# Meeting Agenda

# Plan and Zoning Commission

## Wednesday, July 5, 2023
## 5:30 PM
## Ankeny City Council Chambers

## 1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

| | | |
|---|---|---|
| Trina Flack | Lisa West | Annette Renaud |
| Randall Weisheit | | Todd Ripper |

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*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 5, 2023 agenda with/without amendments.**

**C. COMMUNICATIONS:**

**D. CITIZEN'S REQUEST:**

**E. CONSENT AGENDA ITEMS:**

**1. Minutes**

Consider MOTION to approve and accept the June 20, 2023 minutes of the Plan and Zoning Commission meeting.

**2. Delaware Landing Plat 2 Final Plat**

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

**Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #2.**

**F. REMOVED CONSENT AGENDA ITEMS:**

**G. PUBLIC HEARINGS:**

**H. BUSINESS ITEMS:**

**I. OLD BUSINESS:**

**J. REPORTS:**

**1. July 3, 2023 City Council Report - Staff**
**2. Director's Report**
**Tentative agenda items for July 18, 2023**
**Public Hearing(s): Set hearing for July 18, 2023 at 6:30 p.m. to consider:**

- **Amendment to the Ankeny Plan 2040 Future Land Use Map for property owned by Hope Kimberley, LLC from:**
  - **Low Density Residential to Medium Density Residential (34.56 acres)**
  - **Low Density Residential to High Density Residential (36.60 acres)**
  - **Medium Density Residential to Low Density Residential (4.75 acres)**
  - **High Density Residential to Medium Density Residential (28.16 acres)**
  - **High Density Residential to Community Commercial (9.54 acres)**
- **Request by Hope Kimberley, LLC to rezone property from:**
  - **R-1 to R-3 (36.60 acres)**
  - **R-1 to R-3, restricted to single family (66.98 acres)**
  - **R-1 to R-3, restricted to 10 units per acre (34.56 acres and 28.16 acres)**
  - **R-1 to PUD (93.25 acres)**
  - **R-1 to C-2 (9.54 acres)**

**3. Commissioner's Reports**

**K. MISCELLANEOUS ITEMS:**

**July 17, 2023 - 5:30 p.m. City Council Representative: Staff**

**L. ADJOURNMENT:**

**Consider MOTION to adjourn the meeting.**

PLAN AND ZONING COMMISSION
July 5, 2023
5 : 30 PM

Print

| ORIGINATING DEPARTMENT: | COUNCIL GOAL: |
| --- | --- |
| Planning and Building | Ensure Economic Vitality |

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

**Action:** Consider MOTION to approve and accept the June 20, 2023 minutes of the Plan and Zoning Commission meeting.  

ADDITIONAL INFORMATION:

ATTACHMENTS:

**Click to download**

P&Z Minutes 2023-06-20

city of Ankeny

# Meeting Minutes

## Plan & Zoning Commission Meeting

Tuesday, June 20, 2023

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

### CALL TO ORDER

Chair Ted Rapp called the June 20, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

### ROLL CALL

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

### AMENDMENTS TO THE AGENDA

Chair T.Rapp asked that Item #3 be removed from the Consent Agenda. Motion by T.Rapp to approve the agenda with the removal of Item #3, Albaugh Four Mile Industrial Park Final Plat from the Consent Agenda. Second by T.Flack. All voted aye. Motion carried 6 – 0.

### COMMUNICATIONS

There were no communications.

### CITIZEN'S REQUEST

There were no requests.

### CONSENT AGENDA ITEMS

**Item #1. Minutes**

Motion to approve and accept the June 6, 2023 minutes of the Plan and Zoning Commission meeting.

**Item #2.** 2201 W 1st Street – Sleister Properties LLC Building Addition Site Plan

Motion to approve the site plan for 2201 W 1st Street, Sleister Properties LLC Building Addition.

**Item #4. Piper Properties Plat 4 Final Plat**

Motion to recommend City Council approval of the Piper Properties Plat 4 Final Plat.

Motion by L.West to approve the recommendations for Consent Agenda Items #1, #2 and #4. Second by A.Renaud. All voted aye. Motion carried 6– 0.

### REMOVED CONSENT AGENDA ITEMS

**Item #3. Albaugh Four Mile Industrial Park Final Plat**

Motion to recommend City Council approval of the Albaugh Four Mile Industrial Park Final Plat.

Motion by A.Renaud to approve the recommendations for Consent Agenda Items #3. Second by T.Flack. Motion carried 5 – 0 – 1 (Abstain: T.Rapp).

