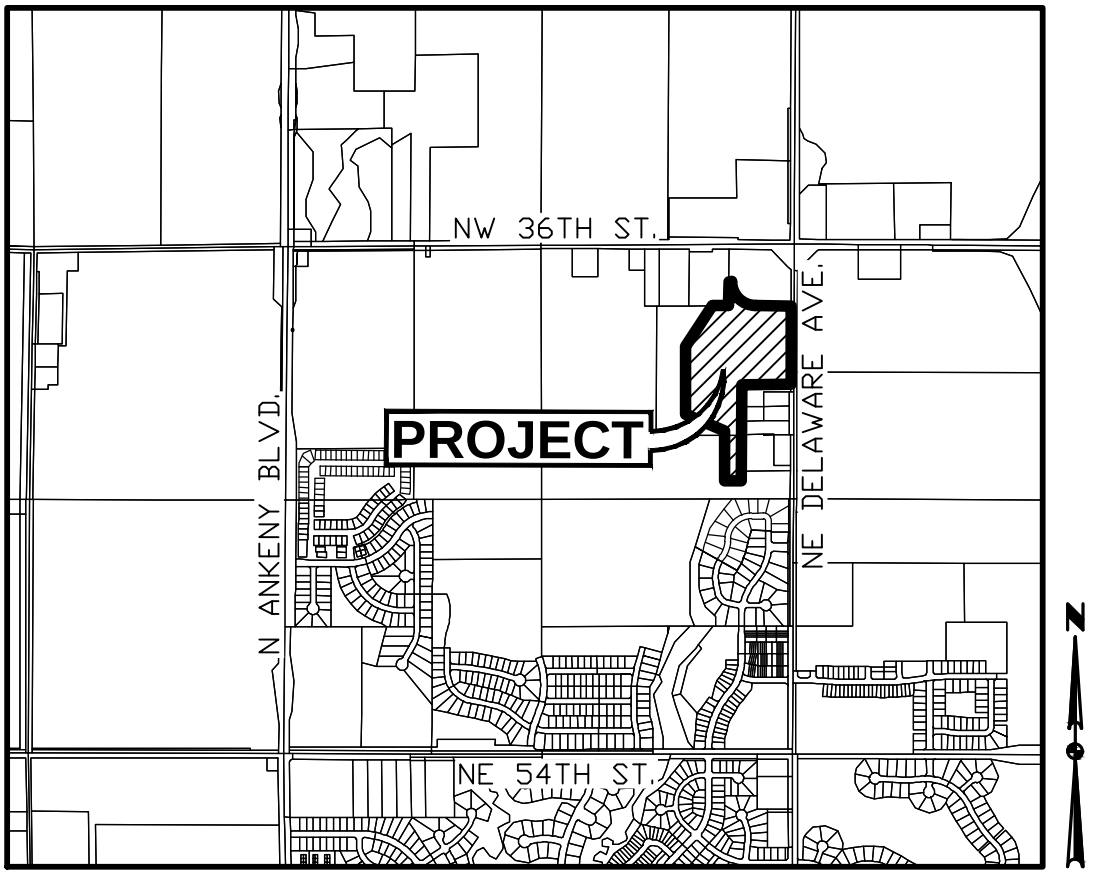
Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on July 6, 2023; and a legal notice of the proposed rezoning was published on July 7, 2023. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

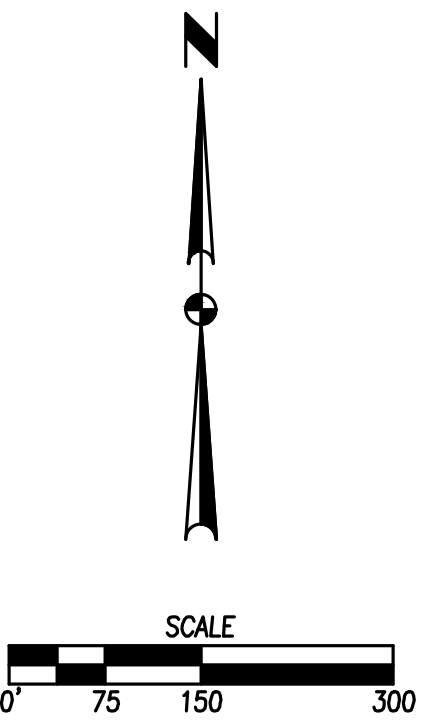
KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

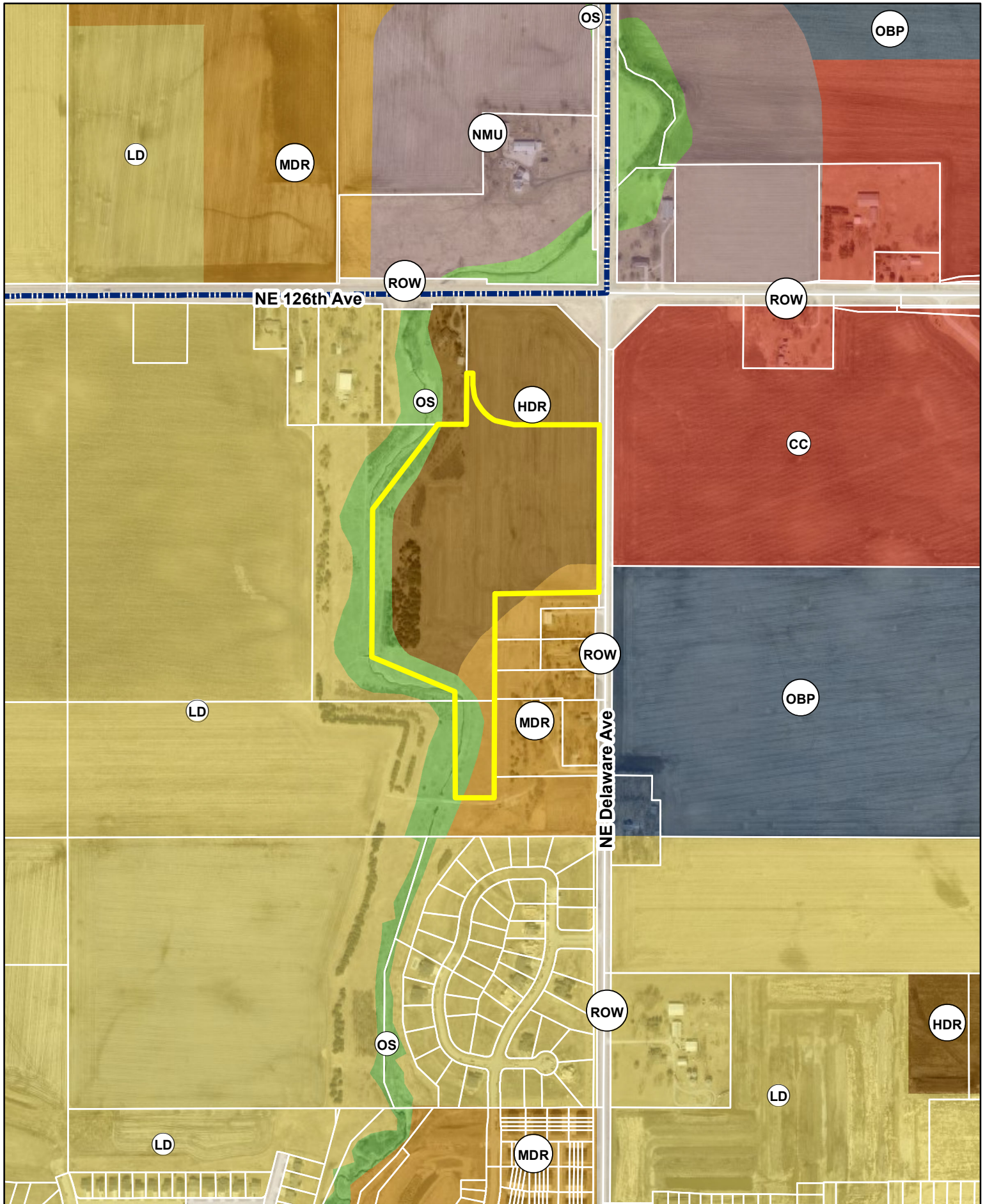
LAND USE DESIGNATION

EXISTING: HDR: HIGH DENSITY RESIDENTIAL
OS: OPEN SPACE/FLOOD PLAIN
PROPOSED: MDR: MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE AMENDMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT SOUTHEAST CORNER OF THE WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST QUARTER; THENCE NORTH 00°17'54" EAST ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET, A DISTANCE OF 250.37 FEET; THENCE SOUTH 89°42'06" EAST, 30.00 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 250.00 FEET, WHOSE ARC LENGTH IS 393.03 FEET AND WHOSE CHORD BEARS SOUTH 44°44'22" EAST, 353.79 FEET; THENCE SOUTH 89°46'18" EAST, 369.58 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NE DELAWARE AVENUE; THENCE SOUTH 00°09'34" WEST ALONG SAID WESTERLY LINE, 818.32 FEET TO THE NORTH LINE OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE SOUTH 89°15'05" WEST ALONG SAID NORTH LINE, 508.99 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "2018-191" ; THENCE SOUTH 00°17'05" WEST ALONG THE WEST LINE OF SAID PARCEL "2018-191", A DISTANCE OF 895.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°17'05" WEST, 104.49 FEET; THENCE NORTH 89°04'19" WEST, 174.76 FEET; THENCE NORTH 00°12'25" EAST, 522.09 FEET; THENCE NORTH 67°10'04" WEST, 444.03 FEET; THENCE NORTH 00°13'22" EAST, 705.09 FEET; THENCE NORTH 32°56'05" EAST, 505.04 FEET TO THE SOUTH LINE OF SAID WEST 413.00 FEET OF THE EAST 1,095 FEET OF THE NORTH 637.00 FEET OF THE NORTHEAST QUARTER; THENCE NORTH 89°42'59" EAST ALONG SAID SOUTH LINE, 171.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.55 ACRES MORE OR LESS.





June 17, 2023

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

RE: Hope Kimberley – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

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

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

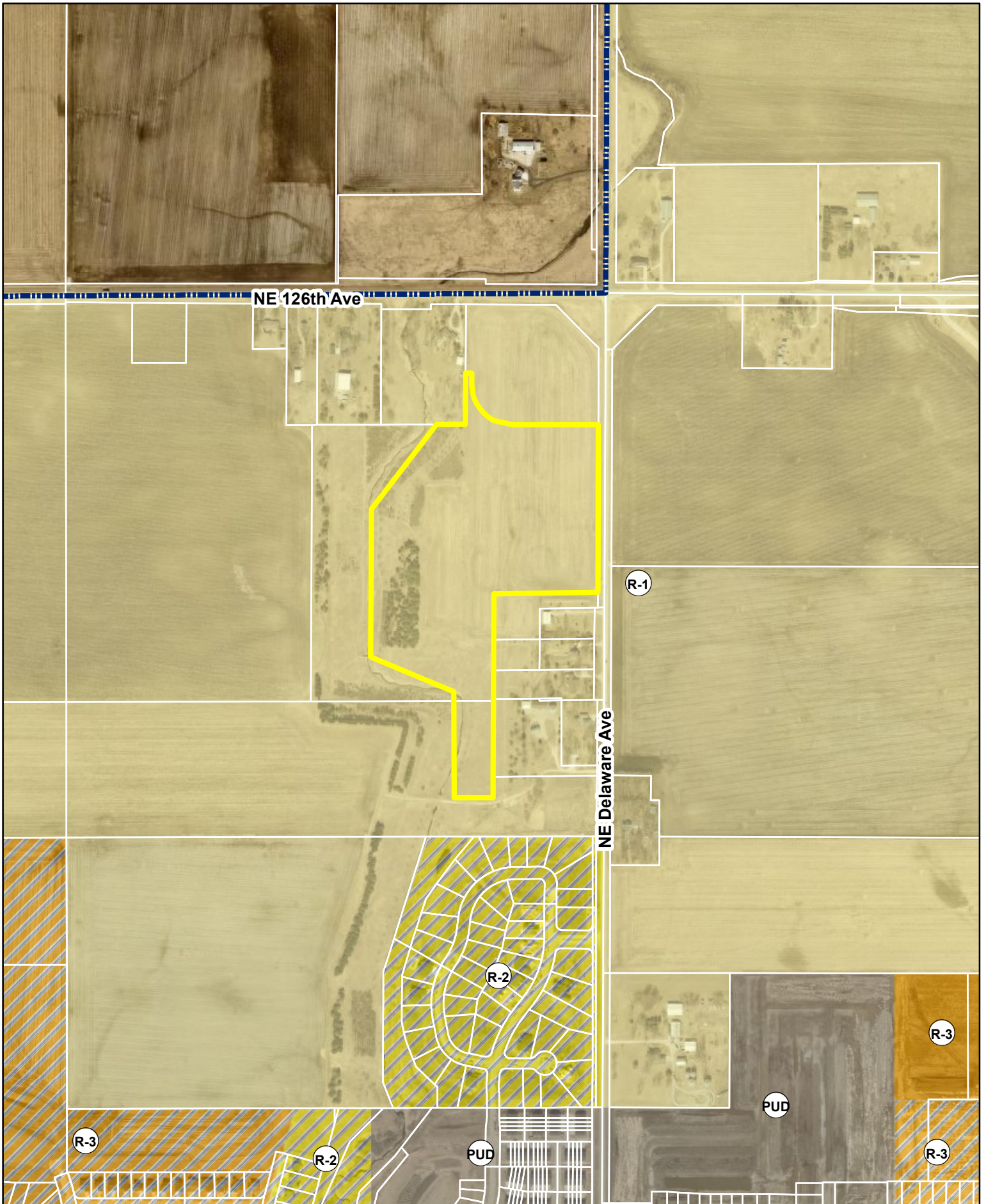
Sincerely,

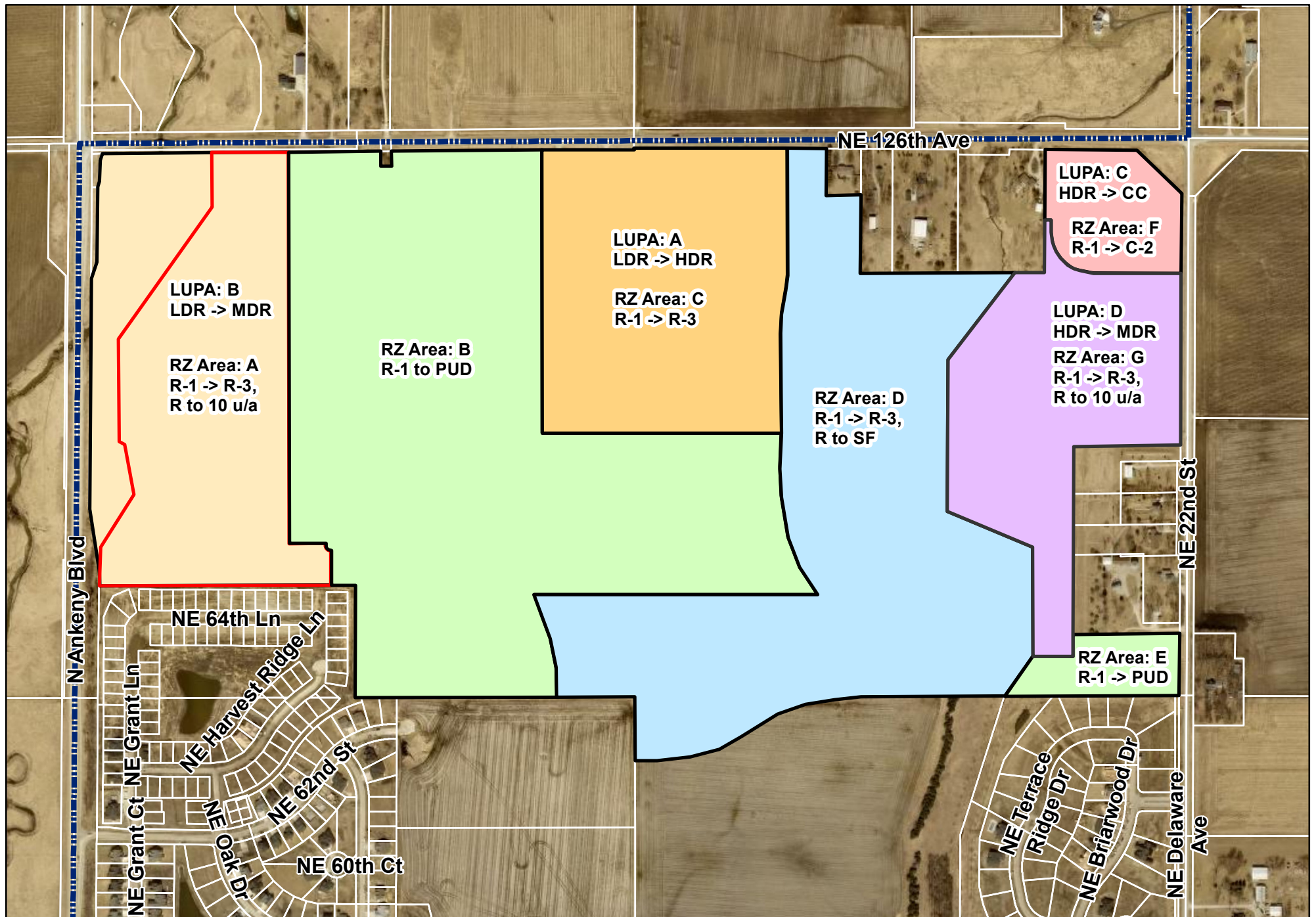
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation

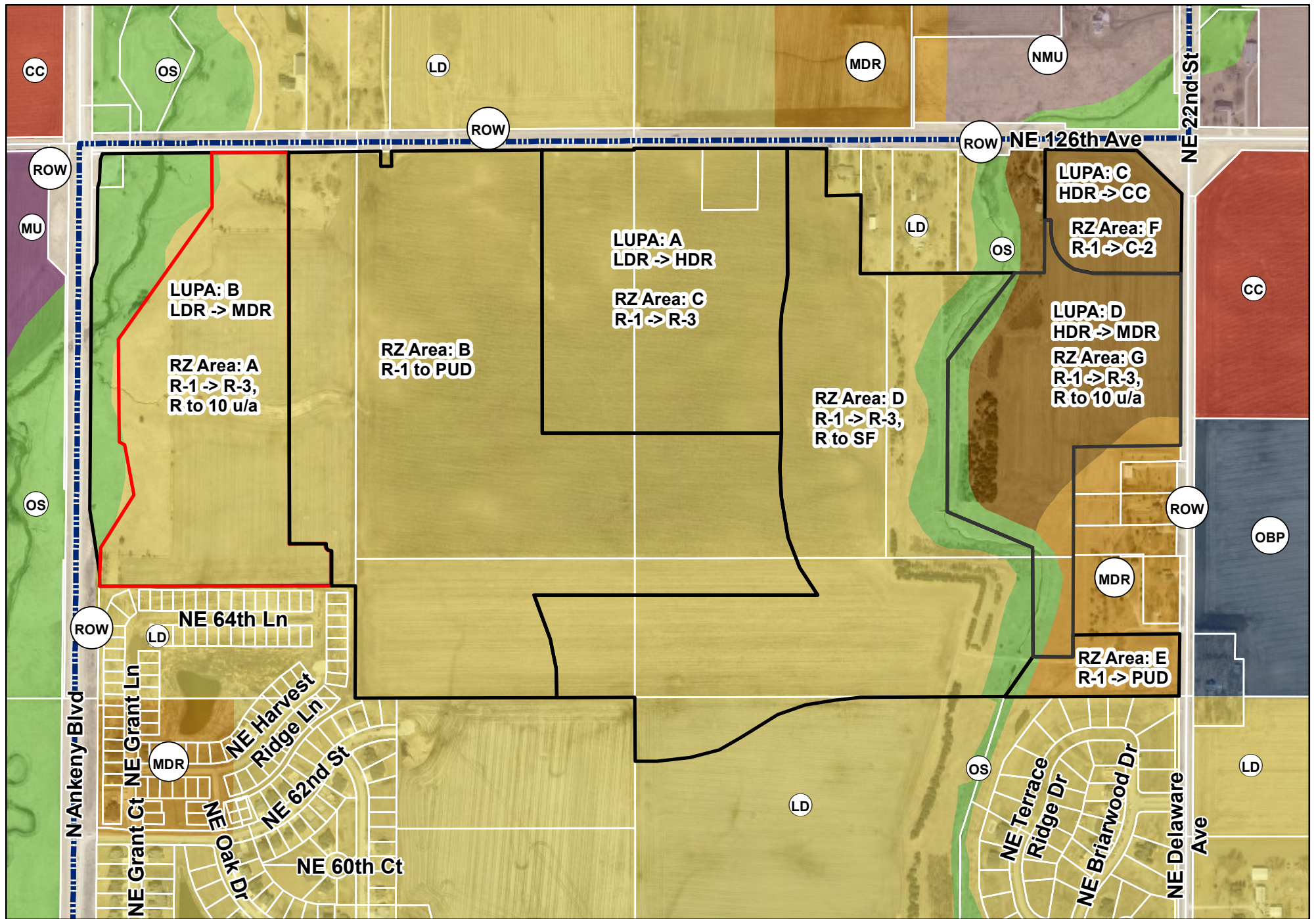




1 inch = 600 feet

Date: 7/13/2023

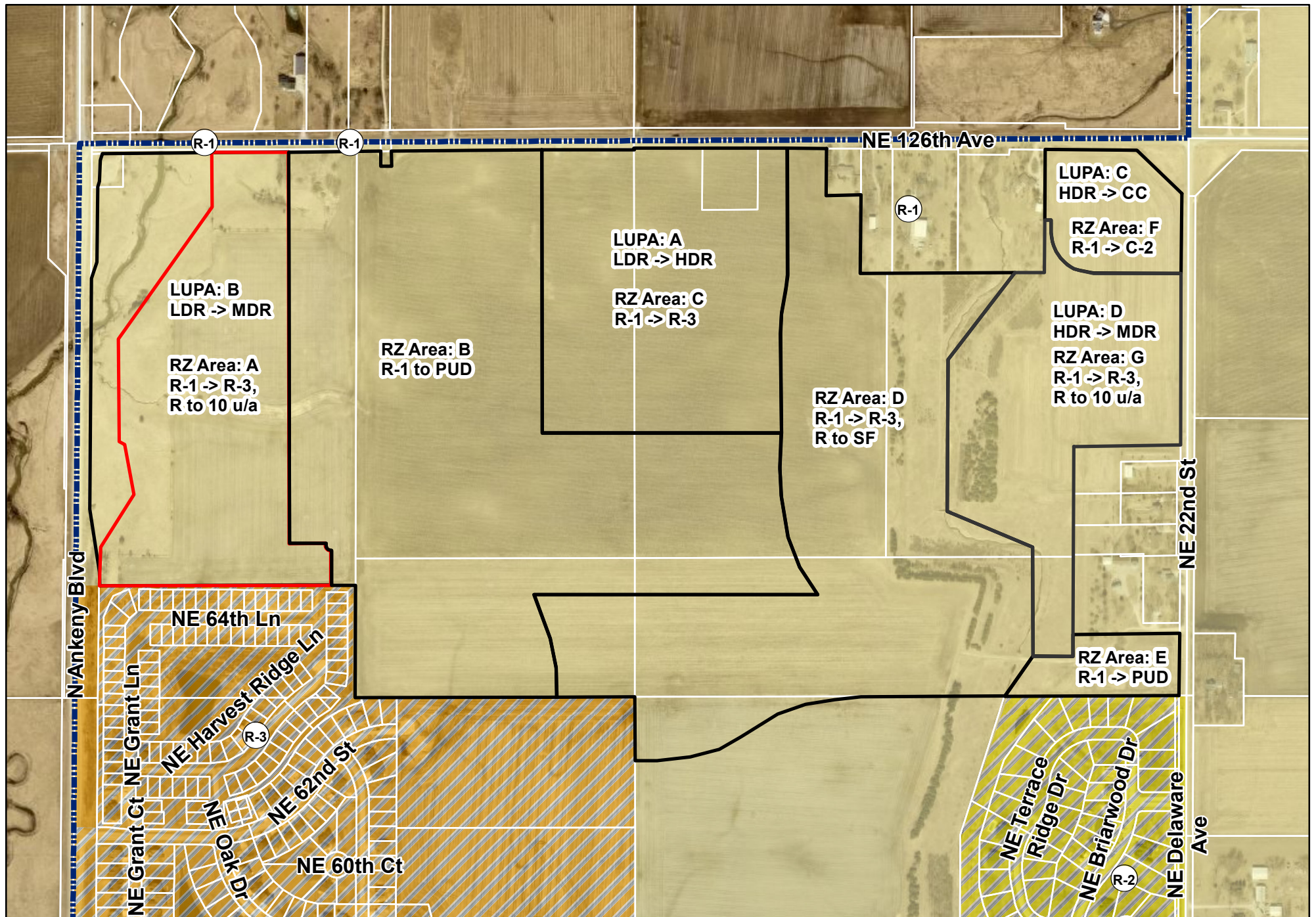
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

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



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

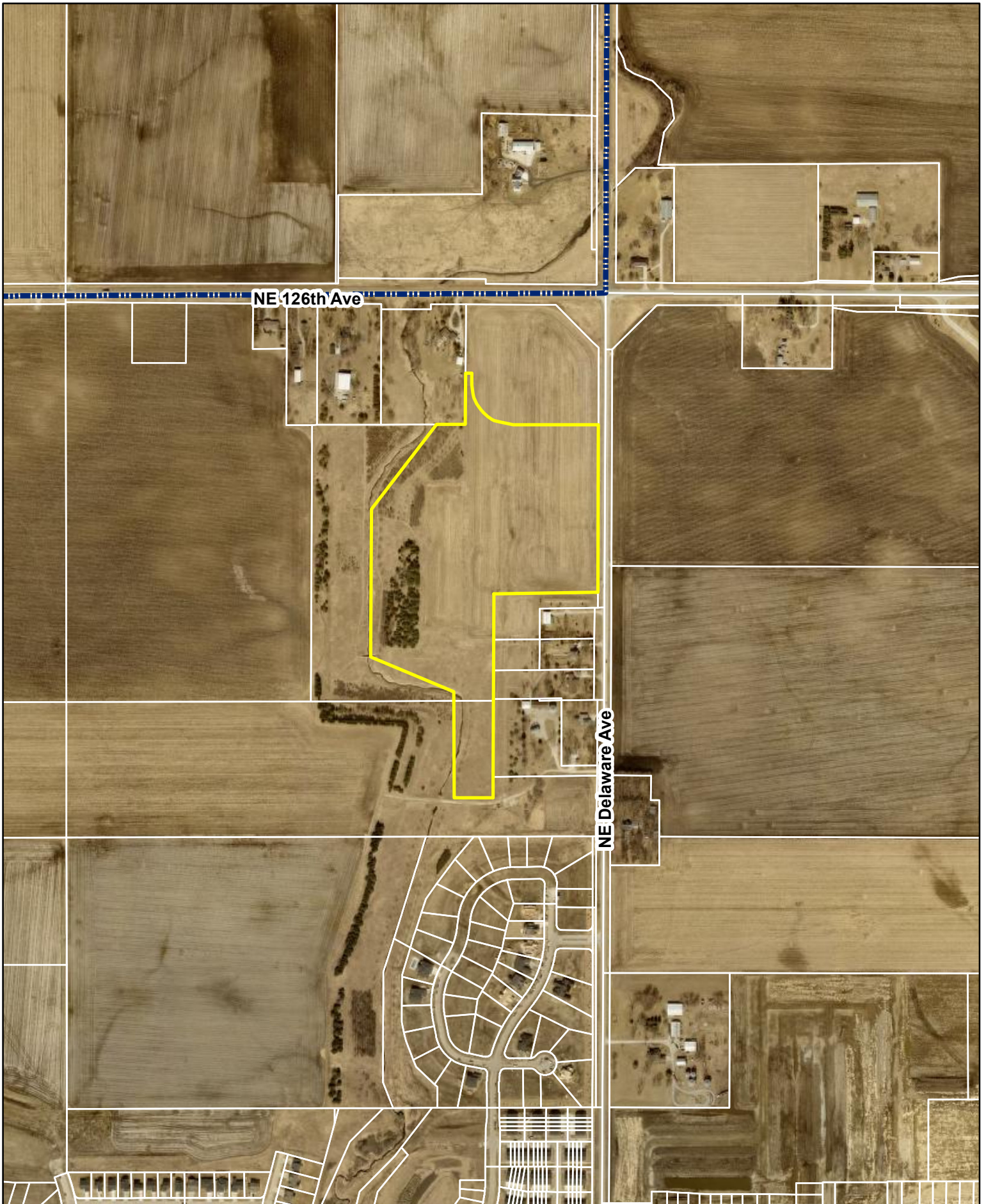
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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





Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezonings – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

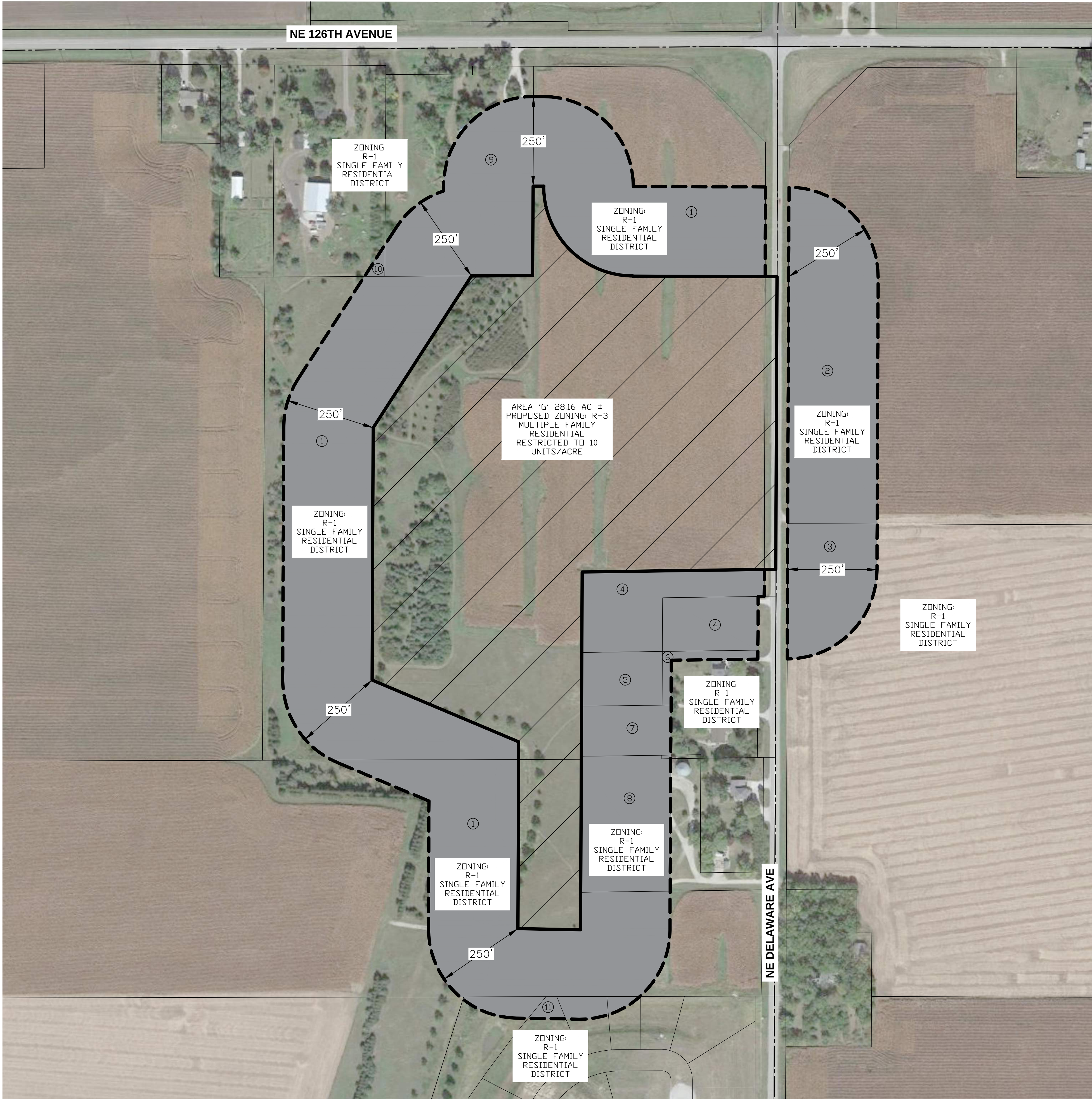
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



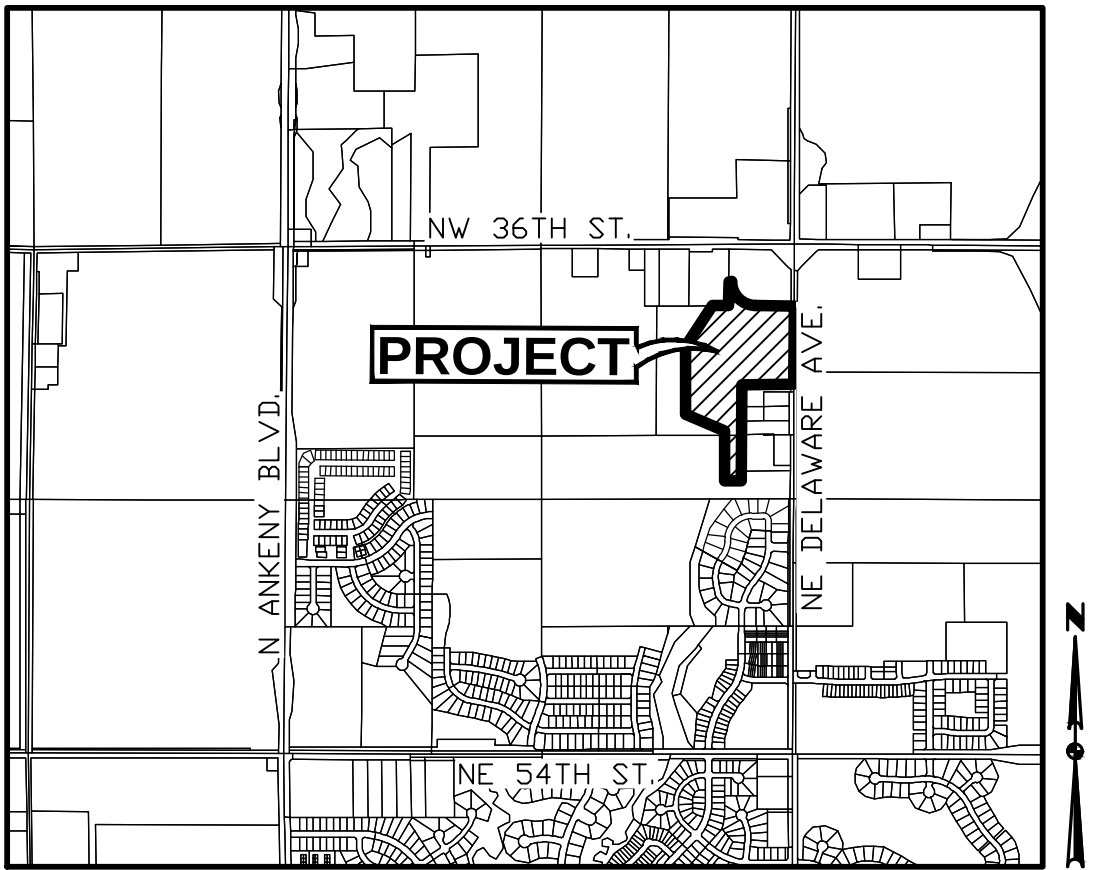
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

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

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

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

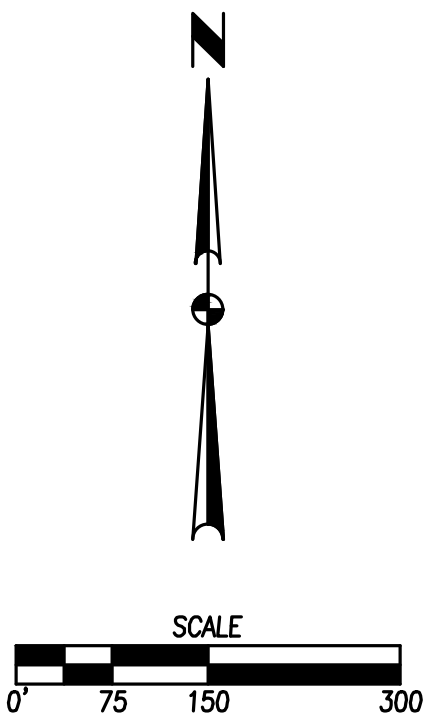
REZONING DESCRIPTION - AREA 'G':

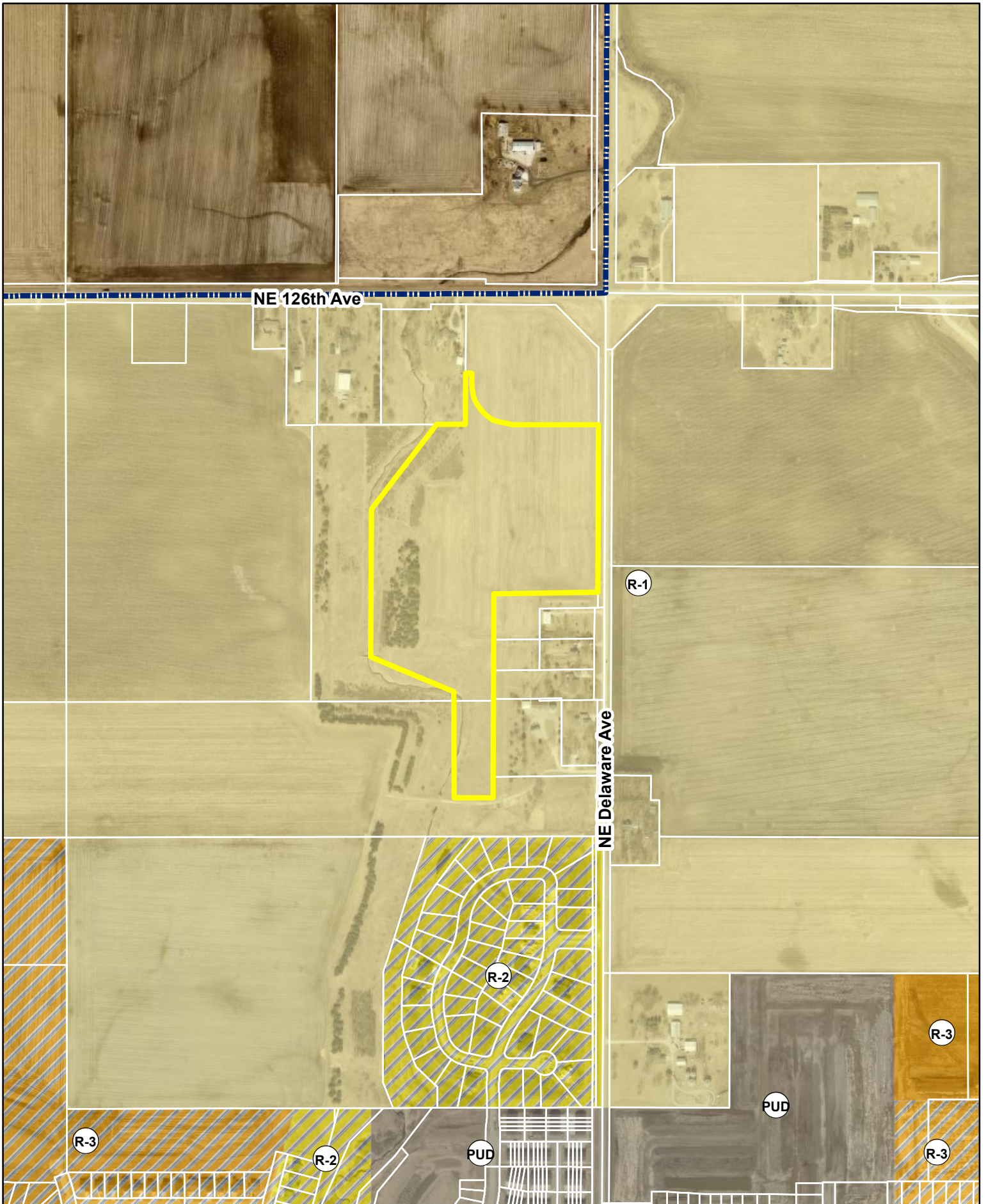
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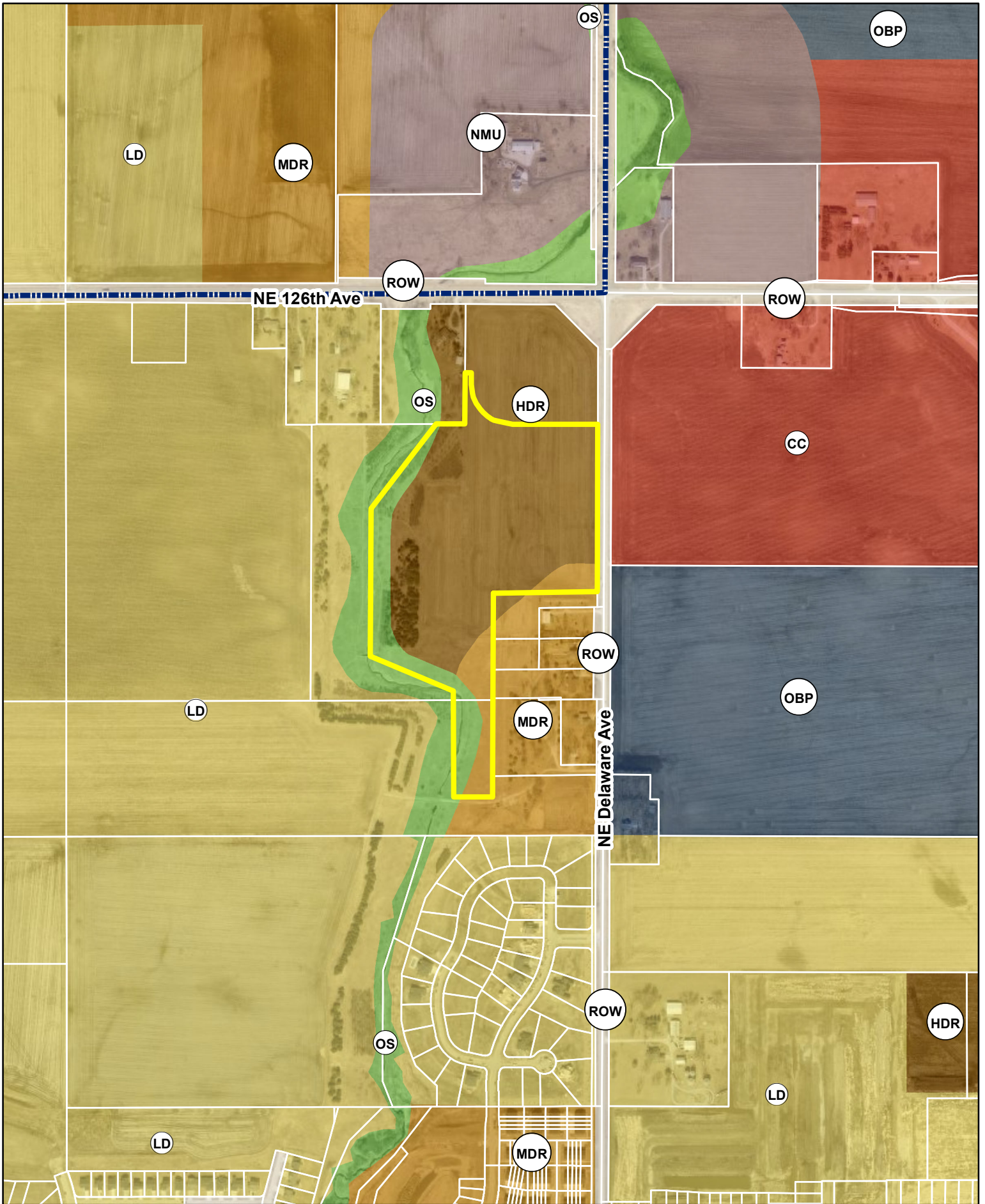
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ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	20.2	53.72%	X
2	RUETER, TODD & ALEX; PAIGE BENLAALA	5.1	13.55%	
3	HOPE K FARMS LLC	1.9	4.95%	X
4	ABDUHL, ALAN	2.6	6.84%	
5	ABDUHL, WAYNE	0.8	2.06%	
6	KEASLER, SAMUEL & KEASLER	0.2	0.60%	
7	HAUS, JILL & SHANNON	0.8	2.14%	
8	VAN DYKE, JUDITH & ROBIN	2.2	5.81%	
9	SEUNTJENS, CHRISTOPHER & IRENE	3.3	8.67%	
10	GROVE, KELLY & KATIE	0.1	0.15%	
11	BILL KIMBERLEY, LC	0.6	1.50%	X
		37.5	98.50%	60.17%

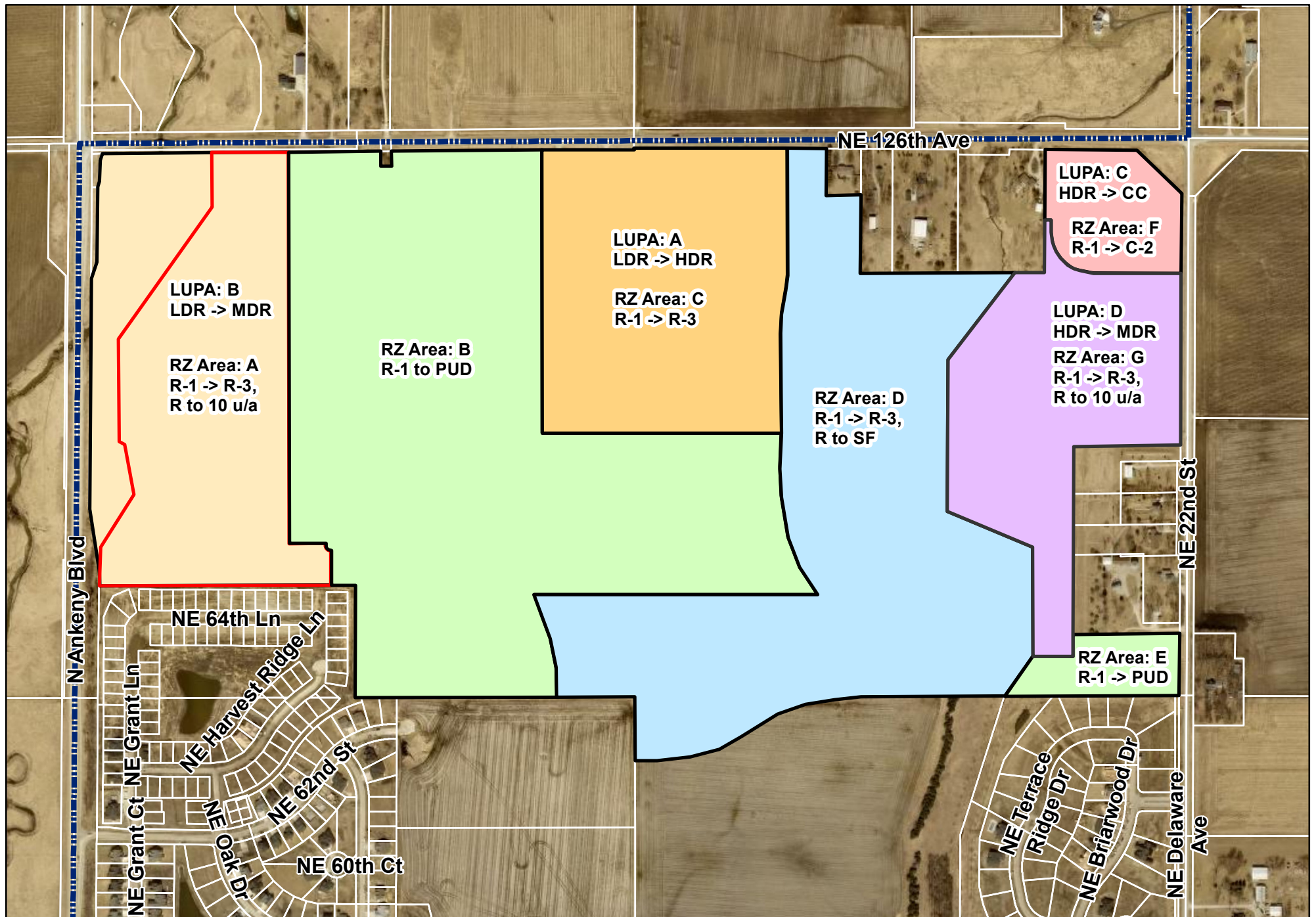






1 inch = 600 feet
Date: 7/13/2023

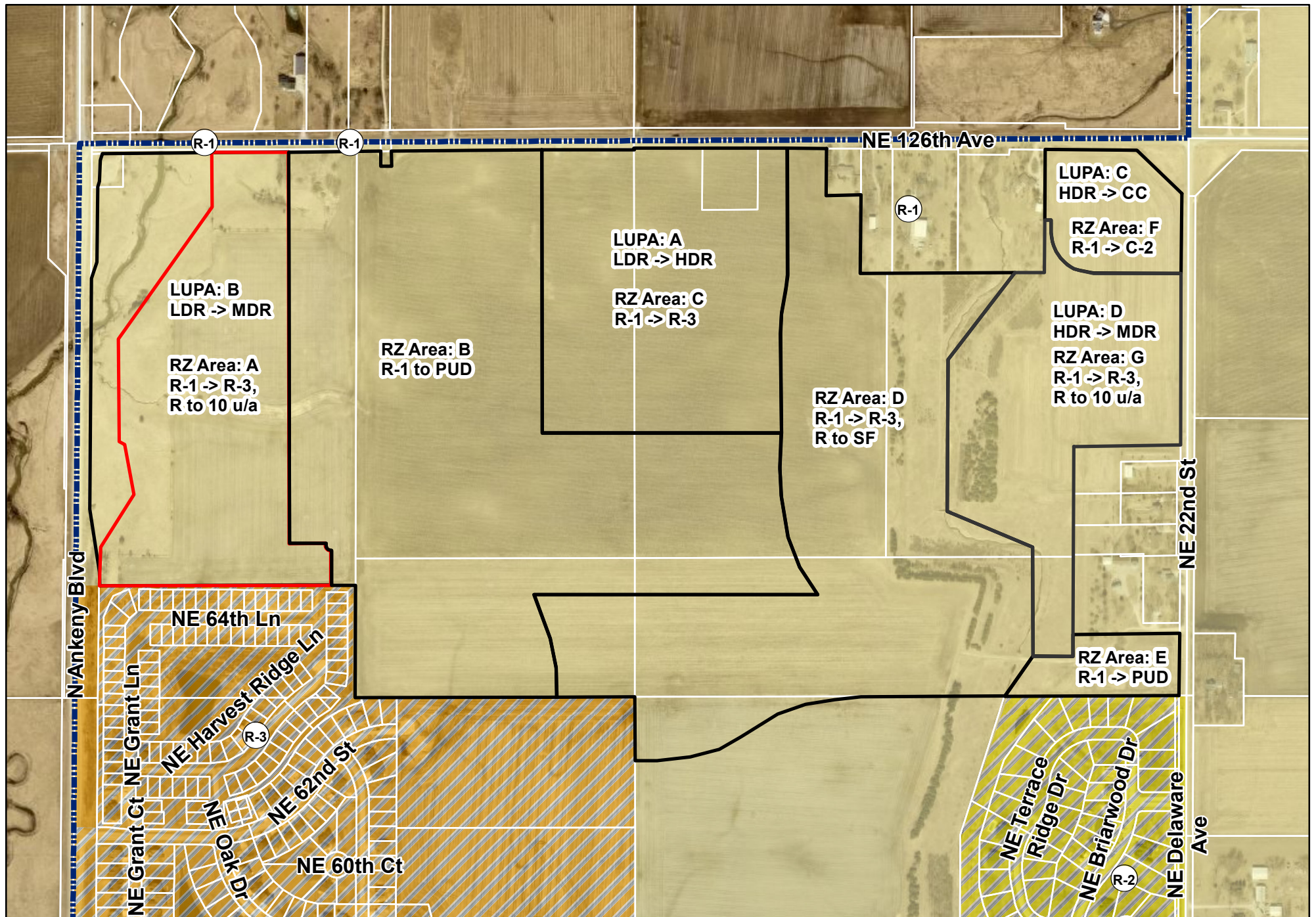
Hope Kimberley Properties
Land Use Plan Amendment Area D & Rezoning Area G
Future Land Use Map



1 inch = 600 feet

Date: 7/13/2023

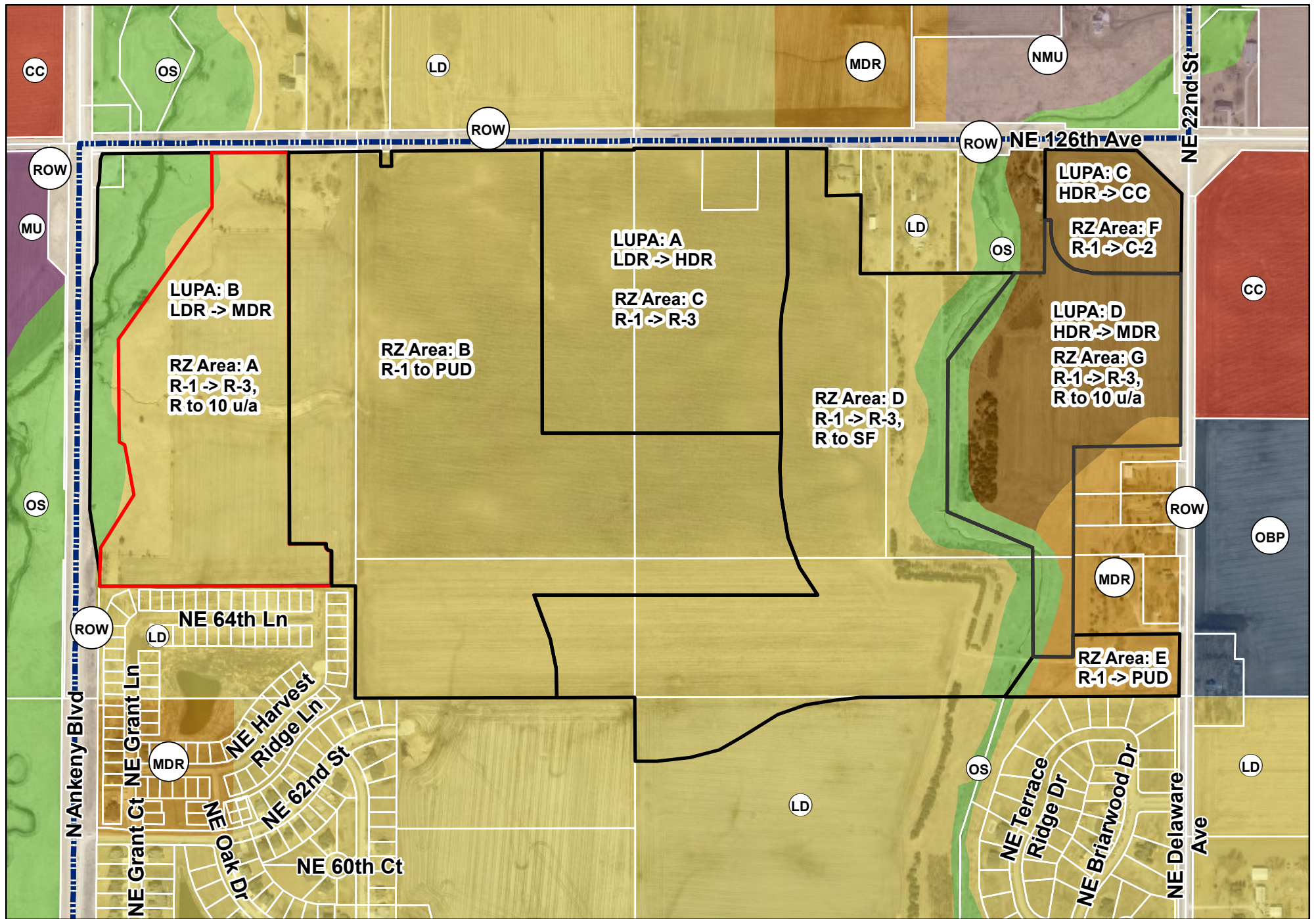
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties Land Use Plan Amendments & Rezoning Zoning Map



1 inch = 600 feet

Date: 7/13/2023

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



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

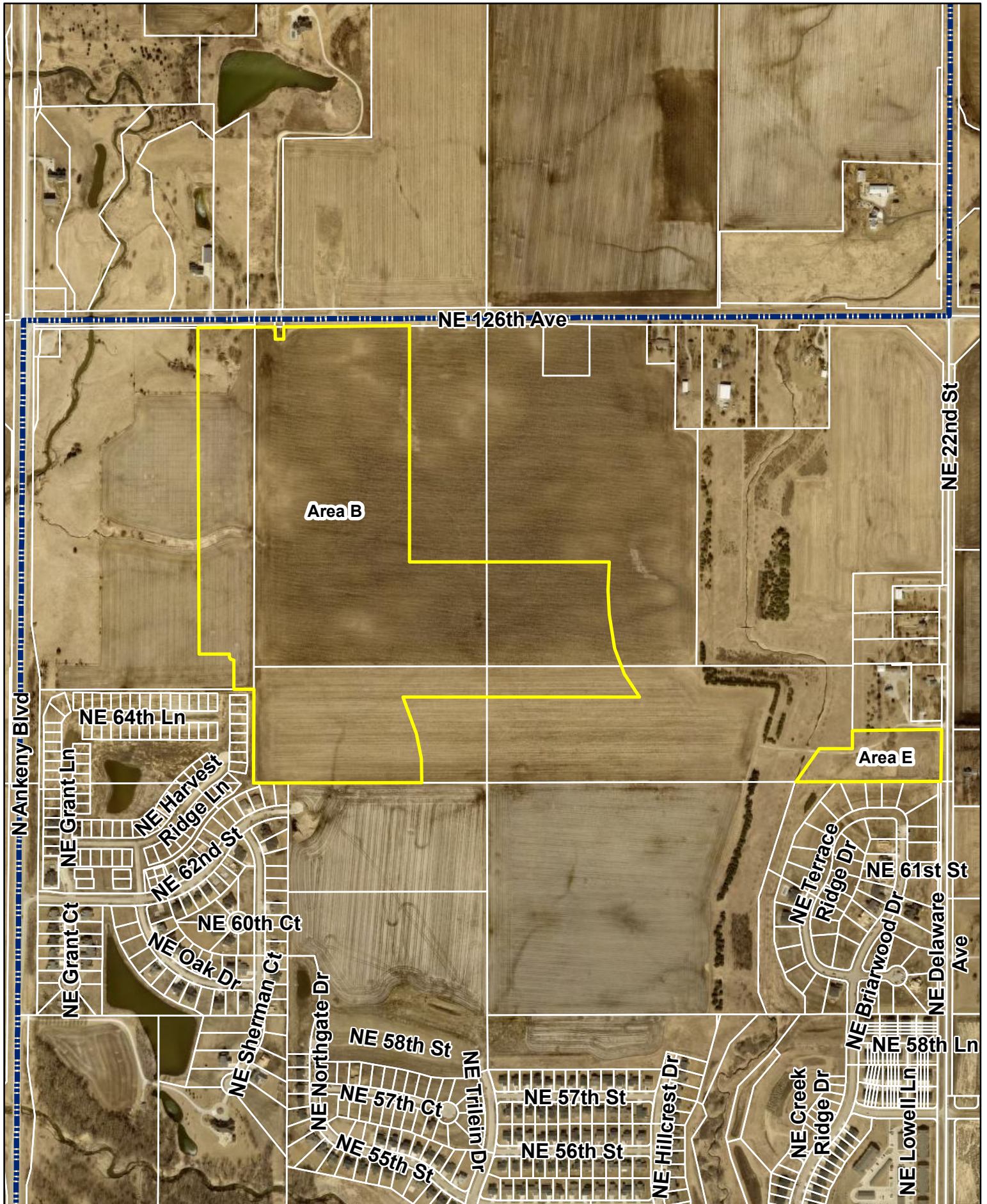
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Rezoning Exhibit B & E (PUD)
 Hope Kimberley Property PUD Book
 Zoning Map
 Future Land Use Map
 Hope Kimberley Properties - Combined Aerial Map
 Hope Kimberley Properties - Combined Future Land Use Map
 Hope Kimberley Properties - Combined Zoning Map



N



1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties Rezoning Areas B & E



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)
--

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

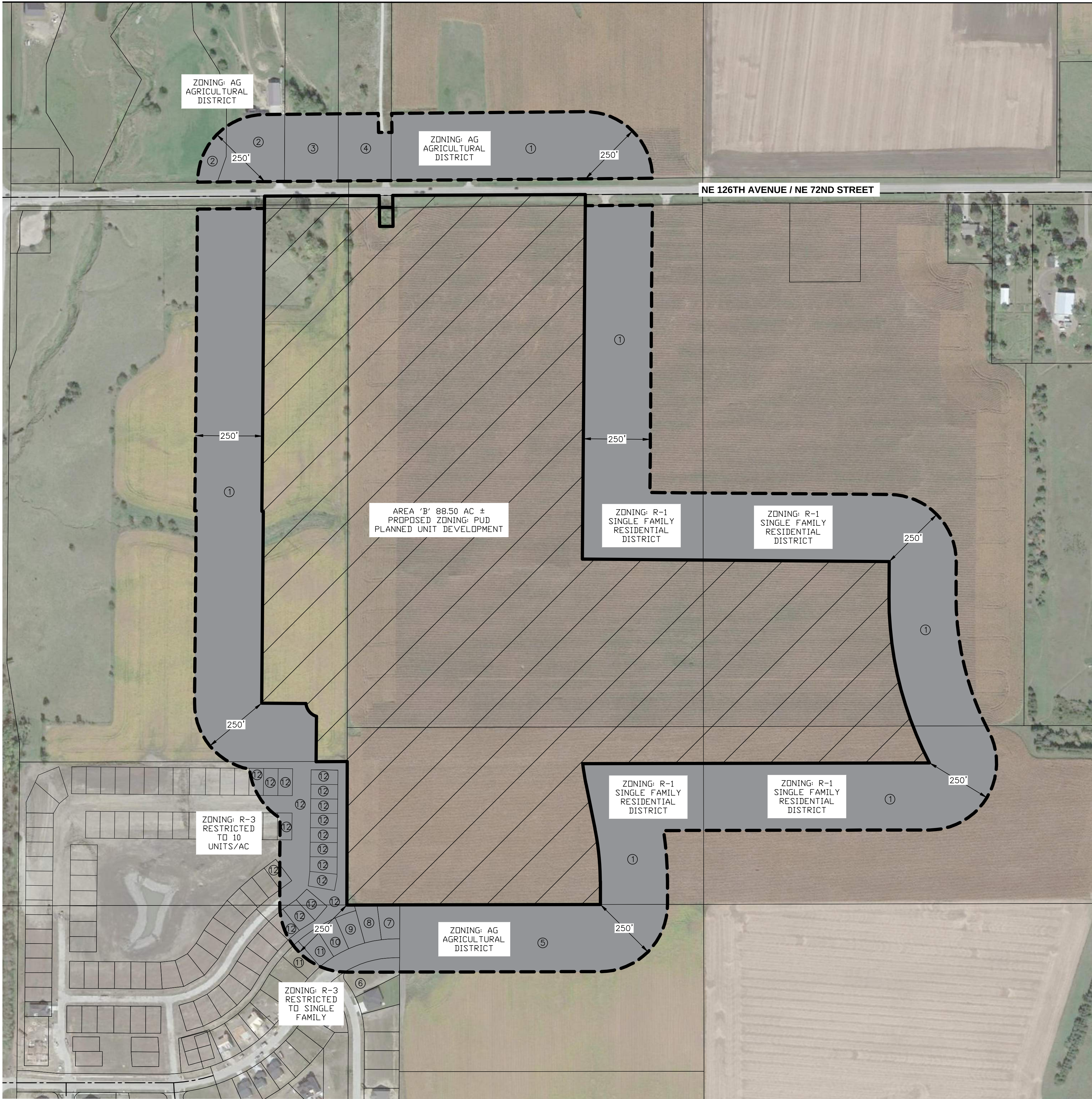
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC



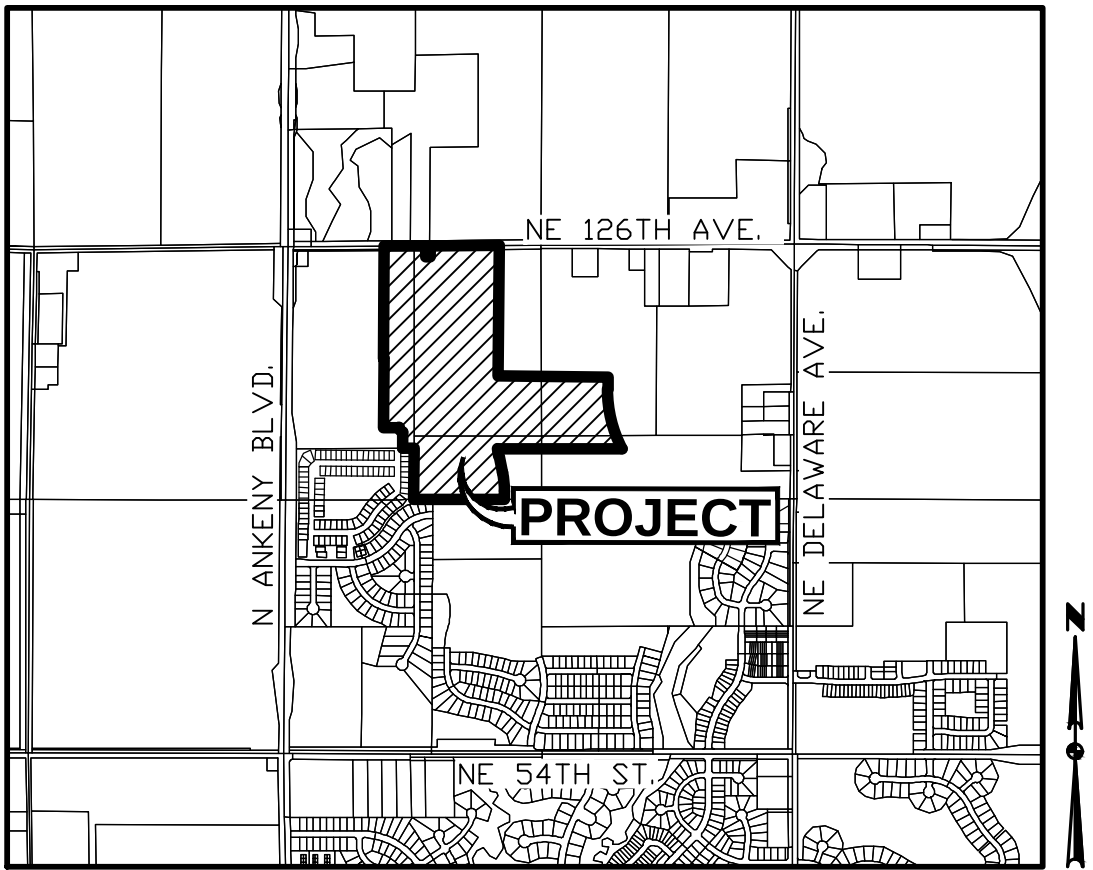
Erin K. Ollendike, P.E.