### PUBLIC HEARINGS

There were no public hearings.

### BUSINESS ITEMS

**Item #5. Hope Crest Preliminary Plat**

B.Morrissey reported that Hope Crest is a 92-acre preliminary plat, generally located south of NW 54th Street and east of NW Irvinedale Drive. The preliminary plat includes a total of 291 residential lots, including a

mixture of both detached and attached single family, multiple outlots for stormwater detention, an outlot for parkland dedication, and the extension of multiple public streets. He stated the project area was rezoned in 2022 and is zoned R-2, One-Family & Two-Family Residence District along the south and west portions of the property, while the north and east areas are zoned PUD, Hope Crest Planned Unit Development. B.Morrissey said future NW State Street will divide the project into two phases and turn-lane improvements leading into the development will take place along NW 54th Street and future NW State Street, while landscape buffering will be provided along those streets as well. He noted that until future NW State Street is extended through the area, the proposed development will be accessed exclusively from either NW 54th Street or from the Brinmore Estates development to the south. He provided further information to the Commission on the water main, sanitary sewer, stormwater, and parkland dedication requirements.

T.Flack asked about a timeline for future NW State Street. E.Carstens said that it is in the CIP, currently a few years out, and will be a multi-year project. T.Rapp asked staff detailed questions on the grading of future NW State Street, the installation of the 12-inch water main, and the sanitary sewer. T.Ripper confirmed that the development to the north could take place before the future NW State Street is completed. E.Carstens responded yes.

Jared Murray, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, on behalf of Hope K. Farms, LLC said he would answer any questions the Commission may have.

There were no further questions from the Commission.

Motion by T.Ripper to recommend City Council approval of the Hope Crest Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 6 – 0.

**REPORTS**

**City Council Meeting**

E.Jensen reported on the June 19, 2023 City Council meeting.

**Director's Report**

E.Jensen presented the tentative agenda items for the July 5, 2023 Plan and Zoning Commission meeting.

**Commissioner's Reports**

R.Weisheit mentioned that he was very unhappy with the electric scooters while in Washington DC.

**MISCELLANEOUS ITEMS**

July 3, 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 6:46 p.m.

Brenda Fuglsang

Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission

PLAN AND ZONING COMMISSION
July 5, 2023
5 : 30 PM

Print

| ORIGINATING DEPARTMENT: | COUNCIL GOAL: |
| --- | --- |
| Planning and Building | Ensure Economic Vitality |

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Delaware Landing Plat 2 Final Plat

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

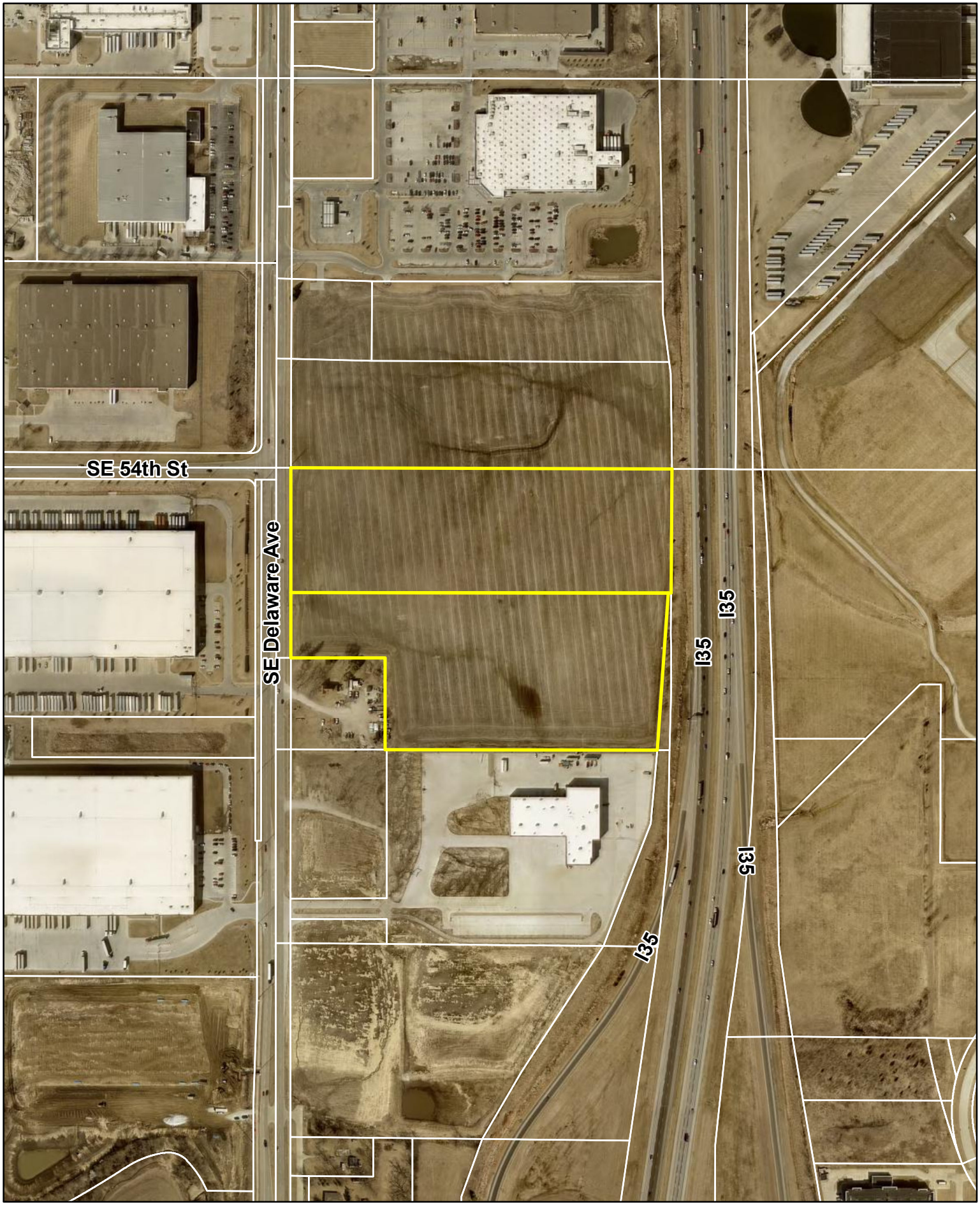
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