cc: Jenna Kimberley, Kimberley Development Corporation



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

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

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

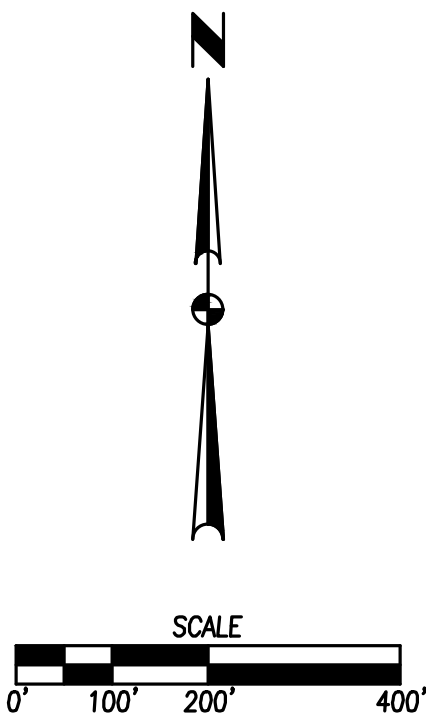
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

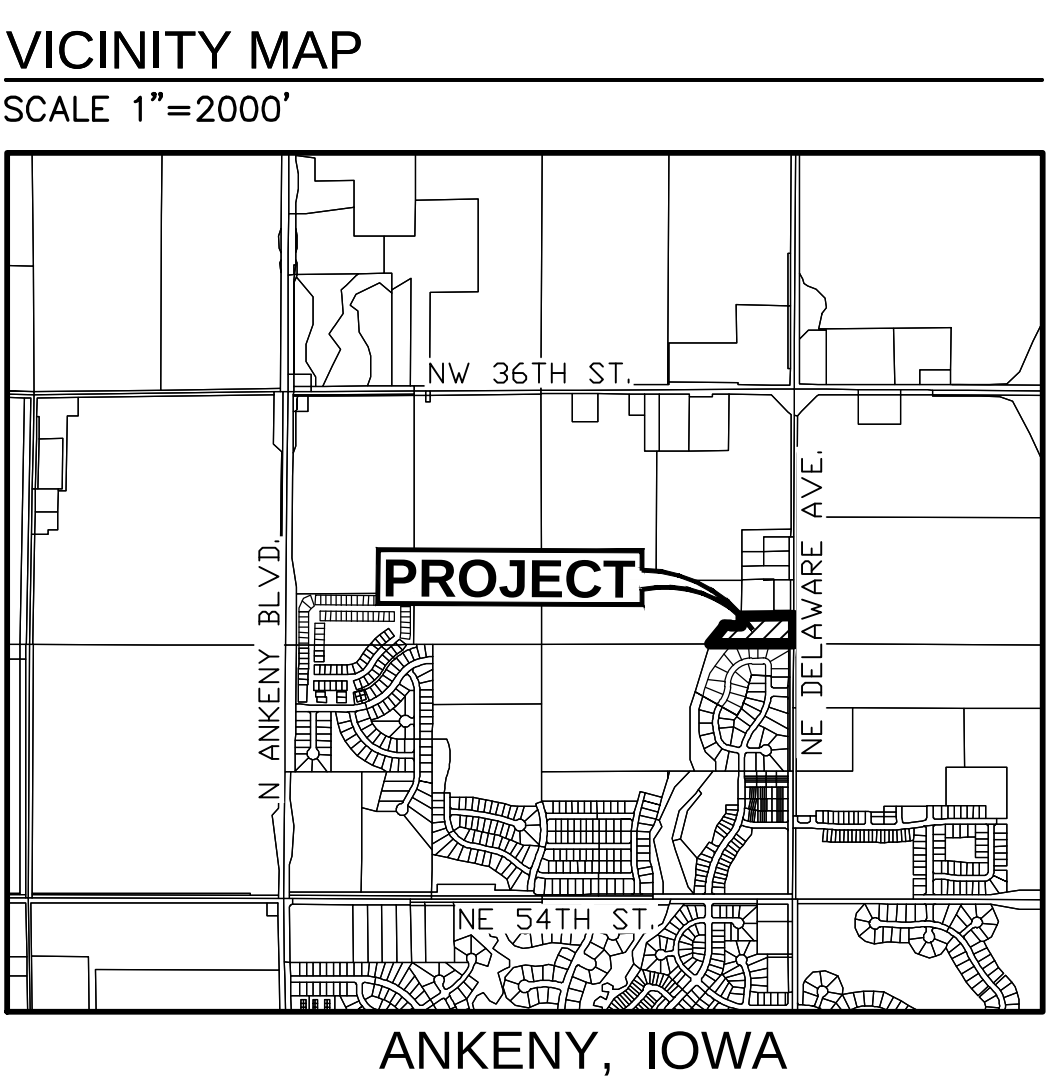
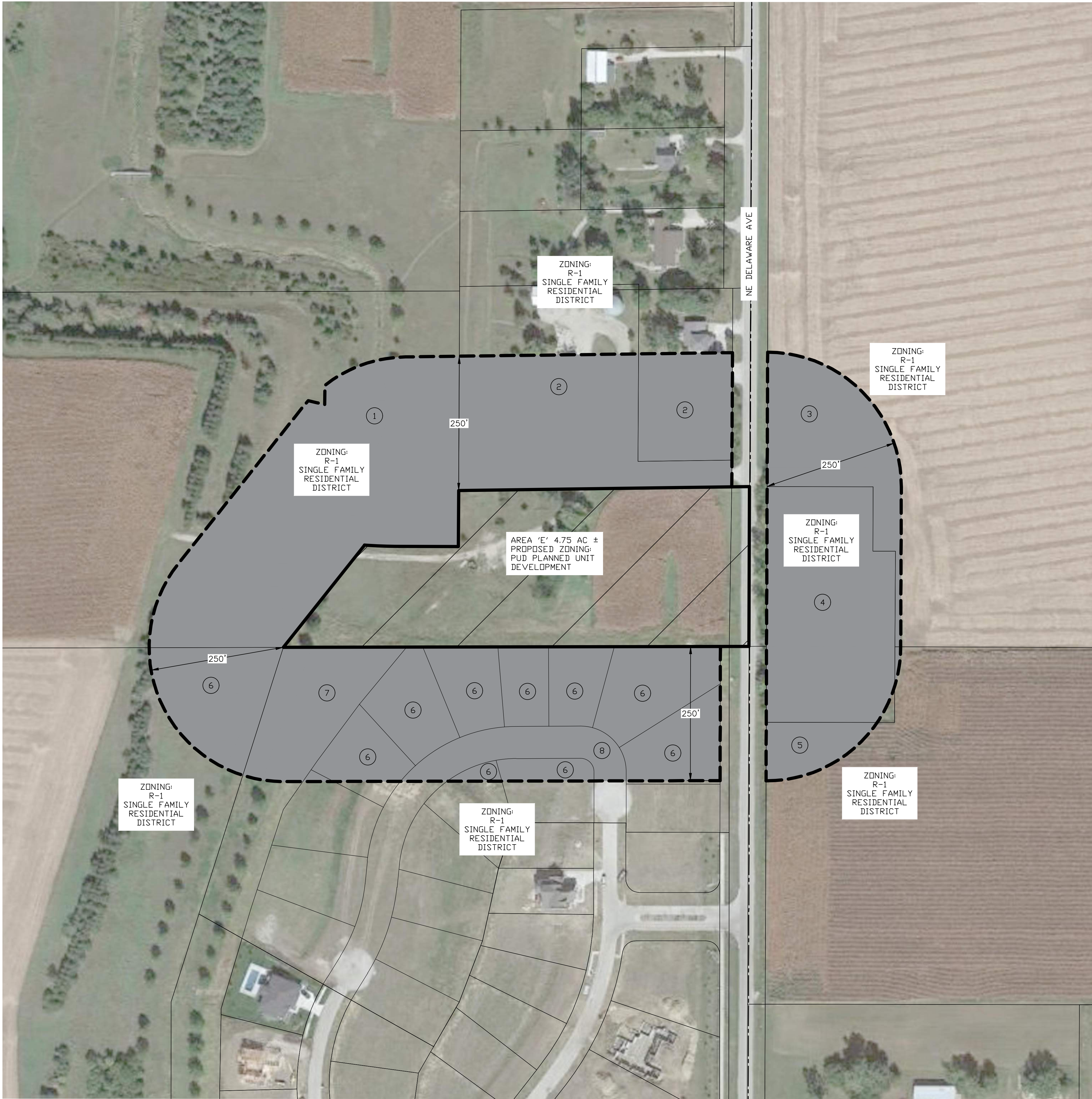
REZONING DESCRIPTION - AREA 'B':

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT 'Y', FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'59" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE NORTH 115 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST AONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1143.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%





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

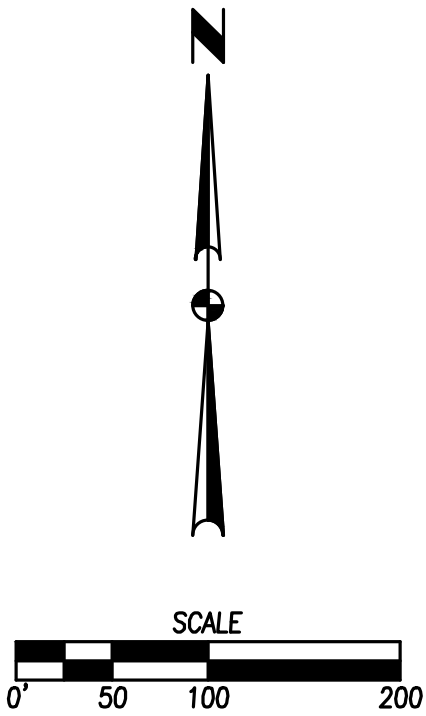
APPLICANT
KIMBERLEY DEVELOPMENT CORPORATION
CONTACT: JENNA KIMBERLEY
2785 NORTH ANKENY BOULEVARD, SUITE 22
ANKENY, IOWA 50023
PH: (515) 963-8335

ZONING:
EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

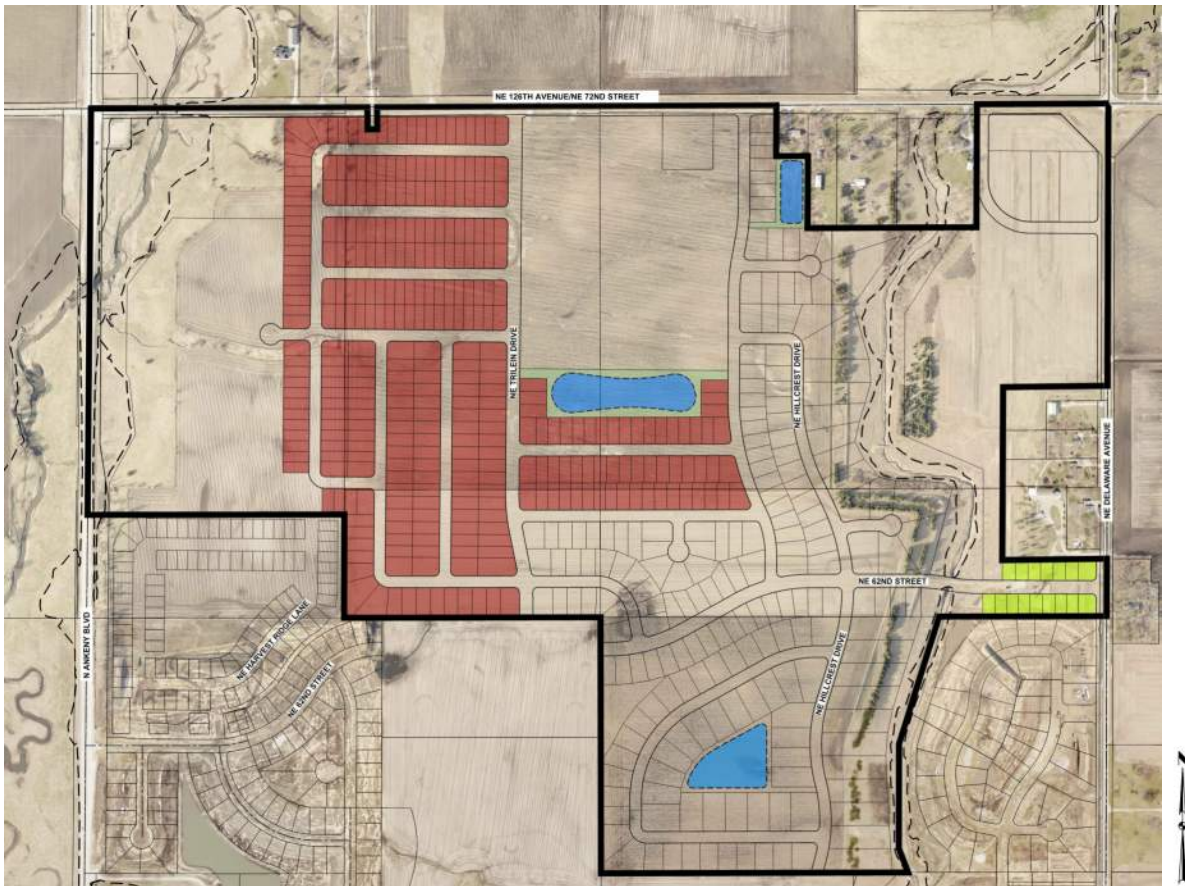
REZONING DESCRIPTION - AREA 'E':
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL 2018-191 "AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2018-191; A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2018-191; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%



HOPE KIMBERLEY PROPERTY PLANNED UNIT DEVELOPMENT



CITY OF ANKENY

Applicant:

Hope Kimberley, LLC
2785 N. Ankeny Blvd, Ste 22
Ankeny, Iowa 50023

Prepared by:



June 19, 2023

HOPE KIMBERLEY PROPERTY

Planned Unit Development

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1 THE PLAN

Overview Narrative
PUD Master Plan
Bulk Regulations

2 REZONING REQUEST

Rezoning Petition
Rezoning Map

3 SUPPORTING EVIDENCE

Supporting Evidence Statement
Parkland Dedication Calculation

4 ARCHITECTURAL CHARACTER

Architectural Character Statement

THE PLAN

Hope Kimberley Property - Ankeny

OVERVIEW NARRATIVE

The Hope Kimberley property consists of 284.22 acres offering a variety of uses including single-family residential, multi-family residential, commercial and parkland. The property is generally located west of NE Delaware Avenue, south of NE 126th Avenue and east of Highway 69 (North Ankeny Boulevard). The property was annexed into the City of Ankeny in 2022 and came into the city as an R-1 zoning classification.

A portion of the property (93.25 acres) is being proposed as a Planned Unit Development with an underlying R-3 zoning that would allow single family residential lots with a minimum width of 50 feet. This product allows further diversity within the development and will allow a more affordable product for the residents. Two city neighborhood parks will also be situated off two main creeks that run north/south through the development on the east and west sides for the enjoyment of its residents. These linear parks will connect with other areas that have been dedicated to the City to create future walking trails and natural features for the residents of Ankeny.

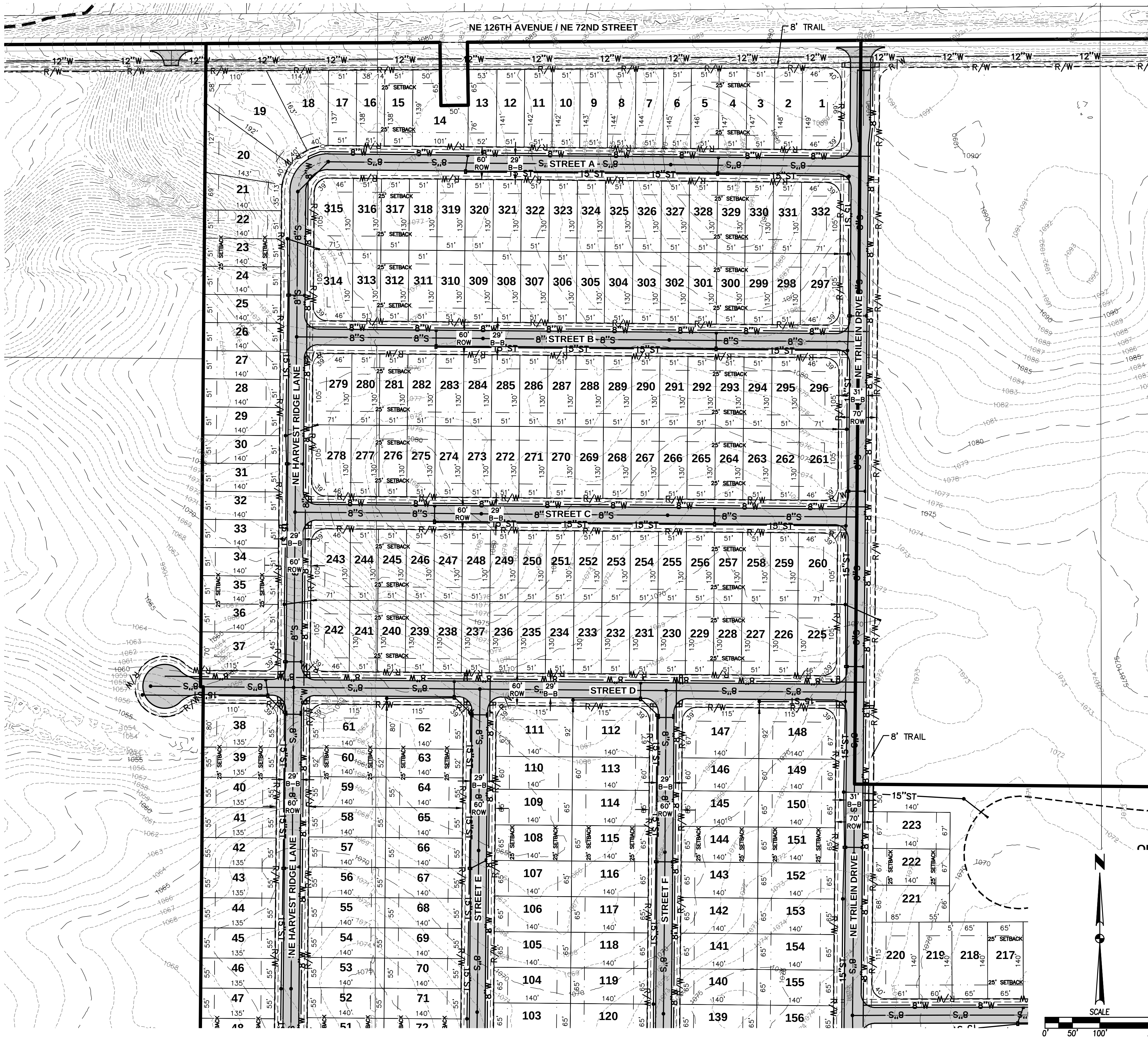
Architecture will be enhanced to maintain curb appeal and blend into the other residential products by providing additional features such as front porches, stone/brick on the front elevation, front dormers, columns, front window accents and varied roof articulations. Examples of the architecture can be found further into this document.

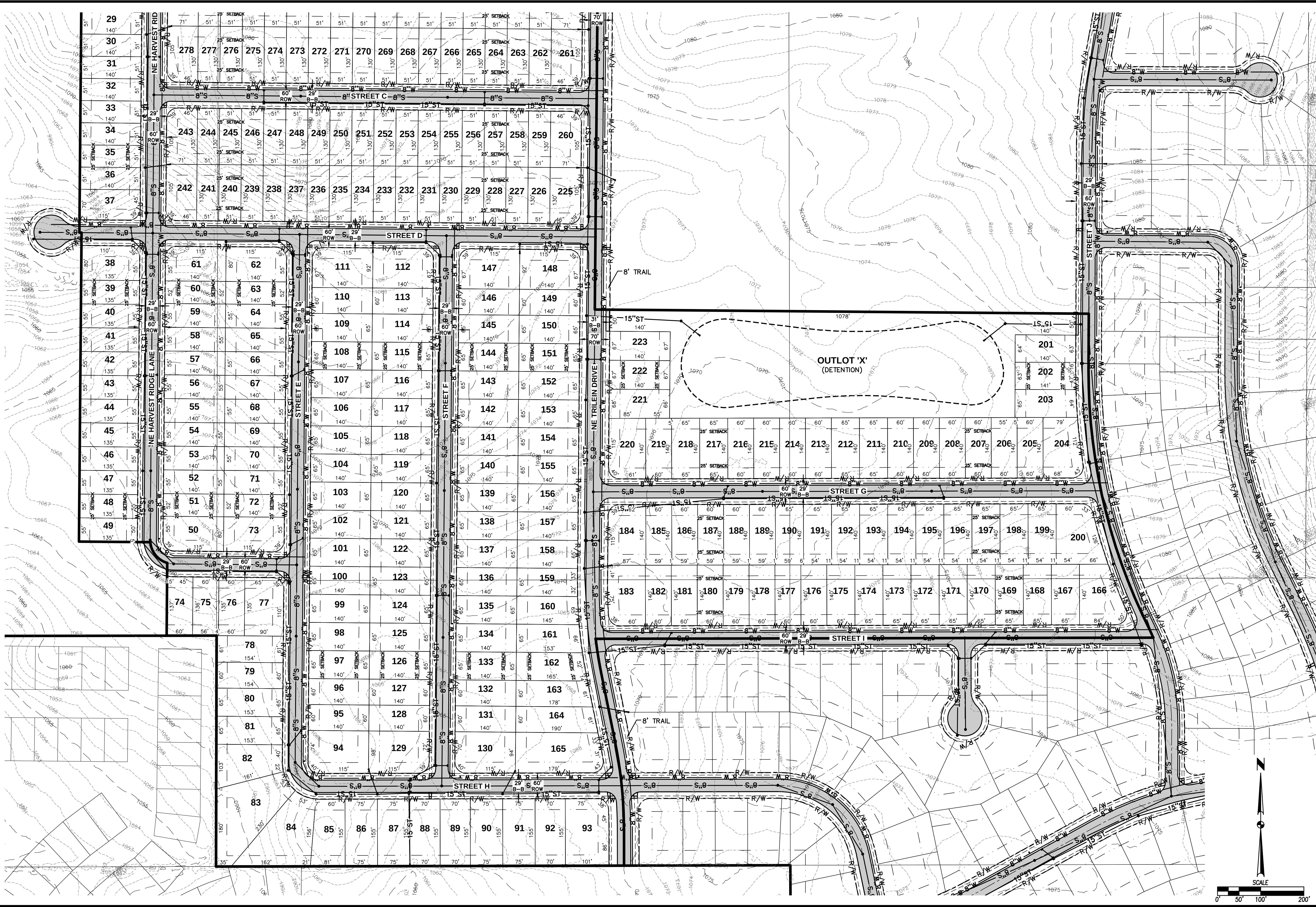
This PUD establishes bulk regulations, supporting evidence and development character for development within the PUD area. A conceptual master plan has been provided that illustrates the proposed land use, public street locations and city park location. A preliminary plat will be prepared and reviewed by the City for the development of the property that will further address street design, utilities, traffic generations and sewer/storm water calculations.

As detailed throughout the information provided, the Hope Kimberley PUD offers guidelines allowing some flexibility in development beyond standard zoning. That flexibility includes allowing smaller lot sizes and a reduction in building setbacks. In return, the city of Ankeny is receiving a unique development that offers amenities that are not provided in a standard development. A variety of architectural elements are being added to the homes being built within the PUD area to enhance curb appeal and additional landscaping is required to provide more trees to the property.

HOPE KIMBERLEY - AREA "B"

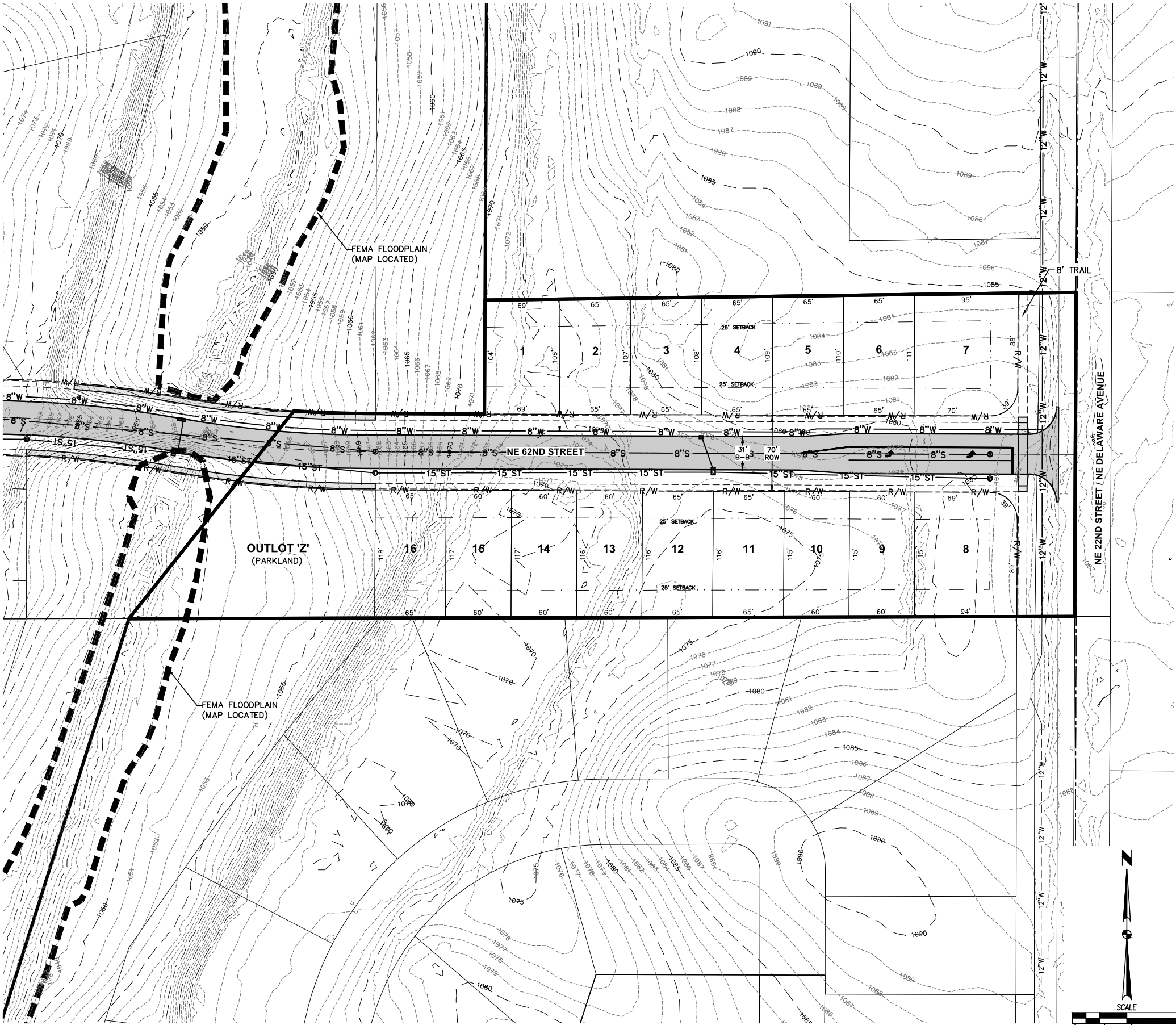
P.U.D. CONCEPTUAL PLAN



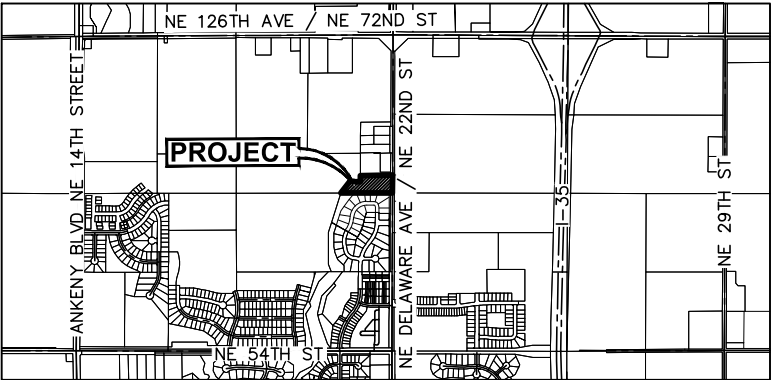


HOPE KIMBERLEY - AREA "E"

P.U.D. CONCEPTUAL PLAN



VICINITY MAP



OWNER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400

APPLICANT

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

ZONING

EXISTING: R-1: SINGLE FAMILY RESIDENCE DISTRICT
PROPOSED: P.U.D.: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

MINIMUM LOT WIDTH = 50 FEET
MINIMUM TWO-FAMILY LOT WIDTH = 75 FEET
SETBACKS:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 5 FEET

16 UNITS
UNITS (16) / ACRE (4.75) = 3.4 UNITS/ACRE

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

NOTES

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE EXCEPT ALONG THE WEST SIDE OF NE DELAWARE AVE WHICH REQUIRES AN 8' TRAIL.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. LOTS 7-8 WILL NOT BE ALLOWED DRIVEWAY ACCESS OFF OF NE DELAWARE AVENUE.
6. OUTLOT 'Z' WILL BE DEDICATED TO THE CITY AS PARKLAND.
7. FENCES ON LOTS ADJACENT TO NE DELAWARE AVENUE SHALL BE SETBACK 20' FROM NE DELAWARE AVENUE R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NE DELAWARE AVENUE R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE NE DELAWARE AVENUE R.O.W.
8. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.

P.U.D. LEGAL DESCRIPTION - AREA 'E'

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL [2018-191] AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL [2018-191] A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL [2018-191]; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

Hope Kimberley Property – Ankeny Planned Unit Development

BULK REGULATIONS

AREA 'B' and AREA 'E' – SINGLE-FAMILY RESIDENTIAL (50'+ Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet (One-Family Homes)
- Minimum Lot Width at front yard setback – 75 feet (Two-Family Homes)
- Minimum Lot Area – 6,000 s.f. (One-Family Home)
- Minimum Lot Area – 10,000 s.f. (Two-Family Home)
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet (covered or non-covered decks may extend into rear yard setback)
 - Side – 10 feet total (min. 5' one side)
- Additional Landscaping: A minimum of one overstory/ornamental tree shall be planted within the front yard of each lot.
- R-3 Zoning Regulations shall apply to any items not covered within this PUD

REZONING REQUEST

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND A PART OF OUTLOT "Y", FOUR MILE FOUR, AN OFFICIAL PLAT, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF HARVEST RIDGE PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36, A DISTANCE OF 197.65 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36; THENCE NORTH 00°08'38" EAST ALONG SAID WEST LINE, 534.33 FEET; THENCE SOUTH 89°55'10" WEST, 115.60 FEET; THENCE NORTH 00°29'17" EAST, 168.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 65.89 FEET AND WHOSE CHORD BEARS NORTH 39°21'39" WEST, 62.02 FEET; THENCE NORTH 89°30'43" WEST, 165.26 FEET; THENCE NORTH 00°29'17" EAST, 715.00 FEET; THENCE NORTH 89°30'43" WEST, 5.00 FEET; THENCE NORTH 00°29'17" EAST, 1173.98 FEET TO THE NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 427.09 FEET TO THE WEST LINE OF THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°40'44" EAST ALONG SAID WEST LINE, 115.14 FEET TO THE SOUTHWEST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 89°23'31" EAST ALONG THE SOUTH LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET; THENCE NORTH 00°40'46" WEST ALONG THE EAST LINE OF SAID WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET, A DISTANCE OF 114.86 FEET TO SAID NORTH LINE OF SAID SECTION 36; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 718.02 FEET; THENCE SOUTH 00°29'17" WEST, 1357.74 FEET; THENCE SOUTH 89°30'43" EAST, 1113.50 FEET; THENCE SOUTH 00°13'22" WEST, 128.98 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS SOUTH 13°40'02" EAST, 638.56 FEET; THENCE SOUTH 89°52'38" WEST, 1291.99 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS SOUTH 09°09'12" EAST, 77.97 FEET; THENCE SOUTH 11°23'16" EAST, 169.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS SOUTH 05°45'19" EAST, 196.30 FEET; THENCE SOUTH 00°07'22" EAST, 86.38 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 747.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.50 ACRES MORE OR LESS.

request that said real estate be rezoned from its present classification of R-1 to PUD for the

purpose of allowing the following use(s):

Construction of single family residential housing.

The undersigned owners of real estate lying outside of said tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from R-1 to PUD.

Parcel owner(s) signatures

Jenna Kimberley
(owner name)

Jenna Kimberley
(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope Kimberley LLC

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

Signature: Jenna Kimberley Date: _____

Printed Name: Jenna Kimberley Title: _____

Property Owner: William Kimberley Development Corporation

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley Date: 6/14/2023

Printed Name: Jenna Kimberley Title: VP

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP #1 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2, AN OFFICIAL PLAT, THENCE NORTH 38°28'54" EAST, 243.33 FEET; THENCE SOUTH 89°04'19" EAST, 174.76 FEET; THENCE NORTH 00°17'05" EAST, 104.49 FEET TO THE SOUTHWEST CORNER OF PARCEL "2018-191" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 17102, PAGE 203; THENCE NORTH 89°15'04" EAST ALONG THE SOUTH LINE OF SAID PARCEL "2018-191", A DISTANCE OF 542.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "2018-191"; THENCE SOUTH 00°13'22" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 297.37 FEET; THENCE SOUTH 89°52'38" WEST AND ALONG THE NORTH LINE OF SAID KIMBERLEY ESTATES PLAT 2, A DISTANCE OF 867.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.75 ACRES MORE OR LESS.

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Parcel owner(s) signatures

<u>Jenna Kimberley</u> (owner name)	<u>Jenna Kimberley</u> (Signature)
_____	_____
(owner name)	(Signature)

Parcel owners within 250' of the above tract:

Property Owner: <u>Hope Kimberley LLC</u>	
Address: <u>4500 Westown Parkway Suite 277 - West Des Moines, Iowa 50266</u>	
Signature: <u>Jenna Kimberley</u>	Date: <u>3/7/2023</u>
Printed Name: <u>Jenna Kimberley</u>	Title: <u>VP</u>
Property Owner: <u>Bill Kimberley LC</u>	
Address: <u>2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023</u>	
Signature: <u>Jenna Kimberley</u>	Date: <u>3/7/2023</u>
Printed Name: <u>Jenna Kimberley</u>	Title: <u>VP</u>

Property Owner: Kimberley Estates Owners Association Inc.

Address: 2785 N. Ankeny Blvd, Suite 22 - Ankeny, Iowa 50023

Signature: Jenna Kimberley

Date: 3/7/2023

Printed Name: Jenna Kimberley

Title: President

Property Owner: Hope K Farms LLC

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

Signature: [Signature]

Date: 03/10/2023

Printed Name: Reza Karbassi

Title: owner

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

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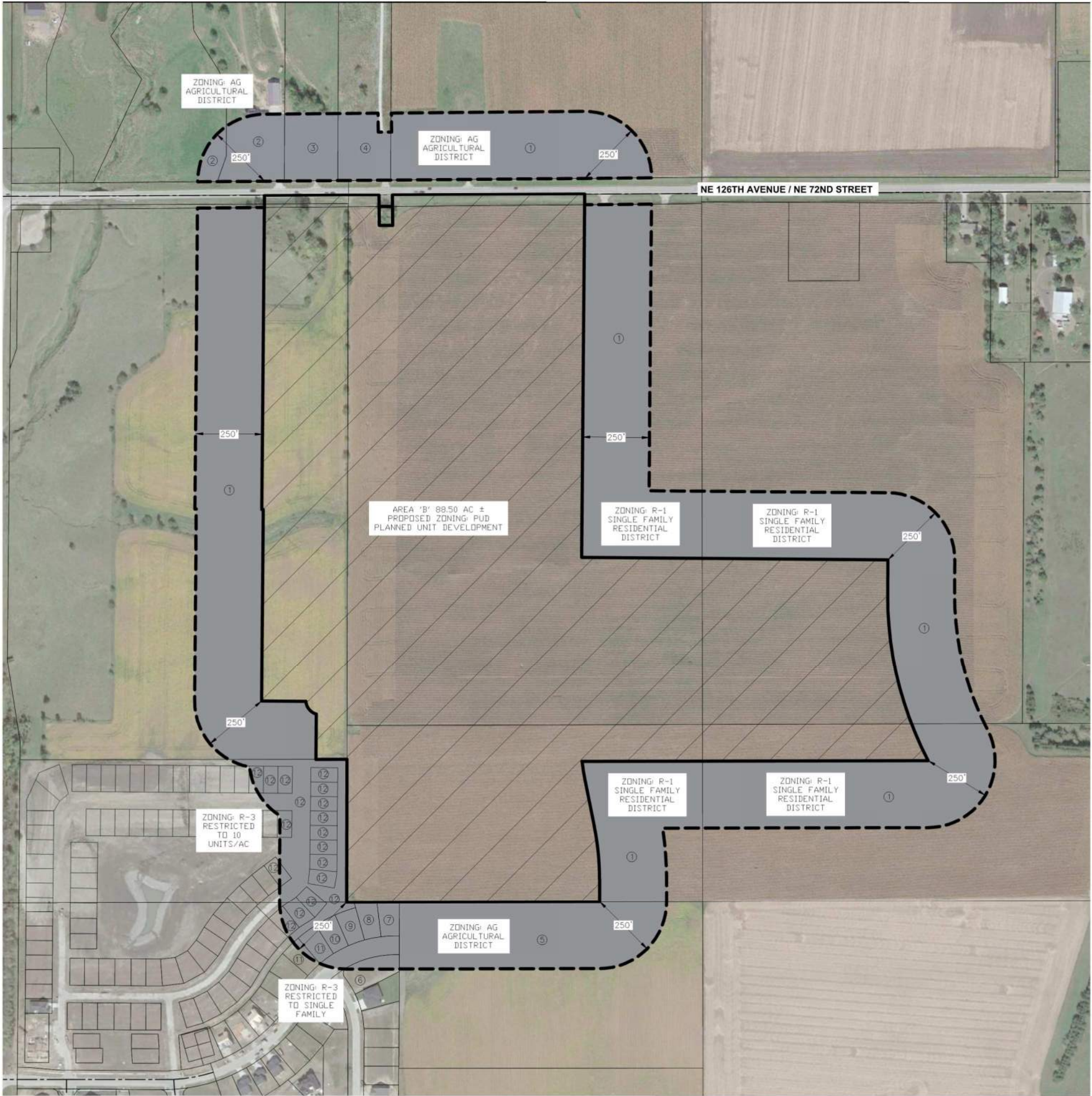
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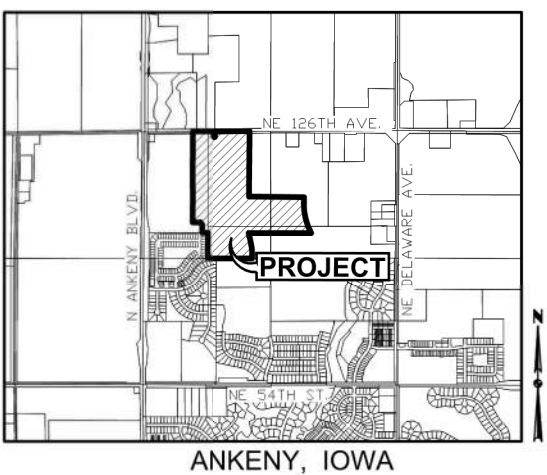
Printed Name: _____

Title: _____

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PLOT BY: J. B. BROWN
COMMENTS:



VICINITY MAP
SCALE 1"=2000'



OWNER

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

APPLICANT

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

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

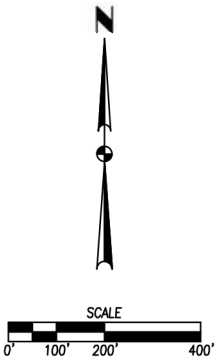
PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'B':

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

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	46.1	75.57%	X
2	NEFZGER, JEREMY & TERESA	1.6	2.55%	
3	VOGEL, PATRICIA & TIMOTHY	1.1	1.88%	
4	GOLDSBERRY, GRANT & JODI	1.1	1.73%	
5	JERRYS HOMES INC	5.4	8.87%	
6	BYRAN, MARC A	0.2	0.29%	
7	WILLIAM KIMBERLEY DEVELOPMENT CORP	0.2	0.37%	X
8	BENCHMARK BUILDERS IOWA LC	0.2	0.38%	
9	ROSS, JACKSON	0.2	0.34%	
10	MARNIN, SCOTT & STEPHANIE	0.2	0.34%	
11	CUSTOM HOLDINGS LLC	0.3	0.42%	
12	COURTYARDS AT HARVEST RIDGE LLC	4.4	7.26%	
		61.1	100.00%	75.93%



DATE: 06/19/2023
04/13/2023

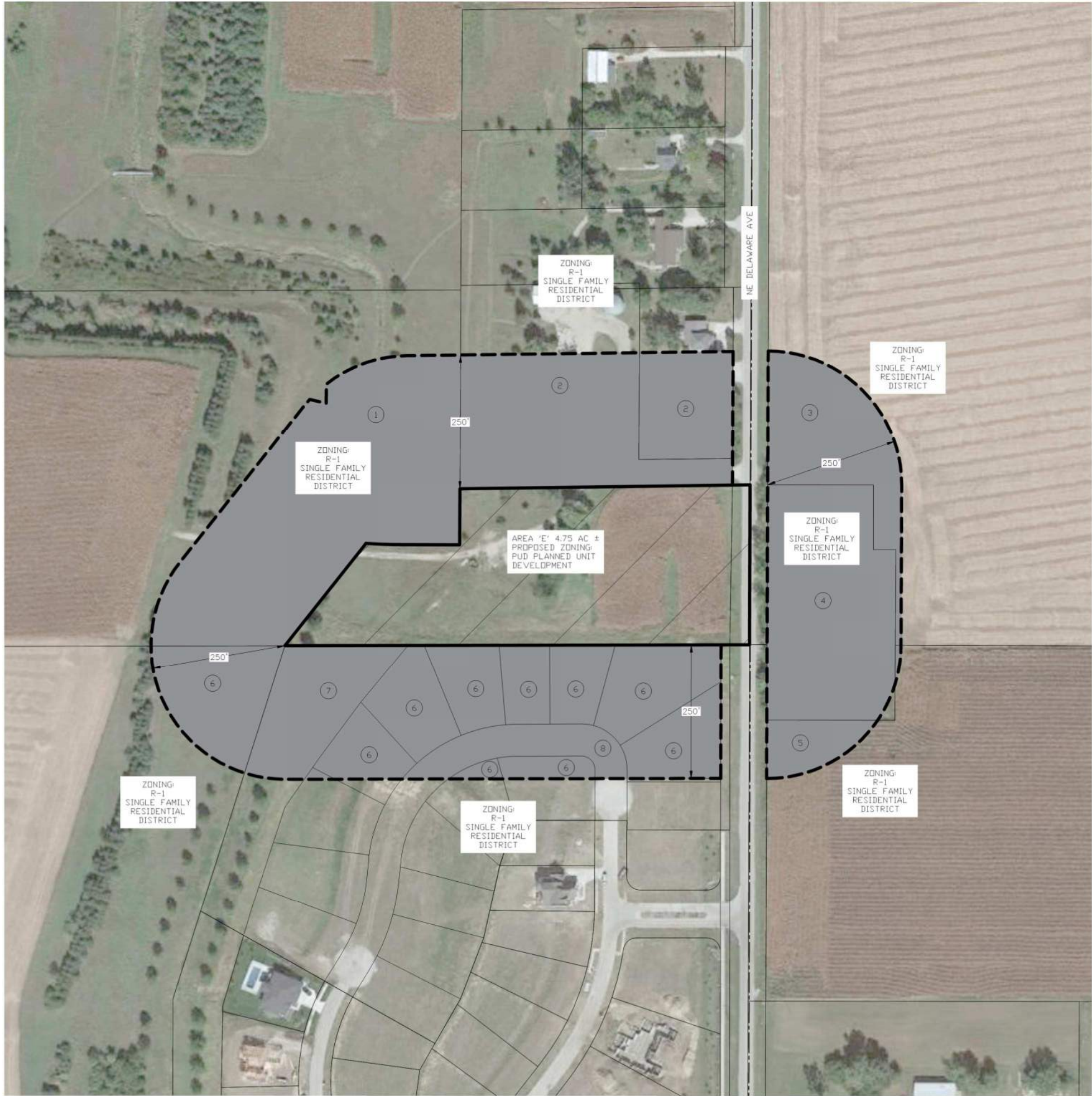
REVISIONS: SECOND SUBMITTAL
FIRST SUBMITTAL

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

TECH: MAE
ENGINEER: EKO

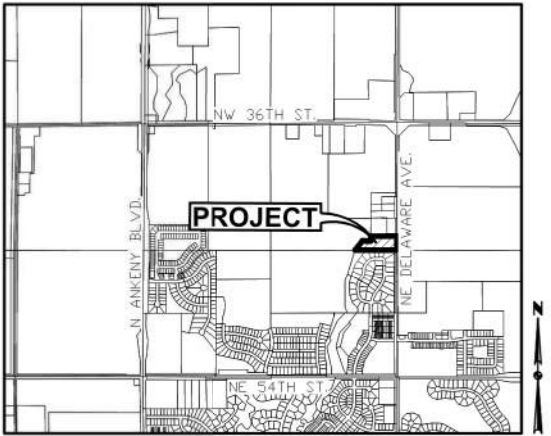
HOPE KIMBERLEY PROPERTY
REZONING MAP - AREA 'B'

2108.649



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

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

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL

PROPOSED: PUD - PLANNED UNIT DEVELOPMENT

REZONING DESCRIPTION - AREA 'E':

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ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	4.1	25.39%	X
2	VAN DYKE, JUDITH & ROBIN	2.9	18.00%	
3	HOPE K FARMS LLC	1.3	8.10%	X
4	WYCKOFF, ALVIN & EMILY	2.3	14.01%	
5	HOPE K FARMS	0.4	2.32%	X
6	BILL KIMBERLEY LC	4.3	26.24%	X
7	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	5.95%	X
8	CITY OF ANKENY			
		16.2	100.00%	67.99%



SUPPORTING EVIDENCE

Hope Kimberley Property - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to the Hope Kimberley Property will be from NE Delaware Avenue to the east, NE 126th Avenue to the north, Highway 69 (North Ankeny Boulevard) to the west, NE Hillcrest Drive and NE 62nd Street to the south. Internal public streets will be extended throughout the development that connect to the major thoroughfares surrounding the property. Internal streets will be local public streets and collectors with on-street parking.

The city of Ankeny has a long-term plan to widen NE Ankeny Boulevard, NE Ankeny Boulevard and NE 126th Avenue as there are Interstate 35 entrance/exits ramps located northeast of this property.

A more detailed traffic study will be prepared by a traffic engineer for the city to review.

PEDESTRIAN CIRCULATION

Five-foot wide public sidewalks will be constructed on both sides of all public streets to provide pedestrian access to all site amenities including the city park. An 8-foot wide public trail will be constructed on the south side of NE 72nd Street, the east side of NE Trilein Drive and the west side of NE Delaware Avenue. Pedestrian ramps will be provided at all major roadways such as North Ankeny Boulevard, NE Delaware Avenue and NE 126th Street to connect the existing surrounding neighborhoods.

UTILITIES

Sanitary sewer service will be provided by connecting into an existing 18-inch sanitary sewer line to the south currently located within the Kimberley Estates development. A second connection will be provided in the future by the city of Ankeny in the southwest corner of the property. All sanitary sewer mains will be public.

Water main that will serve this development will come from a 12-inch watermain along NE Delaware Avenue, NE 72nd Street and NE Ankeny Boulevard. A 10-inch watermain will also be constructed along NE Trilein Drive and NE 62nd Avenue. All internal watermain will be 8-inch diameter.

Storm sewer will be provided within public right-of-ways and sized per city code ultimately discharging into one of the detention basins provided onsite. This particular site has two major creeks/drainageways that run through this site so discharge points will occur along these areas.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services along NE Delaware Avenue, NE Ankeny Boulevard and NE 126th Avenue. These easements will be located adjacent to the public right-of-ways or within rear yards of residential lots as requested by the utility companies.

STORM WATER MANAGEMENT

The Hope Kimberley property generally drains from a high point that runs through the center of the property to the east into an unnamed tributary of Fourmile Creek or the west directly into Fourmile Creek. Detention for the single-family residential areas will be provided in a combination of wet-bottom ponds provided throughout the site. Detention for the multi-family and commercial parcels will be provided onsite by the entity developing the property. All detention facilities shall be privately owned and maintained.

PARKS

Two public parks totaling approximately 22.57 acres in size within floodplain areas will be provided to satisfy parkland dedication requirements for all of the residential uses within the development. Parkland dedication calculations are included.

NEIGHBORHOOD AMENITIES

The areas shown as wet bottom ponds shall be privately owned and maintained by the neighborhood association. These amenities will only be accessible to the residents living within the Hope Kimberley development.

ARCHITECTURAL CHARACTER

Hope-Kimberley Property – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

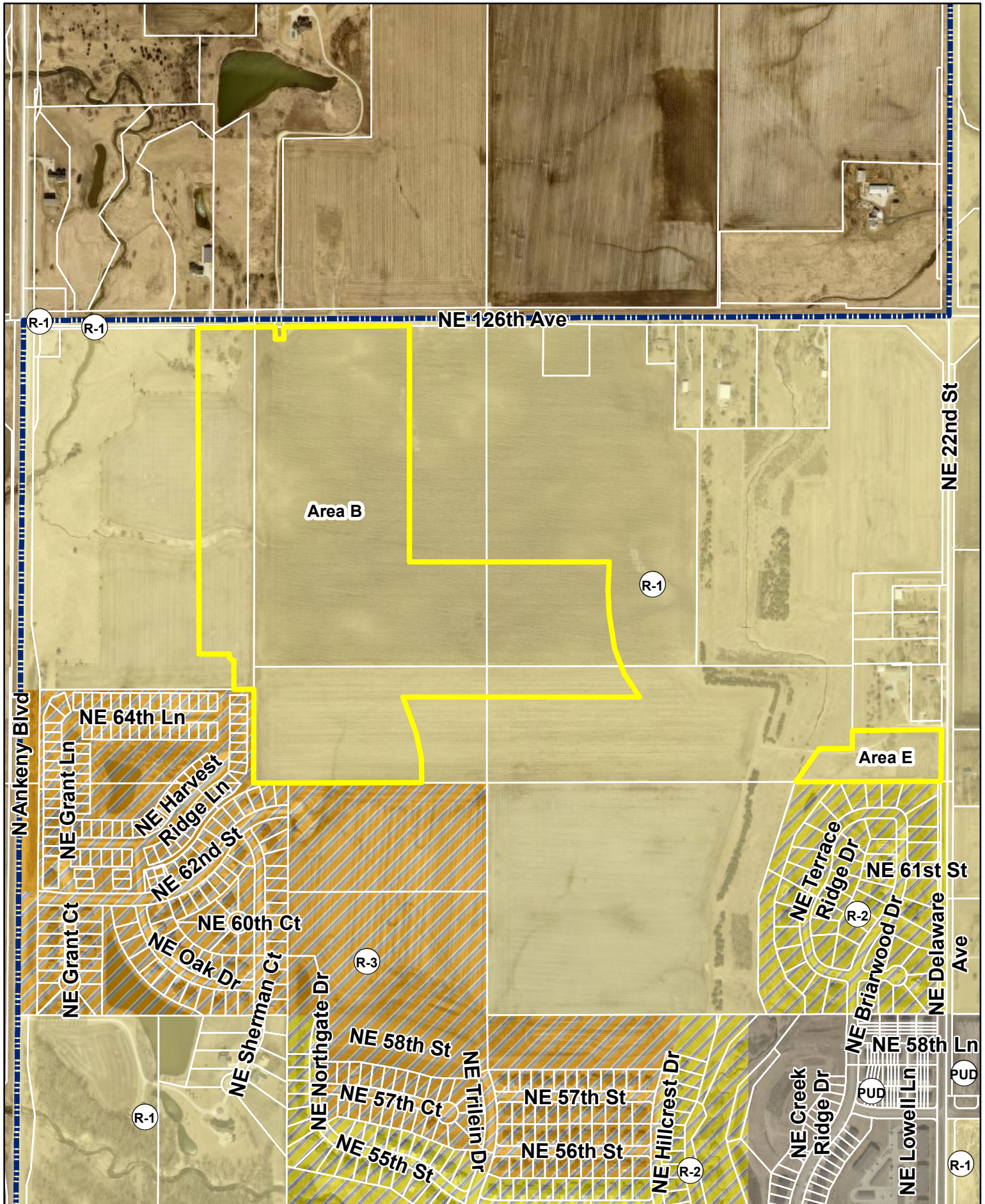
The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.











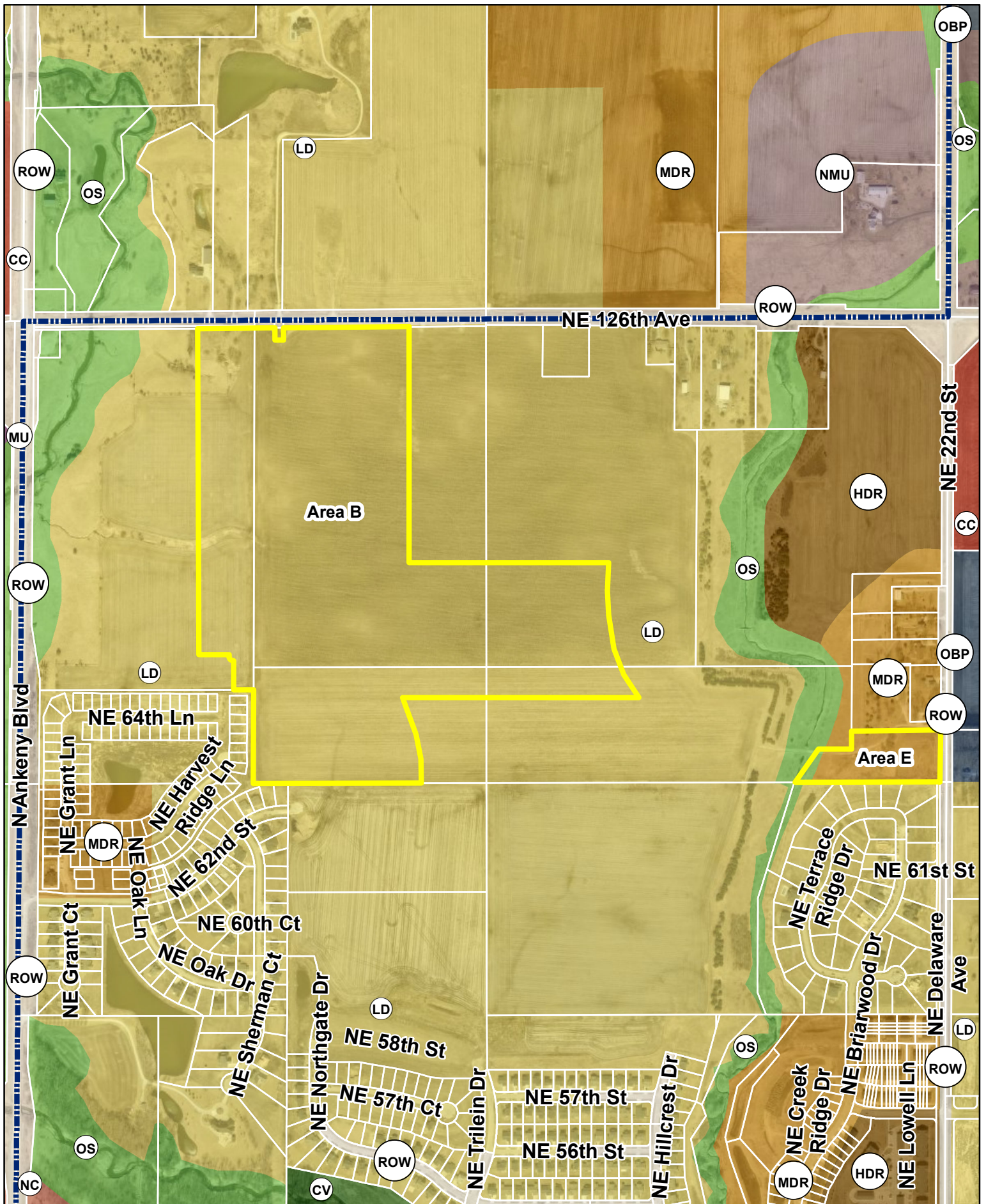
N



1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties
Rezoning Areas B & E
Zoning Map



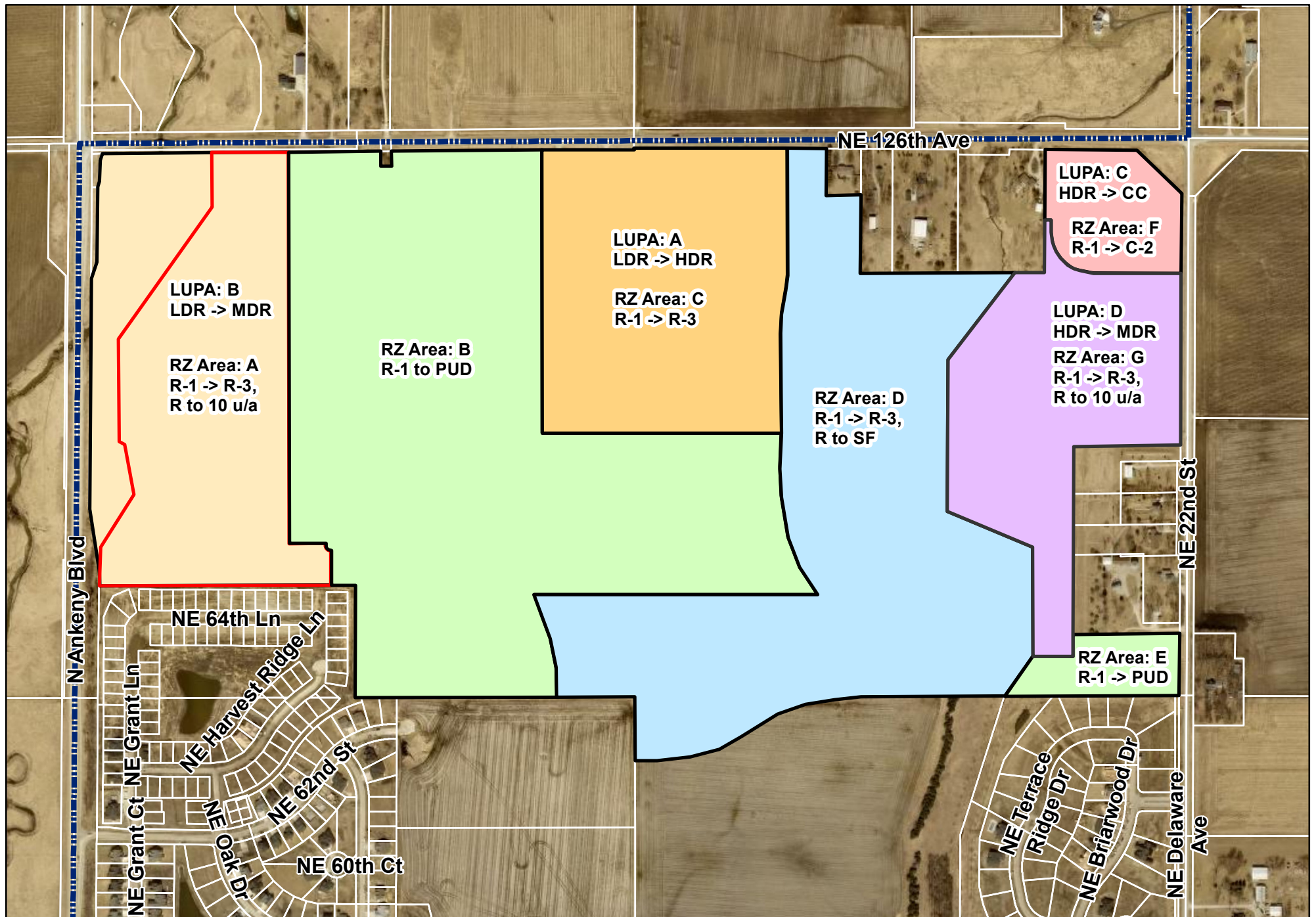
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1 inch = 700 feet

Date: 7/13/2023

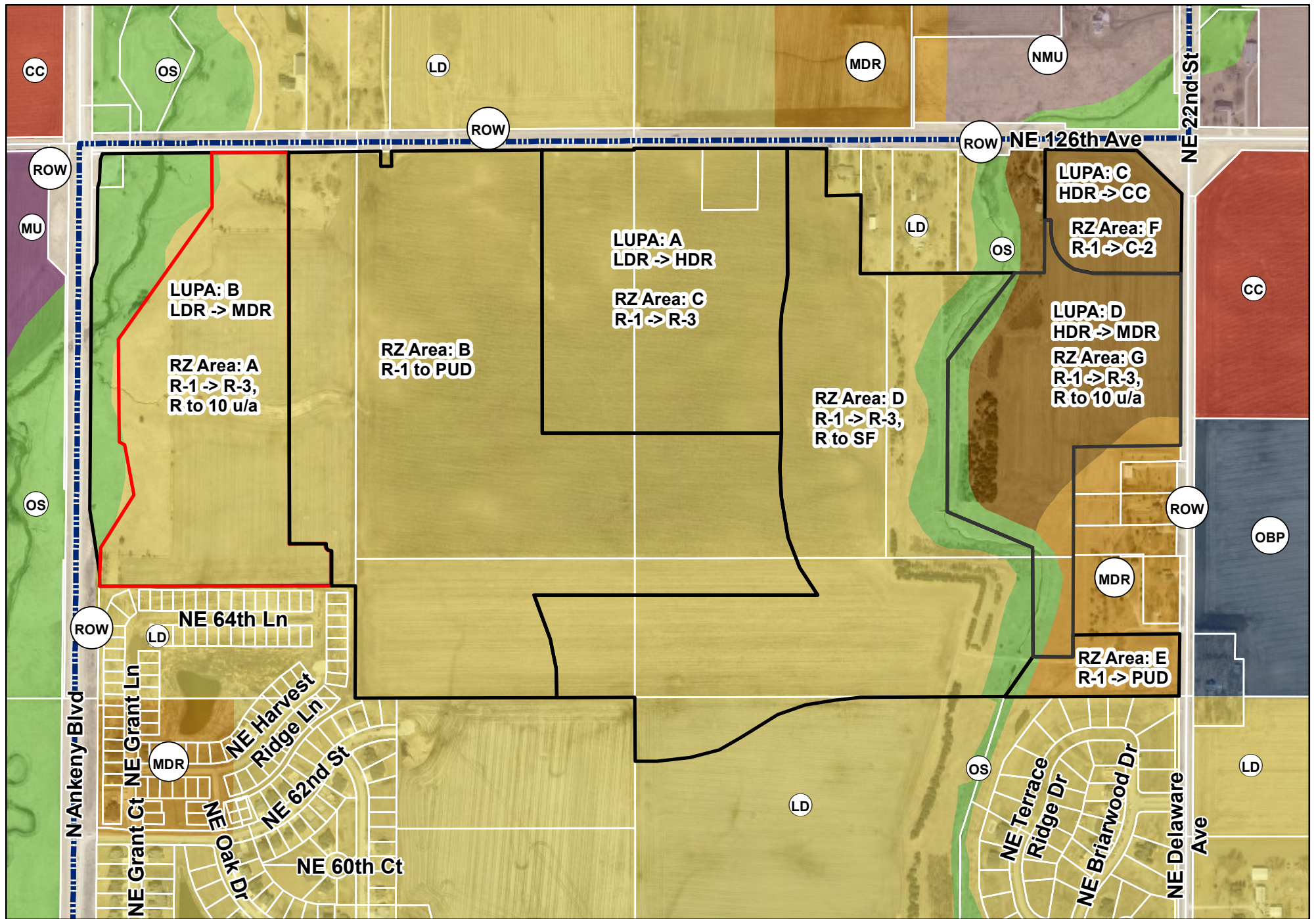
**Hope Kimberley Properties
Rezoning Areas B & E
Future Land Use Map**



1 inch = 600 feet

Date: 7/13/2023

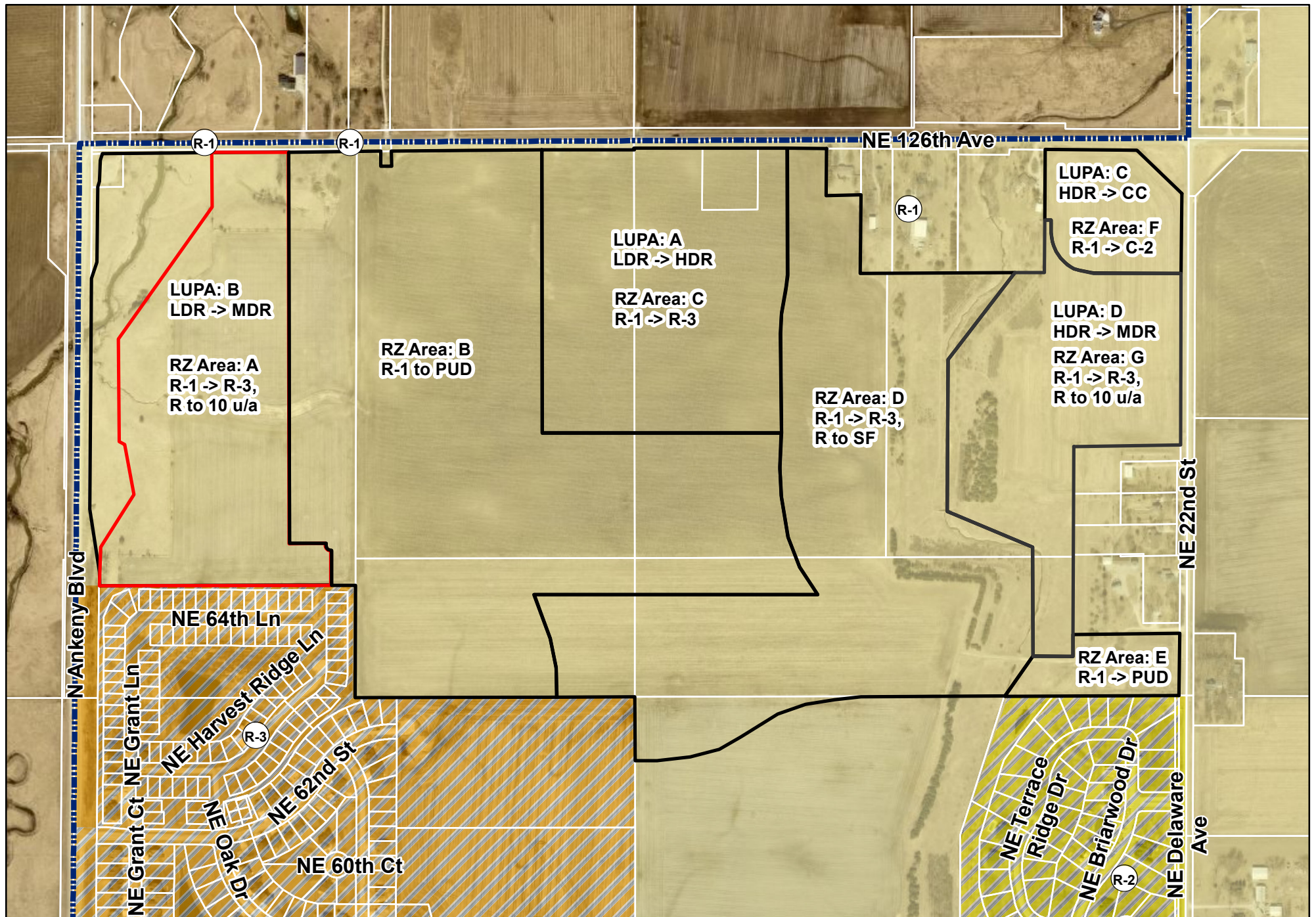
Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Aerial Map



1 inch = 600 feet

Date: 7/13/2023

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



1 inch = 600 feet

Date: 7/13/2023

Hope Kimberley Properties
Land Use Plan Amendments & Rezonings
Zoning Map



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

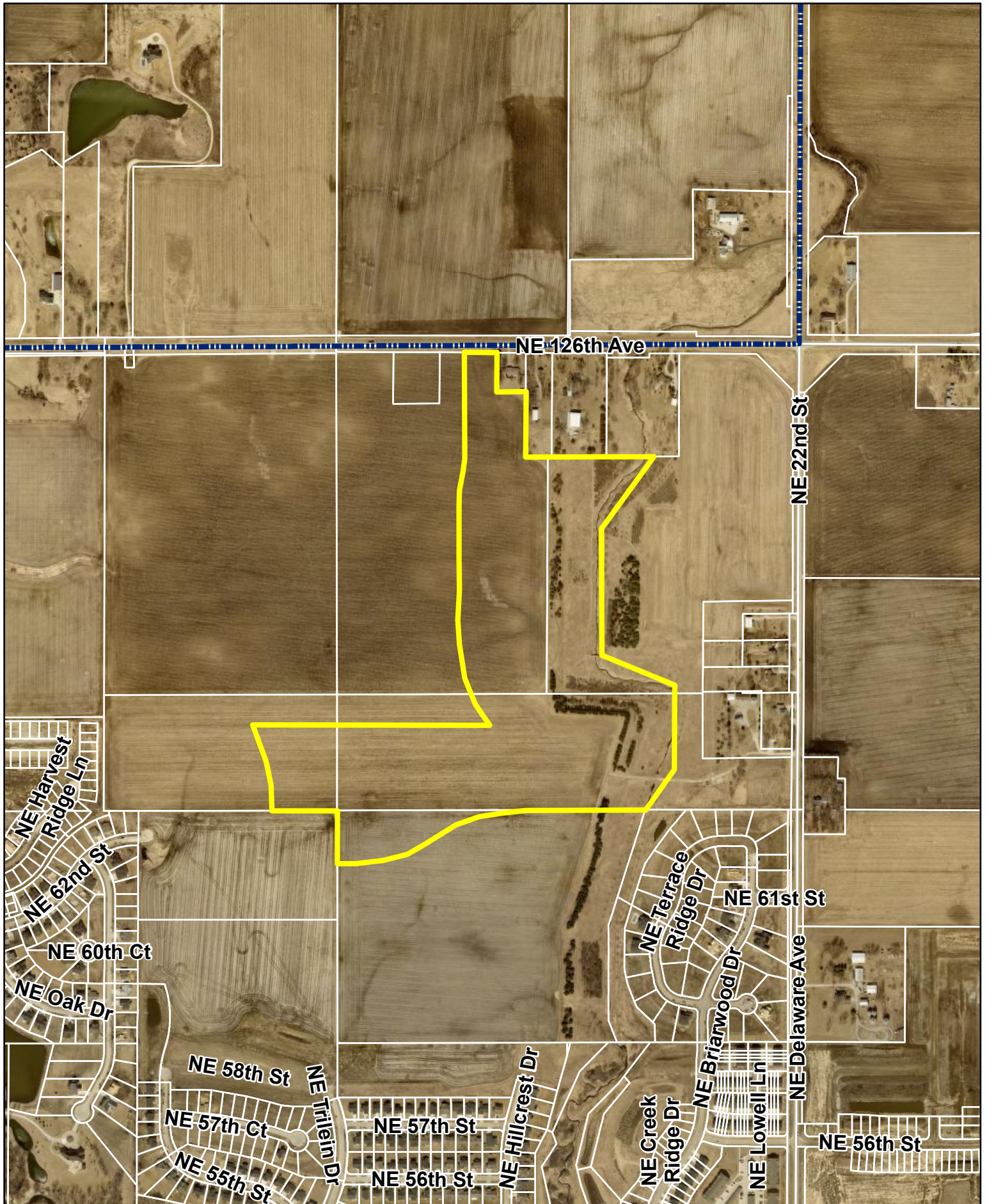
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 700 feet

Date: 7/13/2023

Hope Kimberley Properties Rezoning Area D



Plan and Zoning Commission
Staff Report

Meeting Date: July 18, 2023

Agenda Item: Hope Kimberley Properties Land Use Map Amendments and Rezoning – Public Hearing
Report Date: July 13, 2023 EJC
Prepared By: Jake Heil
Associate Planner

Discussion

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

LUPA Area A and Rezoning C:

Land Use Plan Amendment Area A is approximately 35.56 acres; and is located south of NE 126th Avenue and 1,600 feet west of the NE Delaware and NE 126th intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to High Density Residential (HDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential and Medium Density Residential to the north and Low Density to the south, east and west.

Existing: Low Density Residential (LDR)

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

Proposed: High Density Residential (HDR)

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

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

LUPA Area B and Rezoning A:

Land Use Plan Amendment Area B is approximately 45.14 acres; and is located in the southeast corner of the NE 126th Avenue and N Ankeny Boulevard intersection. The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as Low Density Residential to the east and south, and Low Density Residential and Open Space to the north and west.

Existing: Low Density Residential (LDR)
--

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

Proposed: Medium Density Residential (MDR)

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

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

LUPA Area C and Rezoning F:

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

Existing: High Density Residential (HDR)

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

Proposed: Community Commercial (CC)

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

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

LUPA Area D & Rezoning G:

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

Existing: High Density Residential (HDR)

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

Proposed: Medium Density Residential (MDR)

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

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

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

Rezoning Area B/E (PUD):

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

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

Rezoning Area D:

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

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

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

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on August 8, 2023.

June 17, 2023

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

RE: Hope Kimberley – Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hope Kimberley, we submit herewith the following rezoning request to rezone approximately 284.2 acres located south of NE 126th Avenue/NE 72nd Street, east of Highway 69 (Ankeny Boulevard) and west of NE Delaware Avenue. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 93.25 acres to a Planned Unit Development, 66.98 acres to R-3 Multiple-Family Residence District restricted to single family residential, 62.72 acres to R-3 Multiple-Family Residence District restricted to 10 units/acre, 36.60 acres to R-3 Multiple-Family Residence District and 9.54 acres to C-2 Commercial District. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

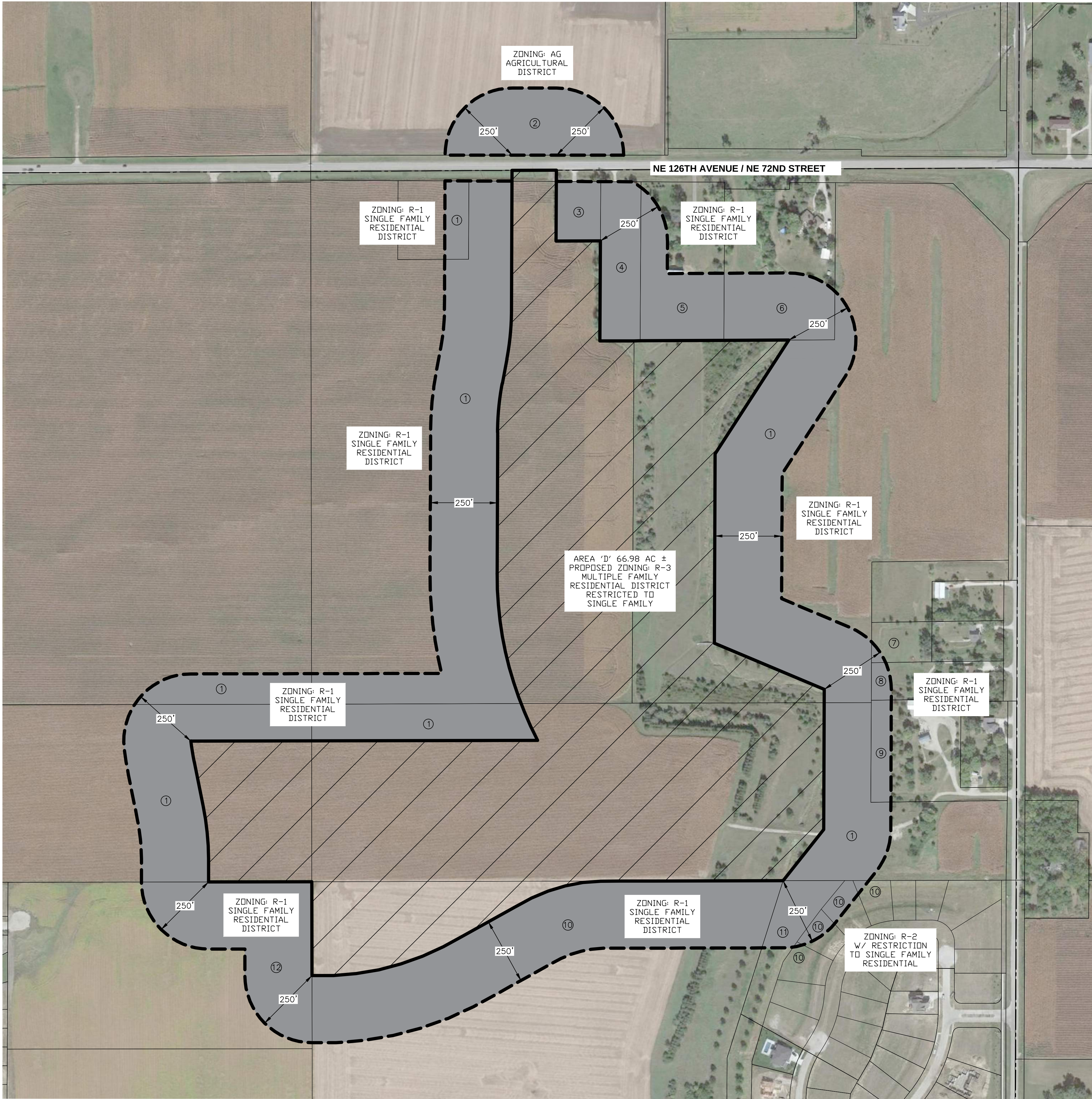
CIVIL DESIGN ADVANTAGE, LLC



Erin K. Ollendike, P.E.

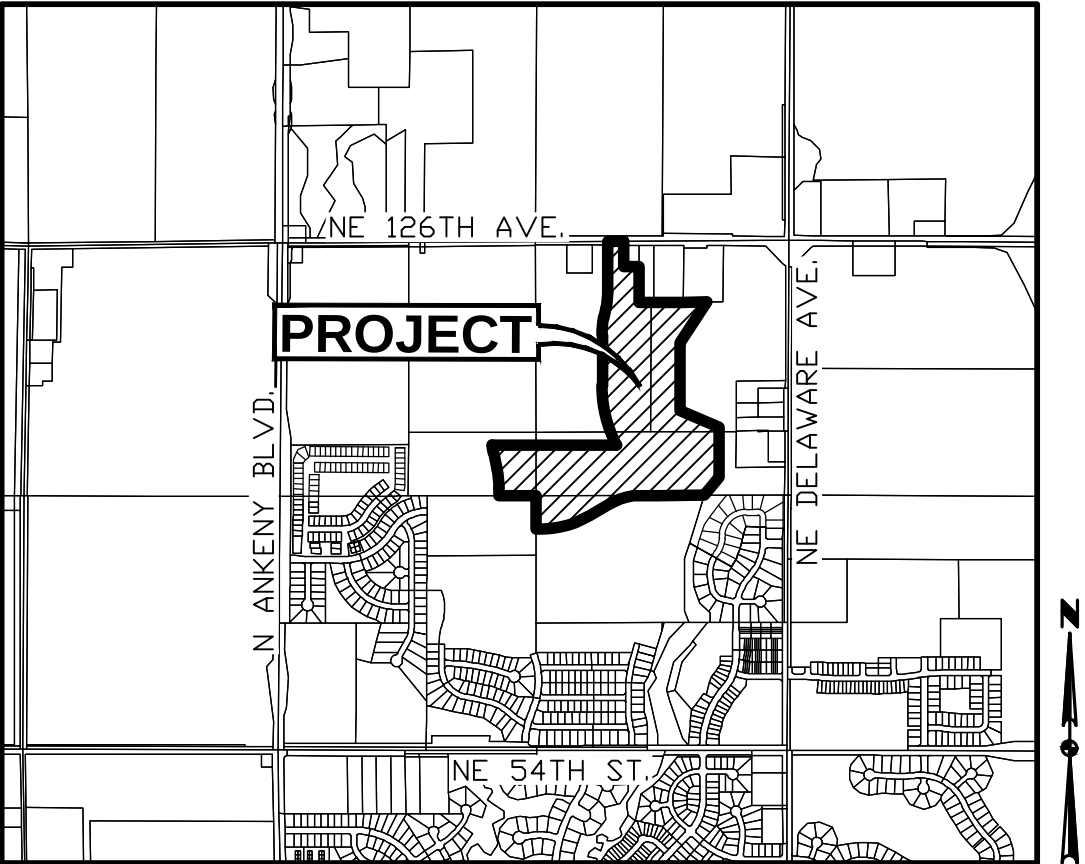
cc: Jenna Kimberley, Kimberley Development Corporation

FILE: H:\2021\2108-69\DWG\2108-69-REZONE-D.DWG
PLOTTER: HP PLOTTER
PLOT DATE: 6/7/2023 10:38 AM
DRAWN BY: JENNA KIMBERLEY
CHECKED BY: JENNA KIMBERLEY



VICINITY MAP

SCALE 1"=2000'



ANKENY, IOWA

OWNER

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

APPLICANT

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

ZONING:

EXISTING: R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT

PROPOSED: R-3 - MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO SINGLE FAMILY

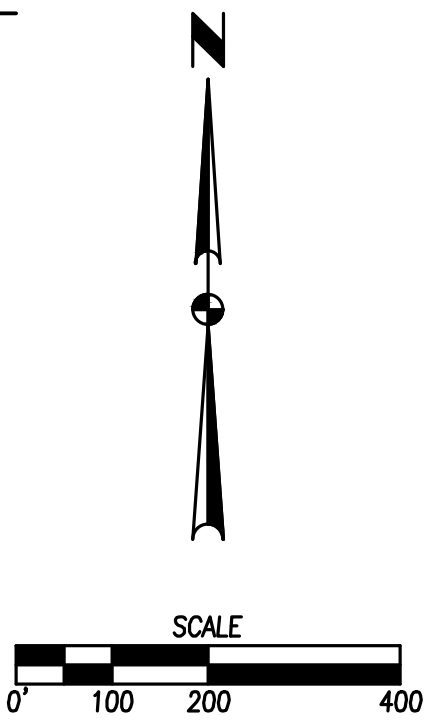
REZONING DESCRIPTION - AREA 'D':

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

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE SOUTH 89°52'38" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 385.00 FEET; THENCE NORTH 00°07'22" WEST, 86.38 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 196.61 FEET AND WHOSE CHORD BEARS NORTH 05°45'19" WEST, 196.30 FEET; THENCE NORTH 11°23'16" WEST, 169.54 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 77.99 FEET AND WHOSE CHORD BEARS NORTH 09°09'12" WEST, 77.97 FEET; THENCE NORTH 89°52'38" EAST, 1291.99 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1330.00 FEET, WHOSE ARC LENGTH IS 644.86 FEET AND WHOSE CHORD BEARS NORTH 13°40'02" WEST, 638.56 FEET; THENCE NORTH 00°13'22" EAST, 527.24 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 10°37'33" EAST, 94.16 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 181.57 FEET AND WHOSE CHORD BEARS NORTH 05°25'28" EAST, 181.32 FEET; THENCE NORTH 00°13'22" EAST, 521.42 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°43'12" EAST ALONG SAID NORTH LINE, 165.35 FEET; THENCE SOUTH 00°17'54" WEST, 264.01 FEET; THENCE NORTH 89°43'13" EAST, 165.00 FEET; THENCE SOUTH 00°17'53" WEST, 373.02 FEET; THENCE NORTH 89°42'59" EAST, 703.99 FEET; THENCE SOUTH 32°56'05" WEST, 505.04 FEET; THENCE SOUTH 00°13'22" WEST, 705.09 FEET; THENCE SOUTH 67°10'04" EAST, 444.03 FEET; THENCE SOUTH 00°12'25" WEST, 522.09 FEET; THENCE SOUTH 38°28'54" WEST, 243.33 FEET TO THE NORTHWEST CORNER OF KIMBERLEY ESTATES PLAT 2 ALSO BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°52'38" WEST ALONG SAID SOUTH LINE, 605.62 FEET; THENCE SOUTH 89°46'46" WEST, 73.48 FEET; THENCE SOUTH 85°36'15" WEST, 66.85 FEET; THENCE SOUTH 79°22'24" WEST, 66.85 FEET; THENCE SOUTH 73°08'32" WEST, 66.85 FEET; THENCE SOUTH 66°54'41" WEST, 66.85 FEET; THENCE SOUTH 61°34'12" WEST, 71.30 FEET; THENCE SOUTH 60°58'05" WEST, 225.00 FEET; THENCE SOUTH 61°21'15" WEST, 78.94 FEET; THENCE SOUTH 65°20'09" WEST, 85.40 FEET; THENCE SOUTH 70°18'19" WEST, 85.40 FEET; THENCE SOUTH 75°16'29" WEST, 85.40 FEET; THENCE SOUTH 80°14'39" WEST, 85.40 FEET; THENCE SOUTH 85°12'49" WEST, 85.40 FEET; THENCE NORTH 89°59'06" WEST, 79.63 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°05'22" WEST ALONG SAID WEST LINE, 349.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.98 ACRES MORE OR LESS.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HOPE KIMBERLEY LLC	34.8	55.05%	X
2	NORTHSTAR LTD	3.2	5.07%	
3	HUSS, EMILY & KEVIN	0.8	1.33%	
4	KLEIN, STEVEN J	2.0	3.22%	
5	GROVE, KELLY & KATIE	2.4	3.78%	
6	SEUNTJENS, CHRISTOPHER & IRENE	2.3	3.61%	
7	ABUHL, WAYNE E	0.1	0.08%	
8	HAUS, JILL & SHANNON	0.2	0.35%	
9	VAN DYKE, JUDITH & ROBIN	0.7	1.03%	
10	BILL KIMBERLEY LC	10.7	16.98%	X
11	KIMBERLEY ESTATES OWNERS ASSOCIATION INC	1.0	1.54%	X
12	JERRYS HOMES INC	5.0	7.96%	
		63.2	100.00%	73.57%



DATE

REVISIONS

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

TECH: MAE

ENGINEER: EKO

06/19/2023
04/13/2023

SECOND SUBMITTAL
FIRST SUBMITTAL

HOPE KIMBERLEY PROPERTY

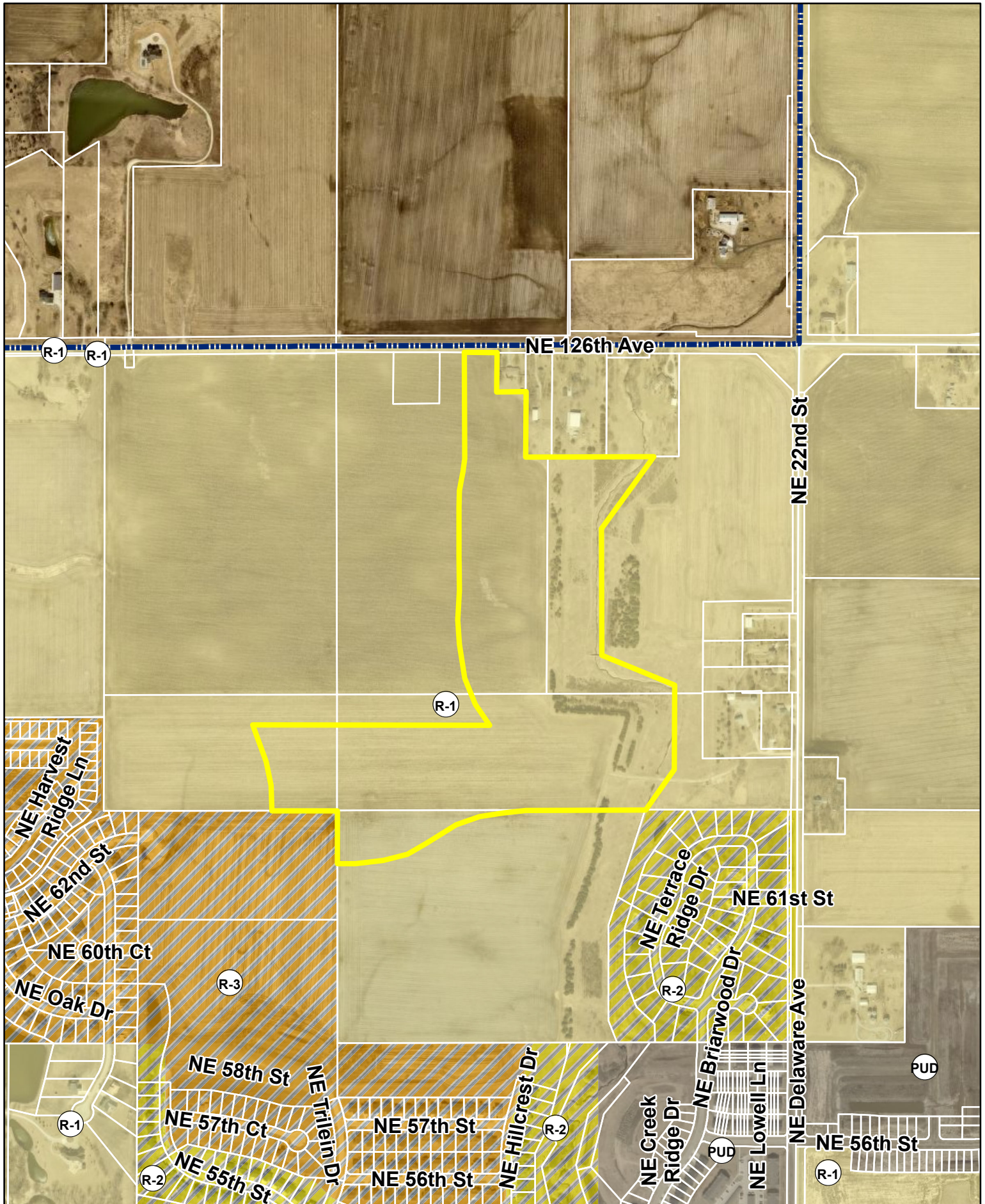
REZONING MAP - AREA 'D'

ANKENY, IOWA

1

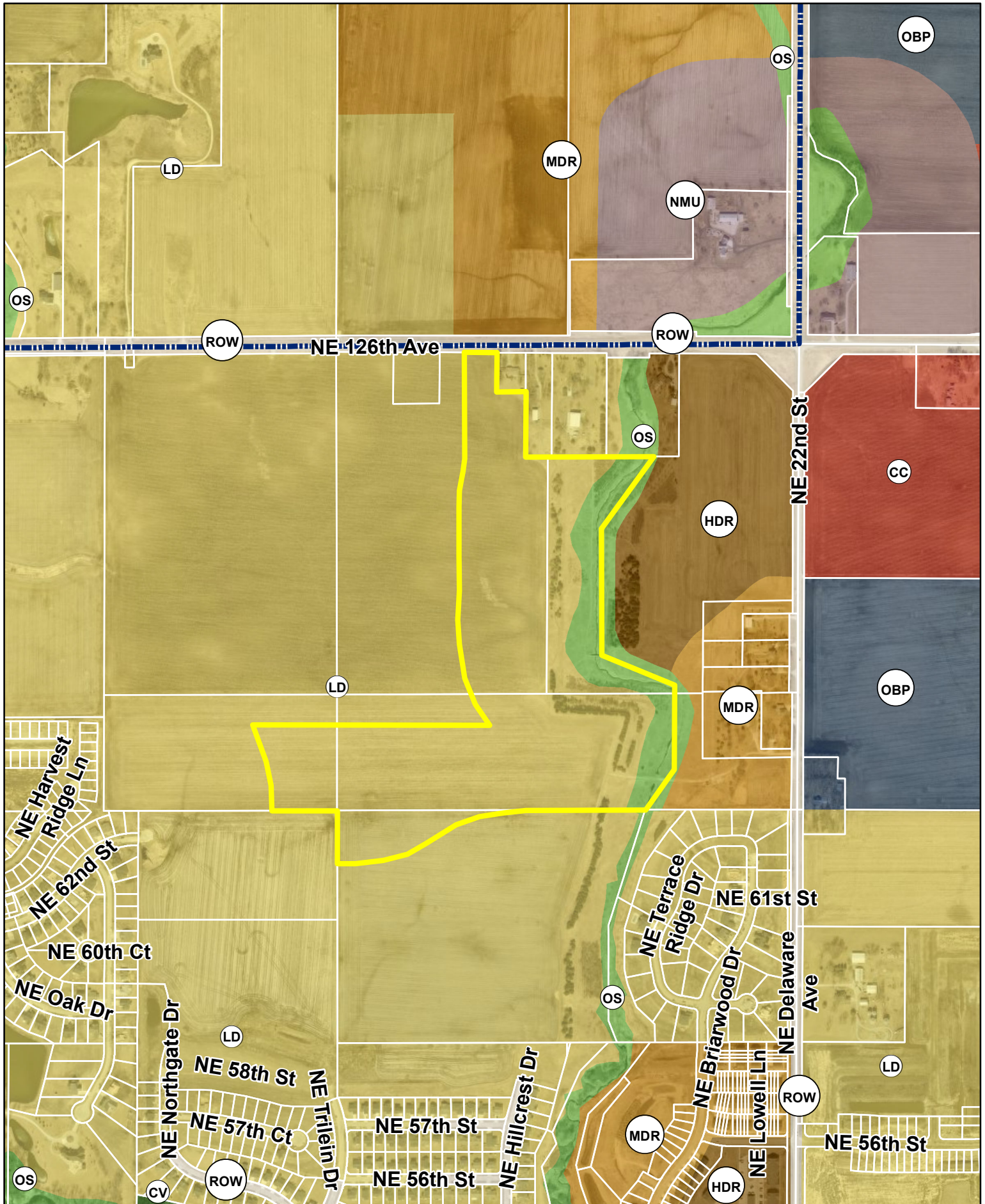
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2108.649



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1 inch = 700 feet
Date: 7/13/2023

**Hope Kimberley Properties
Rezoning Area D
Zoning Map**



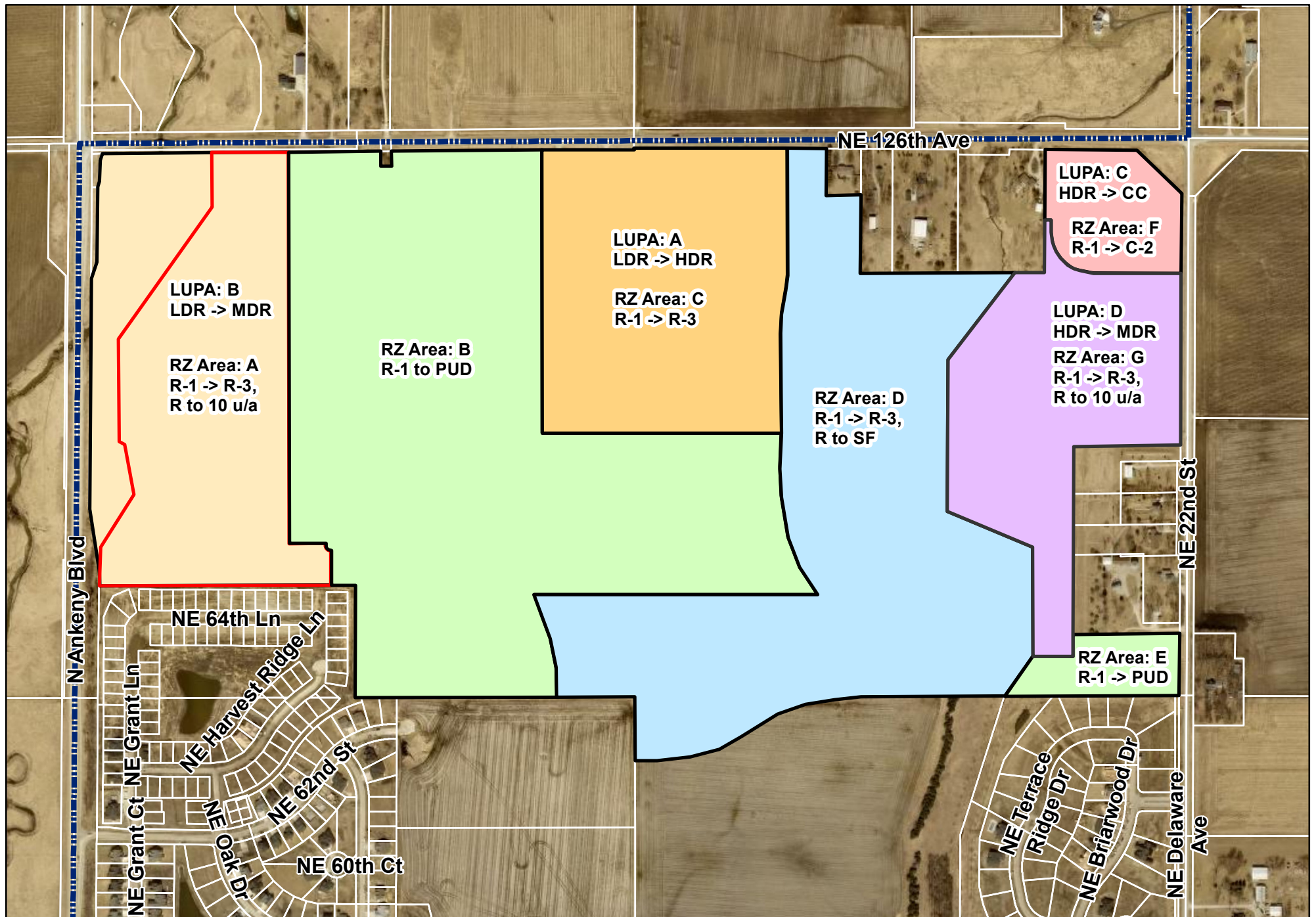
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Date: 7/13/2023

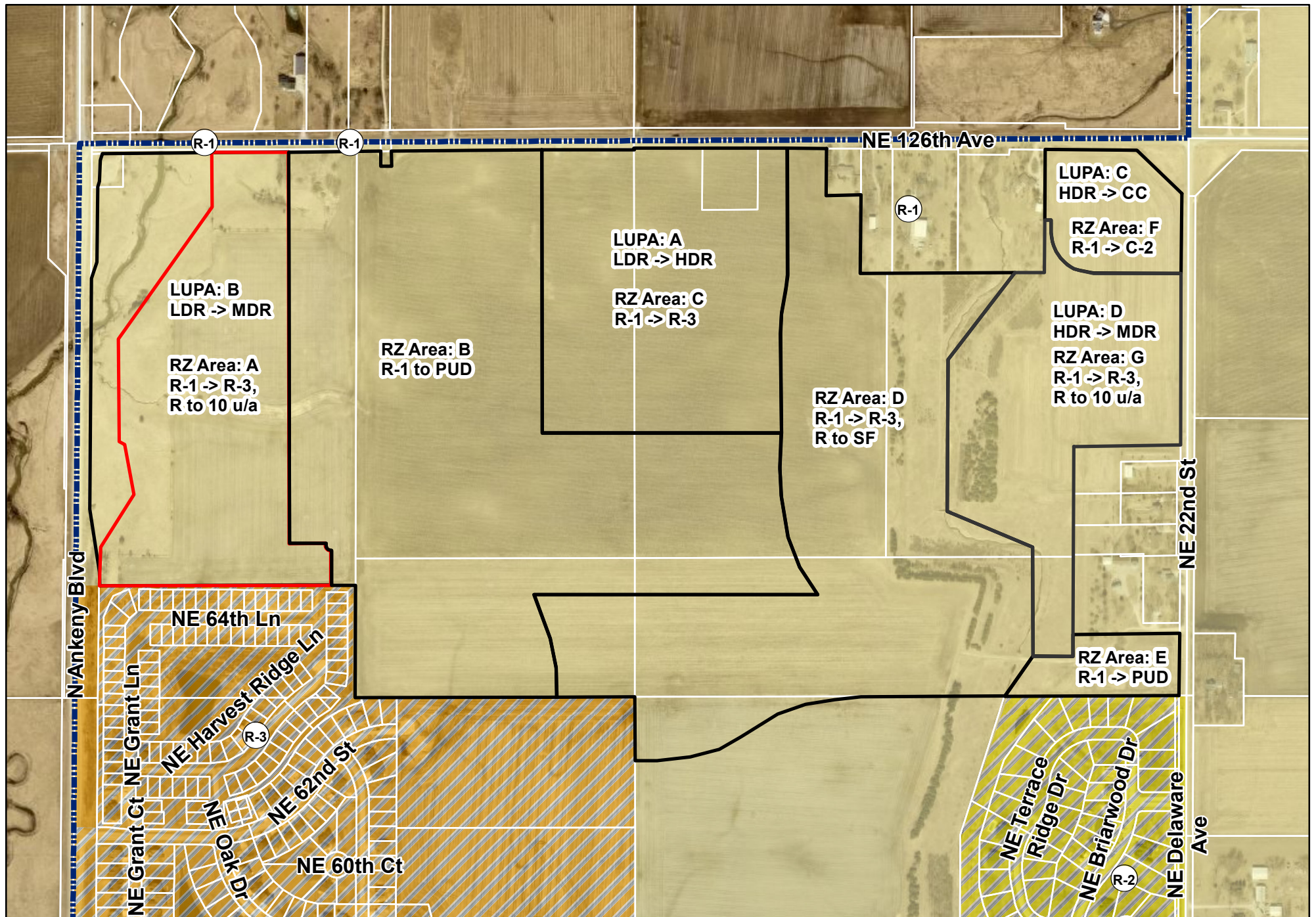
**Hope Kimberley Properties
Rezoning Area D
Future Land Use Map**



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Date: 7/13/2023

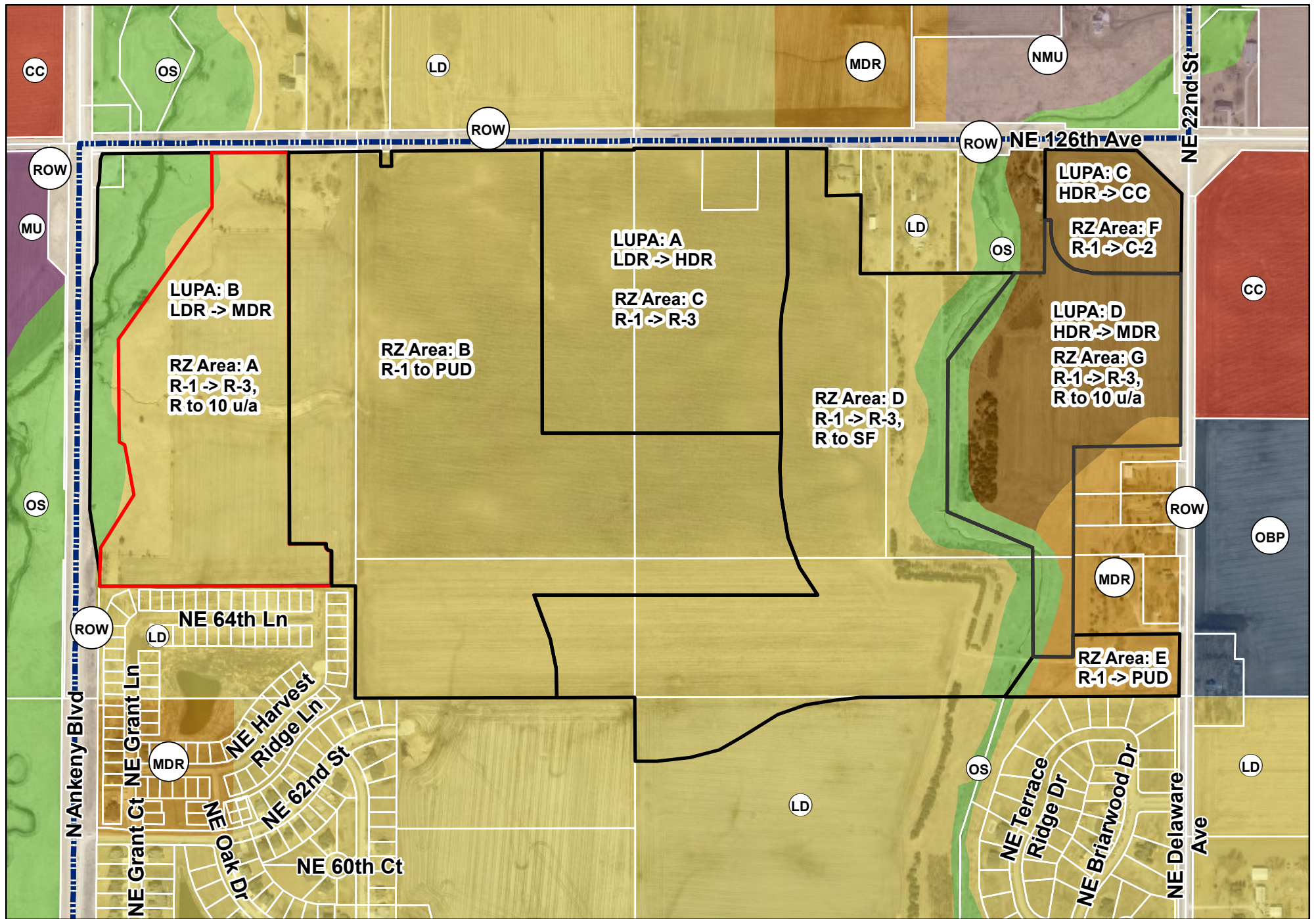
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Hope Kimberley Properties Land Use Plan Amendments & Rezonings Zoning Map



1 inch = 600 feet

Date: 7/13/2023

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



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Heritage Commercial at Prairie Trail Neighborhood Plan

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

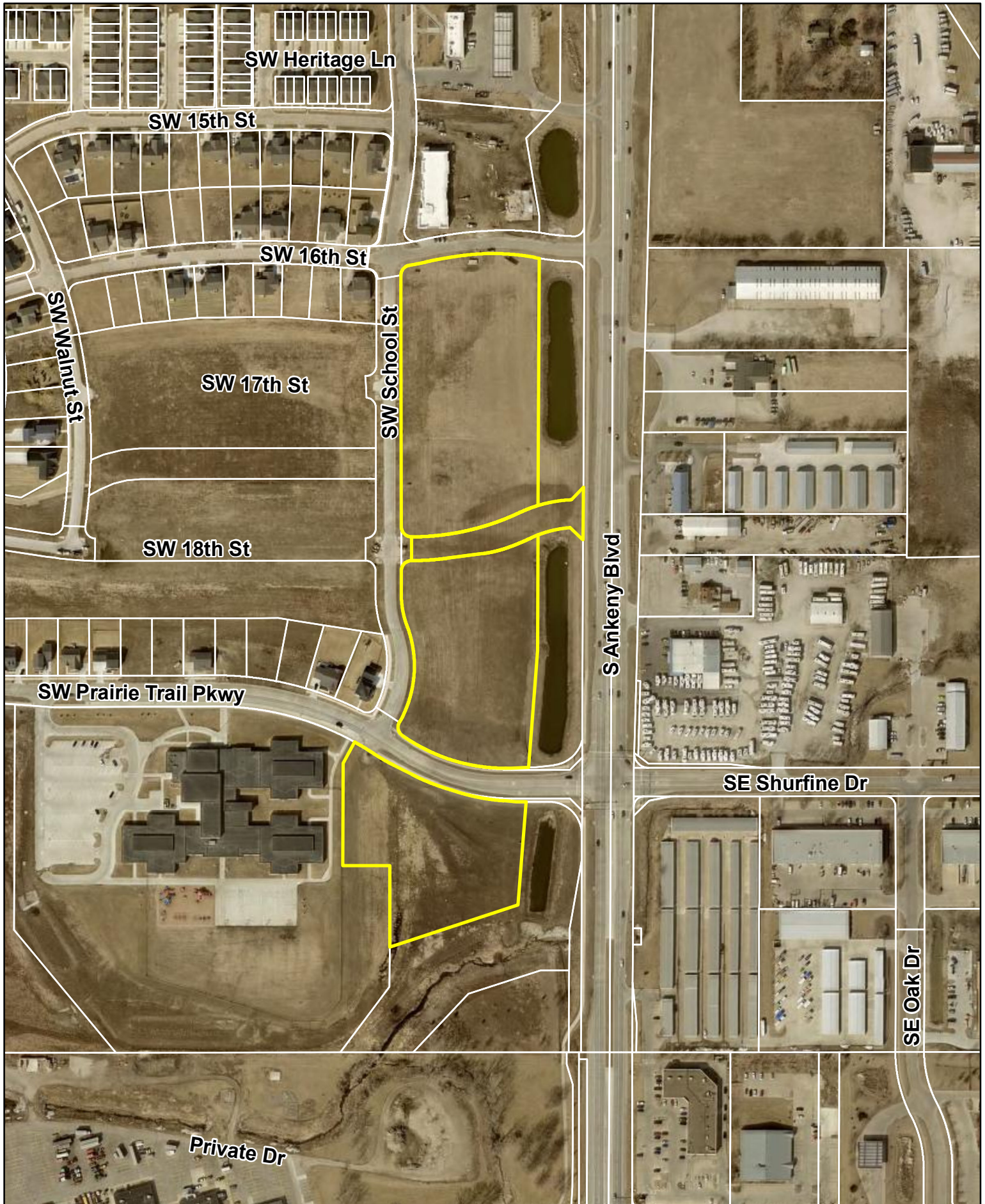
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Heritage Commercial at Prairie Trail Neighborhood Plan.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Neighborhood Plan



Meeting Date: July 18, 2023

Agenda Item: Heritage Commercial at Prairie Trail Neighborhood Plan

Report Date: July 11, 2023

Prepared by: Deb Gervais, AICP

Senior Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Heritage Commercial at Prairie Trail Neighborhood Plan.

Project Summary:

The Heritage Commercial at Prairie Trail Neighborhood Plan consists of approximately 15.58-acres located west of South Ankeny Boulevard, north of DMACC and south of SW 16th Street. The plan area is owned by Prairie Trail Commercial, LLC. All of the plan area is located within the Neighborhood Commercial Precinct of the Prairie Trail Planned Unit Development Zoning District.

Project Report:

Lots 1-3 are shown with uses allowable in the Neighborhood Commercial Precinct. Generally, buildings will front onto SW 16th Street, SW School Street, and SW Prairie Trail Parkway with outparcels interior to the development.

The utilities shown on the neighborhood plan are shown for reference only, the final design shall be determined at the time of final platting. Public sanitary and water mains will be extended as needed to serve final building configurations.

Storm water in this neighborhood will be captured and treated in the existing City owned detention ponds east of the site along South Ankeny Boulevard.

South Ankeny Boulevard, SW 16th Street, SW School Street, and SW Prairie Trail Parkway are all existing streets. The commercial area contained in Lot 1 and 2 will have one access as shown onto each adjacent street including South Ankeny Boulevard. Lot 3 will gain access from SW Prairie Trail Parkway. Future street improvements associated with this neighborhood plan area include:

1. Addition of turn-lanes on South Ankeny Boulevard
 - a. Northbound Left at SW 16th Street & South Ankeny Boulevard
 - b. Southbound Right at SW 16th Street & South Ankeny Boulevard
 - c. Northbound Left at Proposed Main Entrance & South Ankeny Boulevard
 - d. Southbound Right at Proposed Main Entrance & South Ankeny Boulevard
2. Re-striping SW Prairie Trail Pkwy to provide left turn lanes at new driveway accesses.
3. Additional eastbound lane to SW 16th Street & S Ankeny Blvd.
4. Traffic signal implemented at the Proposed Main Entrance & S Ankeny Blvd.
5. Switching the existing two-way stop control at intersection of SW 16th Street & SW School Street to an all-way stop control.

Previous planning efforts show the extension of SW 18th Street easterly to an intersection with South Ankeny Boulevard. Stop signs would have been placed on SW School Street to allow this through movement. However, this plan shows a private commercial entrance at the intersection of SW School Street and SW 18th Street. The developer will be required to reconstruct the intersection so that SW School Street is a through street with no stops.

The plan shown for SW School Street includes areas of angled parking. Typically, right-of-way would include all of the angled parking as well as sidewalks and the sidewalk. In this case, the right-of-way for SW School Street and SW 16th Street has already been platted, but did not include widths great enough to include all of the angled parking and sidewalks. To maintain consistency with the intent of building setbacks in this area, a 12-foot sidewalk and parking easement will be established on the private property and greater setbacks will be allowed in this Neighborhood Commercial Precinct.



July 10, 2023

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

RE: Heritage Commercial Neighborhood Plan – request for approval letter

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

On behalf of the current property owner Accurate Development, we are pleased to submit the neighborhood plan for Heritage Commercial in Prairie Trail. The area consists of several parcels totaling 15.54 acres and is located west of SW Ankeny Blvd and south of SW 16th Street in Prairie Trail. Accurate Development is planning to develop the mixed-use commercial center in phases starting in the fall of 2023. Accurate is currently constructing a similar mixed use commercial site north of SW 16th street that was approved in 2021.

The majority of proposed buildings are planned to address SW School Street with entrances and additional diagonal street parking similar to the current site and the existing Kum & Go property. There are also outparcels for smaller buildings planned that may include restaurant and other commercial uses that overlook the existing ponds along SW Ankeny Blvd. One of the primary differences with this proposed concept, is the plan to eliminate the SW 18th street public street extension through the center of the commercial area and replace it with a private entry drive off SW Ankeny Blvd.

We respectfully request the City's review and approval of this Neighborhood Plan to allow the project to proceed. 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,

Jake Nilles, PE, CPESC
NILLES ASSOCIATES, INC.

HERITAGE COMMERCIAL AT PRAIRIE TRAIL

NEIGHBORHOOD PLAN

HERITAGE COMMERCIAL AT PRAIRIE TRAIL NEIGHBORHOOD

LEGAL DESCRIPTION

Those parts of Lot B and Outlots B, C, G, and H, PRAIRIE TRAIL PARK PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, and being more particularly described as follows:

Beginning at the northeast corner of Lot D, HERITAGE PARK AT PRAIRIE TRAIL PLAT 1, an official plat, located in the City of Ankeny, Polk County, Iowa, also known as Point of Beginning #1; thence northeasterly 34.74 feet along a compound curve to the right, along said north line of PRAIRIE TRAIL PARK PLAT 1, having a radius of 25.00 feet, a delta angle of 79 degrees 36 minutes 54 seconds and a chord distance of 32.01 feet which bears North 40 degrees 57 minutes 45 seconds East; thence northeasterly 40.14 feet along a reverse curve to the left, tangent to the last described curve, continuing along said north line of PRAIRIE TRAIL PARK PLAT 1, having a radius of 657.50 feet, a delta angle of 03 degrees 29 minutes 52 seconds and a chord distance of 40.13 feet which bears North 79 degrees 01 minute 16 seconds East; thence northeasterly 95.90 feet along a reverse curve to the right, tangent to the last described curve, continuing along said north line of PRAIRIE TRAIL PARK PLAT 1, having a radius of 972.50 feet, a delta angle of 05 degrees 39 minutes 00 seconds and a chord distance of 95.86 feet which bears North 80 degrees 05 minutes 49 seconds East; thence southeasterly 173.50 feet along a compound curve to the right, tangent to the last described curve, continuing along said north line of PRAIRIE TRAIL PARK PLAT 1, having a radius of 572.50 feet, a delta angle of 17 degrees 21 minutes 51 seconds and a chord distance of 172.84 feet which bears South 88 degrees 23 minutes 46 seconds East; thence southeasterly 10.31 feet along a reverse curve to the left, tangent to the last described curve, continuing along said north line of PRAIRIE TRAIL PARK PLAT 1, having a radius of 631.00 feet, a delta angle of 00 degrees 56 minutes 09 seconds and a chord distance of 10.31 feet which bears South 84 degrees 05 minutes 17 seconds East, to the east line of said Outlot B, PRAIRIE TRAIL PARK PLAT 1; thence South 00 degrees 08 minutes 43 seconds West, along said east line of Outlot B, PRAIRIE TRAIL PARK PLAT 1, a distance of 603.51 feet, to the north line of said Outlot C, PRAIRIE TRAIL PARK PLAT 1; thence northeasterly 82.94 feet along a curve to the right, not tangent to the last described line, along said north line of Outlot C, PRAIRIE TRAIL PARK PLAT 1, having a radius of 330.50 feet, a delta angle of 14 degrees 22 minutes 42 seconds and a chord distance of 82.72 feet which bears North 80 degrees 07 minutes 23 seconds East; thence North 43 degrees 43 minutes 47 seconds East, not tangent to the last described curve, continuing along said north line of Outlot C, PRAIRIE TRAIL PARK PLAT 1, a distance of 41.36 feet, to the east line of said PRAIRIE TRAIL PARK PLAT 1; thence South 00 degrees 08 minutes 51 seconds West, along said east line of PRAIRIE TRAIL PARK PLAT 1, a distance of 128.24 feet, to the south line of said Outlot C, PRAIRIE TRAIL PARK PLAT 1; thence North 47 degrees 03 minutes 07 seconds West, along said south line of Outlot C, PRAIRIE TRAIL PARK PLAT 1, a distance of 44.02 feet; thence southwesterly 80.07 feet along a curve to the left, not tangent to the last described line, continuing along said south line of Outlot C, PRAIRIE TRAIL PARK PLAT 1, having a radius of 262.50 feet, a delta angle of 17 degrees 28 minutes 35 seconds and a chord distance of 79.76 feet which bears South 77 degrees 00 minutes 38 seconds West, to the east line of said Outlot G, PRAIRIE TRAIL PARK PLAT 1; thence South 00 degrees 08 minutes 43 seconds West, not tangent to the last described curve, along said east line of Outlot G, PRAIRIE TRAIL PARK PLAT 1, a distance of 282.56 feet; thence South 04 degrees 17 minutes 52 seconds West, continuing along said east line of Outlot G, PRAIRIE TRAIL PARK PLAT 1, a distance of 286.29 feet, to the north right-of-way line of SW Prairie Trail Parkway; thence South 88 degrees 10 minutes 29 seconds West, along said north right-of-way line of SW Prairie Trail Parkway, a distance of 56.75 feet; thence northwesterly 140.54 feet along a curve to the right, not tangent to the last described line, continuing along said north right-of-way line of SW Prairie Trail Parkway, having a radius of 432.50 feet, a delta angle of 18 degrees 37 minutes 04 seconds and a chord distance of 139.92 feet which bears North 81 degrees 03 minutes 47 seconds West; thence northwesterly 126.70 feet along a curve to the right, not tangent to the last described curve, continuing along said north right-of-way line of SW Prairie Trail Parkway, having a radius of 470.50 feet, a delta angle of 15 degrees 25 minutes 44 seconds and a chord distance of 126.32 feet which bears North 63 degrees 16 minutes 37 seconds West; thence northwesterly 37.11 feet along a compound curve to the right, tangent to the last described curve, continuing along said north right-of-way line of SW Prairie Trail Parkway, having a radius of 25.00 feet, a delta angle of 85 degrees 03 minutes 23 seconds and a chord distance of 33.80 feet which bears North 13 degrees 02 minutes 03 seconds West, to said east line of Lot B; thence northeasterly 243.71 feet along a reverse curve to the left, tangent to the last described curve, along said east line of Lot B, having a radius of 278.50 feet, a delta angle of 50 degrees 08 minutes 15 seconds and a chord distance of 236.00 feet which bears North 04 degrees 25 minutes 30 seconds East; thence northwesterly 79.03 feet along a reverse curve to the right, tangent to the last described curve, continuing along said east line of Lot B, having a radius of 221.50 feet, a delta angle of 20 degrees 26 minutes 34 seconds and a chord distance of 78.61 feet which bears North 10 degrees 25 minutes 20 seconds West; thence North 00 degrees 12 minutes 03 seconds West, tangent to the last described curve, continuing along said east line of Lot B and its northerly extension, a distance of 755.98 feet; thence northeasterly 23.70 feet along a curve to the right, tangent to the last described line, continuing along said east line of Lot B, having a radius of 1001.50 feet, a delta angle of 01 degree 21 minutes 21 seconds and a chord distance of 23.70 feet which bears North 00 degrees 28 minutes 38 seconds East, to the north line of said Lot D, HERITAGE PARK AT PRAIRIE TRAIL PLAT 1 and said Point of Beginning #1.

AND

Beginning at the northwest corner of said Outlot H, also known as Point of Beginning #2; thence southeasterly 54.58 feet along a curve to the right, along the south right-of-way line of SW Prairie Trail Parkway, having a radius of 703.50 feet, a delta angle of 04 degrees 26 minutes 42 seconds and a chord distance of 54.56 feet which bears South 59 degrees 01 minute 59 seconds East; thence southeasterly 56.68 feet along a reverse curve to the left, tangent to the last described curve, continuing along said south right-of-way line of SW Prairie Trail Parkway, having a radius of 500.00 feet, a delta angle of 06 degrees 29 minutes 41 seconds and a chord distance of 56.65 feet which bears South 60 degrees 03 minutes 29 seconds East; thence South 63 degrees 18 minutes 19 seconds East, tangent to the last described curve, continuing along said south right-of-way line of SW Prairie Trail Parkway, a distance of 48.59 feet; thence southeasterly 104.02 feet along a curve to the left, tangent to the last described line, continuing along said south right-of-way line of SW Prairie Trail Parkway, having a radius of 540.50 feet, a delta angle of 11 degrees 01 minute 35 seconds and a chord distance of 103.86 feet which bears South 68 degrees 49 minutes 07 seconds East; thence southeasterly 129.36 feet along a curve to the left, not tangent to the last described curve, continuing along said south right-of-way line of SW Prairie Trail Parkway, having a radius of 502.50 feet, a delta angle of 14 degrees 44 minutes 58 seconds and a chord distance of 129.00 feet which bears South 78 degrees 32 minutes 56 seconds East; thence South 84 degrees 34 minutes 57 seconds East, not tangent to the last described curve, continuing along said south right-of-way line of SW Prairie Trail Parkway, a distance of 31.77 feet; thence North 89 degrees 42 minutes 25 seconds East, continuing along said south right-of-way line of SW Prairie Trail Parkway, a distance of 23.29 feet, to the east line of said Outlot H; thence South 04 degrees 17 minutes 52 seconds West, along said east line of Outlot H, a distance of 253.08 feet, to the south line of said Outlot H; thence South 71 degrees 44 minutes 48 seconds West, along said south line of Outlot H, a distance of 329.76 feet, to the west line of said Outlot H; thence North 00 degrees 08 minutes 51 seconds East, along said west line of Outlot H, a distance of 198.27 feet; thence North 89 degrees 51 minutes 09 seconds West, continuing along said west line of Outlot H, a distance of 115.00 feet; thence North 00 degrees 08 minutes 51 seconds East, continuing along said west line of Outlot H, a distance of 249.31 feet; thence North 28 degrees 44 minutes 40 seconds East, continuing along said west line of Outlot H, a distance of 59.28 feet, to said Point of Beginning #2.

Containing 15.58 acres more or less.

Said parcel is subject to all easements and restrictions.

CONSTRUCTION SCHEDULE

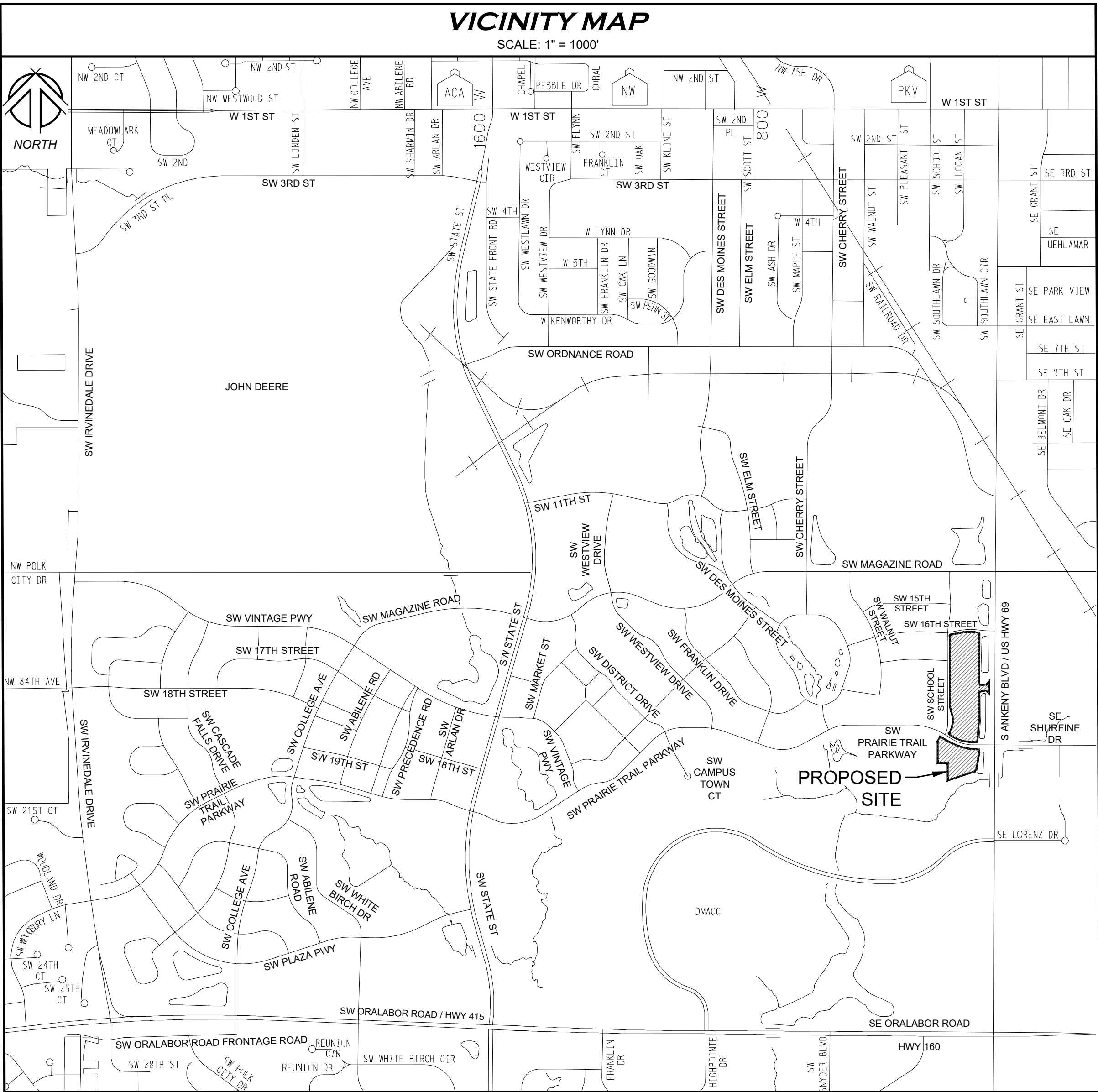
Rough Grading	Fall 2023 - Winter 2023
Public Improvements	Fall 2023 - Summer 2024
Lot Construction	Fall 2023 - Winter 2024

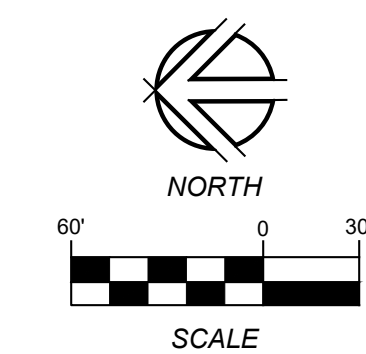
ZONING

PRAIRIE TRAIL PUD

Neighborhood Commercial - Lots 1, 2 & 3
Front setback: 10 feet
Front facade zone: 15 feet
Note: 20-25' setbacks are allowed from the property lines adjacent to SW School Street.

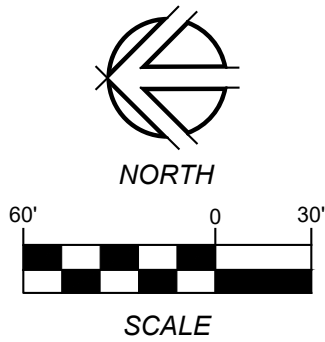
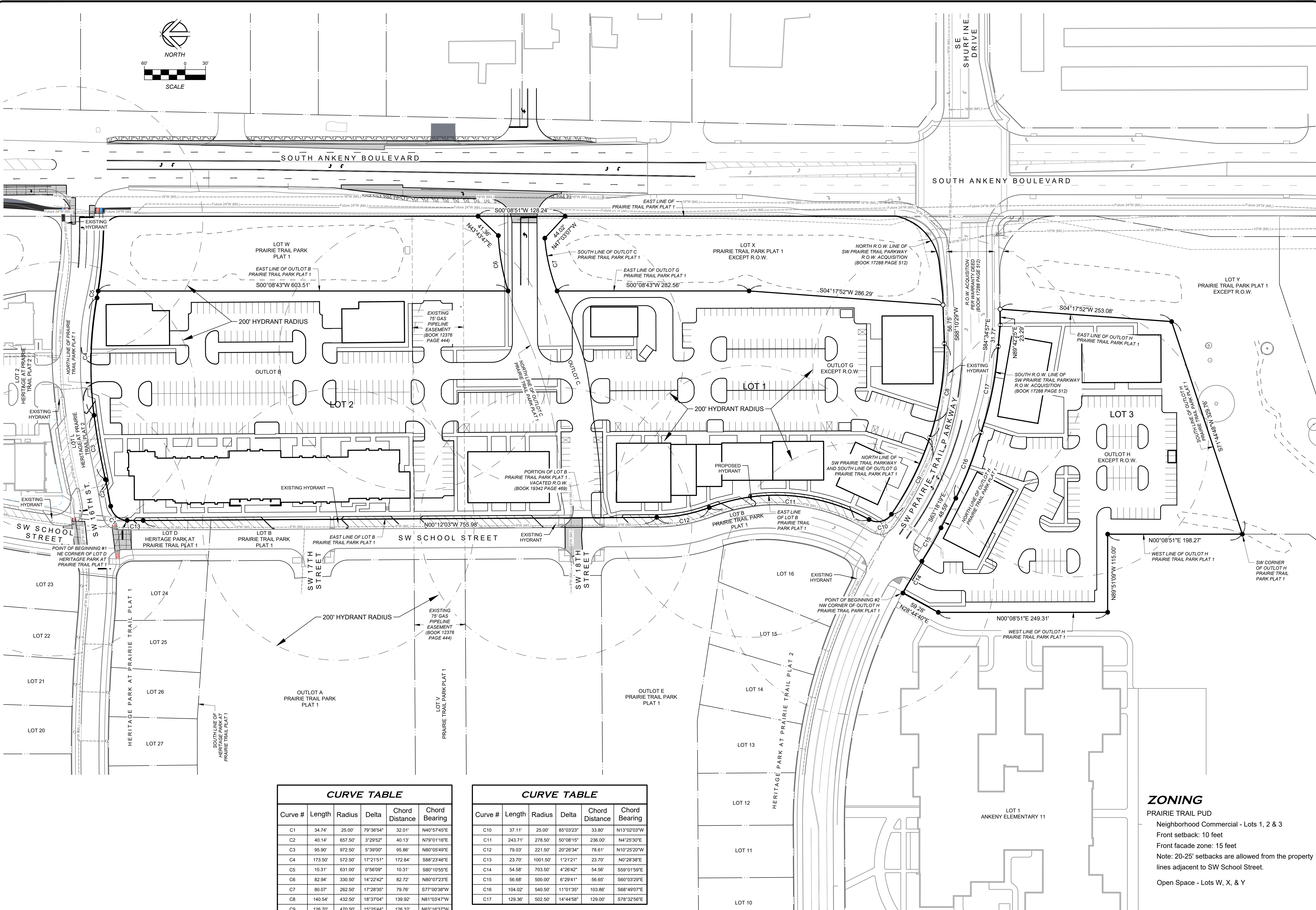
Open Space - Lots W, X, & Y





ZONING

PRAIRIE TRAIL PUD
Neighborhood Commercial - Lots 1, 2 & 3
Front setback: 10 feet
Front facade zone: 15 feet
Note: 20'-25' setbacks are allowed from the property lines adjacent to SW School Street.
Open Space - Lots W, X, & Y



CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Distance
C1	34.74'	25.00'	79°36'54"	32.01'
C2	40.14'	657.50'	3°29'52"	40.13'
C3	95.90'	972.50'	5°39'00"	95.86'
C4	173.50'	572.50'	17°21'51"	172.84'
C5	10.31'	631.00'	0°56'09"	10.31'
C6	82.94'	330.50'	14°22'42"	82.72'
C7	80.07'	262.50'	17°28'35"	79.78'
C8	140.54'	432.50'	18°37'04"	139.92'
C9	126.70'	470.50'	15°25'44"	126.32'

CURVE TABLE				
Curve #	Length	Radius	Delta	Chord Distance
C10	37.11'	25.00'	85°03'23"	33.80'
C11	243.71'	278.50'	50°08'15"	236.00'
C12	79.03'	221.50'	20°26'34"	78.61'
C13	23.70'	1001.50'	1°21'21"	23.70'
C14	54.58'	703.50'	4°26'42"	54.56'
C15	56.88'	500.00'	6°29'41"	56.65'
C16	104.02'	540.50'	11°01'35"	103.86'
C17	129.36'	502.50'	14°44'58"	129.00'

ZONING
PRAIRIE TRAIL PUD
Neighborhood Commercial - Lots 1, 2 & 3
Front setback: 10 feet
Front facade zone: 15 feet
Note: 20-25' setbacks are allowed from the property lines adjacent to SW School Street.
Open Space - Lots W, X, & Y

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) 1-24-22 - CITY COMMENTS DATED 4-1-22
2) 1-27-22 - CITY COMMENTS DATED 4-1-22
3) 1-31-22 - CITY COMMENTS DATED 6-3-22
4) 1-31-22 - REVISED BUILDING FOOTPRINTS
5) 6) 7)

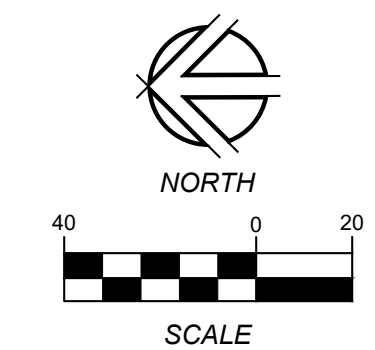
NOTES:
1) NILES ASSOCIATES, INC. WAIVES ANY AND ALL CLAIMS FOR DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM FAILURE TO OBTAIN NECESSARY PERMITS OR TO OBTAIN AND FOLLOW THE ENGINEERING DESIGN STANDARDS, INCONSISTENCIES, OMISSIONS, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
HERITAGE COMMERCIAL AT PRAIRIE TRAIL

LOCATION:
ANKENY, IOWA

DESCRIPTION:
BOUNDARY & HYDRANT COVERAGE RADIUS MAP

NAI NO.: 22004
DATE: 03/18/22
DRAWN BY: TJH
CHECKED BY: RJS
SHEET SIZE: 24" X 36"
SHEET TITLE: NP-3
SHEET NO.: 3/5



NORTH 15.8 FEET OF WEST 663.5 FEET
OF LOT 2 & PART OF LOT 3
HARKINS VIEW

OWNER: KUNZMANN REVOCABLE TRUST

SOUTH 250 FEET OF NORTH 265.8 FEET
OF WEST 721.4 FEET OF LOT 2
HARKINS VIEW

OWNER: AMERCO REAL ESTATE COMPANY

SOUTH 100 FEET
OF NORTH 365.8 FEET
OF WEST 721.4 FEET
OF LOT 2
HARKINS VIEW

OWNER: ELWELL INC

SOUTH 100 FEET
OF NORTH 465.8 FEET
OF WEST 721.4 FEET
OF LOT 2
HARKINS VIEW

OWNER: ELWELL INC

PARCEL A
OF LOT 2
HARKINS VIEW

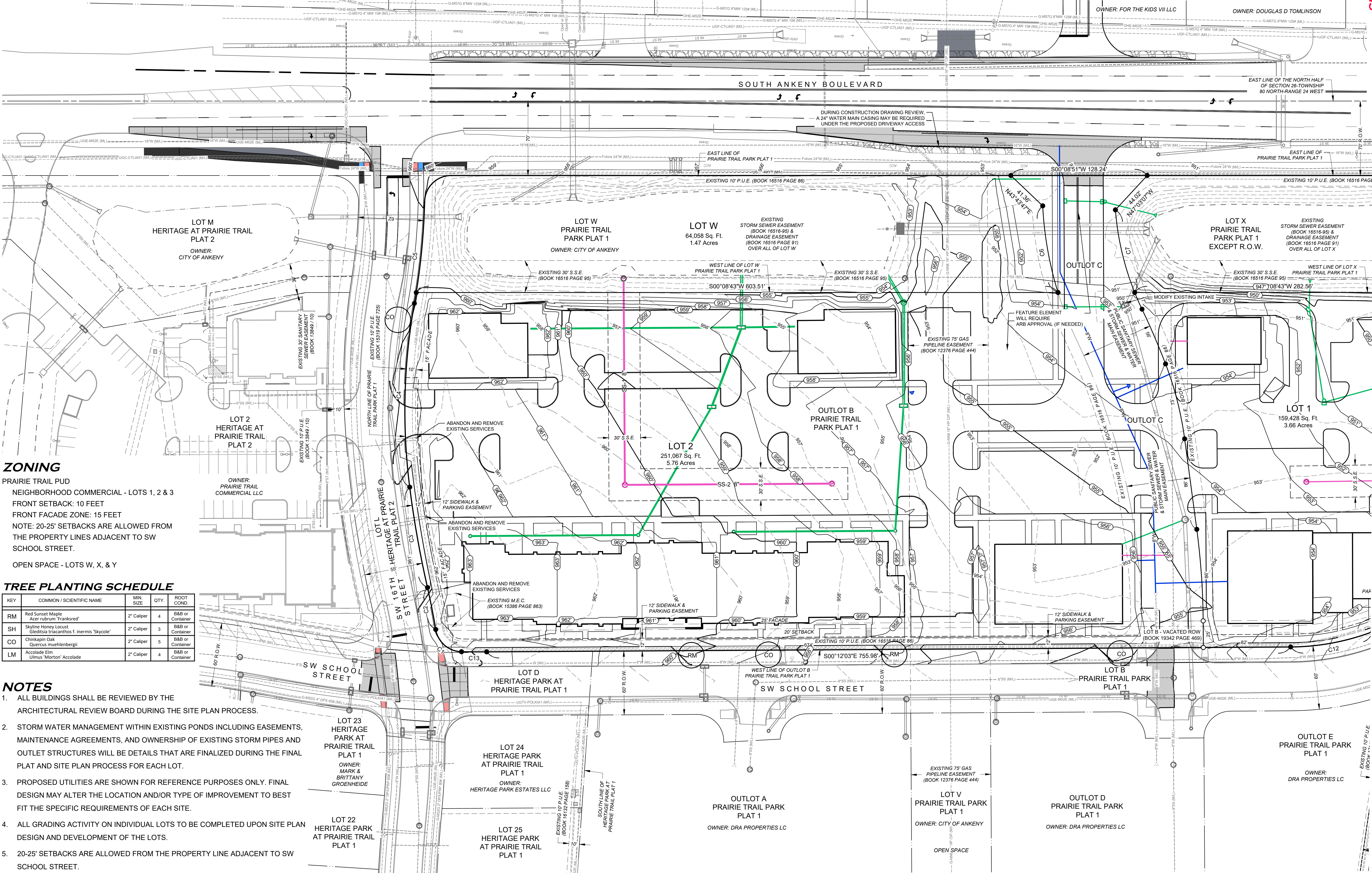
OWNER: A&G PROPERTIES

SOUTH 100 FEET OF
NORTH 765.8 FEET OF
WEST 721.4 FEET OF LOT 2
HARKINS VIEW

OWNER: FOR THE KIDS VII LLC

SOUTH 150 FEET OF
NORTH 915.8 FEET OF
WEST 350 FEET OF LOT 2
HARKINS VIEW

OWNER: DOUGLAS D TOMLINSON



ZONING

PRAIRIE TRAIL PUD
NEIGHBORHOOD COMMERCIAL - LOTS 1, 2 & 3
FRONT SETBACK: 10 FEET
FRONT FACADE ZONE: 15 FEET
NOTE: 20'-25' SETBACKS ARE ALLOWED FROM
THE PROPERTY LINES ADJACENT TO SW
SCHOOL STREET.

OPEN SPACE - LOTS W, X, & Y

TREE PLANTING SCHEDULE

KEY	COMMON / SCIENTIFIC NAME	MIN. SIZE	QTY.	ROOT COND.
RM	Red Sunset Maple Acer rubrum 'Franksred'	2" Caliper	4	B&B or Container
SH	Skyline Honey Locust Gleditsia triacanthos f. inermis 'Skycole'	2" Caliper	3	B&B or Container
CO	Chinkapin Oak Quercus muehlenbergii	2" Caliper	5	B&B or Container
LM	Accolade Elm Ulmus 'Morton' Accolade	2" Caliper	4	B&B or Container

NOTES

- ALL BUILDINGS SHALL BE REVIEWED BY THE ARCHITECTURAL REVIEW BOARD DURING THE SITE PLAN PROCESS.
- STORM WATER MANAGEMENT WITHIN EXISTING PONDS INCLUDING EASEMENTS, MAINTENANCE AGREEMENTS, AND OWNERSHIP OF EXISTING STORM PIPES AND OUTLET STRUCTURES WILL BE DETAILS THAT ARE FINALIZED DURING THE FINAL PLAT AND SITE PLAN PROCESS FOR EACH LOT.
- PROPOSED UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY. FINAL DESIGN MAY ALTER THE LOCATION AND/OR TYPE OF IMPROVEMENT TO BEST FIT THE SPECIFIC REQUIREMENTS OF EACH SITE.
- ALL GRADING ACTIVITY ON INDIVIDUAL LOTS TO BE COMPLETED UPON SITE PLAN DESIGN AND DEVELOPMENT OF THE LOTS.
- 20'-25' SETBACKS ARE ALLOWED FROM THE PROPERTY LINE ADJACENT TO SW SCHOOL STREET.

SUBMITTAL #6

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Civil Engineering • Land Surveying
Landscape Architecture

NILLES ASSOCIATES

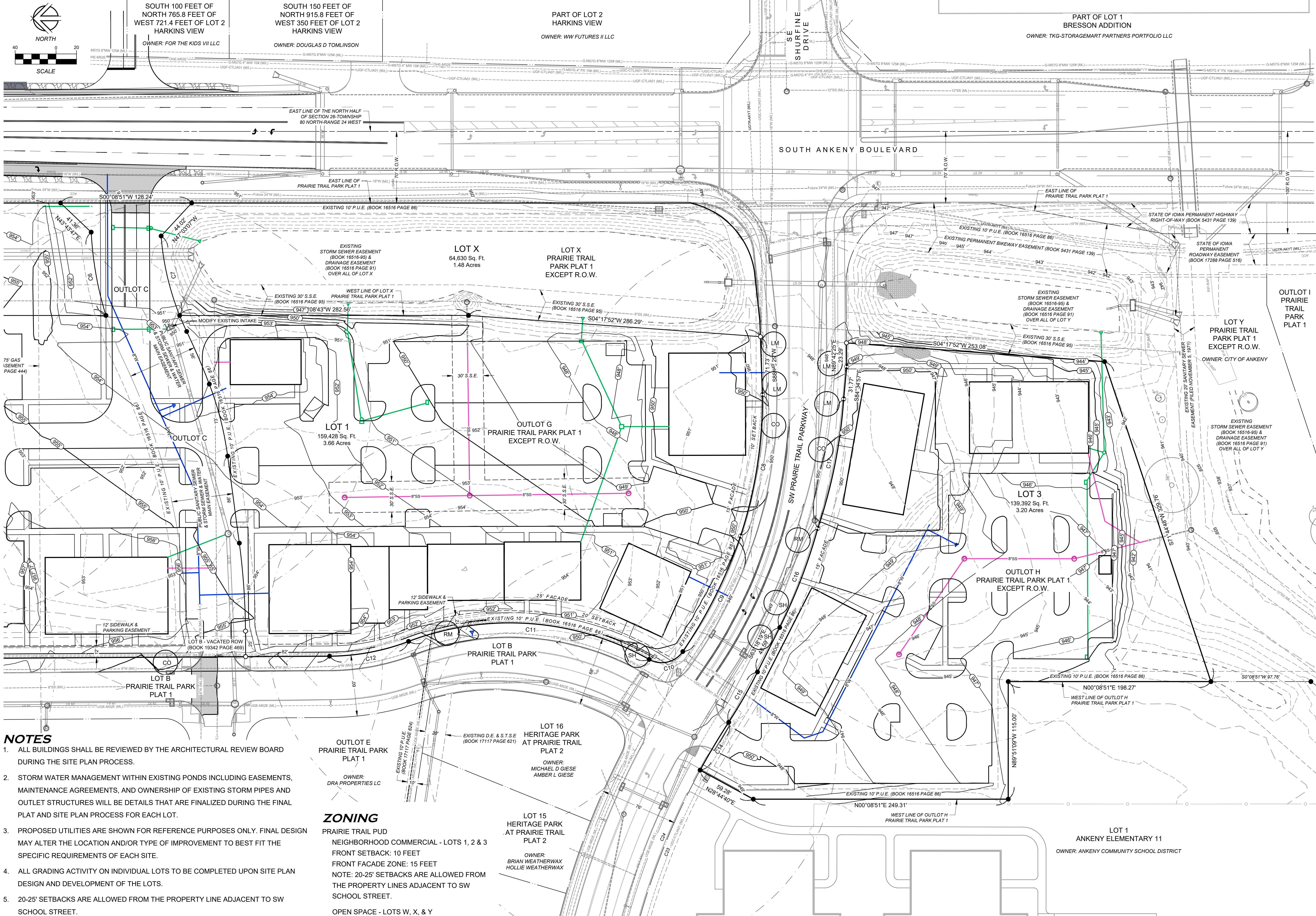
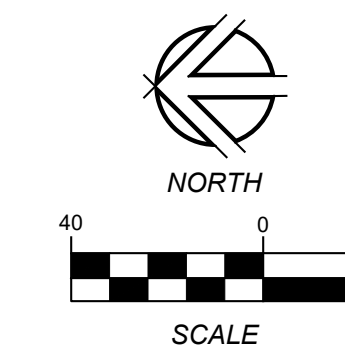
REVISIONS:
1. 1/24/22 - CITY COMMENTS DATED 1/11/22
2. 1/27/22 - CITY COMMENTS DATED 1/27/22
3. 1/27/22 - CITY COMMENTS DATED 1/27/22
4. 1/27/22 - CITY COMMENTS DATED 1/27/22
5. 1/27/22 - CITY COMMENTS DATED 1/27/22
6. 1/27/22 - CITY COMMENTS DATED 1/27/22
7. 1/27/22 - CITY COMMENTS DATED 1/27/22

NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOTED THE FOLLOWING:
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOTED THE FOLLOWING:
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOTED THE FOLLOWING:
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6. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOTED THE FOLLOWING:
7. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOTED THE FOLLOWING:

HERITAGE COMMERCIAL AT PRAIRIE TRAIL

NORTH NEIGHBORHOOD PLAN

PROJECT NAME	HERITAGE COMMERCIAL AT PRAIRIE TRAIL
DESCRIPTION	NORTH NEIGHBORHOOD PLAN
N/A NO.	22004
DATE	03/18/22
DRAWN BY	TJH
CHECKED BY	RJS
SHEET NO.	NP-4
SHEET SIZE	24" X 36"
SHEET TITLE	NP-4
SHEET NO.	4/5



NOTES

- ALL BUILDINGS SHALL BE REVIEWED BY THE ARCHITECTURAL REVIEW BOARD DURING THE SITE PLAN PROCESS.
- STORM WATER MANAGEMENT WITHIN EXISTING PONDS INCLUDING EASEMENTS, MAINTENANCE AGREEMENTS, AND OWNERSHIP OF EXISTING STORM PIPES AND OUTLET STRUCTURES WILL BE DETAILS THAT ARE FINALIZED DURING THE FINAL PLAT AND SITE PLAN PROCESS FOR EACH LOT.
- PROPOSED UTILITIES ARE SHOWN FOR REFERENCE PURPOSES ONLY. FINAL DESIGN MAY ALTER THE LOCATION AND/OR TYPE OF IMPROVEMENT TO BEST FIT THE SPECIFIC REQUIREMENTS OF EACH SITE.
- ALL GRADING ACTIVITY ON INDIVIDUAL LOTS TO BE COMPLETED UPON SITE PLAN DESIGN AND DEVELOPMENT OF THE LOTS.
- 20-25' SETBACKS ARE ALLOWED FROM THE PROPERTY LINE ADJACENT TO SW SCHOOL STREET.

ZONING

PRAIRIE TRAIL PUD
NEIGHBORHOOD COMMERCIAL - LOTS 1, 2 & 3
FRONT SETBACK: 10 FEET
FRONT FACADE ZONE: 15 FEET
NOTE: 20-25' SETBACKS ARE ALLOWED FROM THE PROPERTY LINES ADJACENT TO SW SCHOOL STREET.
OPEN SPACE - LOTS W, X, & Y

SUBMITTAL #6

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4. 1/31/22 - CITY COMMENTS DATED 6-3-22
5. 1/31/22 - REVISED BUILDING FOOTPRINTS
6. 1/31/22 - REVISED BUILDING FOOTPRINTS
7. 1/31/22 - REVISED BUILDING FOOTPRINTS

NOTE: NILES ASSOCIATES, INC. WARRIES ANY PROBLEMS THAT MAY ARISE FROM FAILURE TO OBTAIN NECESSARY PERMITS OR FROM THE ENGINEERING INTENT OF THIS CONVEY, OR TO OBTAIN AND FOLLOW THE ENGINEERING DESIGN, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME
HERITAGE COMMERCIAL AT PRAIRIE TRAIL
ANKENY, IOWA
SOUTH NEIGHBORHOOD PLAN

NAI NO.: 22004
DATE: 03/18/22
DRAWN BY: TJH
CHECKED BY: RJS
SHEET NO.: 24' X 36"
SHEET TITLE: NP-5
SHEET NO.: 5/5



PLAN AND ZONING COMMISSION

July 18, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Pine Lake Estates Plat 1 Preliminary Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

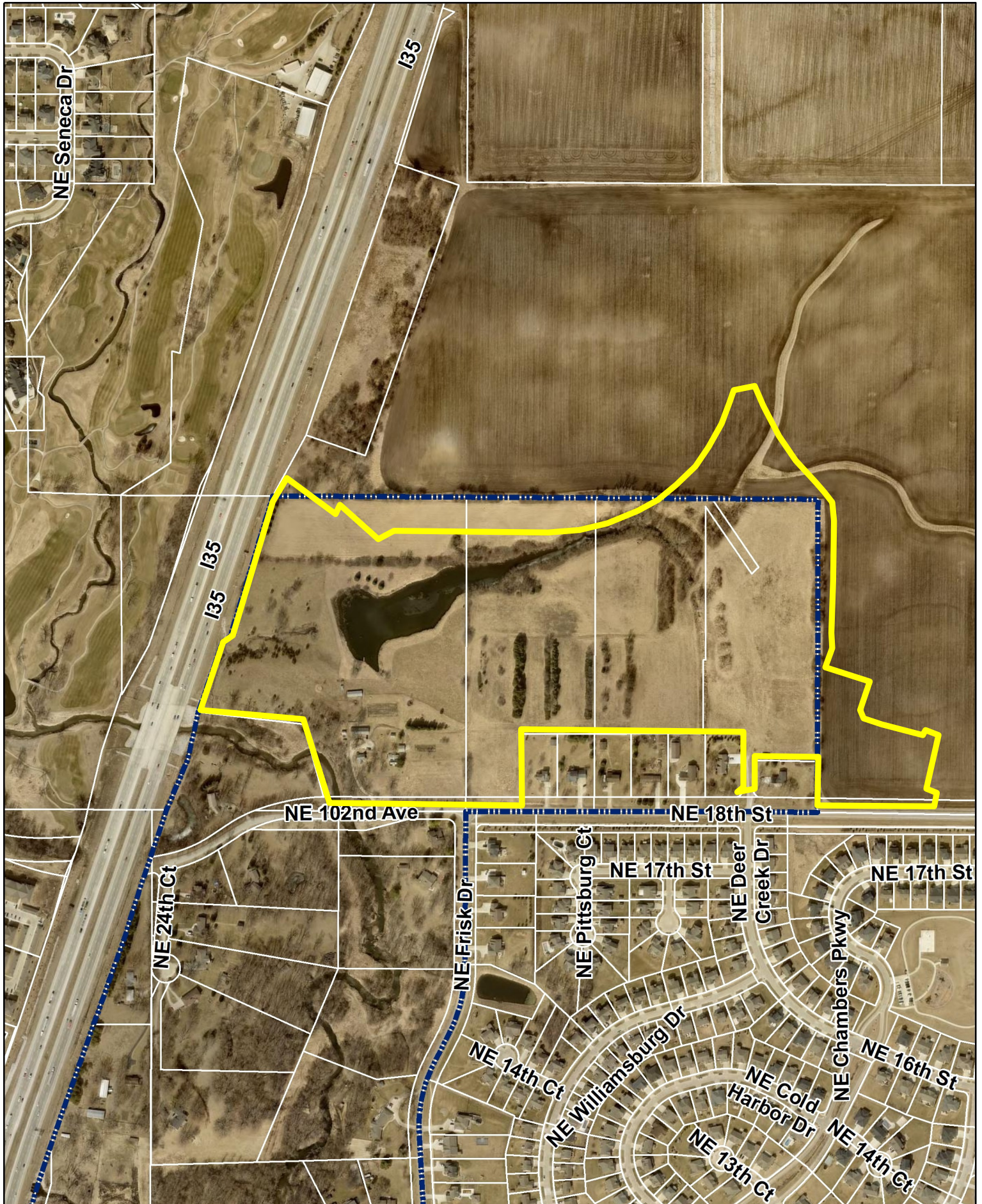
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Pine Lake Estates Plat 1 Preliminary Plat, and the acceptance of the public street named NE Pine Lake Circle and NE Pondview Court.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Preliminary Plat



N
1 inch = 515 feet
Date: 7/12/2023

**Pine Lake Estates Plat 1 - Preliminary Plat
Aerial Map**



*Plan and Zoning Commission
Staff Report*

Meeting Date: July 18, 2023

Agenda Item: Pine Lake Estates Plat 1 – Preliminary Plat
Report Date: July 12, 2023
Prepared By: Laura Hutzell *EJC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Pine Lake Estates Plat 1 Preliminary Plat, and the acceptance of the public street named NE Pine Lake Circle and NE Pondview Court.

Project Summary:

The Pine Lake Estates Plat 1 Preliminary Plat is a proposed 69.68-acre (+/-) preliminary plat considered to be the first phase of a multi-phase residential development project encompassing a total of 198 acres (+/-). This preliminary plat is generally located east of Interstate 35 and north of NE 18th Street and includes 83 buildable lots and four additional lots that lie within a flood hazard area; all of which are zoned R-1, Single Family Residential. The lots that lie within the floodplain will be tied to their corresponding adjacent lot to ensure they are not sold separately. The preliminary plat also includes two outlots for stormwater, and three for signage. Outlots T and J will be deeded to the adjacent property owners solely for the use of the residences at 2698 and 2734 NE 18th Street. Public streets are proposed, along with public sanitary sewer, water main, and storm sewer. A parkland dedication agreement will be required with the final plat.

This preliminary plat lies within an area of a pending annexation. The City Development Board approved this annexation on April 12, 2023, however an appeal was then filed within 30 days. On June 14, 2023 the City Development Board approved the annexation to continue to move forward and be recorded during the ongoing appeal.

Project Report:

Streets: The preliminary plat includes the addition of new public streets NE Pine Lake Circle and NE Pond View CT, as well as NE Frisk Drive, NE Shiloh Drive, NE Spectrum Drive, and NE 19th Street, which will be deeded to the city during the final platting process. There will be sidewalk cost share for the trail on the east side of NE Spectrum Drive.

The subject development will be primarily accessed off of NW 18th Street via NE Frisk Drive to the west, and NE Spectrum Dive to the east. NE 19th street will provide east/west access between these two streets, allowing further connections north to NE Pine Lake Circle and NE Pondview Court. Future access to the northeast will be provided via NE Shiloh Drive.

- Water: Service for the development will stem from a 12" water main installed along NE 18th Street. 8" mains will be extended throughout the development with the exception of a 10" main along NE Spectrum Drive. Water service will also be extended to the existing property owners along NE 18th Street as an 8" line will be installed along the NE 18th Street ROW and service stubs installed for future connection.
- Sewer: A 36-inch sanitary trunk main exists in the southwest corner of this development. A 15" sewer main will connect to the 36" existing line running north through the development and NE Frisk Drive. The 15" sanitary line will have a cost share amount associated with it. 8" lines will serve the remaining lots through the Pine Lake Plat 1 area.
- Drainage: Stormwater in this area generally flows from east to west. Required detention for Plat 1 will occur in Outlot Y. The area lies within the Middle Fourmile Creek Subwatershed.
- Parkland: Parkland for this development is currently being discussed. A park site dedication agreement will be required with the final plat. The City's Parks Department is having ongoing discussions for park land to be dedicated with a future phase for residents north of this area.



July 18, 2023

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

RE: Pine Lake Estates Plat 1 – Approval Letter

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

On behalf DRA Properties, LC, we are submitting the enclosed Preliminary Plat for Pine Lake Estates Plat 1. The project is located along the east side Interstate 35, west of NE Four Mile Drive and north of NE 18th Street. The property consists of 69.68 acres and has been approved for annexation into the City of Ankeny. The property is currently zoned R-1.

The preliminary plat proposes 83 single family lots ranging from 0.31 to 1.33 acres in size. Public streets are proposed along with public sanitary sewer, water main, and storm sewer. Stormwater detention will be provided in a large pond located on Outlot Y.

We respectfully request the City's review and approval of this Preliminary Plat to allow the project to proceed. 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,

A handwritten signature in blue ink that reads 'Adam Schoepner'.

Adam Schoepner, PLS
NILLES ASSOCIATES, INC.

INDEX LEGEND		
COUNTY:	POLK COUNTY, IOWA	CITY: ANKENY
LOCATION:	OUTLOT Y, NURSERY DRIVE ESTATES PLAT 1 PARCEL A OF OUTLOT Y, NURSERY DRIVE ESTATES PLAT 1 SOUTH HALF OF THE SE 1/4 & SW 1/4 OF SECTION 07 - TWP 80 - RGE 23, EAST OF I-35	
REQUESTED BY & PROPRIETOR:	DRA PROPERTIES, LC c/o TARA MEREDITH 1515 NE 36TH STREET ANKENY, IOWA 50021 PHONE: (515) 965-5251	
SURVEYOR:	ADAM D. SCHOEPPNER, PLS #26306	
SURVEY COMPANY:	NILLES ASSOCIATES, INC.	
RETURN TO:	ADAM D. SCHOEPPNER, PLS NILLES ASSOCIATES, INC. 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023 PH: (515) 965-0123	

DEVELOPMENT SCHEDULE		
Final Plat and Construction Drawings	Spring 2023	
Grading & construction	Summer 2023	

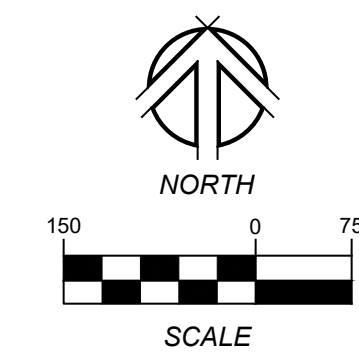
SHEET LIST TABLE		
SHEET NO.	SHEET TITLE	DESCRIPTION
1	PP-1	PRELIMINARY PLAT
2	PP-2	PRELIMINARY PLAT - BOUNDARY
3	PP-3	PRELIMINARY PLAT - OVERALL
4	PP-4	PRELIMINARY PLAT
5	PP-5	PRELIMINARY PLAT
6	PP-6	PRELIMINARY PLAT
7	PP-7	PRELIMINARY PLAT
8	PP-8	PRELIMINARY PLAT
9	PP-9	PRELIMINARY PLAT
10	PP-10	PRELIMINARY PLAT
11	PP-11	WATER HYDRANT RADIUS MAP

LEGAL DESCRIPTION	
That part of Parcel A of Outlot Y, NURSERY DRIVE ESTATES PLAT NO. 1, an official plat, located in Polk County, Iowa, as shown on the plat of survey recorded in Book 10265, Page 844;	
AND 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 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 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 more particularly described as follows:	
Commencing at the southeast corner of said Southeast Quarter of Section 07; thence North 89 degrees 39 minutes 24 seconds West, along the south line of said Southeast Quarter of Section 07, a distance of 654.98 feet, to the east line of said NURSERY DRIVE ESTATES PLAT NO. 1 and the Point of Beginning; thence North 00 degrees 20 minutes 31 seconds East, along said east line of NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 215.00 feet, to the north line of Lot 1, said NURSERY DRIVE ESTATES PLAT NO. 1; thence North 89 degrees 39 minutes 24 seconds West, along said north line of Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 267.00 feet, to the west line of said Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1; thence South 00 degrees 20 minutes 31 seconds West, along said west line of Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 130.00 feet; thence southeasterly 39.27 feet along a curve to the left, tangent to the last described line, continuing along said west line of Lot 1, NURSERY DRIVE ESTATES PLAT NO. 1, having a radius of 25.00 feet, a delta angle of 89 degrees 59 minutes 56 seconds and a chord distance of 35.35 feet which bears South 44 degrees 39 minutes 27 seconds East, to said south line of the Southeast Quarter of Section 07; thence North 89 degrees 39 minutes 24 seconds West, not tangent to the last described curve, along said south line of the Southeast Quarter of Section 07, a distance of 100.00 feet, to the east line of said Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1; thence northeasterly 39.27 feet along a curve to the left, not tangent to the last described line, along said east line of Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 04 seconds and a chord distance of 35.36 feet which bears North 45 degrees 20 minutes 33 seconds East; thence North 00 degrees 20 minutes 31 seconds East, tangent to the last described curve, continuing along said east line of Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1, a distance of 242.24 feet, to the north line of said Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1; thence North 89 degrees 41 minutes 09 seconds West, along said north line of said Lot 2, NURSERY DRIVE ESTATES PLAT NO. 1, and continuing westerly along the westerly extension of the north lines of Lots 3-5, said NURSERY DRIVE ESTATES PLAT NO. 1 and Lots 1 and 2, said NURSERY DRIVE ESTATES PLAT NO. 2, a distance of 930.00 feet, to the west line of said NURSERY DRIVE ESTATES PLAT NO. 2; thence South 00 degrees 20 minutes 31 seconds West, along said west line of NURSERY DRIVE ESTATES PLAT NO. 2, a distance of 326.77 feet, to said south line of the Southeast Quarter of Section 07; thence North 89 degrees 39 minutes 24 seconds West, along said south line of the Southeast Quarter of Section 07, a distance of 231.82 feet, to the east line of said Southwest Fractional Quarter of Section 07; thence North 89 degrees 42 minutes 16 seconds West, along the south line of said Southwest Fractional Quarter of Section 07, a distance of 575.00 feet, to the east line of said Parcel B; thence North 16 degrees 32 minutes 05 seconds West, along said east line of Parcel B, a distance of 378.41 feet, to the north line of said Parcel B; thence North 83 degrees 07 minutes 24 seconds West, along said north line of Parcel B, a distance of 446.12 feet, to the east right-of-way line of Interstate 35; thence North 19 degrees 12 minutes 58 seconds East, along said east right-of-way line of Interstate 35, a distance of 299.94 feet; thence North 43 degrees 25 minutes 57 seconds East, continuing along said east right-of-way line of Interstate 35, a distance of 54.23 feet; thence North 16 degrees 56 minutes 16 seconds East, continuing along said east right-of-way line of Interstate 35, a distance of 609.79 feet; thence North 28 degrees 30 minutes 36 seconds East, continuing along said east right-of-way line of Interstate 35, a distance of 112.96 feet; thence South 53 degrees 50 minutes 50 seconds East, a distance of 243.84 feet; thence southeasterly 42.80 feet along a curve to the right, not tangent to the last described line, having a radius of 330.00 feet, a delta angle of 07 degrees 25 minutes 49 seconds and a chord distance of 42.77 feet which bears North 39 degrees 52 minutes 04 seconds East; thence South 46 degrees 25 minutes 01 second East, not tangent to the last described curve, a distance of 219.58 feet; thence North 60 degrees 35 minutes 03 seconds East, a distance of 69.22 feet; thence South 89 degrees 39 minutes 53 seconds East, a distance of 657.22 feet; thence northeasterly 1078.31 feet along a curve to the left, tangent to the last described line, having a radius of 790.00 feet, a delta angle of 78 degrees 12 minutes 20 seconds and a chord distance of 996.53 feet which bears North 51 degrees 13 minutes 57 seconds East; thence North 78 degrees 26 minutes 41 seconds East, not tangent to the last described curve, a distance of 91.49 feet; thence southeasterly 548.59 feet along a curve to the left, not tangent to the last described line, having a radius of 1350.00 feet, a delta angle of 23 degrees 16 minutes 58 seconds and a chord distance of 544.82 feet which bears South 32 degrees 40 minutes 48 seconds East; thence southeasterly 116.91 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 150.00 feet, a delta angle of 44 degrees 39 minutes 23 seconds and a chord distance of 113.97 feet which bears South 21 degrees 59 minutes 35 seconds East; thence South 00 degrees 20 minutes 07 seconds West, tangent to the last described curve, a distance of 502.13 feet; thence South 04 degrees 53 minutes 25 seconds West, a distance of 80.90 feet; thence South 16 degrees 42 minutes 04 seconds West, a distance of 88.04 feet; thence South 69 degrees 58 minutes 01 seconds East, a distance of 199.94 feet; thence South 20 degrees 01 minute 59 seconds West, a distance of 130.00 feet; thence southeasterly 39.27 feet along a curve to the left, tangent to the last described line, having a radius of 25.00 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 35.36 feet which bears South 24 degrees 58 minutes 01 second East; thence South 69 degrees 58 minutes 01 second East, tangent to the last described curve, a distance of 68.96 feet; thence southeasterly 45.61 feet along a curve to the left, tangent to the last described line, having a radius of 600.00 feet, a delta angle of 04 degrees 21 minutes 21 seconds and a chord distance of 45.60 feet which bears South 72 degrees 08 minutes 41 seconds East; thence South 74 degrees 19 minutes 22 seconds East, tangent to the last described curve, a distance of 117.77 feet; thence northeasterly 37.67 feet along a curve to the left, tangent to the last described line curve, having a radius of 25.00 feet, a delta angle of 86 degrees 20 minutes 00 seconds and a chord distance of 34.21 feet which bears North 62 degrees 30 minutes 39 seconds East; thence South 70 degrees 39 minutes 21 seconds East, not tangent to the last described curve, a distance of 70.00 feet; thence southwesterly 229.15 feet along a curve to the left, not tangent to the last described line, having a radius of 765.00 feet, a delta angle of 17 degrees 09 minutes 46 seconds and a chord distance of 228.30 feet which bears South 10 degrees 45 minutes 46 seconds West; thence southeasterly 48.09 feet along a compound curve to the left, tangent to the last described curve, having a radius of 30.00 feet, a delta angle of 91 degrees 50 minutes 17 seconds and a chord distance of 43.10 feet which bears South 43 degrees 44 minutes 16 seconds East; thence South 00 degrees 20 minutes 36 seconds West, not tangent to the last described line curve, a distance of 60.00 feet, to said south line of the Southeast Quarter of Section 07, and the Point of Beginning.	
Containing approximately 69.89 acres.	
Subject to easements, covenants and restrictions of record.	

PINE LAKE ESTATES PLAT 1

PRELIMINARY PLAT

VICINITY MAP
SCALE: 1" = 2000'

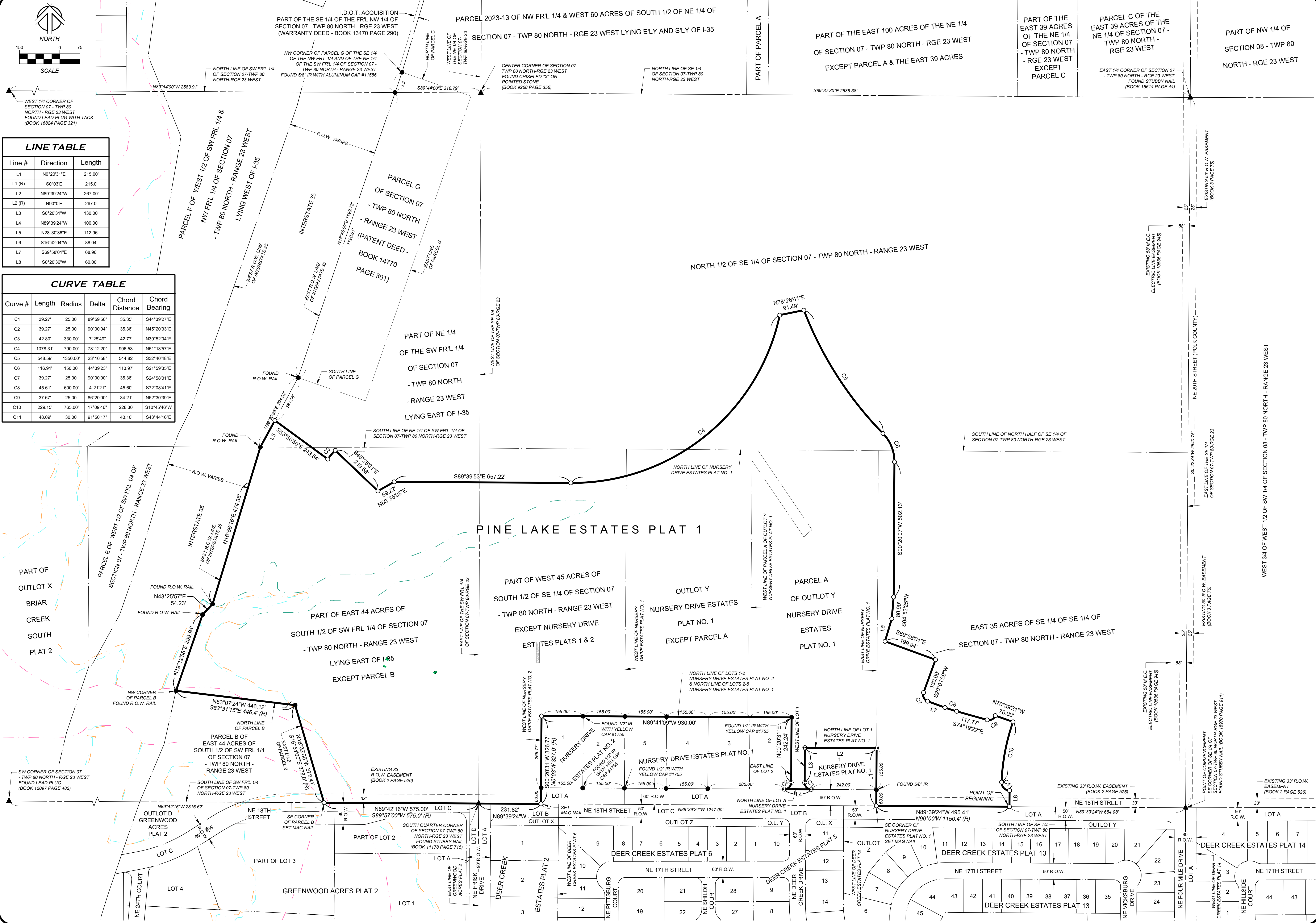


LINE TABLE

Line #	Direction	Length
L1	N0°20'31"E	215.00'
L1 (R)	S0°03'E	215.0'
L2	N89°39'24"W	267.00'
L2 (R)	N90°0'E	267.0'
L3	S0°20'31"W	130.00'
L4	N89°39'24"W	100.00'
L5	N28°30'36"E	112.96'
L6	S16°42'04"W	88.04'
L7	S69°58'01"E	68.96'
L8	S0°20'36"W	60.00'

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	39.27'	25.00'	89°59'56"	35.35'	S44°39'27"E
C2	39.27'	25.00'	90°00'04"	35.36'	N45°20'33"E
C3	42.80'	330.00'	7°25'49"	42.77'	N39°52'04"E
C4	1078.31'	790.00'	78°12'20"	996.53'	N51°13'57"E
C5	548.59'	1350.00'	23°16'58"	544.82'	S32°40'48"E
C6	116.91'	150.00'	44°39'23"	113.97'	S21°59'35"E
C7	39.27'	25.00'	90°00'00"	35.36'	S24°58'01"E
C8	45.61'	600.00'	4°21'21"	45.60'	S72°08'41"E
C9	37.67'	25.00'	86°20'00"	34.21'	N62°30'39"E
C10	229.15'	785.00'	17°09'46"	228.30'	S10°45'46"W
C11	48.09'	30.00'	91°50'17"	43.10'	S43°44'16"E



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) 6/30/23 - REVISIONS PER CITY OF ANKENY COMMENTS
2) 6/30/23 - REVISIONS PER CITY OF ANKENY COMMENTS
3) 6/30/23 - REVISIONS PER CITY OF ANKENY COMMENTS
4) 6/30/23 - REVISIONS PER CITY OF ANKENY COMMENTS
5) 6/30/23 - REVISIONS PER CITY OF ANKENY COMMENTS
6) 6/30/23 - REVISIONS PER CITY OF ANKENY COMMENTS
7) 6/30/23 - REVISIONS PER CITY OF ANKENY COMMENTS

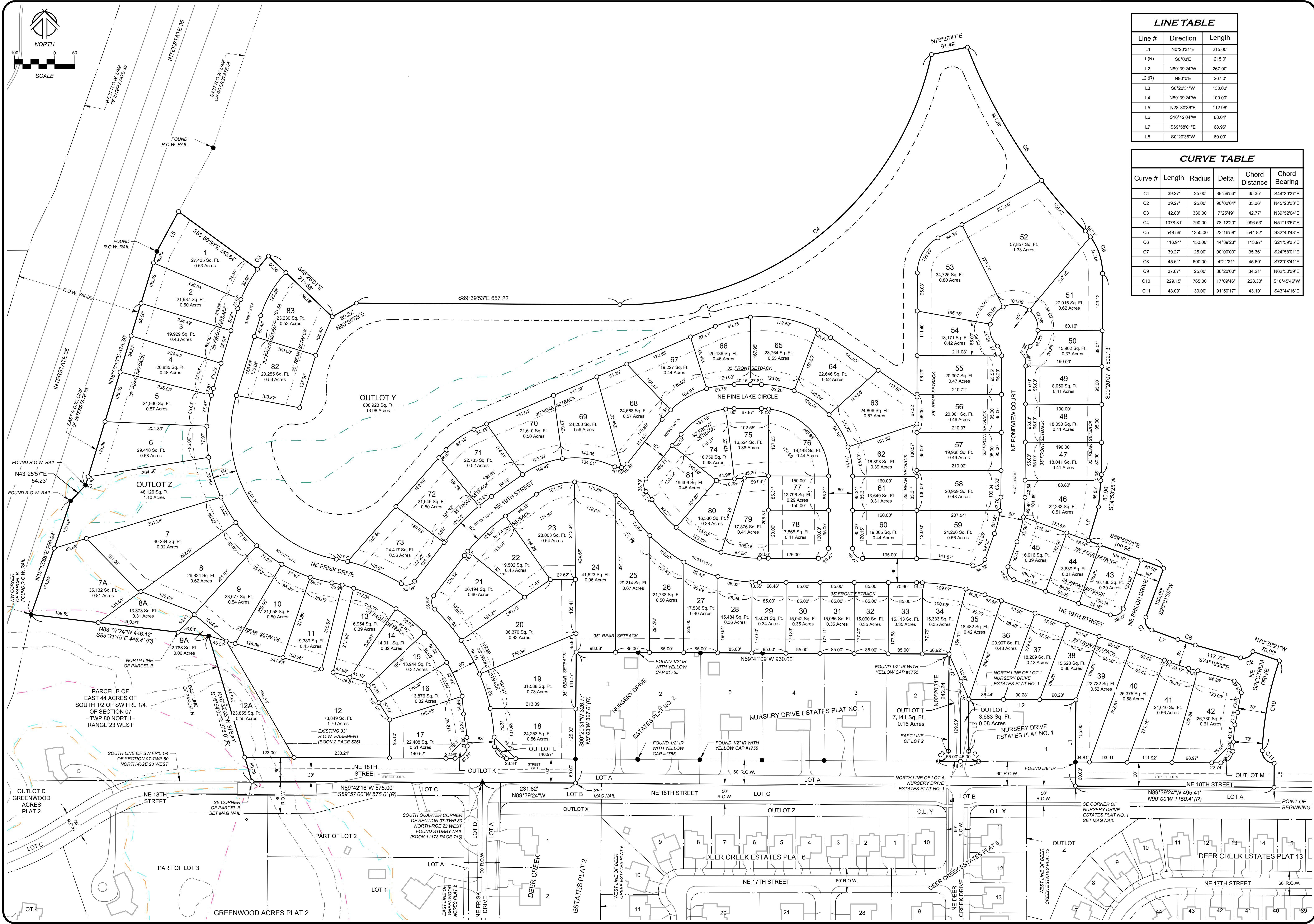
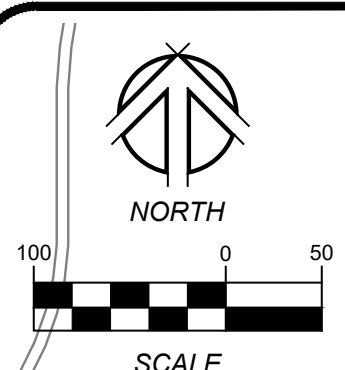
NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAT. THE ENGINEER'S INTENT IS TO PROVIDE A PRELIMINARY PLAT FOR INFORMATIONAL PURPOSES ONLY. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED FOR THE PREPARATION OF THIS PLAT. NO OTHER LIABILITY SHALL BE INCURRED BY THE ENGINEER OR ANY OTHER PERSON FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PLAT.

PROJECT NAME:
PINE LAKE ESTATES PLAT 1

DESCRIPTION:
PRELIMINARY PLAT - BOUNDARY

DATE: 6/30/2023
DRAWN BY: TJH
CHECKED BY: ADS
SHEET NO.: 24" X 36"
SHEET TITLE: PP-2
SHEET NO.: 2/11

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LINE TABLE		
Line #	Direction	Length
L1	N0°20'31"E	215.00'
L1 (R)	S0°03'E	215.0'
L2	N89°39'24"W	267.00'
L2 (R)	N90°0'E	267.0'
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NILLES ASSOCIATES

REVISIONS:
1) 11/20/23 - REVISIONS PER CITY OF ANKENY COMMENTS
2) 12/01/23 - REVISIONS PER CITY OF ANKENY COMMENTS
3) 12/01/23 - REVISIONS PER CITY OF ANKENY COMMENTS
4) 12/01/23 - REVISIONS PER CITY OF ANKENY COMMENTS
5) 12/01/23 - REVISIONS PER CITY OF ANKENY COMMENTS
6) 12/01/23 - REVISIONS PER CITY OF ANKENY COMMENTS
7) 12/01/23 - REVISIONS PER CITY OF ANKENY COMMENTS

NOTE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL CLAIMS FOR DAMAGES, INCLUDING BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES, COSTS, AND OTHER DAMAGES, THAT MAY BE ASSERTED AGAINST IT BY ANY PARTY, INCLUDING BUT NOT LIMITED TO, THE CITY OF ANKENY, IN CONNECTION WITH THIS PROJECT, WHETHER OR NOT SUCH CLAIMS ARE CAUSED BY NEGLIGENCE OR OTHERWISE, AND WHETHER OR NOT SUCH CLAIMS ARE CAUSED BY THE NEGLIGENCE OR OTHERWISE OF ANY PARTY, INCLUDING BUT NOT LIMITED TO, NILLES ASSOCIATES, INC. OR ANY OF ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

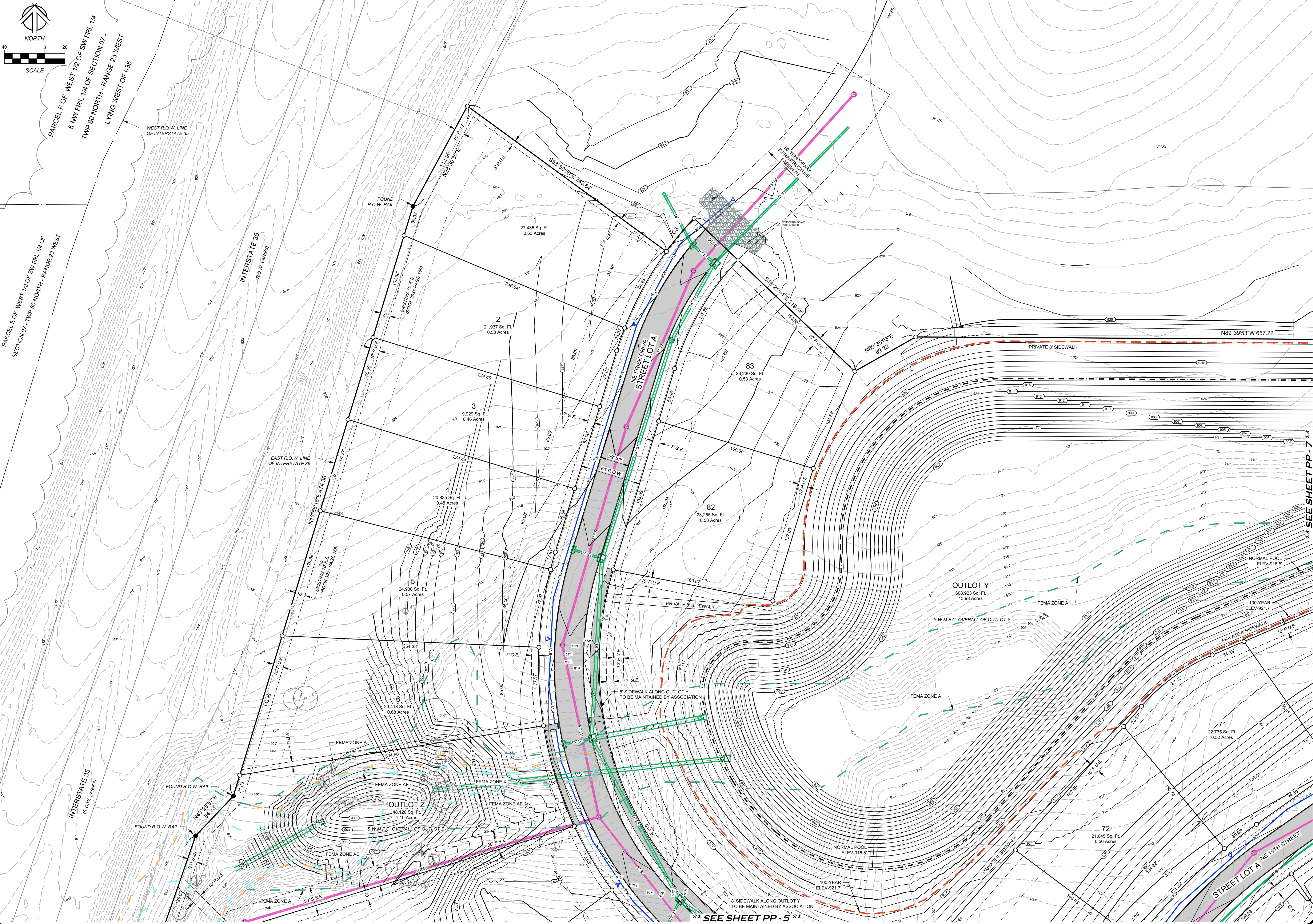
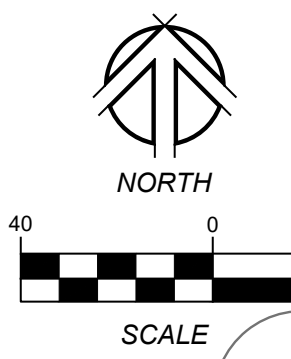
PROJECT NAME: PINE LAKE ESTATES PLAT 1
DESCRIPTION: PART OF THE SOUTH HALF OF SECTION 07 - TWP 80 NORTH - RANGE 23 WEST - ANKENY, POLK COUNTY, IOWA
PRELIMINARY PLAT - OVERALL

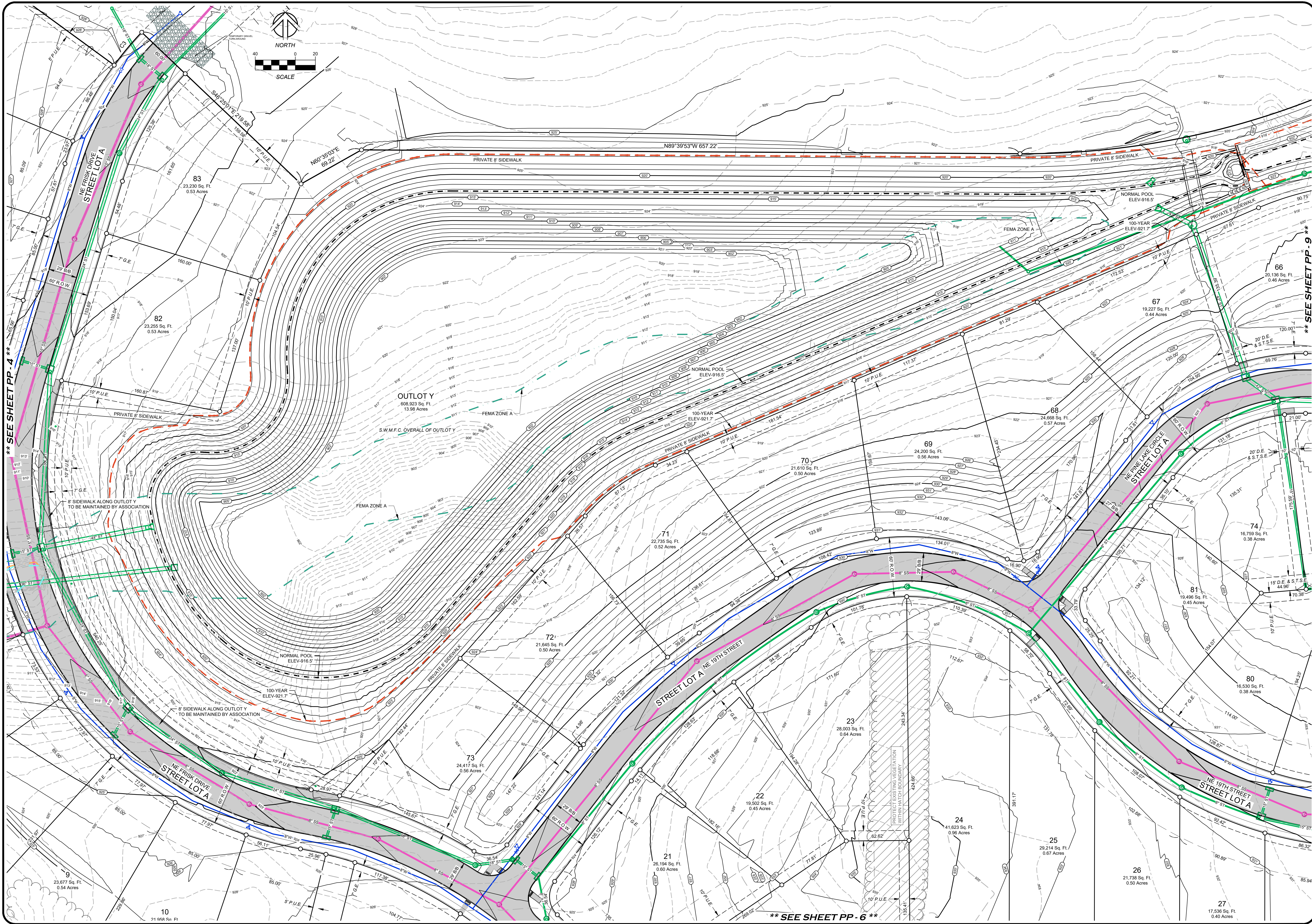
NAI NO.: 22011
DATE: 6/30/2023
DRAWN BY: TJH
CHECKED BY: ADS
SHEET NO.: 3
SHEET TOTAL: 3
SHEET TITLE: PP-3
SHEET NO.: 3/11

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PARCEL F OF WEST 1/2 OF SW FRL 1/4
& NW FRL 1/4 OF SECTION 07 -
TWP 80 NORTH - RANGE 23 WEST
LYING WEST OF I-35

PARCEL E OF WEST 1/2 OF SW FRL 1/4 OF
SECTION 07 - TWP 80 NORTH - RANGE 23 WEST





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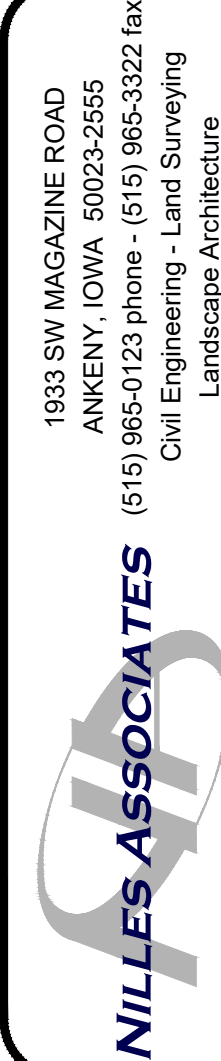
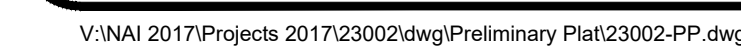
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REVISIONS:
1 15/03/23 - REVISIONS PER CITY OF ANKENY COMMENTS
2 15/03/23 - REVISIONS PER CITY OF ANKENY COMMENTS
3 15/03/23 - REVISIONS PER CITY OF ANKENY COMMENTS
4 15/03/23 - REVISIONS PER CITY OF ANKENY COMMENTS
5 15/03/23 - REVISIONS PER CITY OF ANKENY COMMENTS
6 15/03/23 - REVISIONS PER CITY OF ANKENY COMMENTS
7 15/03/23 - REVISIONS PER CITY OF ANKENY COMMENTS

NOTES:
1. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY PROBLEMS WHICH WOULD ARISE FROM FAILURE TO FOLLOW THE ENGINEERING DESIGN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO OBTAIN AND FOLLOW THE ENGINEERING DESIGN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO OBTAIN AND FOLLOW THE ENGINEERING DESIGN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO OBTAIN AND FOLLOW THE ENGINEERING DESIGN.

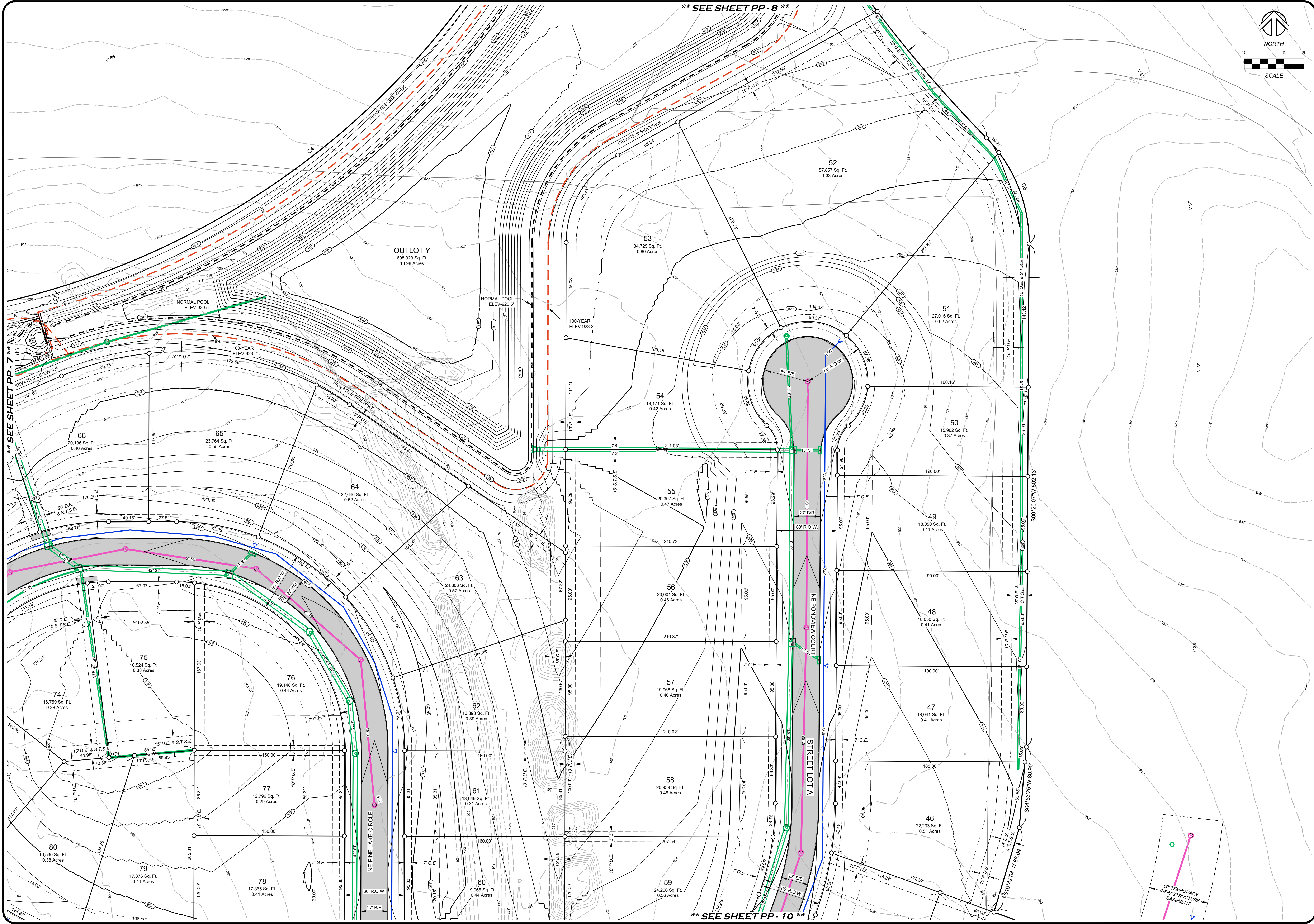
PROJECT NAME: PINE LAKE ESTATES PLAT 1
PART OF THE SOUTH HALF OF SECTION 07 - T14P 50 NORTH - RANGE 23 WEST - ANKENY, POLK COUNTY, IOWA

PRELIMINARY PLAT
N/AI NO.: 22011
DATE: 6/30/2023
DRAWN BY: TJH
CHECKED BY: ADS
SHEET SIZE: 24" X 36"
SHEET TITLE: PP-7
SHEET NO.: 7/11



CE, NILES ASSOCIATES, INC., WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR ANY PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S ADVANCEMENT WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WITH ANY OTHERS. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED.

PROJECT NAME:	DESCRIPTION:
NAI NO.:	22011
DATE:	6/30/2023
DRAWN BY:	TJH
CHECKED BY:	ADS
SHEET SIZE:	24" X 36"
SHEET TITLE:	PP-8
SHEET NO.:	8/11



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Civil Engineering - Land Surveying
Landscape Architecture



REVISIONS:
1) 16/09/23 - REVISIONS PER CITY OF ANKENY COMMENTS
2) 16/09/23 - REVISIONS PER CITY OF ANKENY COMMENTS
3) 16/09/23 - REVISIONS PER CITY OF ANKENY COMMENTS
4) 16/09/23 - REVISIONS PER CITY OF ANKENY COMMENTS
5) 16/09/23 - REVISIONS PER CITY OF ANKENY COMMENTS
6) 16/09/23 - REVISIONS PER CITY OF ANKENY COMMENTS
7) 16/09/23 - REVISIONS PER CITY OF ANKENY COMMENTS

NOTE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS PRELIMINARY PLAT. THE ENGINEER'S INTENT IS TO PROVIDE A PRELIMINARY PLAT FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF NILES ASSOCIATES, INC. OR ITS EMPLOYEES. ANY CONFLICTS BETWEEN THIS PRELIMINARY PLAT AND ANY OTHER DOCUMENTS SHALL BE RESOLVED BY THE ENGINEER'S JUDGMENT.

PROJECT NAME: PINE LAKE ESTATES PLAT 1
PART OF THE SOUTH HALF OF SECTION 07 - T14P 36 NORTH - RANGE 23 WEST - ANKENY, POLK COUNTY, IOWA
DESCRIPTION: PRELIMINARY PLAT

NAI NO.:	22011
DATE:	6/30/2023
DRAWN BY:	TJH
CHECKED BY:	ADS
SHEET NO.:	24" X 36"
SHEET TITLE:	PP-9
SHEET NO.:	9/11