| Click to download |
| --- |
| Aerial Map |
| Staff Report |
| Applicant Letter |
| Final Plat |




N

1 inch = 415 feet

Date: 6/22/2023

# Delaware Landing Plat 2 - Final Plat

Ankeny
bringing it all together.

Ankeny
bringing it all together.

*Plan and Zoning Commission*
*Staff Report*

*Meeting Date: July 5th, 2023*

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**Agenda Item:** Delaware Landing Plat 2 - Final Plat
**Report Date:** June 29th, 2023
**Prepared by:** Bryan Morrissey, Associate Planner

EJC

**Staff Recommendation:**

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

**Project Summary:**

The Delaware Landing Plat 2 – Final Plat is a proposed 21.54-acre (+/-) final plat located east of SE Delaware Avenue and south of SE 54th Street. The proposed final plat creates two undevelopable outlots, is zoned C-2, General Retail & Highway Oriented Commercial District w/restrictions, and is for the transfer or sale of property only. A future final plat that provides numbered lots, legal public access, and outlines utility connections will be required prior to any development occurring on the site.

**Project Report:**

| | |
|---|---|
| Streets: | New public streets are not included as a part of the proposed development. A traffic memo and/or traffic study may be required with the future final plat for this site, which will determine any roadway public improvements. |
| Water: | Utility connections will be determined with the future final plat and site plan. |
| Sewer: | Utility connections will be determined with the future final plat and site plan. |
| Drainage: | Stormwater in the area generally flows from the northwest to the southeast. Individual lots on the site will require on-site detention. |
| Parkland: | Parkland dedication is not required for commercial developments. |

**CITY OF ANKENY**
**SUBDIVISION DATA**

| | |
|---|---|
| **NAME OF PLAT:** | **Delaware Landing Plat 2** |
| **NAME OF OWNER:** | **Denny Elwell Family, LC** |
| **NAME OF DEVELOPER:** | **Denny Elwell Family, LC** |

**GENERAL INFORMATION**:

PLAT LOCATION: East of SE Delaware Avenue and south of SE 54th Street.
SIZE OF PLAT: 21.54 acres
ZONING: C-2, General Retail and Highway Oriented Commercial District w/restrictions

**LOTS:**

NUMBER: 2
SIZE/DENSITY: Outlot Y: 1.54 acres Outlot Z: 19.99 acres
USE: Commercial
BUILDING LINES: Front = 35', Side = none required, except when adjacent to any residential district, in which case – 25', Rear = 40'

**PARK SITE DEDICATION:** Not Required for Commercial Developments

**ADJACENT LANDS:**

NORTH: C-2, General Retail and Highway Oriented Commercial District w/restrictions
SOUTH: C-2, General Retail and Highway Oriented Commercial District w/restrictions
EAST: Interstate-35
WEST: R-1, One-Family Residence District

**WASTE WATER**:

PROJECTED FLOWS: 21.54 acres of developable land x 3,000 gal. per day/acre of developable land = 64,620 GPD
TREATMENT PLANT CAPACITY (FOUR MILE): Design: 47 MGD; current daily avg. 18 MGD

**STORM WATER:**

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

**WATER SYSTEM**:

USAGE: 21.54 acres of developable land x 3,000 gal. per day/acre of developable land = 64,620 GPD estimate
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 6.2 MGD.

**FINAL PLAT DRAWING**: Staff recommends approval.
**CONSTRUCTION PLANS:** N/A

CIVIL DESIGN ADVANTAGE L.L.C.
ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS & SURVEYORS

June 14, 2023

Plan and Zoning Commission
Attn: Eric Carstens
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Delaware Landing Plat 2 – Final Plat

Dear Plan and Zoning Commission Members:

On behalf of the Developer, we are pleased to submit herewith the documents for the Final Plat for the proposed property split for Delaware Landing Plat 2 on the east side of Delaware Avenue. The property split is proposed for the sale of property for future development. A future plat will be provided for the lots.

Please accept this submittal for consideration at the upcoming regular Plan and Zoning Commission meeting.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Doug Mandernach

Doug Mandernach

# DELAWARE LANDING PLAT 2

## FINAL PLAT

### INDEX LEGEND

LOCATION: PT. PARCEL "K" AND "J"
NW1/4 SEC 6-79-23
ANKENY, POLK COUNTY, IOWA

REQUESTOR BY PROPRIETOR: DENNY ELWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

SURVEYOR: MATTHEW J. THOMAS

COMPANY: CIVIL DESIGN ADVANTAGE

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

### OWNER / DEVELOPER

DENNY ELWELL FAMILY LC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

### ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

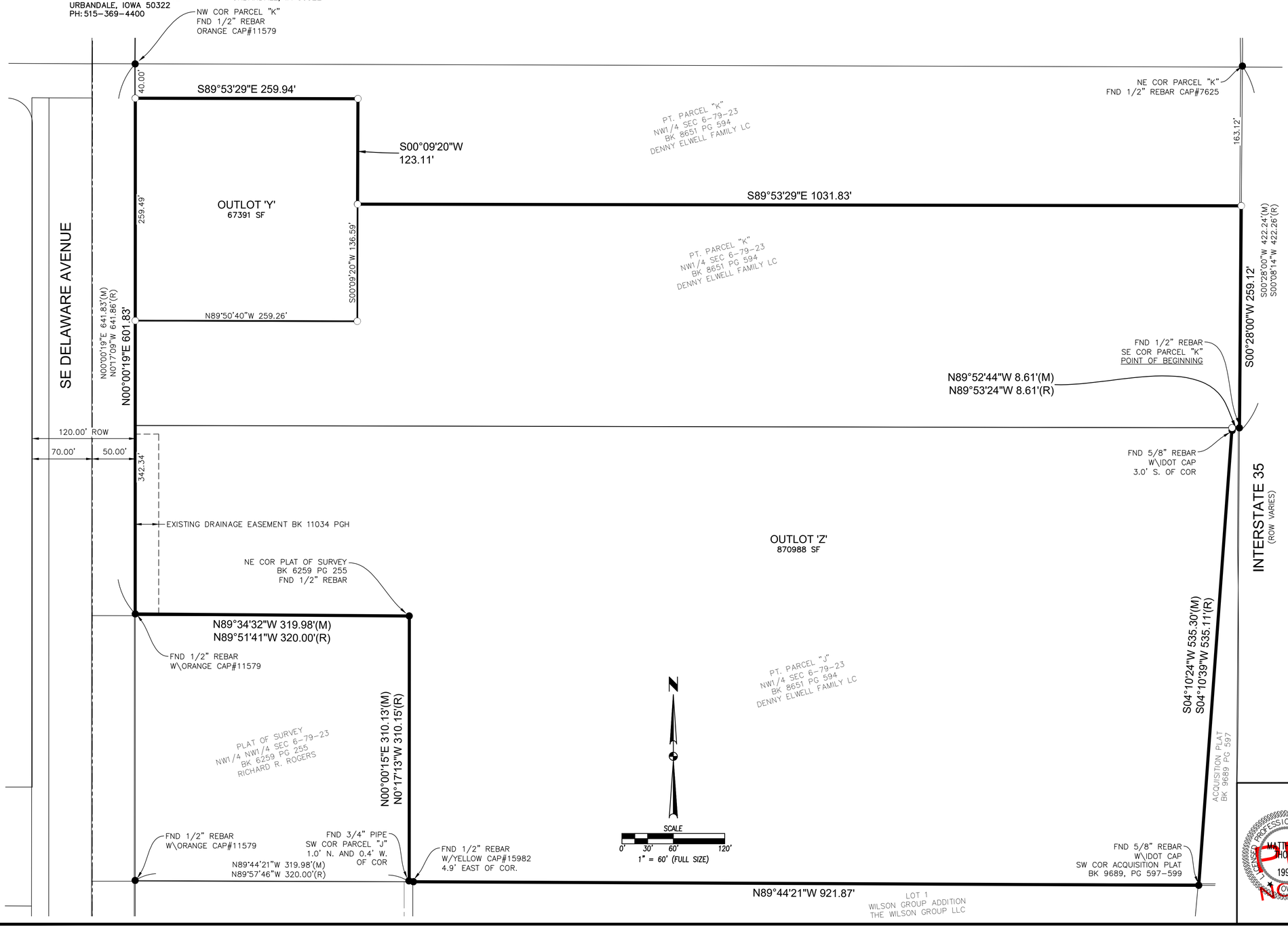
### ZONING

C-2 (GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL DISTRICT)

### DATE OF SURVEY

APRIL 28, 2023

AREA ABOVE RESERVED FOR RECORDING STAMP




### PLAT DESCRIPTION

A PART OF PARCEL "K" AND PARCEL "J" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8651, PAGE 594, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "K"; THENCE NORTH 89°52'44" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 35, A DISTANCE OF 8.61 FEET; THENCE SOUTH 04°10'24" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE , 535.30 FEET TO THE SOUTH LINE OF SAID PARCEL "J"; THENCE NORTH 89°44'21" WEST ALONG SAID SOUTH LINE, 921.87 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "J"; THENCE NORTH 00°00'15" EAST ALONG THE WESTERLY LINE OF SAID PARCEL "J", 310.13 FEET; THENCE NORTH 89°34'32" WEST ALONG SAID WESTERLY LINE, 319.98 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SE DELAWARE AVENUE; THENCE NORTH 00°00'19" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 601.83 FEET; THENCE SOUTH 89°53'29" EAST, 259.94 FEET; THENCE SOUTH 00°09'20" WEST, 123.11 FEET; THENCE SOUTH 89°53'29" EAST, 1031.83 FEET TO THE EASTERLY LINE OF SAID PARCEL "K"; THENCE SOUTH 00°27'60" WEST ALONG SAID EASTERLY LINE, 259.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.54 ACRES (938,380 SQUARE FEET).

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

### NOTES

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.
3. PUBLIC SANITARY SERVICE FOR OUTLOT Y SHALL BE PROVIDED THROUGH OUTLOT Z AT THE TIME OF FUTURE FINAL PLATTING.
4. OFFSITE PUBLIC INGRESS/EGRESS FOR ACCESS TO A FULL ACCESS POINT ALONG SE DELAWARE AVENUE SHALL BE PROVIDED AT THE TIME OF FUTURE FINAL PLATTING
5. THESE OUTLOTS ARE CREATED FOR THE PURPOSE OF SALE OR TRANSFER OF PROPERTY ONLY. EACH OUTLOT WILL NEED TO BE PLATTED IN COMPLIANCE WITH CITY OF ANKENY SUBDIVISION REGULATIONS PRIOR TO DEVELOPMENT.

### LEGEND

| | FOUND | SET |
|---|---|---|
| SECTION CORNER AS NOTED | ▲ | △ |
| 1/2" REBAR, RED PLASTIC CAP#19968 (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 | | |

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.

MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

| DATE | REVISIONS |
|---|---|
| 6-12-23 | SECOND SUBMITTAL |
| 5-19-23 | FIRST SUBMITTAL |


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


ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
ANKENY, IOWA

DELAWARE LANDING PLAT 2
FINAL PLAT

1/1

2301.012

FILE: H:\2023\2301012\DWG\2301012-FINAL PLAT.DWG
LAST SAVED: 6/14/2023 1:57 PM LAST CUTTER: 6/14/2023 1:57 PM
PLOTTED BY: DOUG MANSENACH
COMMENT:
TECH:
ENG: