



Meeting Agenda

Plan and Zoning Commission

Tuesday, June 4, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the June 4, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the May 21, 2024 minutes of the Plan and Zoning Commission meeting.

2. 2402 SE Hulsizer Road - Site Improvements Site Plan

Consider MOTION to approve the site plan for 2402 SE Hulsizer Road, Site Improvements Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

3. 2120 NE 36th Street - 36 Spectrum Site Plan

Consider MOTION to approve the site plan for 2120 NE 36th Street, 36 Spectrum, subject to City Staff approval of the traffic impact study.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

4. NE 36th Street Mixed Use Development Neighborhood Plan

Consider MOTION to recommend City Council approval of NE 36th Street Mixed Use Development Neighborhood Plan.

5. Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development

Consider MOTION to recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

I. OLD BUSINESS:

J. REPORTS:

1. Director's Report

Tentative agenda items for Tuesday, June 18, 2024

2. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

June 17, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

June 4, 2024

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:

Consider MOTION to approve and accept the May 21, 2024 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, May 21, 2024
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair Ted Rapp called the May 21, 2024 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

Members present: Ted Rapp, Randy Weisheit, Trina Flack, Glenn Hunter, Annette Renaud, Todd Ripper and Lisa West. Staff present: Eric Jensen, Eric Carstens, Bryan Morrissey, Laura Hutzell, Ryan Kirschman, and Brenda Fuglsang.

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve and accept the May 21, 2024 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 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 May 7, 2024 minutes of the Plan and Zoning Commission meeting.

Item #2. I-80 Commerce Center Plat 1

Motion to recommend City Council approval of I-80 Commerce Center Plat 1.

Item #3. I-80 Commerce Center Plat 1, Lot 1 - Site Plan

Motion to approve the site plan for I-80 Commerce Center Plat 1, Lot 1 Site Plan, located at 2701 SE 90th Street, subject to City Council approval of the I-80 Commerce Center Plat 1 final plat.

Item #4. 1600 SE Corporate Woods Drive - Baker Group Temporary Structure Site Plan

Motion to approve the site plan for 1600 SE Corporate Woods Drive, Baker Group Temporary Structure, allowing the temporary structure to remain on site until November 21, 2024.

Motion by L.West to approve the recommendations for Consent Agenda Item(s) #1 - #4. Second by A.Renaud. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item # 5. Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development

Chair Ted Rapp opened the public hearing.

Staff Report: B.Morrissey reported that Hope K. Farms, LLC is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. The proposed rezoning consists of approximately 38.10 acres and is located southeast of the NW 54th Street and NW Irvinedale Drive intersection. He stated the property is currently zoned R-2, One-Family and Two-Family Residence District, a zoning classification that was assigned to the property in 2022 as a part of the original Hope Crest rezoning. He shared the current zoning of the surrounding properties, which also includes property that is not within Ankeny's Corporate Limits. B.Morrissey said the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map identifies the subject area as being suitable for low density residential land uses. He noted that a PUD book was included with the submittal to provide greater detail about the potential development of this area. B.Morrissey presented the PUD Conceptual Plan and provided details of the bulk regulations. He noted that R-3 zoning regulations will apply to any items not covered within the PUD book. He explained that in December 2022 when the property was zoned to R-2 zoning classification, the plan at that time was to build duplexes in the area. The applicant now wants to develop single-family detached homes with minimum 50' lot widths. The applicant has submitted the required

rezoning petitions and all legal notification requirements have been satisfied. Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on June 4, 2024.

R.Weisheit confirmed the location of the future State Street on the PUD conceptual plan. He further asked if the 50' lot width is compatible with the abutting PUD's? B.Morrissey said the original Hope Crest PUD called for a 55' minimum lot width, which is comparable.

T.Rapp said the park dedication matrix was less than half the required acres. B.Morrissey responded that the applicant and the city's park department are working on a parkland dedication agreement to satisfy the parkland requirement.

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

T.Rapp said he personally questions whether vinyl should be listed as a quality building material in the PUD book. Jared Murray responded that it is to provide more flexibility for entry level homes to be more affordable.

Cheryl Gritton, 2104 NW 44th Street, Ankeny presented to the Commission a packet of photos showing the retaining pond on her lot, Lot 5, and neighboring Lots 4 and 6. She said that Lots 4, 5 and 6 are owned and maintained by her and two of her neighbors. It is not owned by the Association. She presented pictures to the Commission showing the size and the attractiveness of the pond, noting that the pond has a lot of wildlife. Her concern is with the development of home lots directly adjacent to their pond at the rear of their property. She commented that her homeowner's insurance company informed them that due to the "attractive nuisance" of the pond, that their homeowners and liability insurance would go up due to the development of a residential lot directly adjacent to their pond. Cheryl Gritton does not believe that they should have to accept the risk and be financially burdened due to the design of this development. She would like to see the development be designed differently. Cheryl Gritton asked the Commission to take into consideration the additional liability that would be placed on them and require a change to be made in the design for this development before it is developed.

T.Rapp confirmed that the pond is owned by the property owners who live on Lots 4, 5, and 6. Cheryl Gritton responded, yes. The other detention ponds in Brinmore Estates are owned by the HOA.

Sarah Zimmerman, 2108 NW 44th Street, Ankeny said, in addition to Cheryl's concerns about the financial and liability issues, should this development move forward, she wanted to confirm that the parkland deficiency would be addressed before the PUD is approved. E.Jensen presented the rezoning exhibit and briefly shared how the city and the applicant will work to provide the required parkland for this development. He noted that information will be included in the staff report that will be presented at the next meeting on June 4, 2024.

Michael Doll, 2112 NW 44th Street, Ankeny inquired as to the number of homes that will be built and the price range for the homes. He also asked what the reasoning is for the change from bi-attached to single family homes and wanted to know if the rezoning would affect the number of homes and lot sizes. E.Carstens responded that staff's understanding from the developer is that the change is for market reasons, and he further provided details on the differences in bulk regulations between the two zoning classifications. Michael Doll then asked if there would be any changes made to the existing pond in the Hope Crest II PUD. E.Jensen said he believes that it will be reworked, so staff will address his questions in the full staff report at the next meeting.

Michael Doll inquired whether there was any information on plans for the property to the east and west of the proposed development. T.Rapp responded that he is aware that there are discussions ongoing about the Moeckly PUD to the west, but is unsure of any plans to the east. Michael Doll asked if there would be any businesses? T.Rapp responded that he is not aware of any commercial nodes in those areas.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by R.Weisheit. All voted aye. Motion carried 7 – 0.

Chair T.Rapp shared that staff will provide information regarding the questions/comments that were made during the public hearing in their full staff report, which will be presented at the next Plan and Zoning Commission meeting on June 4, 2024 at 6:30 p.m.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the May 20, 2024 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the Tuesday, June 4, 2024 Plan and Zoning Commission meeting.

Commissioner's Reports

T.Flack inquired whether there is a screening requirement for the back side of the businesses on SE Delaware, which are located in front of Target. Staff shared that it is considered a service area in C-2 zoning but if there are specific concerns such as storage or dumpster issues, they will have code enforcement check on it.

MISCELLANEOUS ITEMS

June 3, 2024 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn the meeting. Meeting adjourned at 7:00 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

June 4, 2024

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2402 SE Hulsizer Road - Site Improvements Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

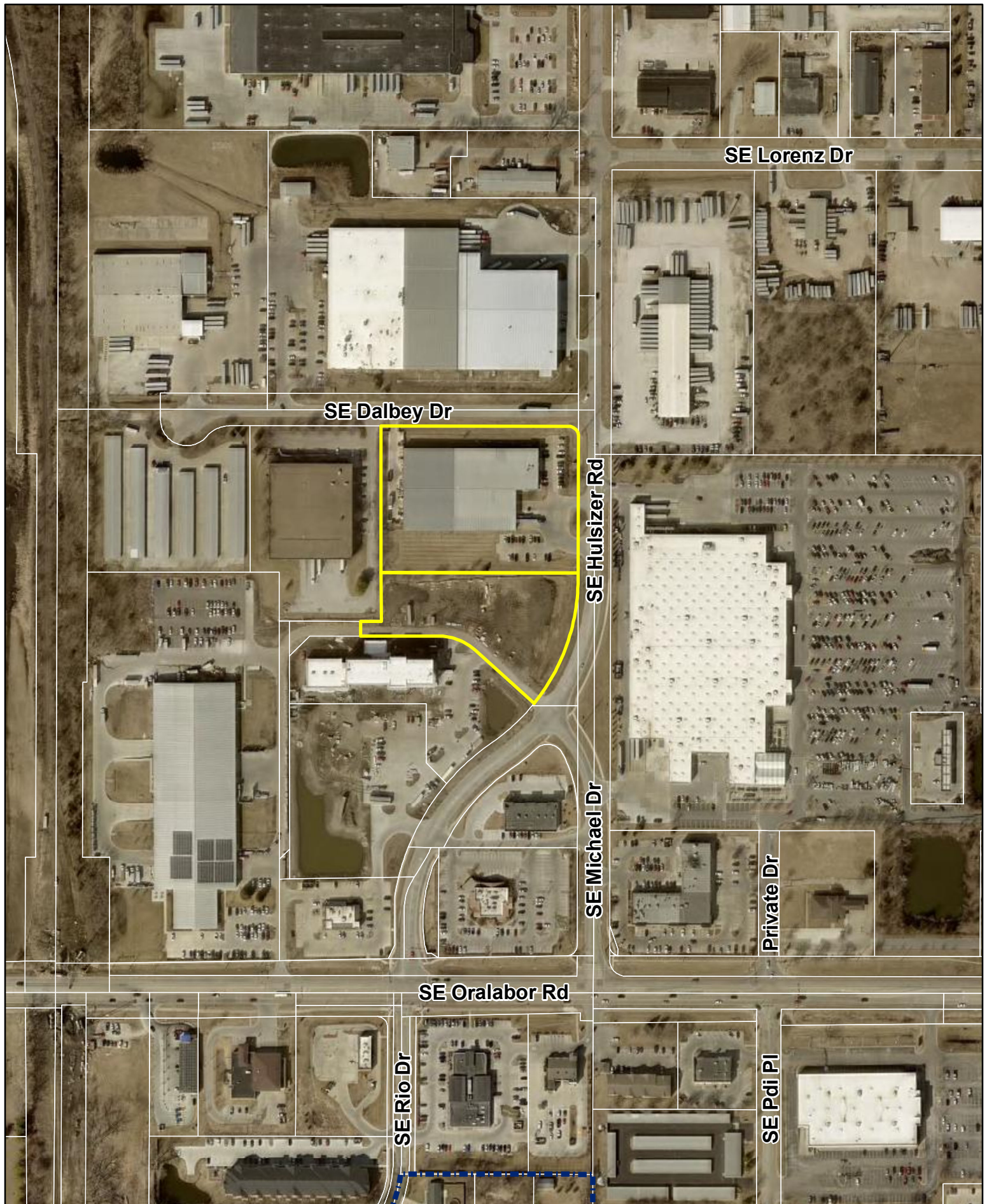
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 2402 SE Hulsizer Road, Site Improvements Site Plan; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 4, 2024

Agenda Item: 2402 SE Hulsizer Road – Site Improvements
Report Date: May 29, 2024
Prepared by: Jake Heil
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2402 SE Hulsizer Road, Site Improvements; subject to City Council approval of the stormwater management facility maintenance covenant and permanent easement agreement.

Project Summary:

The subject site plan for 2402 SE Hulsizer Road consists of portions of three parcels for a total 4.43 acres (+/-), and is situated on Lots 2 & 4 Hicklin Industrial Park Plat 1; located just south of SE Dalby Drive and west of SE Hulsizer Road. The site is zoned M-1, Light Industrial District, with similarly zoned properties surrounding the site to the north, west and south, while properties to the east are zoned C-2, General Retail, Highway-Oriented and Central Business Commercial District. The proposed site improvements include relocating the existing stormwater detention area south, paving additional outdoor storage area southwest of the existing building, landscaping and other necessary improvements to the site.

The site is primarily accessed from the east via an in/out access to SE Hulsizer Road. A secondary access on the north side of the site provides access to the storage area via SE Dalby Drive. Parking requirements for the site requires 1 space per 400 sf of gross floor area for office and 1 space per 5000 sf of gross floor area for the warehouse. The site meets the required 30 parking stalls, providing a total of 51 parking stalls on site, including two ADA accessible stalls. The landscaping shown on the proposed site plan generally complies with all applicable regulations. Part of the site improvements is moving the existing stormwater detention area just south of its existing location, drainage for the site will remain relatively the same if not improved.

**Site Plan Worksheet
2402 SE Hulsizer Road
Site Improvements Site Plan**

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 proposed storage area meets all setback and screening requirements in the City code and is compatible to adjacent sites.

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

The site complies with all required setbacks and screening requirements. The site is consistent with the other developed properties along the SE Hulsizer Road corridor.

- 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 provides for adequate parking and circulation for vehicles, and provides safe bicycle and pedestrian movement on site.

- 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.**

There are no changes to accesses to this site. The proposed site will not cause an increase in congestion or traffic on the site or surrounding public streets.

- 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 meets the required 30 parking stalls, providing a total of 51 parking stalls, including two ADA accessible stalls on site. Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

- 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.**

There is a proposed dumpster and outside storage area, that is screened by a chain link fence with black slats. The storm water detention basin has landscaping located around its perimeter.

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 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.**

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.**

The site improvements will be relocating the existing stormwater detention area south and installing new storm sewer pipes on site to drain stormwater into that new basin. The improvements will help improve drainage on the existing site and nearby sites.

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 maintain the same water and sewer connections.

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

Open space is provided primarily around the perimeter of the site.

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

The proposed parking lot shading and open space landscaping generally conform to the landscape requirements of the code. Existing trees on site were kept whenever it was possible.

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.**

There are no building improvements or additions with this site plan.

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

There are no building improvements or additions with this site plan.

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 proposed storage area is screened with a chain link fence with black slats.

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

There are no building improvements or additions with this site plan.

C. Signs

There are no proposed signs with this site plan.

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 generally 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 neighboring sites.

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

The layout and circulation system for traffic in and around the site is appropriate.

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

There are no building improvements or additions with this site plan.

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

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

May 10, 2024

Attn: Plan and Zoning Commission Members
c/o Jacob Heil
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

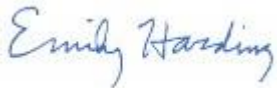
RE: **2402 SE Hulsizer Road Site Improvements
Site Plan**

Dear Plan and Zoning Commission Members:

On behalf of KE MEZZ LLC, we are pleased to submit herewith a site plan for the 2402 SE Hulsizer Road Site Improvements. The property is located west of SE Hulsizer Road and south of SE Dalbey Drive. The site improvements include expansion of the outdoor storage area, paving sidewalk along SE Hulsizer Road, relocating the SW detention basin, adding some more overhead doors to the building, and interior building remodeling.

We are requesting approval of the site plan to be granted by the Plan & Zoning Commission at the next regular P&Z Meeting.

Sincerely,



Emily Harding, Project Manager
Civil Design Advantage, LLC

Cc: Tanner Kinzler, KE MEZZ LLC

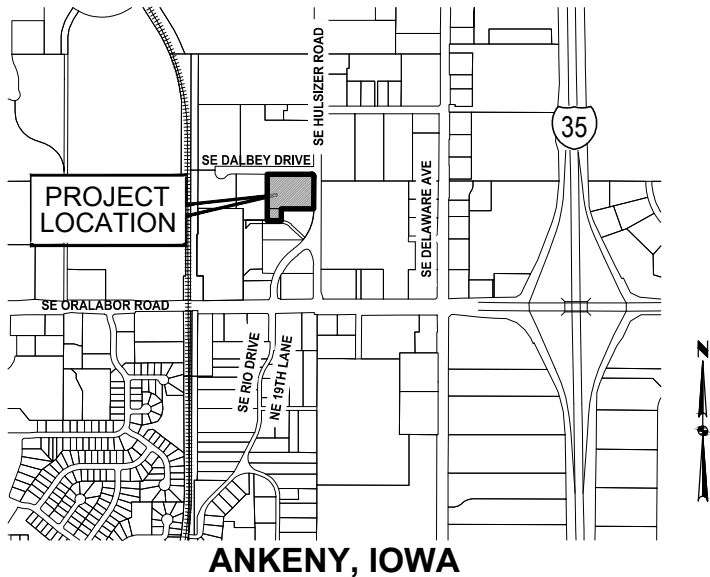
SITE PLAN FOR:

2402 SE HULSIZER ROAD SITE IMPROVEMENTS

ANKENY, IOWA

VICINITY MAP

NOT TO SCALE



INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	NOTES AND DETAILS
3	DIMENSION, UTILITY AND GRADING PLAN
4	GRADING DETAILS
5	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	
LOT LINE	
SECTION LINE	
CENTER LINE	
RIGHT OF WAY	
PERMANENT EASEMENT	
TEMPORARY EASEMENT	
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	
SANITARY SERVICE	
STORM SEWER	
STORM SERVICE	
WATERMAIN WITH SIZE	
WATER SERVICE	
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	

EXISTING

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

OWNER/APPLICANT

KE MEZZ LLC
CONTACT: TANNER KINZLER
700 SE ORALABOR ROAD, SUITE 1
ANKENY, IOWA 50021
PH. (515) 268-7304

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

STORY CONSTRUCTION
CONTACT: ANDREW TULP, AIA
2810 WAKEFIELD CIRCLE
AMES, IOWA 50010
PH. (515) 817-2639

PROJECT SITE ADDRESS

2402 SE HULSIZER ROAD

ZONING

M-1 LIGHT INDUSTRIAL DISTRICT

SUBMITTAL DATES

FIRST SUBMITTAL: 04/18/2024
SECOND SUBMITTAL: 05/10/2024

LEGAL DESCRIPTION

N 120' W 50.17' LOT 2 & ALL LT 4 & N 120' LT 7
HICKLIN INDUSTRIAL PARK PLAT 1

DEVELOPMENT SUMMARY

AREA: 4.42 ACRES (192,547 SF)
ZONING: M-1 LIGHT INDUSTRIAL DISTRICT

SETBACKS:

FRONT: 50'
SIDE: 0'
REAR: 40'

MAXIMUM BUILDING HEIGHT:

5

OPEN SPACE

TOTAL SITE: 192,547 S.F.
BUILDING: 58,912 S.F.
VEHICLE PAVEMENT: 68,832 S.F.
OPEN SPACE PROVIDED: 64,803 S.F. (34%)

BUILDING USE:

OFFICE/WAREHOUSE

PARKING REQUIREMENTS

1 SPACE PER 400 SF OF OFFICE
7,270 SF/400= 19 SPACES

1 SPACE PER 5000 SF OF WAREHOUSE
55,184 SF/5000=11 SPACES

30 SPACES REQUIRED

51 SPACES PROVIDED

ERU CALCULATION

IMPERVIOUS SURFACES: 58,912 S.F.
BUILDING: 58,912 S.F.
PAVEMENT: 68,832 S.F.
127,744 S.F.

ERU TOTAL (IMPERVIOUS/4,000 S.F.) = 32 ERU'S

BENCHMARKS

CITY OF ANKENY BM#676. ARROW ON HYDRANT @ SW CORNER
OF SE ORALABOR ROAD & SOUTHLAWN. ELEVATION=997.11

SET BM#1. BURY BOLT ON HYDRANT @ SE CORNER OF SE
ORALABOR ROAD & SE RIO DRIVE. ELEVATION=970.61

SET BM#2. CAP BOLT ON HYDRANT @ NW CORNER OF SE
ORALABOR ROAD & SE HULSIZER ROAD. ELEVATION=970.11

UTILITY WARNING

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



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

THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC
RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY
SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT
UNLESS OTHERWISE NOTED.

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. EMILY N. HARDING, P.E. DATE LICENSE NUMBER 19972 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-4
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GENERAL NOTES

- THE 2024 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.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- DETECTABLE WARNINGS SHALL BE TUF-TILE GALVANIZED STEEL MANUFACTURED DETECTABLE WARNING PANELS WITH A NON-SLIP SURFACE AND RAISED TRUNCATED DOMES IN PATINA FINISH. RADIAL DESIGNS ARE REQUIRED TO BE INSTALLED USING A COMBINATION OF SQUARES AND WEDGES.
- PROPOSED FENCE SHALL BE CHAIN LINK WITH SLATS TO MATCH EXISTING.

PAVEMENT THICKNESS

- PAVEMENT 8" PCC
- SIDEWALK 4" PCC

TRAFFIC CONTROL NOTES

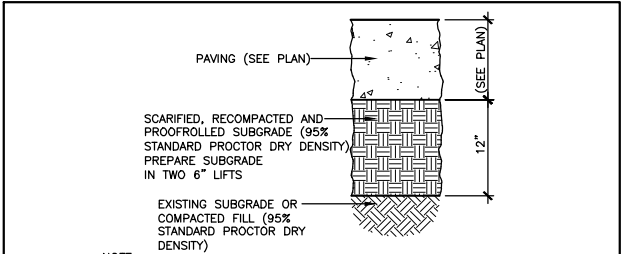
- ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK/SHARED USE PATH CLOSED SIGNS REQUIRED FOR ALL SIDEWALK/SHARED USE PATH CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

GRADING NOTES

- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
- THE GRADING OF THE DETENTION FACILITY AND INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

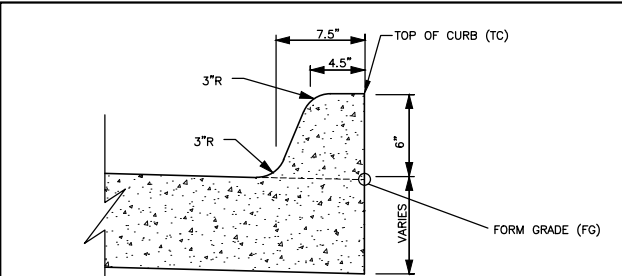
UTILITY NOTES

- 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.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 EDITION OF SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE 2024 EDITION OF SUDAS STANDARD SPECIFICATIONS AND THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE UTILITIES.
- 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.
- STORM SEWER PIPE LENGTH INCLUDES APRON LENGTH.
- THE POST-CONSTRUCTION VOLUME OF THE DETENTION BASIN WILL NEED TO BE VERIFIED AND PROVIDED TO THE CITY BEFORE A FINAL CERTIFICATE OF OCCUPANCY (CO) CAN BE ISSUED.

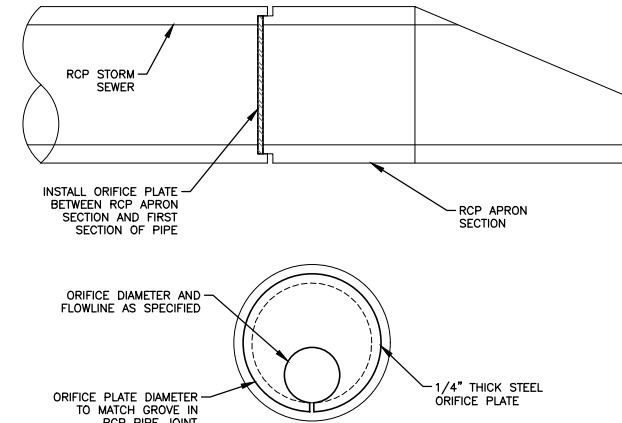


NOTE:
1. SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB, EXCEPT WHEN ABUTTING EXISTING PAVEMENT.

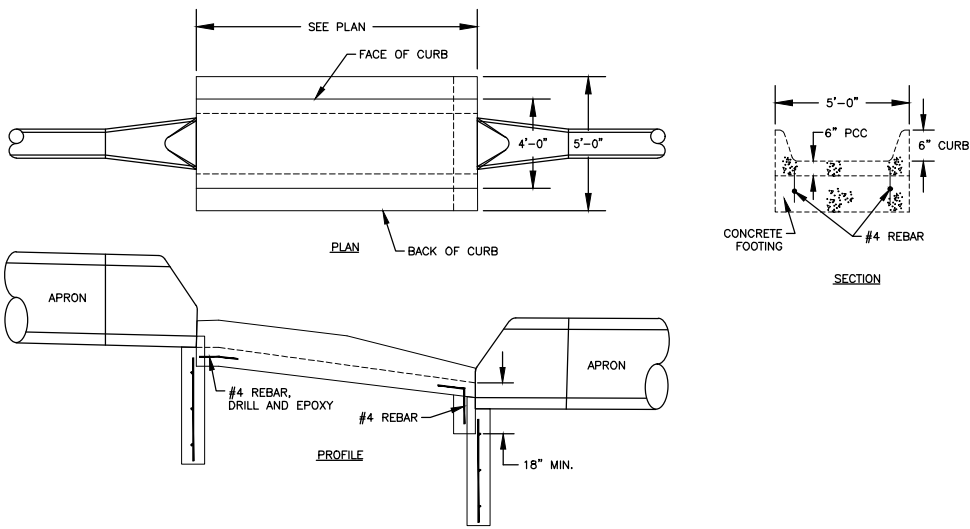
12" SUBGRADE PREPARATION DETAIL



6" PCC INTEGRAL CURB



ORIFICE PLATE



CONCRETE FLUME

DATE		5/10/2024
REVISONS		
SECOND SUBMITTAL		4/18/2024
FIRST SUBMITTAL		

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

TECH: ENGINEER: ENH



ANKENY, IOWA

2402 SE HULSIZER ROAD
NOTES AND DETAILS





1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. TYPE OF SEED OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER, UNLESS SHOWN OTHERWISE ON PLAN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES AND SHRUBS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

OPEN SPACE REQUIREMENT:
SITE AREA 4.42 ACRES (192,547 SF)

OPEN SPACE REQUIRED (20%) 38,509 SF

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

TREES REQUIRED 14 TREES
SHRUBS REQUIRED 77 SHRUBS

TREES PROVIDED 7 EXISTING
8 NEW
15 TOTAL

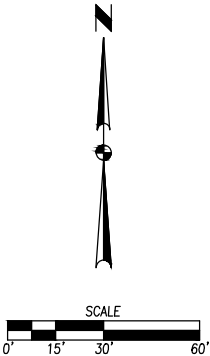
SHRUBS PROVIDED 62 EXISTING
21 NEW
83 TOTAL

PAVEMENT SHADING REQUIREMENT:
PAVEMENT 68,832 SF
58,832 SF x 20% 13,767 SF

TREES REQUIRED: 13,767 SF / 706 = 20 TREES

TREES PROVIDED 10 TREES @ 100% (760 SF) = 7,600 SF INDICATED BY ☐
23 TREES @ 50% (380 SF) = 8,740 SF INDICATED BY ☐

PLANT SCHEDULE				
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
EVERGREEN TREES				
PD	15	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	B&B, 6' HEIGHT
DECIDUOUS TREES				
AA	6	Autumn Flame Maple	<i>Acer rubrum</i> 'Autumn Flame'	B&B, 1.5" CALIPER
GS	6	Skyline Honey Locust	<i>Gleditsia triacanthos</i> 'Skyline'	B&B, 1.5" CALIPER
PL	8	London Plane Tree Multi-Trunk	<i>Platanus x acerifolia</i> 'Bloodgood'	B&B, 1.5" CALIPER
QR	6	Red Oak	<i>Quercus rubra</i>	B&B, 1.5" CALIPER
SHRUBS				
JF	9	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	5 GAL
JO	13	Old Gold Juniper	<i>Juniperus chinensis</i> 'Old Gold'	5 GAL





PLAN AND ZONING COMMISSION

June 4, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2120 NE 36th Street - 36 Spectrum 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 2120 NE 36th Street, 36 Spectrum, subject to City Staff approval of the traffic impact study.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



Agenda Item: 2120 NE 36th Street – 36 Spectrum Site Plan
Report Date: May 30, 2024 *ESC*
Prepared by: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2120 NE 36th Street, 36 Spectrum, subject to City Staff approval of the traffic impact study.

Project Summary:

The subject property is located at 2120 NE 36th Street and is generally located north of NE 36th Street, east of NE Threshold Drive. The site is zoned Otter Creek PUD while the surrounding properties are similarly zoned. The proposed development includes a 12,419-sf multi-tenant building with drive-thru, parking, trash enclosures, utility service connections, landscaping and associated site improvements.

The proposed site will have one full access point on the west side of the lot via NE Threshold Drive. NE Threshold Drive provides a limited right in/right out access to NE 36th Street to the south. NE Threshold Drive also connects with NE 38th Street to the north, which provides access to NE Spectrum Drive, and a full access to NE 36th Street. Parking for the site requires 1 space per 100 sf of gross floor area plus 1 space per 4 seats on the patio for the two proposed restaurant spaces and 1 space per 200 sf for the two retail spaces. The proposed site plan meets the 94 parking stall requirement by providing 102 total parking stalls with 5 being ADA accessible provided on site.

The proposed single-story 12,419 sf building is 30' in height at its uppermost point, and will be constructed of brick, fiber cement panels with hidden fasteners, metal and glass. The proposed building materials conform to Section 192.02.3.B. The landscaping on the proposed site plan complies with applicable regulations and the Otter Creek PUD, with additional headlight screening where necessary.

New utility service connections will be installed with this development. The proposed site will install a 6-inch water line on site that will connect to the existing 8-inch water service that runs north/south along NE Spectrum Drive. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main that runs north/south along NE Threshold Drive, which will carry wastewater northeasterly off-site and eventually into the Four Mile Trunk Sewer. Stormwater for the proposed site generally drains to the north side of the site, where storm sewer mains carry it northeasterly offsite outletting into the detention ponds just northeast of this site. Stormwater from these detention ponds flows north and empties into Otter Creek which then flows south ultimately outletting into Fourmile Creek.

Site Plan Worksheet
2120 NE 36th Street – 36 Spectrum – Site Plan

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 primary building façade faces north, but the building has architectural features added to the southern elevation due to its orientation to NE 36th Street. The site has one proposed full access onto NE Threshold Drive. The proposed building and parking area meet all code requirements and compliments other sites in the neighboring area.

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

The site plan complies with the landscaping and parking lot requirements of the code.

- 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 provides for adequate parking and circulation in and around the site. Parking for the site requires 1 space per 100 sf of gross floor area plus 1 space per 4 seats on the patio for the two proposed restaurant spaces and 1 space per 200 sf for the two retail spaces. The proposed site plan meets the parking requirements with 102 total parking stalls with 5 being ADA accessible provided on site. The site also provides improvements for safe pedestrian and bicycle access around and through the site, with trail connections along NW 36th Street and sidewalk connections along NE Threshold Drive and NE Spectrum Drive.

- 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 proposed site will have one full access point on the west side of the lot to NE Threshold Drive. Due to the location of this site, NE Threshold Drive provides a limited right in/right out access to NE 36th Street to the south. NE Threshold Drive also provides access to the north, to NE 38th Street, which provides access to NE Spectrum Drive, which would provide a full access to NE 36th Street.

- 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 primary parking for the site is located on the north side of the proposed building. The proposed parking meets the requirements for off street parking as stated in Chapter 194.01. Headlight screening shrubs are added to the site where necessary.

- 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 site does propose two outdoor dumpsters, both have an enclosure that utilizes the materials as the main building and is further screened with shrubs.

- 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.**

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.**

Stormwater for the proposed site generally drains to the north side of the site, where storm sewer mains carry it northeasterly offsite outletting into the detention ponds just northeast of this site. Stormwater from these detention ponds flows north and empties into Otter Creek which then flows south ultimately outletting into Fourmile Creek.

- 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.**

New utility service connections will be installed with this development. The proposed site will install a 6-inch water line on site that will connect to the existing 8-inch water service that runs north/south along the NE Spectrum Drive. 6-inch sanitary sewer service will connect to an 8-inch sanitary sewer main that runs north/south along NE Threshold Drive, which will carry wastewater northeasterly off-site and ultimately into the Four Mile Trunk Sewer.

- 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 site meets open space requirements, with the majority of the open space along the perimeter of the site.

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

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

B. Building Design

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

The proposed single-story 12,419 sf multi-tenant building is 30' in height at its uppermost point, and will be constructed of brick, fiber cement panels with hidden fasteners, metal and glass. The scale and position of the proposed building is appropriate for its proximity to neighboring properties.

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

The proposed buildings materials consist of brick, fiber cement panels with hidden fasteners, metal and glass. These proposed materials meet the required building material standards and are compatible to those used on neighboring buildings.

- 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.**

All of the proposed rooftop mechanical equipment is screened from public view by the roof's parapet.

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

There is only one building proposed on this site, and is compatible and complementary with adjacent development in design and materials.

C. Signs

Locations of signs have been shown on the submitted plans; however final design and allowances will be determined with future sign permits.

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 building meets all setbacks required by Code, and is complementary to adjacent development.

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

The site provides for adequate vehicular parking and circulation, as well as uninhibited on-site pedestrian movement.

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

The proposed single-story 12,419 sf multi-tenant building is 30' in height at its uppermost point, and will be constructed of brick, fiber cement panels with hidden fasteners, metal and glass. The proposed materials and colors are similar to other developments around this site.

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

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

May 8, 2024

City of Ankeny
Plan and Zoning Commission and City Council
410 West 1st Street
Ankeny, Iowa 50023

RE: 36 Spectrum

Dear Plan and Zoning Commissioners and City Council Members:

On behalf of Spectrum, LLC, we respectfully submit herewith the revised 36 Spectrum Site Plan in request for review and approval. This property consists of 1.79 acres and is located at 2120 NE 36th Street. This site plan was prepared in accordance with Ankeny's standards. This project features the construction of a 12,419 SF building for retail and restaurant uses, associated parking, site utilities, and landscaping.

Please accept this submittal for the next available Planning & Zoning meeting. Please let us know if you have any questions or require any further information to complete your review.

Sincerely,

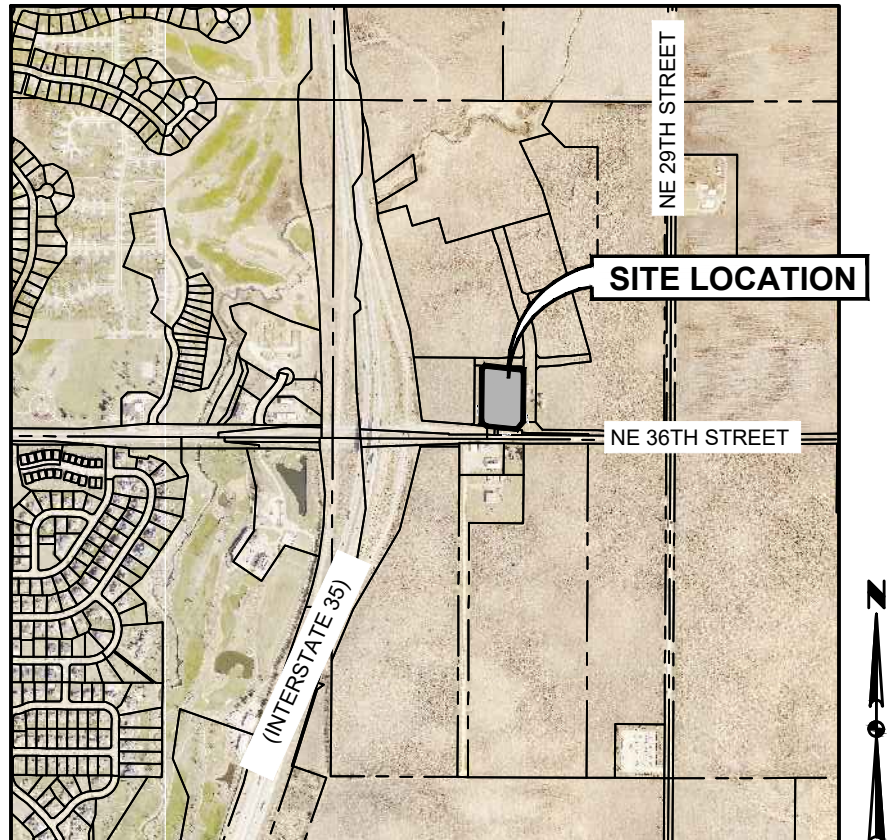
CIVIL DESIGN ADVANTAGE

Keith Weggen, ASLA

Copy: Jay Wang, 36 Spectrum, LLC
File

SITE PLAN FOR:
36 SPECTRUM
ANKENY, IOWA

VICINITY MAP
NOT TO SCALE



ANKENY, IOWA

OWNER/APPLICANT

36 SPECTRUM, LLC
16672 VERONA HILLS DRIVE
CLIVE, IOWA 50325
CONTACT: JAY WANG
EMAIL: JAYWANG@WASABIDSM.COM
PH: (515) 661-0995

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH: (515) 369-4400

ARCHITECT

SIMONSON
1717 INGERSOLL AVE, SUITE 17
DES MOINES, IA 50309
CONTACT: BRETT SNYDER
EMAIL: BSNYDER@SIMONASSOC.COM
PH: (515) 440-5626

LEGAL DESCRIPTION

A PART LOT 3, SPECTRUM 36 PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGGING AT A SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTH 0°03'45" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 203.62 FEET; THENCE SOUTH 89°56'15" EAST, 325.62 FEET TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 0°03'45" WEST ALONG SAID EAST LINE, 195.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 40°31'09" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 77.06 FEET; THENCE NORTH 88°01'05" WEST CONTINUING ALONG SAID SOUTH LINE, 151.39 FEET; THENCE NORTH 0°10'12" EAST CONTINUING ALONG SAID SOUTH LINE, 15.92 FEET; THENCE NORTH 87°54'23" WEST CONTINUING ALONG SAID SOUTH LINE, 82.13 FEET; THENCE NORTH 85°16'01" WEST CONTINUING ALONG SAID SOUTH LINE, 1961 FEET; THENCE NORTHWESTERLY CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.98 FEET AND WHOSE CHORD BEARS NORTH 42°19'06" WEST, 33.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.79 ACRES (77,826 S.F.).

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

ZONING

OTTER CREEK PUD

PROJECT SITE ADDRESS

2120 NE 36TH STREET

EXISTING/ PROPOSED USE

EXISTING — UNDEVELOPED

PROPOSED — RETAIL

DEVELOPMENT SUMMARY

AREA: 1.79 ACRES (77,826 SF)

ZONING: OTTER CREEK PUD

SETBACKS

FRONT: 15 FEET
SIDE: 25 FEET
REAR: 35 FEET

BUILDING AREA

RETAIL: 6,178 SF
RESTAURANT: 6,241 SF
12,419 SF

IMPERVIOUS AREA

BUILDING: 12,419 SF
PARKING AREAS: 16,973 SF
DRIVEWAYS: 31,739 SF
HEAVY DUTY PAVING: 702 SF
SIDEWALK: 4,108 SF
65,941 SF

ERU: 17
* IMPERVIOUS AREA/4,000

OPEN SPACE

OPEN SPACE REQUIRED: 15,565 SF (20%)
OPEN SPACE PROVIDED: 15,993 SF (20.6%)

PARKING REQUIRED

RETAIL
1 SPACE PER 200 SF OF GFA: 31 SPACES
RESTAURANT
1 SPACE PER 100 SF OF GFA: 63 SPACES
94 SPACES

PARKING PROVIDED: 102 SPACES

DATE OF SURVEY

03/09/2023

BENCHMARKS

- ANKENY BENCHMARK #119
CUT Δ IN NE CORNER OF BRIDGE ON DELAWARE AVE @
FOURMILE CREEK

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 06/01/2024
ANTICIPATED FINISH DATE = 06/01/2025

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1 – C3.2	GRADING PLAN
C3.3	EROSION & SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
C5.2	STARBUCKS DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

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



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IA 50322

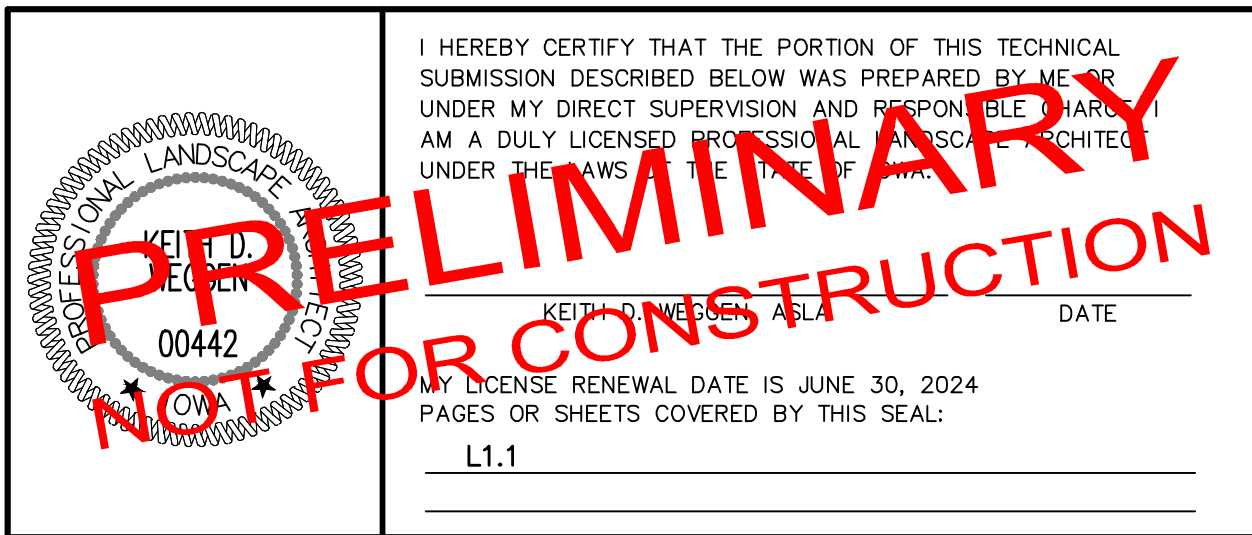
PH: (515) 369-4400

PROJECT NO. 2211.779

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF ANKENY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

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

THE 2024 EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

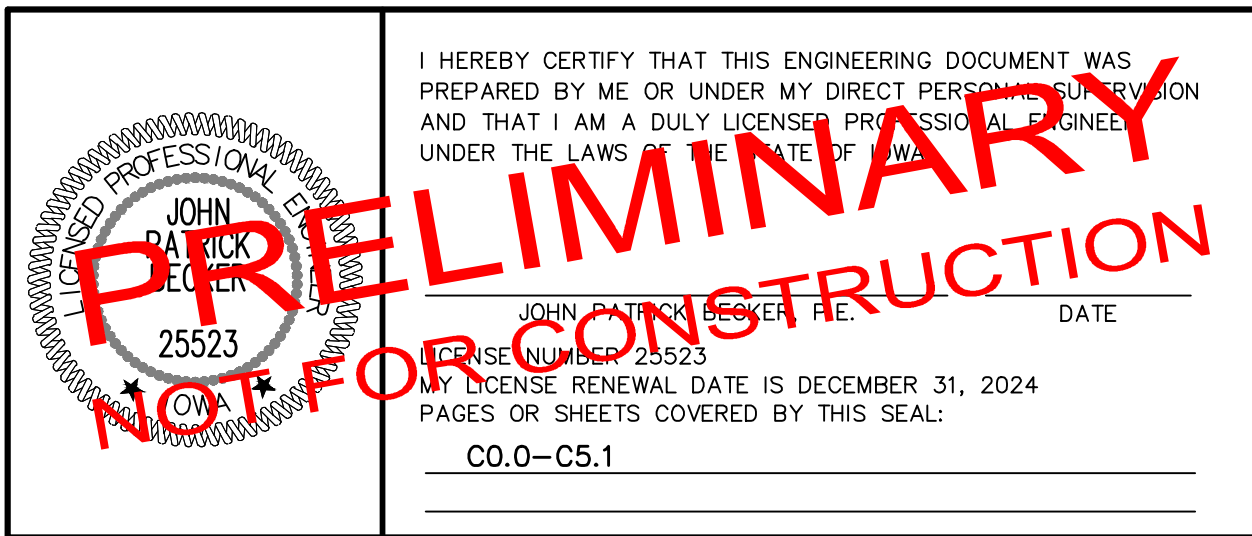


I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL ENGINEER ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:

L1.1

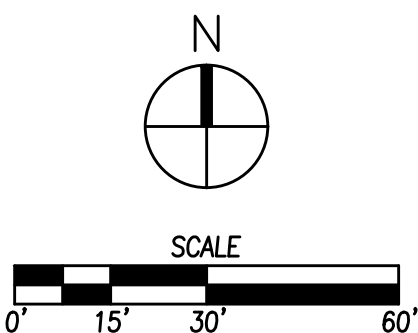


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
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C0.0-C5.1



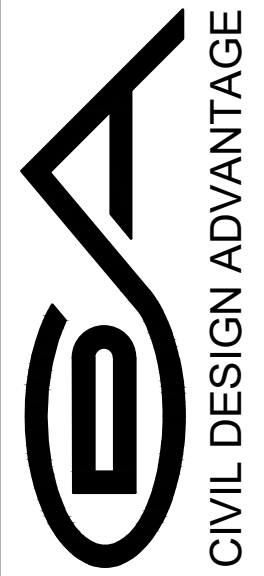
1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION,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

[illegible]

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

R:	DRAFTED
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ENGINEER:



ANKENY IOWA

36 SPECTRUM

2120 NF 36TH ST

DATE:
05/09/2024

SHEET NUMBER:

C1.1
2211.779

FILE: H:\2022\2211779\DWG\2211779-SITE PLAN.DWG
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 FILE DATE: 5/8/24
 PLOTTED BY: KRIS BOWER
 TECH:
 COMMENT:
 ENG:



1. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS, FACILITIES, AND PUBLIC ROW.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING IN THE CONTRACT OR THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH THE OWNER'S PROJECT MANAGER REGARDING UTILITIES AND ANY POWER LINES THAT WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION OF PUBLIC ROW SHALL BE IN ACCORDANCE WITH ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARD.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING, PLANT 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL CERTAINED AREAS OF THE CONTRACTOR SHALL BE KEPT OPEN FOR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES. IF ANY OF THE CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS, STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST CURB. REMOVE JOINTS CONTRACTOR SHALL BE REQUIRED TO REMOVE SLABS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PERMIT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

1. SIDEWALK	4" P.C.C.
3. STANDARD DUTY P.C.C. PAVEMENT	5" P.C.C.
4. MEDIUM DUTY P.C.C. PAVEMENT	6" P.C.C.
5. HEAVY DUTY P.C.C. PAVEMENT	8" P.C.C.

NE SPECTRUM DRIVE

— TRASH ENCLOSURE
(18'X9' CLEAR INSIDE
SEE ARCHITECTURAL
DRAWINGS)

P.C.C. STEPS AND
HANDRAIL
REFER TO DETAIL
ON SHEET C5.1)

NE THRESHOLD DRIVE 15'

TRUCK UNLO

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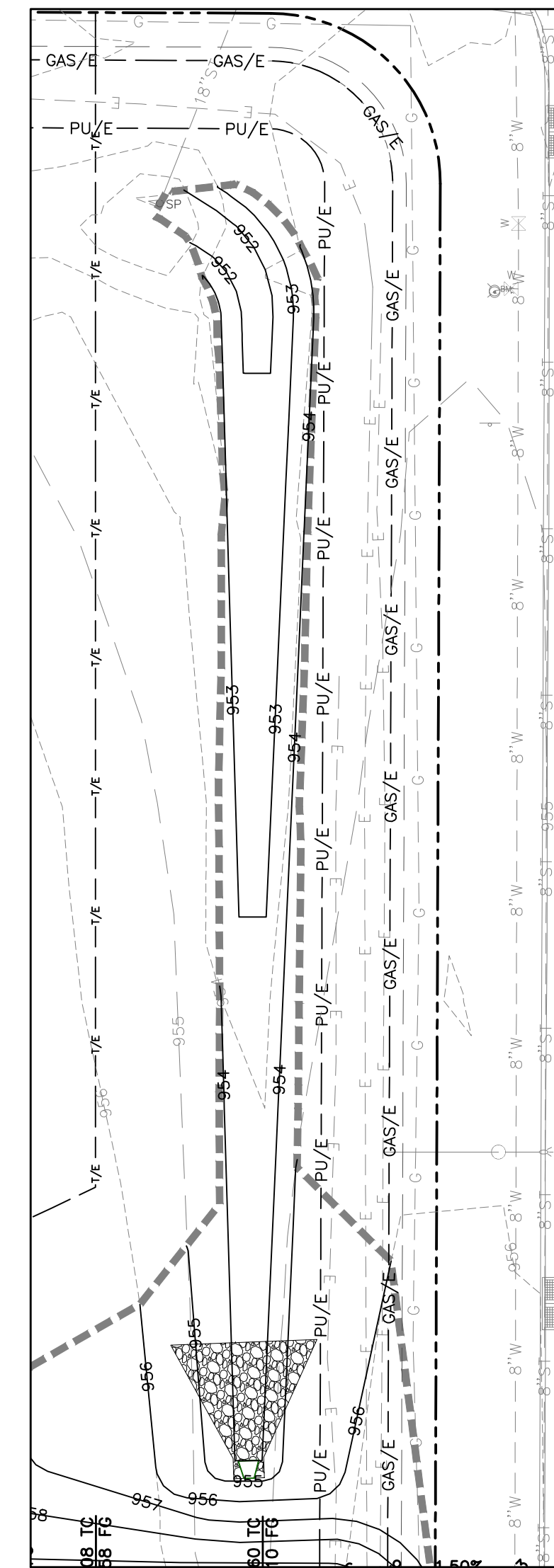
36 SPECTRUM DIMENSION PLAN 2120 NE 36TH ST ANKENY, IOWA	DATE:	05/09/2024
	SHEET NUMBER:	C2.1 2211.779
		
	CIVIL DESIGN ADVANTAGE	
	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: DRAFTED:
REVISIONS	DATE	

36 SPECTRUM DIMENSION PLAN

DATE:
05/09/2024

SHEET NUMBER:
C2.1
2211.779





1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND REUSED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE STOCKPILE OF TOPSOIL.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS SHALL BE PROVIDED FOR ROADS (TO AND FROM) OR FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS AND LIMIT THE TOE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. THE CONTRACTOR SHALL SUBMIT A EROSION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
 - MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS GRADING HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/2", TRANSVERSE 1/4".
13. THE CONTRACTOR OF THE DETENTION FACILITY, INSTALLATION OF THE STORM DRAINAGE SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE DRAINAGE FACILITY TO BE APPLICABLE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

[illegible]

ENGINEER: _____

ENGINEER: _____

ANIKENY IOWA

2120 NE 36TH ST

DATE:
05/09/2024

SHEET NUMBER:
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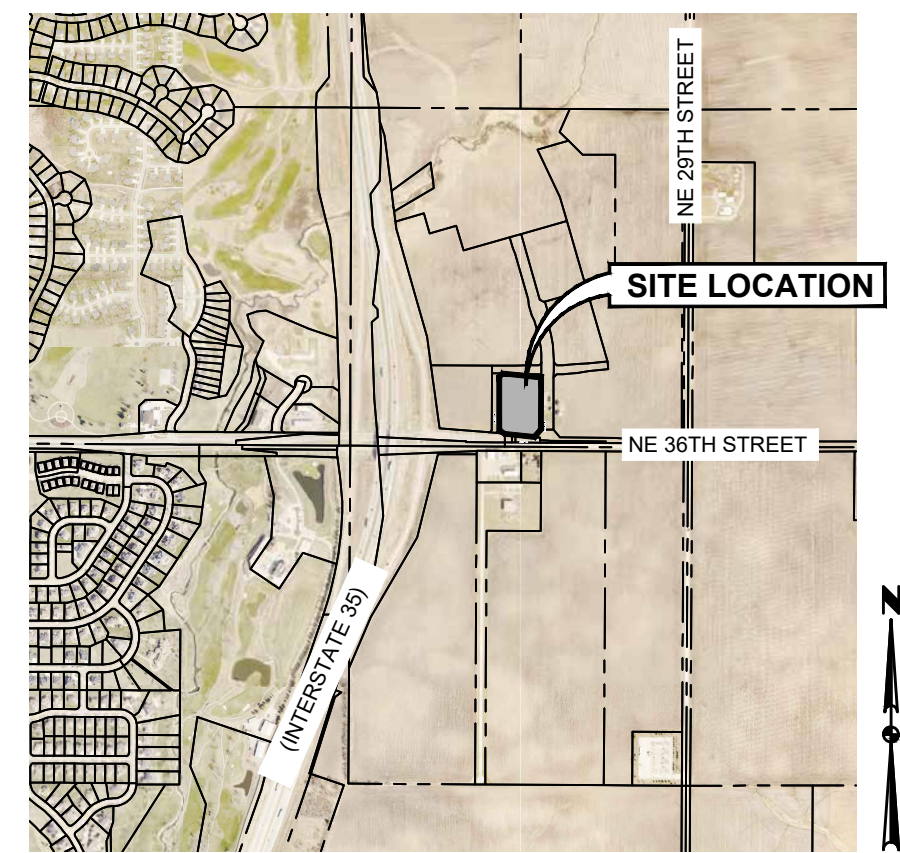


36 SPECTRUM

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



ANKENY, IOWA

STABILIZATION QUANTITIES

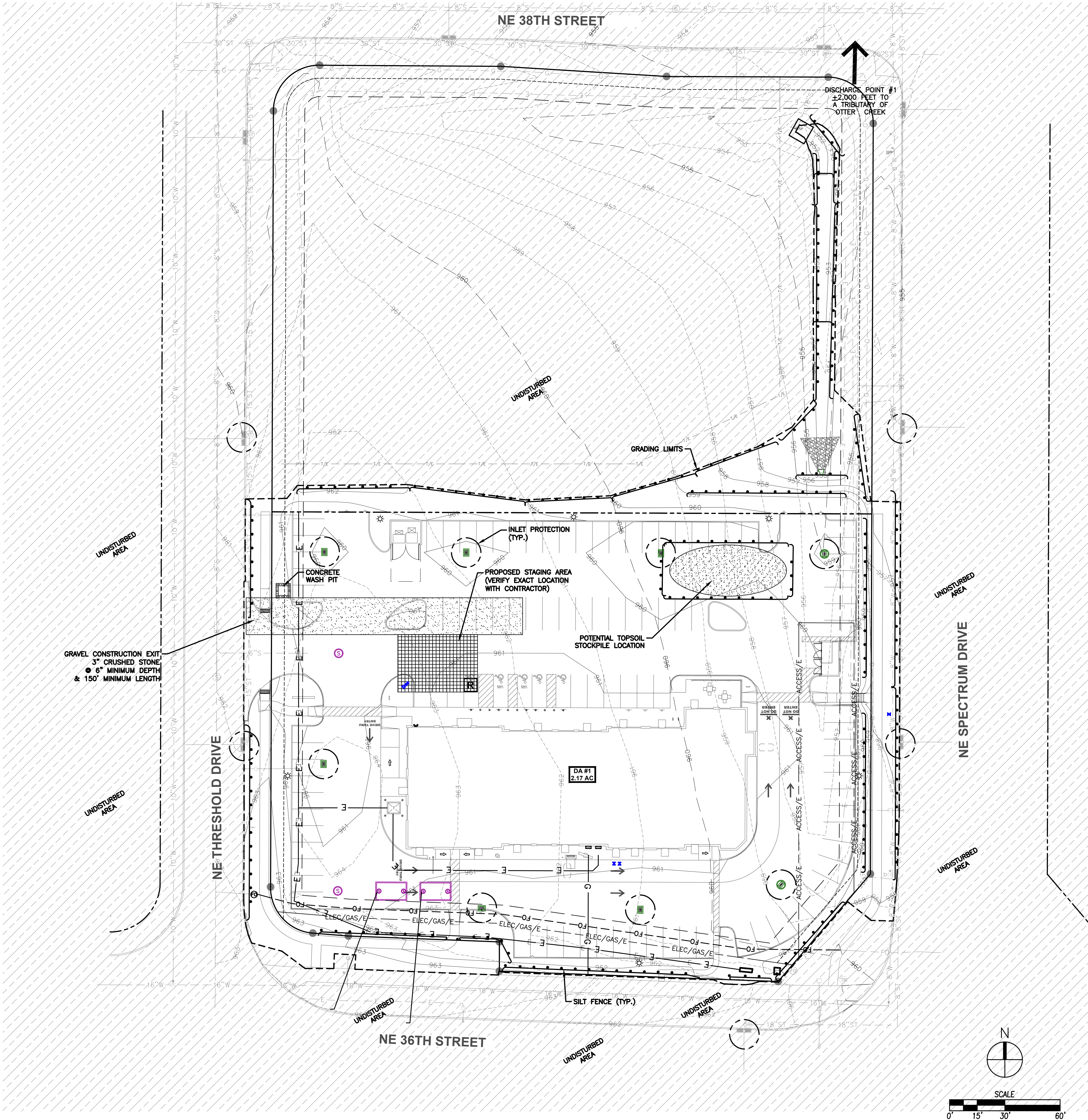
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,890
2	SEEDING, FERTILIZING, AND MULCHING	AC	0.67
3	INLET PROTECTION DEVICES	EA	13
4	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF FOURMILE CREEK ±2000 FT	2.17 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	7,812 CU FT
STORAGE VOLUME REQUIRED (2.17 OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1,890 LF @ 4.5 CU FT/LF OF FENCE)	8,505 CU FT
TOTAL VOLUME PROVIDED	8,505 CU FT

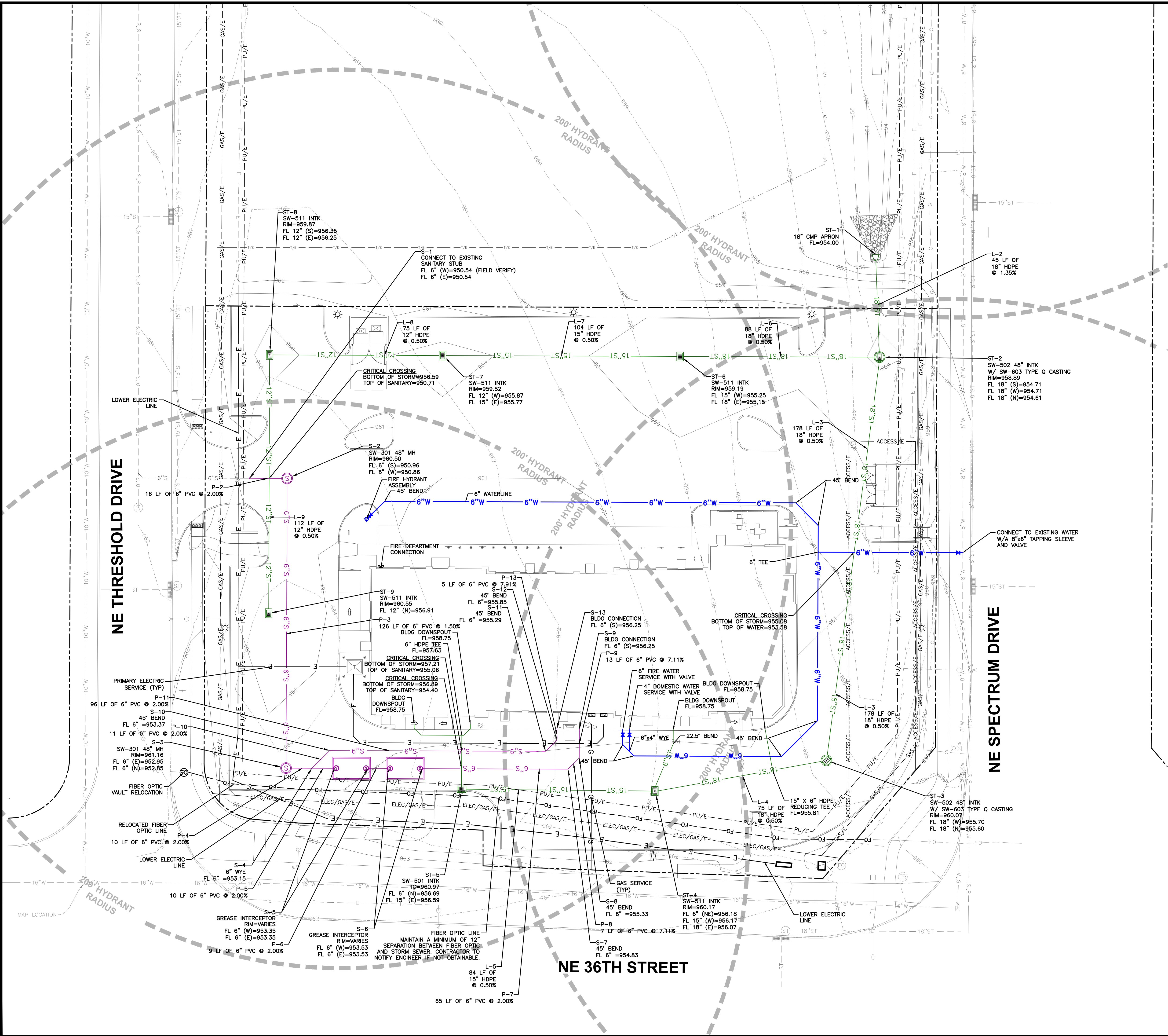
SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEED	
GRADING LIMITS		STRAW MAT	
SILT FENCE		UNDISTURBED AREA	
INLET PROTECTION		RIP-RAP	
PORTABLE RESTROOM	R	GRAVEL ENTRANCE	
TEMPORARY STANDPIPE		STAGING AREA	
CONCRETE WASHOUT PIT			



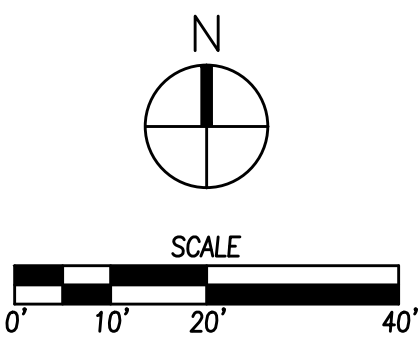
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PLOT BY: KRS BOWER
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COMMENTS:
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TECH:



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 MOST RECENT EDITION OF THE 2024 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.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2024 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 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS 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. EAST JORDAN SELF-LEVEL CASTINGS WITH CRETEX PRO-RINGS ARE TO BE USED FOR MANHOLES WITHIN PAVEMENT.
17. ALL PROPOSED UTILITIES ARE PRIVATE.

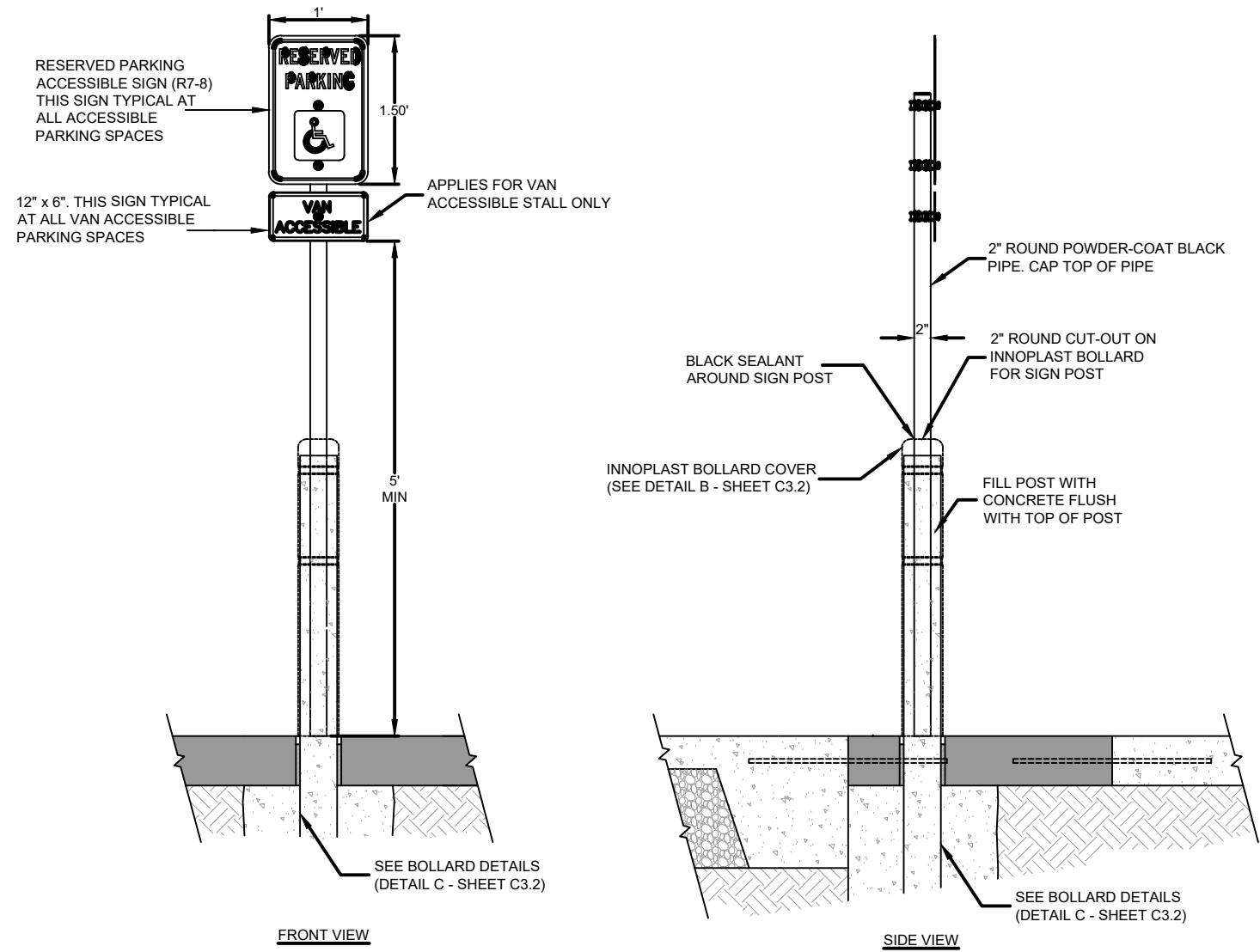


DATE	
REVISIONS	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	DRAFTED:
CIVIL DESIGN ADVANTAGE	ENGINEER:
ANKENY, IOWA	
2120 NE 36TH ST	
05/09/2024	
SHEET NUMBER	
C4.1	
2211.779	

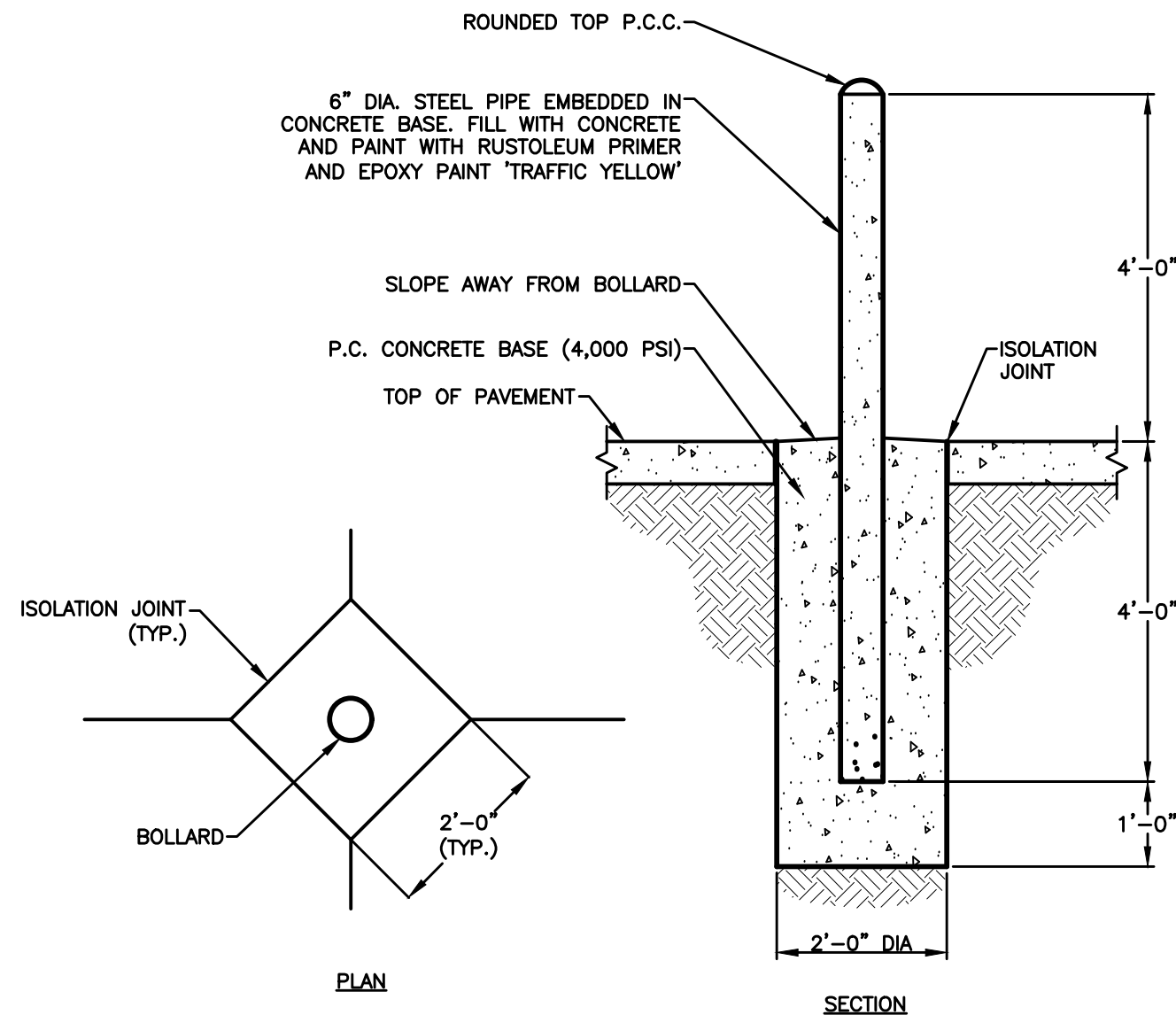
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FILE DATE: 2/9/24
PLOTTED BY: KRS BOWEN
TECH:

COMMENT:
ENG.

4 BOLLARD MOUNTED ADA SIGN

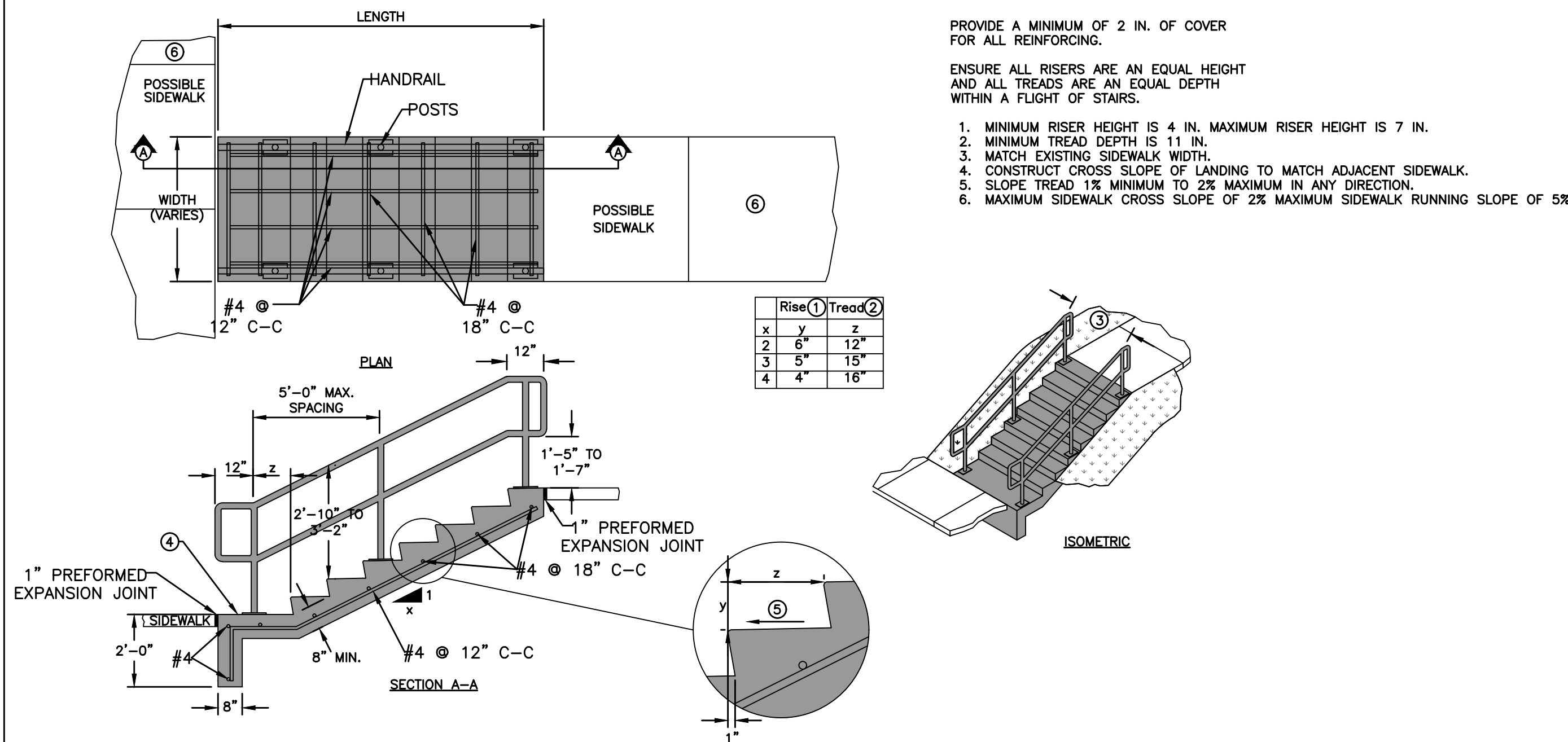


3 BOLLARD

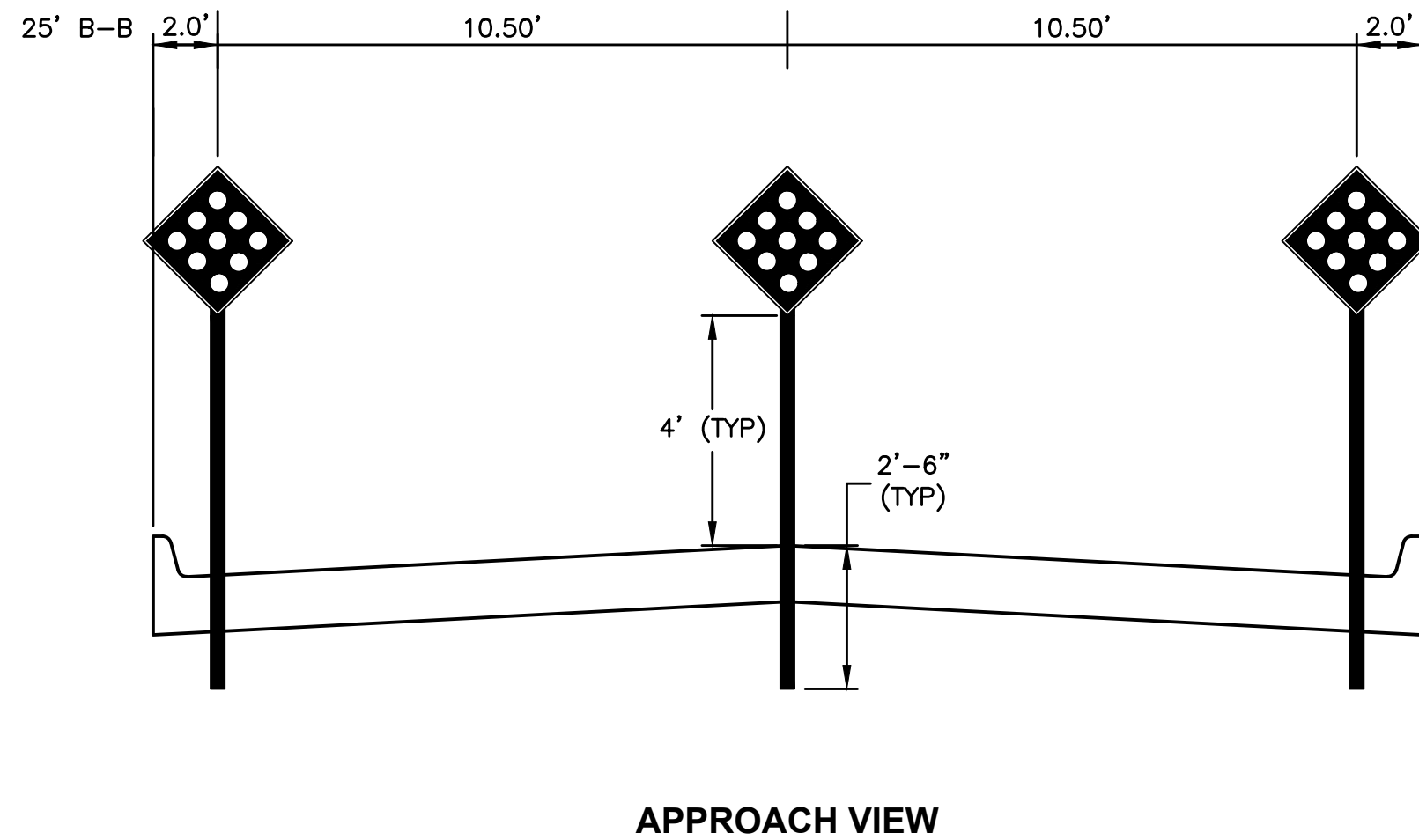


NOTE: SEE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS AND SIZES

1 CONCRETE STEPS WITH HANDRAIL

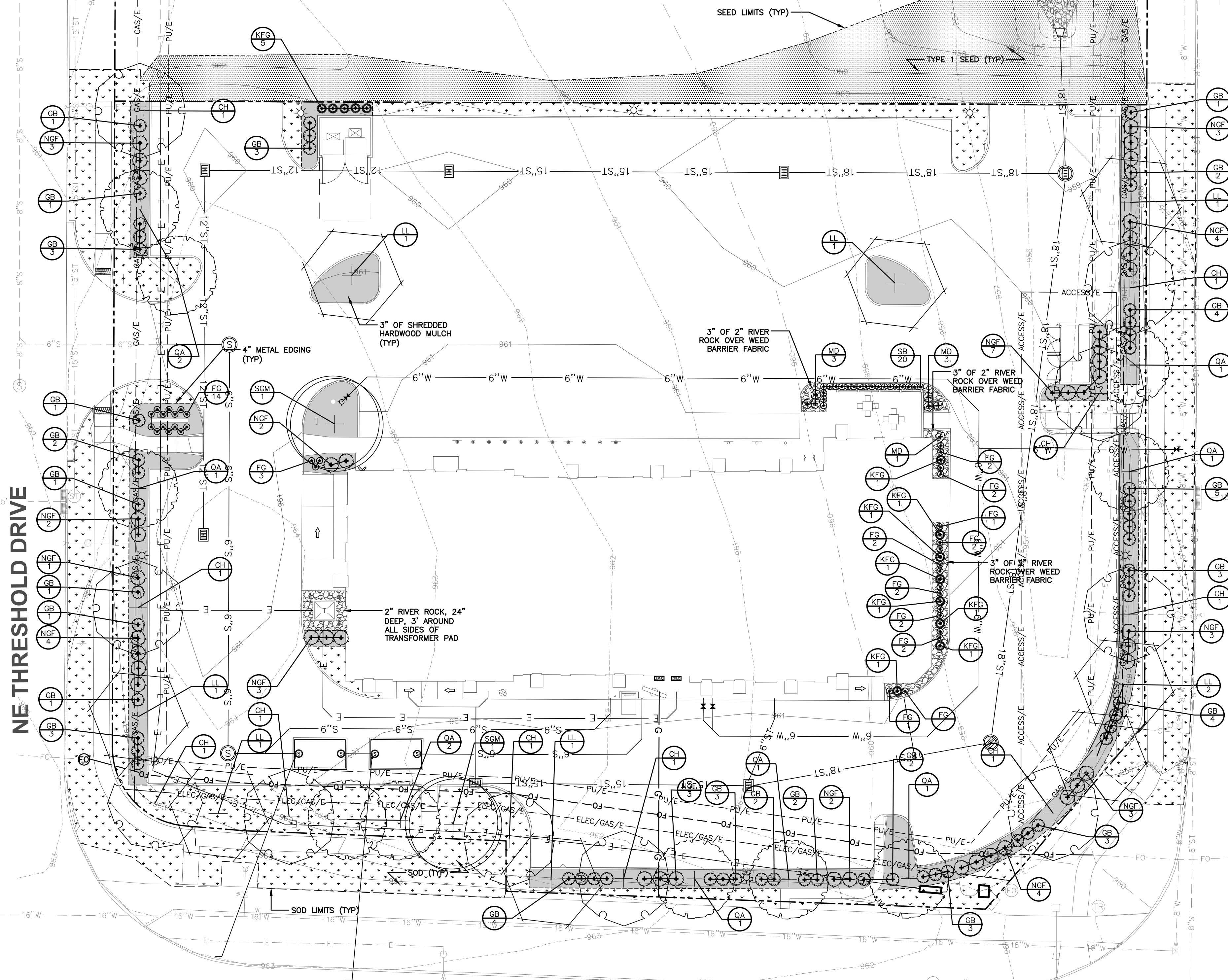


2 TEMPORARY ROAD CLOSURE SIGN SI-182 SPACING DETAIL





PLANT SCHEDULE					
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
TREES					
GH	10	Common Hackberry	<i>Celtis occidentalis</i>	B&B, 2"	CALIPER
QA	3	Littleleaf Linden	<i>Tilia cordata</i>	B&B, 2"	CALIPER
QA	10	Quaking Aspen	<i>Populus tremuloides</i>	B&B, 2"	CALIPER
SGM	2	Sienna Glen®Maple	<i>Acer x freemanii</i> 'Sienna'	B&B, 2"	CALIPER
SHRUBS					
GB	56	Chicagoland Green®Boxwood	<i>Buxus x 'Glencoe'</i>	CONT, 3	GAL
NGF	44	Northern Gold Forsythia	<i>Forsythia x 'Northern Gold'</i>	CONT, 3	GAL
SB	20	Suffruticosa Common Boxwood	<i>Buxus sempervirens</i> 'Suffruticosa'	CONT, 1	GAL
GRASSES					
PG	34	Fountain Grass	<i>Pennisetum alopecuroides</i>	CONT, 1	GAL
WFO	1	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	CONT, 1	GAL
MD	7	Yakushima Dwarf Eulalia Grass	<i>Miscanthus sinensis</i> 'Yakushima'	CONT, 1	GAL



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2024 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTS, IF APPLICABLE, SHALL BE A PART OF THE CONTRACT. THE PROPOSED SPECIFICATIONS SHALL MEET THE FOLLOWING CRITERIA:
 - A. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
 - B. THE MATERIAL SHALL BE FREE OF DEFECTS, WITHOUT DEFORMITIES, VOIDS, OPEN SPACES, AND WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TOPE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
 - C. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
3. BACKFILL TO TOP OF CURB (MINUS 1 1/2" FOR SOD) REQUIRED.
4. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
5. SURREED HANDLED MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
6. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS.
7. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
8. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
9. IRRIGATION IS REQUIRED. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR REVIEW AND APPROVAL IN CONFORMANCE WITH THE FOLLOWING REGULATIONS:
 - A. IRRIGATION SYSTEM SHALL BE TYPE DRIP OR MICRO SPRAY WITH WEATHER AND SOIL MOISTURE SENSOR AND SMART LOGIC INTERNET COMPATIBLE. SYSTEM DESIGN SHALL MAXIMIZE DELIVERY OF WATER TO PLANT ROOT ZONE. IRRIGATION SHALL BE AUTOMATICALLY CONTROLLED TO PREVENT CUSTOMER DISRUPTION. CONTROLS SHALL BE SET TO RUN AT OPTIMAL TIMES; EARLY MORNING AND EVENING, TO MINIMIZE EVAPORATION LOSS AND BUSINESS HOURS DISRUPTION.
 - B. IRRIGATION SYSTEM SHALL BE DESIGNED AND INCLUDE AN INTEGRAL BACKFLOW PREVENTION DEVICE. VAULT TYPE CONTROL AND VALVES ARE REQUIRED AND MUST BE ACCESSIBLY MAINTAINED.

OPEN SPACE PLANTINGS

SITE AREA:	79,883 SF (1.83 ACRES)
REQUIRED OPEN SPACE:	15,976 SF (20%)
PROVIDED OPEN SPACE:	17,994 SF (22.5%)

OPEN SPACE SUMMARY

TURFGRASS:	10,266 SF
MULCH:	3,433 SF
SIDEWALK:	4,295 SF

LANDSCAPING REQUIRED

TREES (2/3,000 SF): 11 TREES
SHRUBS (6/3,000 SF): 32 SHRUBS

LANDSCAPING PROVIDED

50% CREDIT:	28 TREES
100% CREDIT:	<u>0 TREES</u>
	14 TREES

SHRUBS: 65 SHRUBS

SHADING TREE PLANTINGS

GROSS PAVED AREA: 49,011 SF

REQUIRED SHADING AREA

20% OF GROSS PAVED AREAS: 9,802 SF

REQUIRED SHADING TREES

REQUIRED SHADING AREA/706 SF: 14 TREES

PROVIDED SHADING TREES

PROVIDED SHADING TREES
50% CREDIT: 28 TREES

NEIGHBORHOOD PLAN STREET BUFFER REQUIREMENTS

NE 36TH STREET
* 2 OVERSTORY TREES AND 4 SHRUBS PER 50 LF OF STREET FRONTAGE

STREET FRONTAGE:	318 LF
REQUIRED TREES:	13 OVERSTORY TREES
REQUIRED SHRUBS:	25 SHRUBS
PROVIDED TREES:	13 OVERSTORY TREES
PROVIDED SHRUBS:	31 SHRUBS

SPECTRUM DRIVE

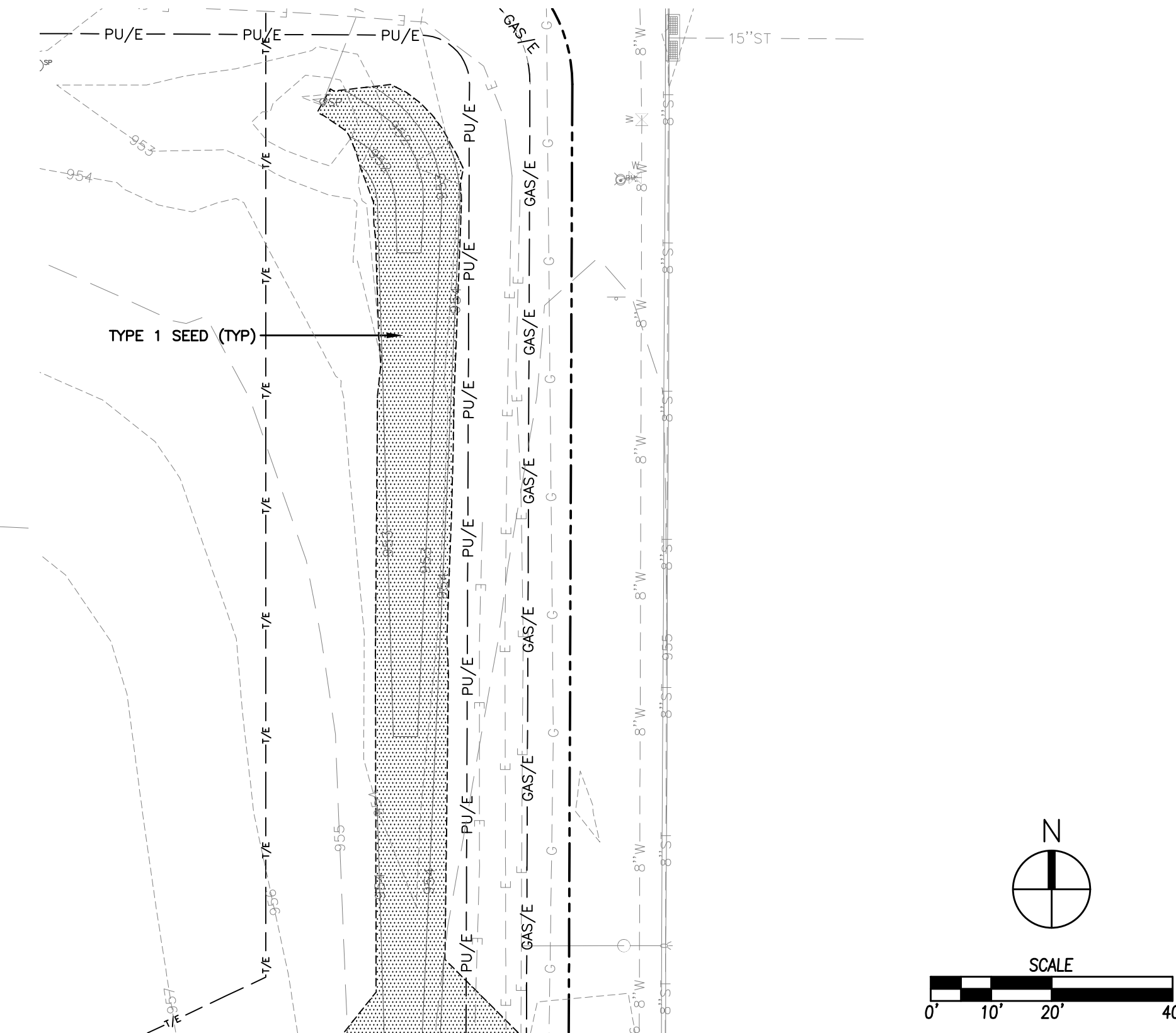
* 1 OVERSTORY TREE AND 4 SHRUBS PER 35 LF OF STREET FRONTAGE

STREET FRONTAGE:	254 LF
REQUIRED TREES:	7 OVERSTORY TREES
REQUIRED SHRUBS:	29 SHRUBS
PROVIDED TREES:	7 OVERSTORY TREES
PROVIDED SHRUBS:	29 SHRUBS

NE THRESHOLD DRIVE

* 1 OVERSTORY TREE AND 4 SHRUBS PER 35 LF OF STREET FRONTAGE

STREET FRONTAGE:	219 LF
REQUIRED TREES:	6 OVERSTORY TREES
REQUIRED SHRUBS:	25 SHRUBS
PROVIDED TREES:	6 OVERSTORY TREES
PROVIDED SHRUBS:	25 SHRUBS

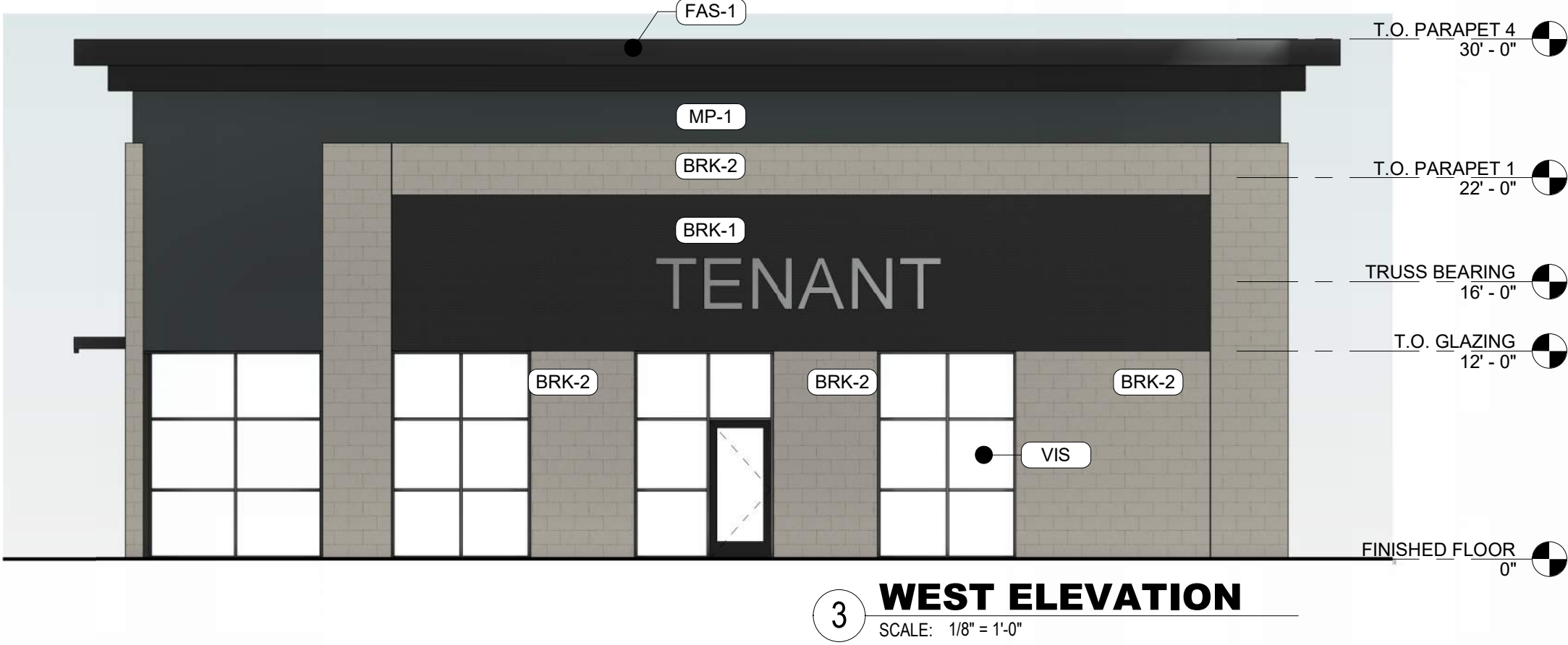
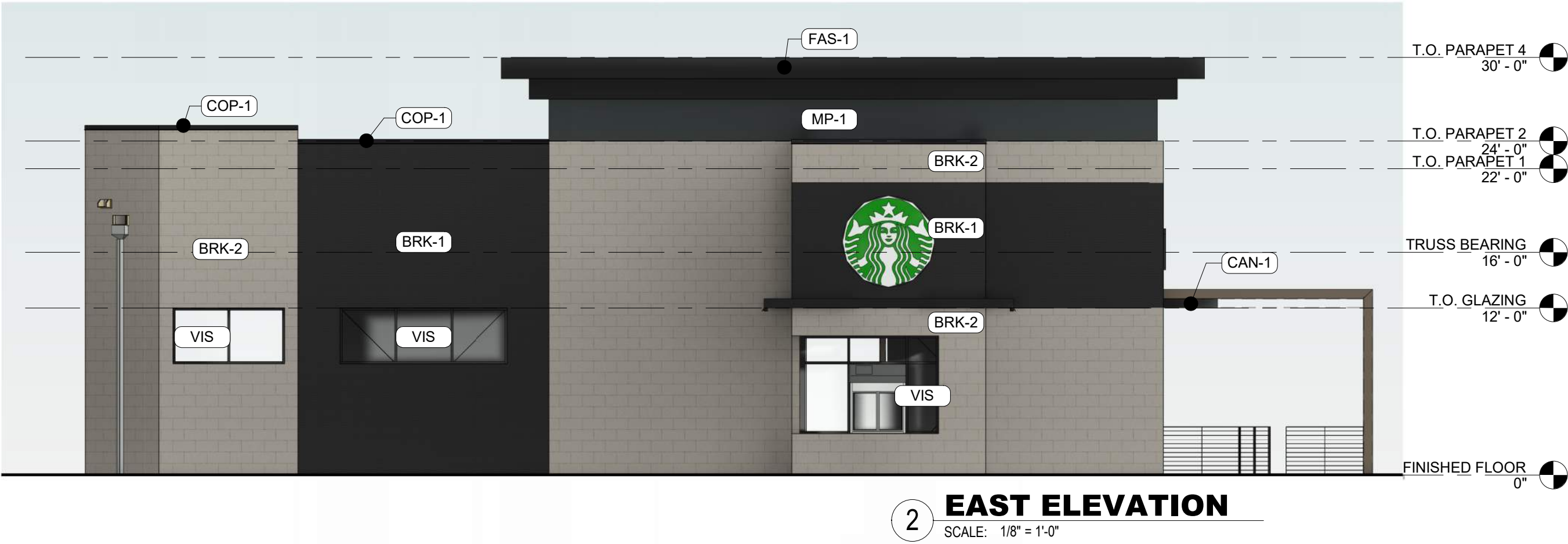


MATERIAL CALCULATIONS (CITY OF ANKENY) (OTTER CREEK PUD)				
NORTH ELEVATION (FRONT)		5,041.61 SF TOTAL		
GLASS =	1,565.06 SF	31.0%	PRIMARY MATERIAL	
BRICK =	2,670.86 SF	53.0%	PRIMARY MATERIAL	
FIBER CEMENT =	0.00 SF	00.0%	ACCENT MATERIAL	
METAL =	805.69 SF	16.0%	ACCENT MATERIAL	
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)				
EAST ELEVATION		2,148.60 SF TOTAL		
GLASS =	302.58 SF	14.0%	PRIMARY MATERIAL	
BRICK =	1,563.50 SF	73.0%	PRIMARY MATERIAL	
FIBER CEMENT =	0.00 SF	00.0%	ACCENT MATERIAL	
METAL =	277.14 SF	13.0%	ACCENT MATERIAL	
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)				

SOUTH ELEVATION		4,913.78 SF TOTAL		
GLASS =	1080.00 SF	22.0%	PRIMARY MATERIAL	
BRICK =	3,144.89 SF	64.0%	PRIMARY MATERIAL	
FIBER CEMENT =	0.00 SF	00.0%	ACCENT MATERIAL	
METAL =	688.06 SF	13.0%	ACCENT MATERIAL	
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)				
WEST ELEVATION		2,021.41 SF TOTAL		
GLASS =	411.63 SF	20.0%	PRIMARY MATERIAL	
BRICK =	1,072.75 SF	53.0%	PRIMARY MATERIAL	
FIBER CEMENT =	0.00 SF	00.0%	ACCENT MATERIAL	
METAL =	537.03 SF	27.0%	ACCENT MATERIAL	
Multiple accent colors and materials may be utilized; however the total area of accent colors and materials may not exceed 30% of a single building elevation. (Otter Creek PUD)				

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	4" FACE BRICK; UTILITY SIZE; GLEN GERY BLACK PEARL (OR APPROVED EQUIV.) W/ DARK GROUT; WIRECUT
BRK-2	4" FACE BRICK; UTILITY SIZE; GLEN GERY DOLOMITE GREY WIRECUT (OR APPROVED EQUIV.); WIRECUT
CAN-1	PREFINISHED ALUMINUM CANOPY; BLACK
COP-1	PREFINISHED METAL COPING; COLOR: BLACK
DS-1	PREFINISHED METAL DOWNSPOUT AND SCUPPERS; METAL PREFINISHED TO MATCH ADJACENT MATERIAL
FAS-1	PREFINISHED ACM COPING; COLOR: BLACK
FCP-2	SMOOTH FIBER CEMENT PANEL SIDING SYSTEM W/ HIDDEN FASTENERS (INSTALLED PER MFR.); HARDIE PANEL SMOOTH (OR APPROVED EQUAL); COLOR: PEARL GRAY; FRY REGLET REVEAL SYSTEM (REFER TO ELEVATIONS FOR REVEAL LOCATIONS)
MP-1	SMOOTH METAL PANEL W/ HIDDEN FASTENERS; BERRIDGE (OR APPROVED EQUAL); COLOR: MATTE BLACK
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING SET IN THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING; COLOR: BLACK

- MISC EXTERIOR MATERIAL FINISHES**
- TYPICAL U.O.N.
- EXPOSED CONCRETE: GRIND SMOOTH & RUB/COAT WITH CEMENT SLURRY.
 - EXPOSED LINTELS: GALVANIZED & PAINTED TO MATCH ADJACENT MATERIAL ABOVE.
 - METAL RAILINGS: GALVANIZED & PAINTED BLACK.
 - FASCIA: METAL PREFINISHED BLACK.
 - SOFFIT: METAL PREFINISHED TO MATCH ADJACENT ROOF COLOR.
 - SCUPPERS, GUTTERS & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJACENT MATERIAL.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.

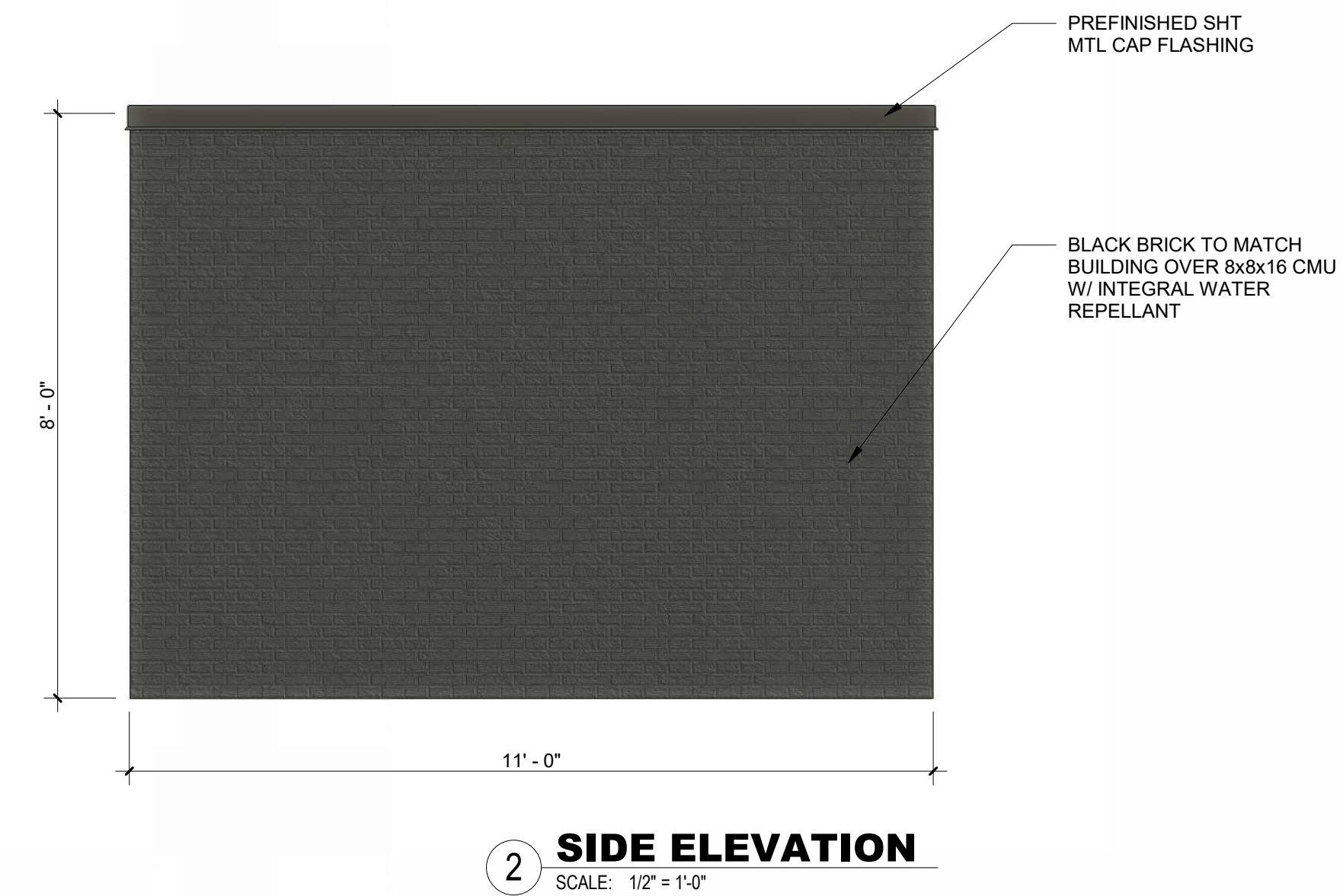
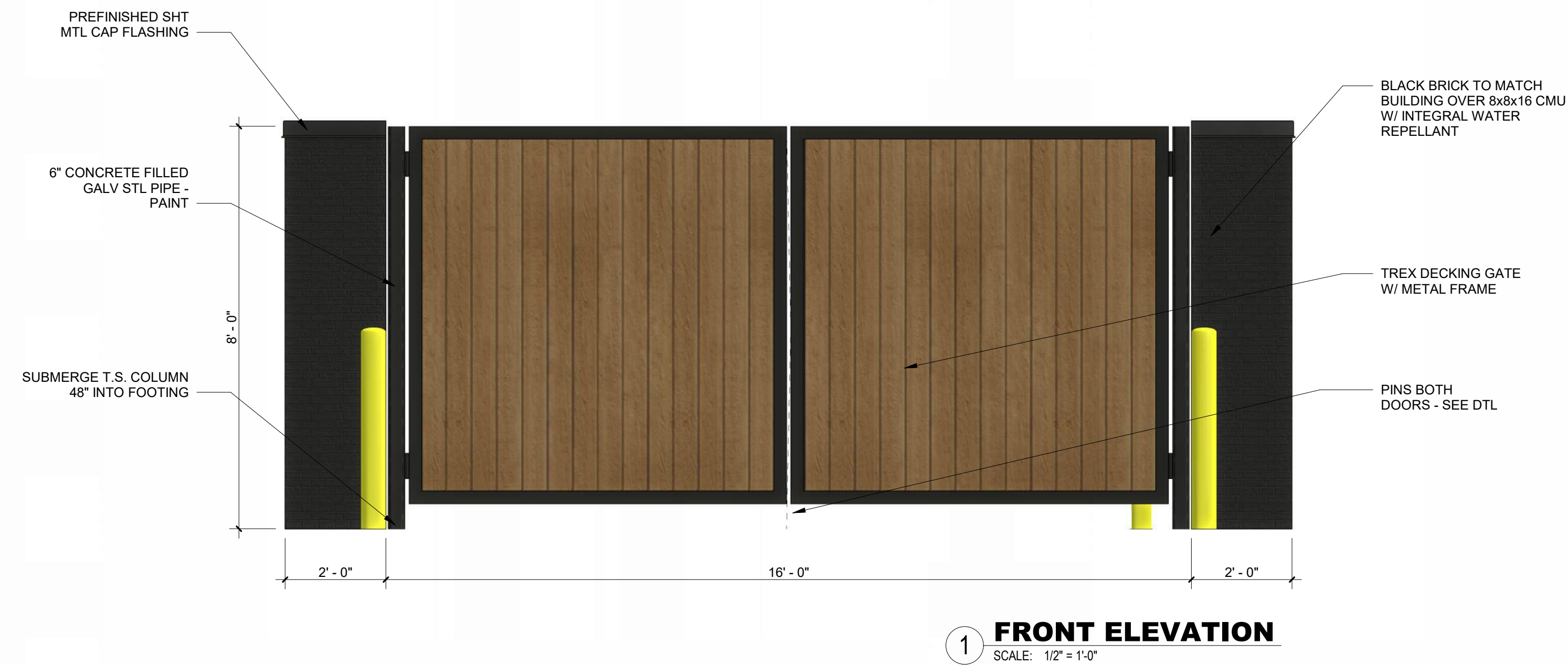
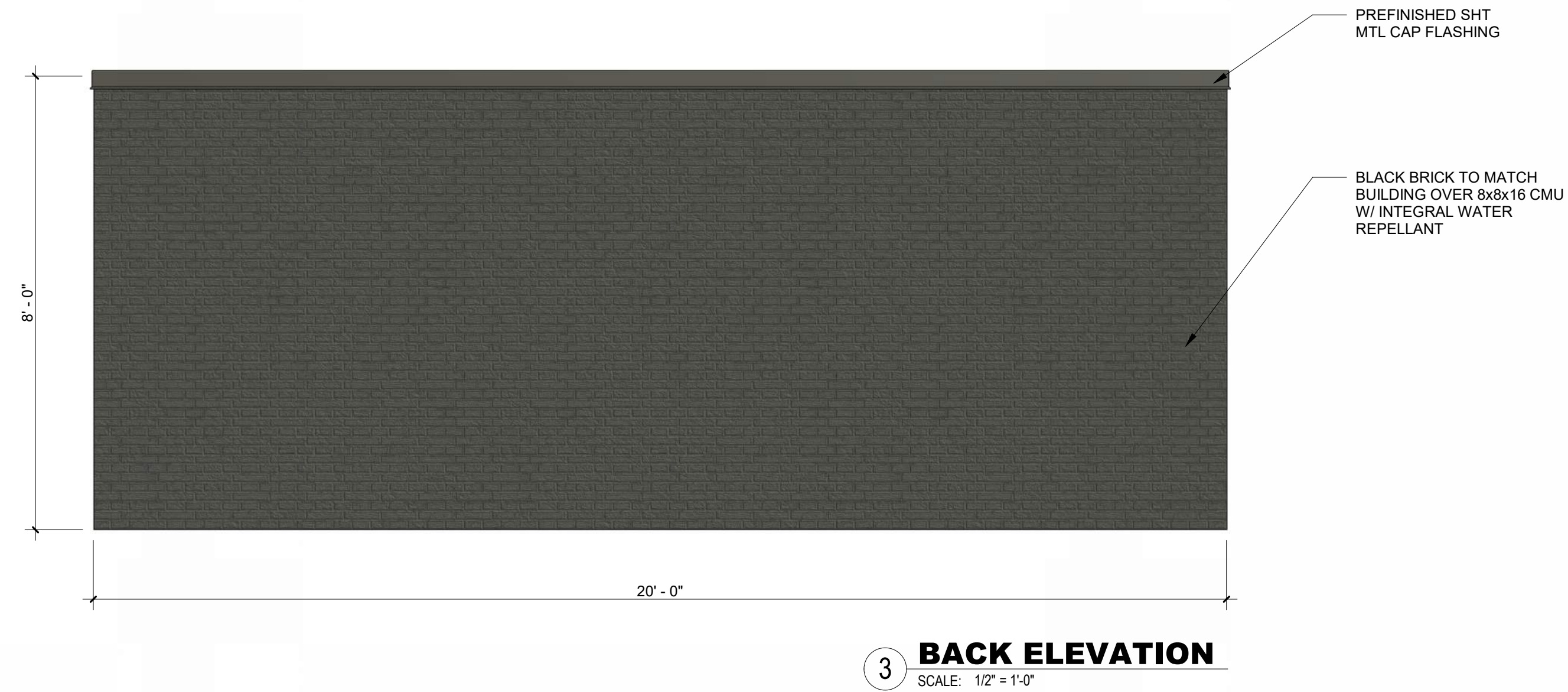


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36 SPECTRUM RETAIL

2120 NE 36TH ST.,
ANKENY, IA
05/07/2024

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 23002A



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36 SPECTRUM RETAIL

2120 NE 36TH ST.,
ANKENY, IA
04/02/24

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 23002A



PLAN AND ZONING COMMISSION

June 4, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

NE 36th Street Mixed Use Development Neighborhood Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

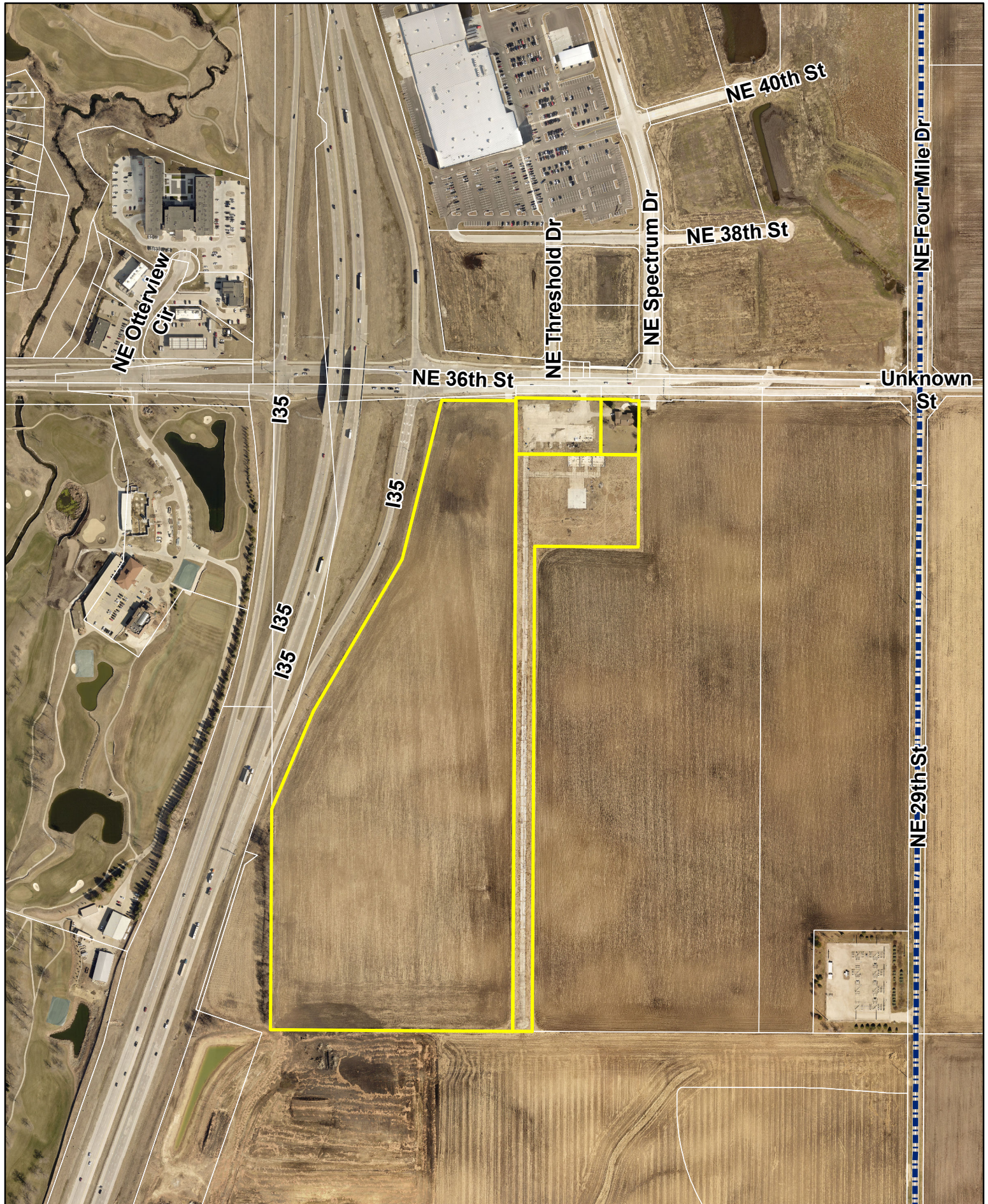
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of NE 36th Street Mixed Use Development Neighborhood Plan.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Neighborhood Plan





*Plan and Zoning Commission
Staff Report*

Meeting Date: June 4, 2024

Agenda Item: NE 36th Street Mixed Use Development Neighborhood Plan

Report Date: May 30, 2024

Prepared by: Jake Heil
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the NE 36th Street Mixed Use Development Neighborhood Plan

Project Summary:

The Otter Creek PUD is generally located in the far northeastern part of Ankeny, more specifically east of Interstate 35 and north/south of NE 36th Street. It is comprised of a total of 265 acres (+/-). The PUD was rezoned from R-1, One-Family Residence District, in 2013, with the intent to establish an integrated and complimentary commercial, office, flex and residential development that would serve as a regional destination at the I-35 and NE 36th St interchange.

NE 36th Street Mixed Use Development Neighborhood Plan is the second neighborhood plan in the Otter Creek PUD. It is comprised of approximately 125 acres (+/-), and is located directly east of I-35 and south of NE 36th St. The proposed plan consists of creating 12 buildable lots, an outlot for stormwater detention and associated utility and traffic improvements. Proposed lots range from about an acre to nine acres. The use identified for each lot are as follows; Lots 1-9 are Commercial, and lots 10-11 are Multifamily Residential. The proposed neighborhood plan is in general conformance with the Otter Creek PUD.

Project Report:

Streets: The proposed development will be primarily accessed via NE Spectrum Drive, as it provides a fully signalized intersection. NE Threshold Drive will provide a right in/right out access at NE 36th Street, and be extended south to the Pine Lakes development. Traffic improvements to NE 36th St will be required when streets and drives are created.

Water: 16-inch water main currently exists along NE 36th Street. The applicant is proposing to install 10-inch water main south along NE Spectrum Drive and the remaining areas would be served by 8-inch water mains.

Sewer: 10-inch sanitary sewer main will be extended south to the private street, from an existing 12-inch stub just south of the future NE Waterford Drive in Spectrum 36 Plat 3. From there an 8-inch sanitary main runs west along the private street and provides services to Lots 1-8. 12-inch sanitary sewer main will be extended north along NE Threshold Drive from the 12-inch main in Pine Lake Estates, and would service Lots 9-12.

Drainage: All stormwater for this proposed neighborhood plan is directed towards the detention basin located in Outlot Z. This detention basin will then outlet south and eventually into Four Mile Creek.

Parkland: The majority of this development is commercial, and does not require parkland dedication. The developer is requesting that the City accept payment in lieu of dedication for the two multi-family lots, to fulfill the parkland dedication requirement as specified in the City's Subdivision Regulations in Chapter 200.35.A.1 (Criteria for Requiring Parkland Dedication) for Development.

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE
ARCHITECTURE



1933 SW Magazine Road
Ankeny, IA 50023
(515) 965-0123 office / (515) 965-3322 fax
nillesinc.com

February 16, 2024

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

**RE: NE 36th Street Mixed Use Development – Neighborhood Plan
Approval Letter**

Plan and Zoning Commission, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the NE 36th Street Mixed Use Development Neighborhood Plan. This 60 acre development lies east of Interstate 35 and south of NE 36th Street.

The property zoning is Otter Creek PUD and the proposed commercial and residential uses are consistent with the PUD that was approved in 2013. NE Spectrum Drive, NE 35th Street, and NE Threshold drive will be extended as public streets to serve the development. Private internal streets will provide additional access to the lots with frontage along NE 36th Street.

The Neighborhood Plan has been prepared in accordance with the City of Ankeny's standards and Municipal Code. 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.

Sincerely,

Adam Schoeppner
NILLES ASSOCIATES, INC.

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

Parcel 2023-13 of the Northeast Quarter and the Northwest Quarter of Section 07,
Township 80 North, Range 23 West of the 5th/ Principal Meridian, as shown on the Plat of
Survey recorded in Book 19407, Page 203 with the Polk County Recorder's Office; AND
Parcel A of that part of the East 100 acres of the Northeast Quarter of said Section 07 as
shown on the Plat of Survey recorded in Book 7162, Page 848 with the Polk County
Recorder's Office; AND that part of the East 100 acres of the Northeast Quarter of Said
Section 07; all of which is located in the City of Ankeny, Polk County, Iowa, and more
particularly described as follows:

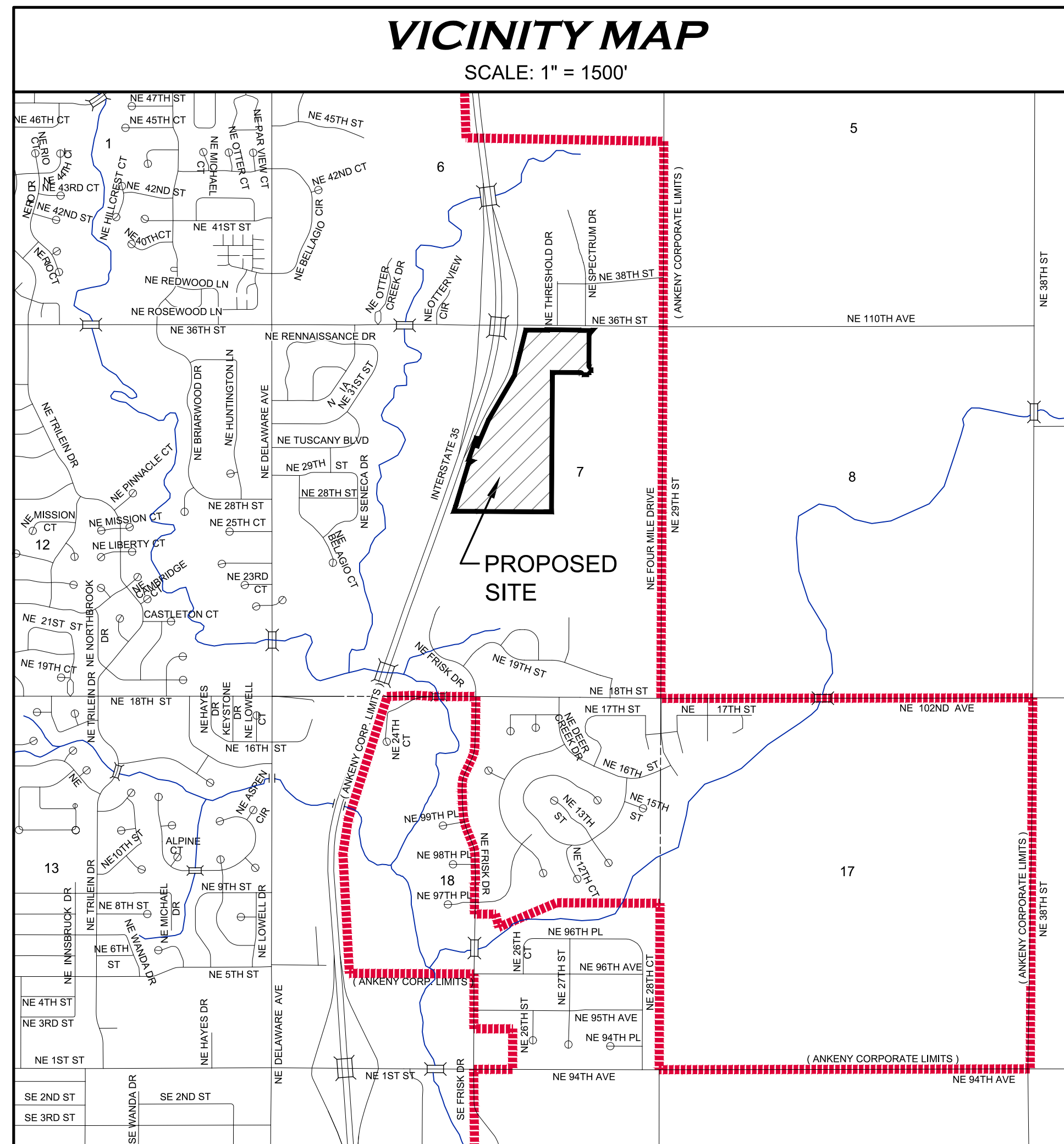
Beginning at the North corner of said Section 07; thence North 89° 44' 00" West, along the south line of said Northeast Fractional Quarter of Section 07, a distance of 318.79 feet, to the west line of said Parcel 2023-13, also being the east right-of-way line of Interstate 35; thence North 18° 48' 09" East, along said west line of said Parcel 2023-13, also being the east right-of-way line of said Interstate 35, a distance of 79.77 feet, thence North 16° 51' 28" East, continuing along said east right-of-way line of said Interstate 35, a distance of 627.83 feet; thence North 53° 26' 25" East, continuing along said east right-of-way line of said Interstate 35, a distance of 63.00 feet; thence North 70° 49' 18" West, continuing along said east right-of-way line of said Interstate 35, a distance of 52.38 feet; thence North 19° 03' 59" East, continuing along said east right-of-way line of said Interstate 35, a distance of 353.96 feet; thence South 00° 18' 31" West, continuing along said east right-of-way line of said Interstate 35, a distance of 162.92 feet; thence North 23° 04' 23" East, continuing along said east right-of-way line of said Interstate 35, a distance of 433.96 feet; thence North 30° 19' 39" East, continuing along said east right-of-way line of said Interstate 35, a distance of 721.36 feet; thence North 14° 08' 10" East, continuing along said east right-of-way line of said Interstate 35, a distance of 338.35 feet; thence North 14° 06' 56" East, continuing along said east right-of-way line of said Interstate 35, a distance of 331.95 feet, to the south right-of-way line of said Interstate 35; thence South 89° 41' 13" East, along said south right-of-way line of said Interstate 35, a distance of 303.97 feet, to the west line of said Parcel A of the East 100 acres of the Northeast Quarter of Section 07; thence North 00° 24' 32" East, along said west line of Parcel A of the East 100 acres of the Northeast Quarter of said Section 07, a distance of 7.29 feet, to the south right-of-way line of NE 36th/ Street; thence South 89° 15' 11" East, along said south right-of-way line of NE 36th/ Street, a distance of 464.43 feet; thence South 38° 44' 30" East, continuing along said south right-of-way line of NE 36th/ Street, a distance of 6.48 feet; thence South 89° 15' 11" East, continuing along said south right-of-way line of NE 36th/ Street, a distance of 166.51 feet; thence North 40° 52' 09" East, continuing along said south right-of-way line of NE 36th/ Street, a distance of 6.54 feet; thence South 89° 15' 11" East, continuing along said south right-of-way line of NE 36th/ Street, a distance of 6.23 feet; thence South 40° 14' 08" West, a distance of 77.75 feet; thence South 00° 12' 37" West, a distance of 181.74 feet; thence southeasterly 94.28 feet along a curve to the left, tangent to the last described line, having a radius of 799.64 feet, a delta angle of 06° 45' 20" and a chord distance of 94.23 feet which bears South 02° 34' 23" East; thence southeasterly 87.51 feet along a reverse curve to the right, tangent to the last described curve, having a radius of 817.64 feet, a delta angle of 06° 07' 56" and a chord distance of 87.47 feet which bears South 02° 51' 21" East; thence South 00° 12' 37" West, a distance of 69.13 feet; thence southeasterly 62.26 feet along a curve to the left, tangent to the last described line, having a radius of 40.00 feet, a delta angle of 89° 53' 33" and a chord distance of 56.52 feet which bears South 44° 44' 10" East thence South 00° 07' 05" West, a distance of 70.00 feet; thence North 89° 40' 56" West, a distance of 9.22 feet; thence southwesterly 62.91 feet along a curve to the left, tangent to the last described line, having a radius of 40.00 feet, a delta angle of 90° 06' 27" and a chord distance of 56.52 feet which bears South 45° 15' 50" West; thence South 89° 36' 54" East, a distance of 96.00 feet; thence North 00° 13' 37" East, a distance of 13.98 feet; thence northwesterly 62.76 feet along a curve to the left, tangent to the last described line, having a radius of 40.00 feet, a delta angle of 89° 53' 33", and a chord distance of 56.52 feet which bears North 44° 44' 10" West, to the south line of said Parcel A of the East 100 acres of the Northeast Quarter of Section 07; thence North 89° 40' 56" West, along said south line of Parcel A of the East 100 acres of the Northeast Quarter of Section 07, a distance of 331.73 feet; thence southwesterly 78.46 feet along a curve to the left, tangent to the last described line, having a radius of 50.00 feet, a delta angle of 89° 54' 31", and a chord distance of 70.65 feet which bears South 45° 21' 48" West, to the east line of said Parcel A of the East 100 acres of the Northeast Quarter of Section 07; thence South 00° 24' 32" West, along said east line of Parcel A of the East 100 acres of the Northeast Quarter of Section 07, a distance of 193.71 feet, to the south line of said Northeast Quarter of Section 07, thence North 89° 37' 30" West, along said south line of the Northeast Quarter of Section 07, a distance of 1068.34 feet, to the west line of said Northeast Quarter of Section 07, and the Point of Beginning.

Containing 59.93 Acres more or less.

Subject to easements, covenants and restrictions of record.

1. The site lies within Zone X, as shown on the Flood Insurance Rate Map Community Panel Number 19153C 0065 F, with an effective date of February 1, 2019.
2. The Developer shall be responsible for street lights.
3. No parcel shall be allowed direct access onto NE 36th Street.
4. The Developer shall retain ownership of and provide necessary maintenance of Outlot Z.
5. Proposed utility layouts are preliminary and subject to modification with the submittal of Public Improvements.
6. Final access locations for all commercial lots shall be determined at the time of Final Platting.

Rough Grading	Spring 2024 - Summer 2024
Public Improvements	Summer 2024 - Fall 2024
Lot Construction	Fall 2024 - Winter 2025



OTTER CREEK PUD

Commercial (Lots 1-9)
Front Setback: 15 feet
Side Setback: 0 feet / 25 feet*
Rear Setback: 35 feet
Max Building Height: 80 feet

Residential (Lots 10-11)
Front Setback: 10 feet
Side Setback: 0 feet / 5 feet / 25 feet**
Rear Setback: 35 feet
Max Building Height: 65 feet

*Side Yards allowed at zero feet when built as a part of a connected series of buildings
 ** Side Yards for SF Attached 0 ft., for SF Detached, 5 ft., and for MF 25 ft.

Arterial Streets
2 Overstory tree and 4 shrubs every 50 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

Minor Arterial Streets
1 Overstory tree and 4 shrubs every 50 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

Collector Streets
1 Overstory tree and 4 shrubs every 35 lineal feet, minimum 3-foot earthen berm along the entirety of the property.

- 20 sq.ft. mass of native grass or grass and forbe planting may be substituted for 2 shrubs
- 20% minimum open space required for Otter Creek PUD.

LEGEND

Existing / Proposed		Existing / Proposed
● ▲	Found monument 5/8" IR with blue cap #26306 unless otherwise noted	A vertical column of various symbols used in civil engineering plans, including circles with numbers, squares with letters, and various geometric shapes representing different types of infrastructure.
○ △	Set monument 5/8" IR with blue cap #26306 unless otherwise noted	
IR	Round iron rebar	
IP	Round iron pipe	
PCC	Portland cement concrete	
ACC	Asphatic cement concrete	
FL	Pipe flowline elevation	
RCP	Reinforced concrete pipe	
CMP	Corrugated metal pipe	
CPP	Corrugated plastic pipe	
PVC	Polyvinyl chloride pipe	
CIP	Cast iron pipe	
P.U.E.	Public utility easement	
S.W.F.E.	Surface water flowage easement	
S.T.S.E.	Storm sewer easement	
S.S.E.	Sanitary sewer easement	
I.E.E.	Ingress & egress easement	
L.E.	Landscape buffer easement	
T.E.	Trail easement	
W.E.	Water main easement	
BB	Back of curb to back of curb	
---	Subject boundary line	
- - -	Section line	
----	Proposed boundary line	
-----	Existing boundary line	
- . - . -	Future boundary line	
- - - - -	Underlying boundary line	
- - - - -	Proposed easement line	
- - - - -	Existing easement line	
- - - - -	FEMA Zone AE - floodway	
- - - - -	FEMA Zone AE	
- - - - -	FEMA Zone X	
- - - - -	Setback line	
- - - - -	Barbed wire fence line	
- - - - -	Chain-link fence line	
- - - - -	Straw Wattle	
- - - - -	Silt fence	
- - - - -	Sanitary sewer & size	
- - - - -	Storm sewer & size	
- - - - -	Water main & size	
- - - - -	Gas main & size	
- O H E	Overhead electric & wires	
- O H C	Overhead communication	
- U G E	Underground electric	
- T V	Underground television	
- U G C	Underground communication	
- 90'	Contour elevation	

**OWNER /
DEVELOPER**

DRA PROPERTIES, LC
1525 NE 36th Street
Ankeny, Iowa 50021
(515-965-5292)
Contact: Ashley Johnson

**ENGINEER /
SURVEYOR**

NILLES ASSOCIATES, INC
1933 SW Magazine Road
Ankeny, Iowa 50023
(515) 965-0123

BENCHMARKS

1. Cut 'X' on top of curb at double grate intake on the south side of NE 36th St. 175' +/- east the intersection of NE Spectrum Dr and NE 36th St. Elevation = 957.02' (NAVD88)
2. Cut 'X' on top of curb in the SW quad of NE Threshold Dr and NE 36th St. on the south side of the sidewalk ramp. Elevation = 963.09' (NAVD88)

SHEET LIST TABLE		
SHEET NO.	SHEET TITLE	DESCRIPTION
1	NP-1	NEIGHBORHOOD PLAN - COVER SHEET
2	NP-2	NEIGHBORHOOD PLAN - OVERALL EXHIBIT
3	NP-3	NEIGHBORHOOD PLAN - PRELIMINARY PLAT
4	NP-4	NEIGHBORHOOD PLAN - GRADING, UTILITIES, & STREET LAYOUT
5	NP-5	NEIGHBORHOOD PLAN - GRADING, UTILITIES, & STREET LAYOUT
6	NP-6	STREET TREE PLANTING PLAN

CERTIFICATIONS

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: _____
 Name: Adam D. Schoeppner, P.L.S. No. 26306 _____ Date _____
 My license renewal date is December 31, 2025 _____ Date of survey: 02/28/22
 Pages or sheets covered by this seal: Sheets 1-3

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

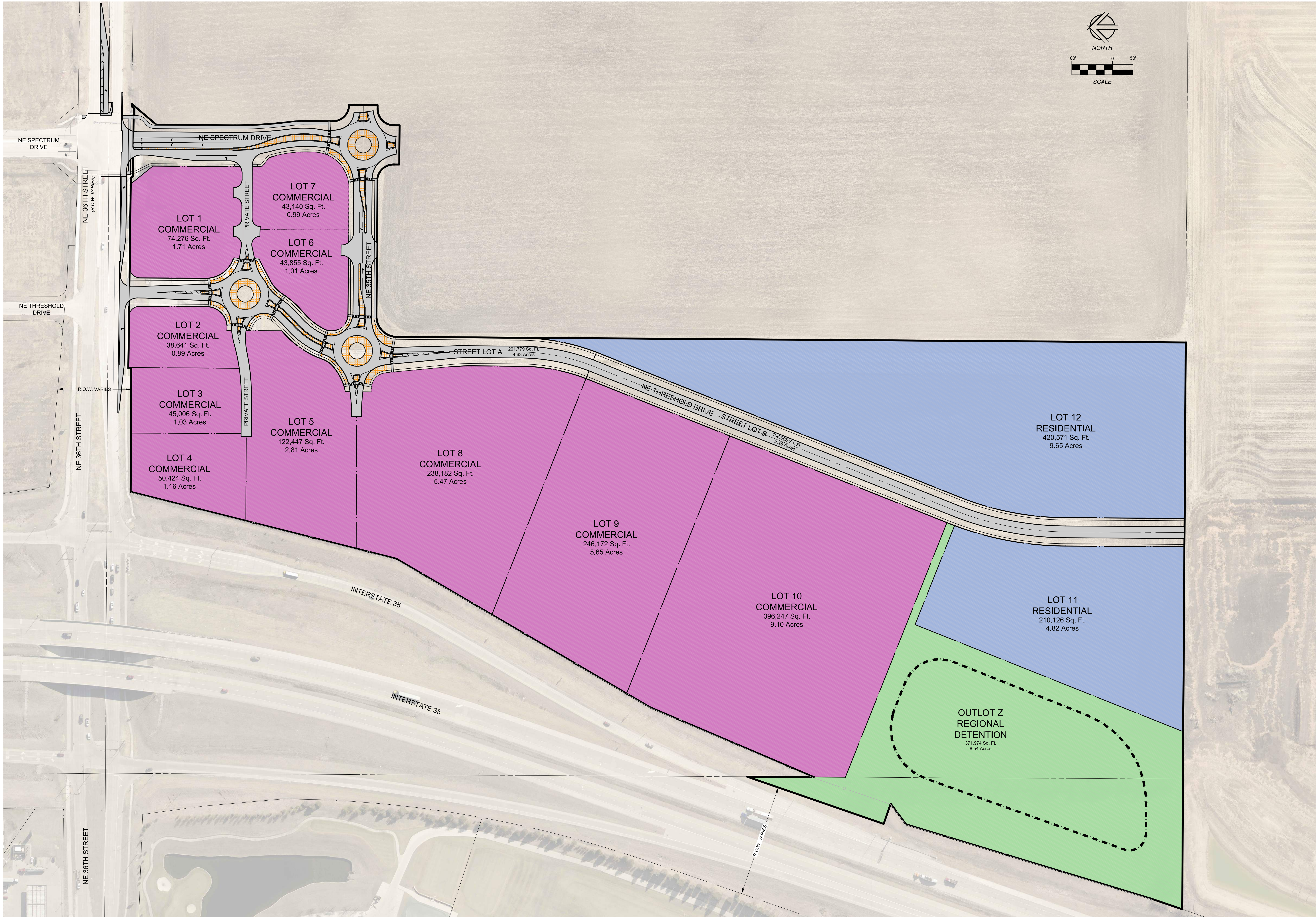
	Signature: _____
	Name: Jacob T. Nilles, P.E. No. 26369 Date _____
	My license renewal date is December 31, 2025
	Pages or sheets covered by this seal: Sheets 1-6

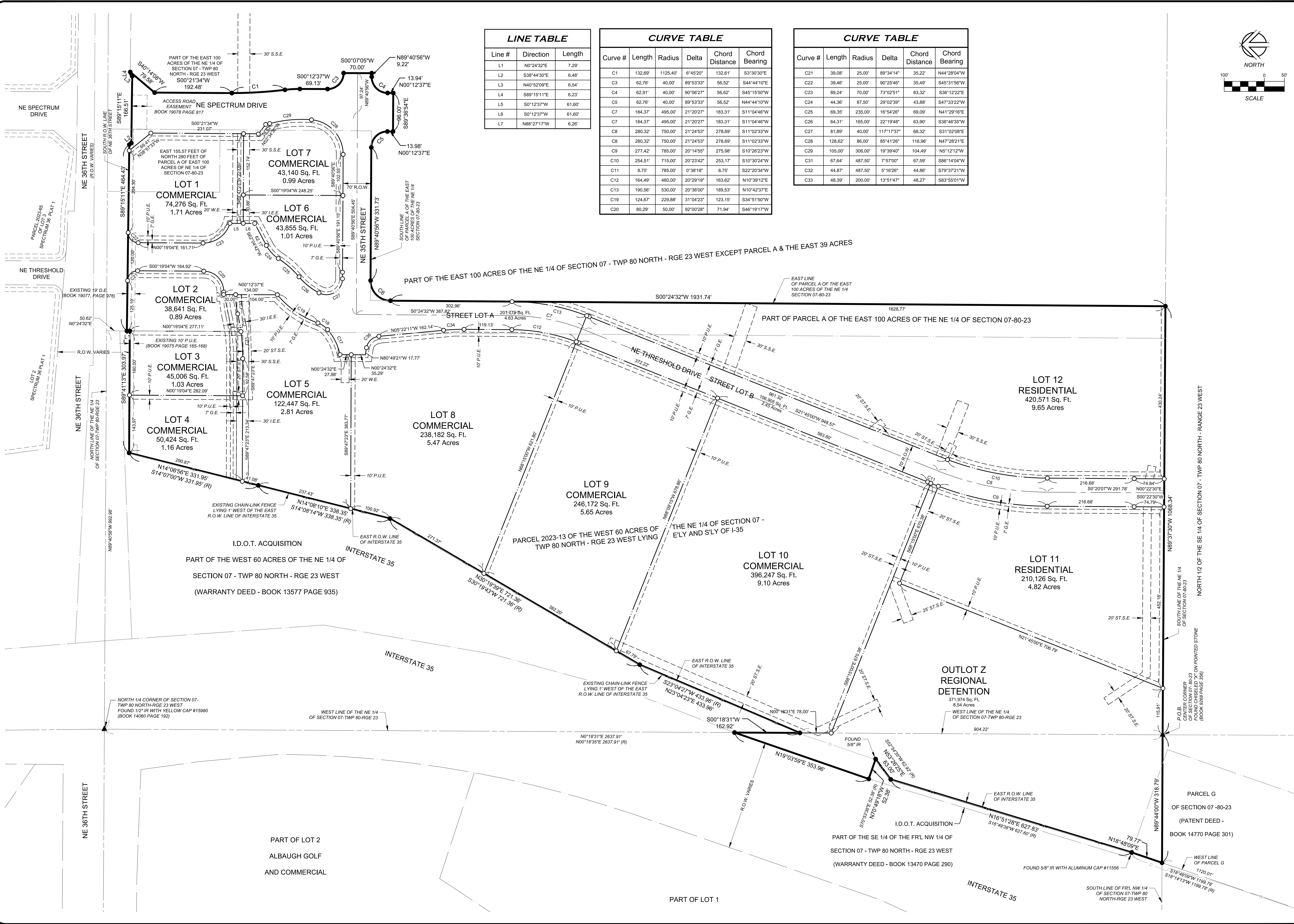
NE 36TH STREET MIXED USE DEVELOPMENT

NEIGHBORHOOD PLAN - COVER SHEET

DESCRIPTION:

NAIL NO.:	23073
DATE:	05/24/202
DRAWN BY:	ADS
CHECKED BY:	JPN
SHEET SIZE:	24" X 36"
SHEET TITLE:	NP-1
SHEET NO.:	1/6

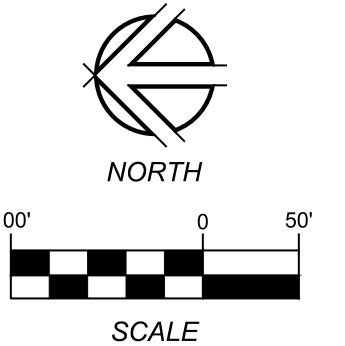




LINE TABLE		
Line #	Direction	Length
L1	N0°24'32"E	7.29'
L2	S38°44'30"E	6.48'
L3	N40°52'09"E	6.54'
L4	S89°15'11"E	6.23'
L5	S0°12'37"W	61.60'
L6	S0°12'37"W	61.60'
L7	N88°27'17"W	6.26'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	132.69'	1125.40'	6°45'20"	132.61'	S3°30'30"E
C3	62.76'	40.00'	89°53'33"	56.52'	S44°44'10"W
C4	62.91'	40.00'	90°06'27"	56.62'	S45°15'50"W
C5	62.76'	40.00'	89°53'33"	56.52'	N44°44'10"W
C7	184.37'	495.00'	21°20'27"	183.31'	S11°04'46"W
C8	280.32'	750.00'	21°24'53"	278.69'	S11°02'33"W
C9	277.42'	785.00'	20°14'55"	275.98'	S10°26'23"W
C10	254.51'	715.00'	20°23'42"	253.17'	S10°30'24"W
C11	8.75'	785.00'	0°38'18"	8.75'	S22°20'34"W
C12	164.49'	460.00'	20°29'19"	163.62'	N10°39'12"E
C13	190.56'	530.00'	20°36'00"	189.53'	N10°42'37"E
C19	124.67'	229.88'	31°04'23"	123.15'	S34°51'50"W
C20	80.29'	50.00'	92°00'28"	71.94'	S46°19'17"W

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C21	39.08'	25.00'	89°34'14"	35.22'	N44°28'04"W
C22	39.46'	25.00'	90°26'46"	35.49'	S45°31'56"W
C23	89.24'	70.00'	73°02'51"	83.32'	S36°12'22"E
C24	44.36'	87.50'	29°02'39"	43.88'	S47°33'22"W
C25	69.35'	235.00'	16°54'26"	69.09'	N41°29'16"E
C26	64.31'	165.00'	22°19'48"	63.90'	S38°46'35"W
C27	81.89'	40.00'	117°17'37"	68.32'	S31°02'08"E
C28	128.62'	86.00'	85°41'28"	116.96'	N47°28'21"E
C29	105.00'	306.00'	19°39'40"	104.49'	N5°12'12"W
C31	67.64'	487.50'	7°57'00"	67.59'	S86°14'04"W
C32	44.87'	487.50'	5°16'26"	44.86'	S79°37'21"W
C33	48.39'	200.00'	13°51'47"	48.27'	S83°55'01"W



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. 10/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
2. 10/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
3. 10/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
4. 10/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
5. 10/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
6. 10/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
7. 10/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS

NOTES:
1. NILES ASSOCIATES, INC. WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.
4. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.
5. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.
6. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.
7. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.

PROJECT NAME
NE 36TH STREET MIXED USE DEVELOPMENT

DESCRIPTION
NEIGHBORHOOD PLAN - PRELIMINARY PLAT

NAI NO.: 23073

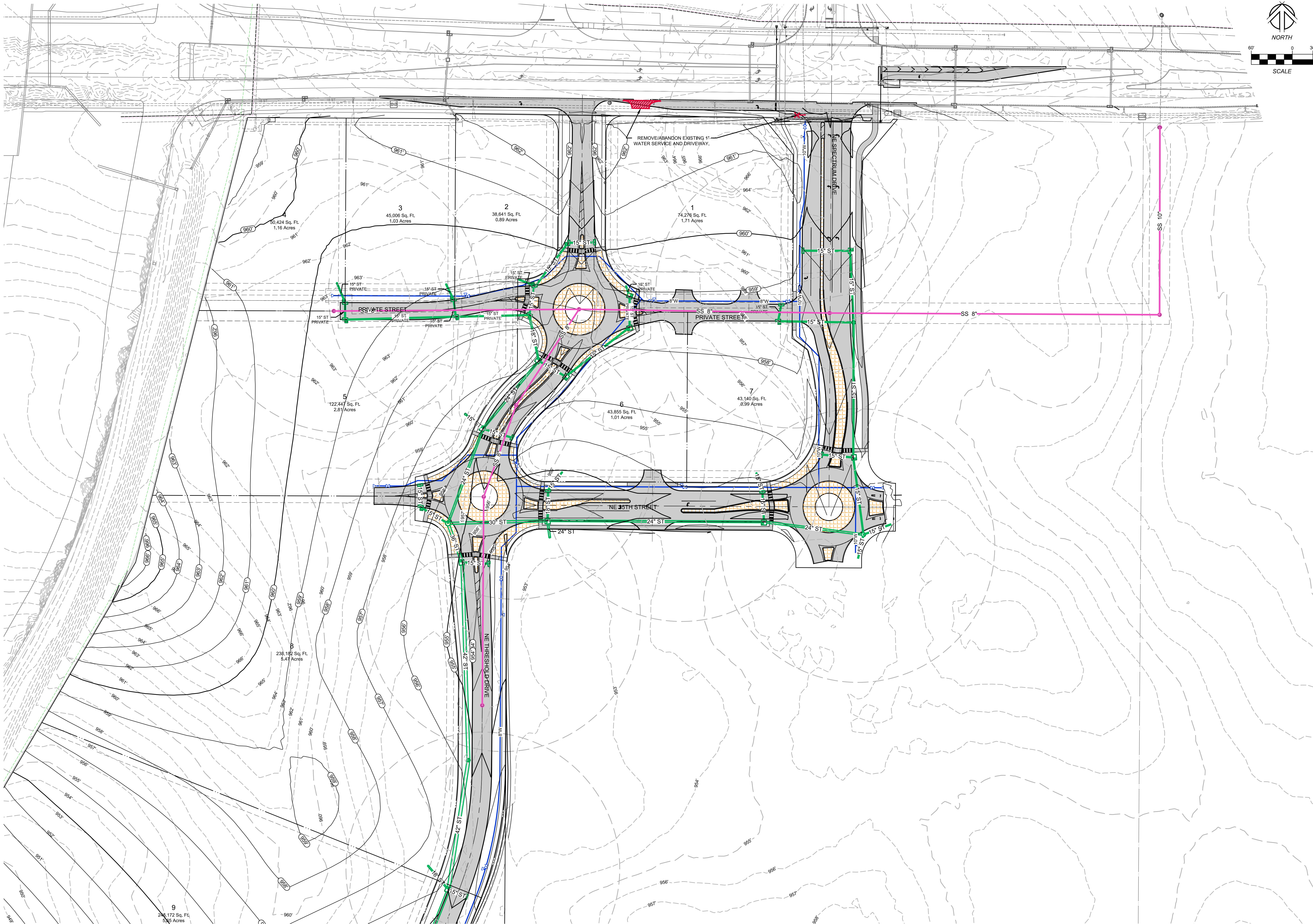
DATE: 05/24/2024

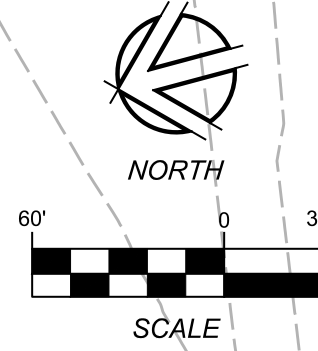
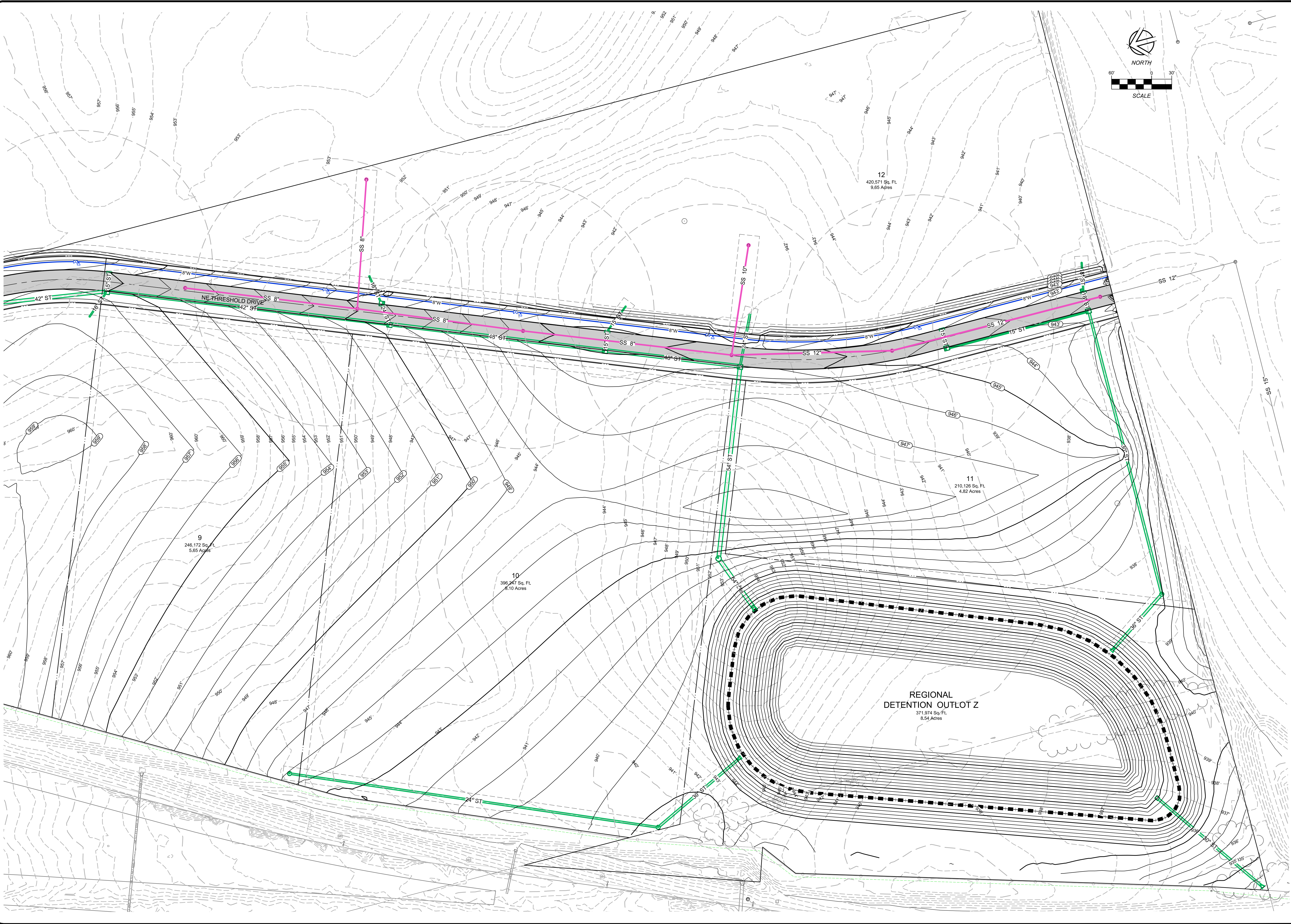
DRAWN BY: ADS

CHECKED BY: JPN

SHEET NO.: NP-3

SHEET TOTAL: 3/6



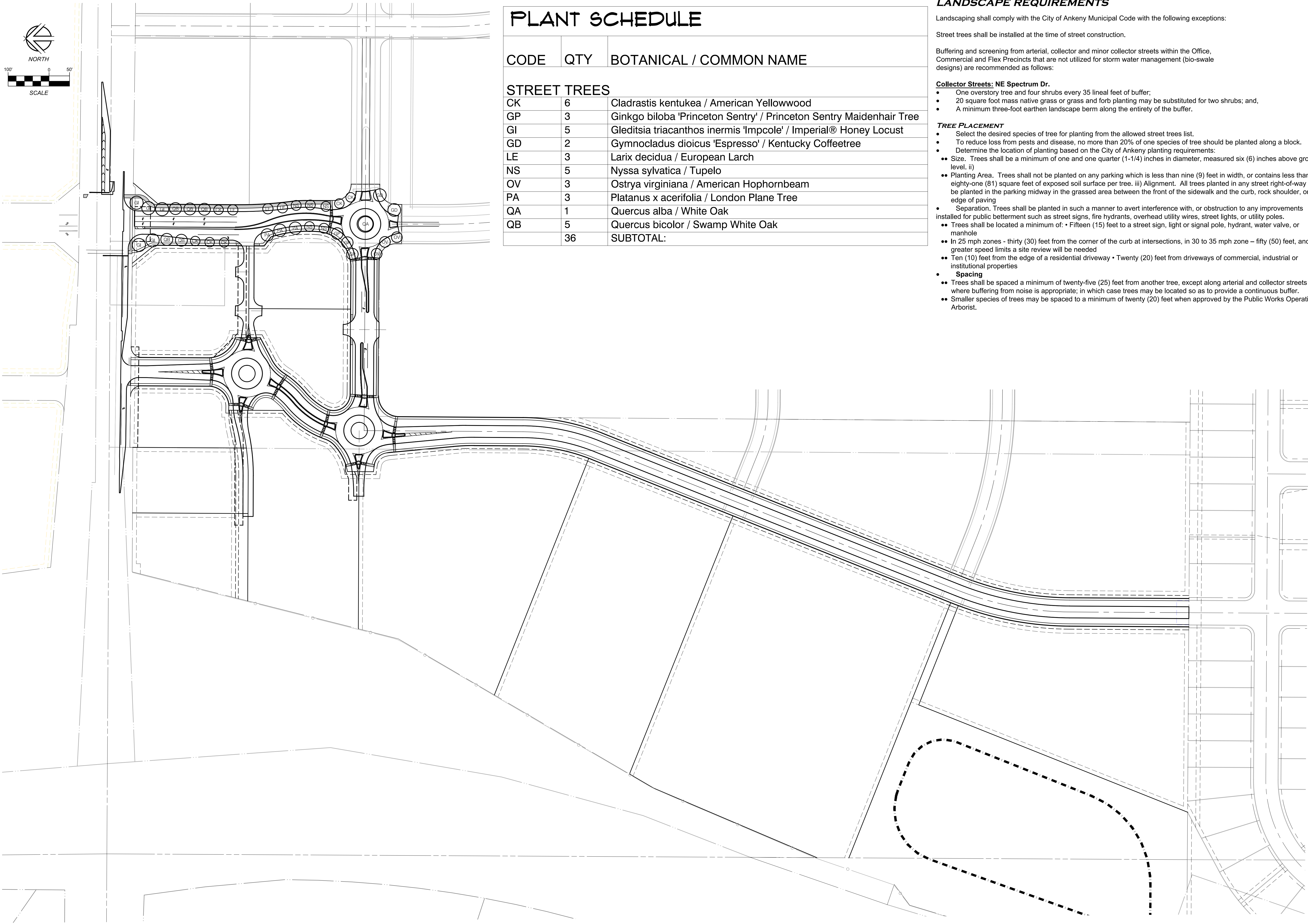


REVISIONS:	
1	1/15/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
2	1/15/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
3	1/15/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
4	1/15/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
5	1/15/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
6	1/15/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS
7	1/15/24/2024 - REVISIONS PER CITY OF ANKENY COMMENTS

NOTE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL PROBLEMS WHICH MAY BE CAUSED BY THE ENGINEERING INTENT OF THIS DOCUMENT. THE ENGINEER'S INTENT IS TO BE USED TO OBTAIN AND/OR FOLLOW THE ENGINEER'S DESIGN. INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

NE 36TH STREET MIXED USE DEVELOPMENT	
ANKENY, IOWA	
NEIGHBORHOOD PLAN - GRADING, UTILITIES, & STREET LAYOUT	

PROJECT NAME	NE 36TH STREET MIXED USE DEVELOPMENT
DATE	05/24/2024
DRAWN BY	ADS
CHECKED BY	JPN
SHEET NO.	NP-5
SHEET TOTAL	5/6



CODE	QTY	BOTANICAL / COMMON NAME
STREET TREES		
CK	6	Cladrastis kentukea / American Yellowwood
GP	3	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree
GI	5	Gleditsia triacanthos inermis 'Impcole' / Imperial® Honey Locust
GD	2	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree
LE	3	Larix decidua / European Larch
NS	5	Nyssa sylvatica / Tupelo
OV	3	Ostrya virginiana / American Hophornbeam
PA	3	Platanus x acerifolia / London Plane Tree
QA	1	Quercus alba / White Oak
QB	5	Quercus bicolor / Swamp White Oak
	36	SUBTOTAL:

Landscaping shall comply with the City of Ankeny Municipal Code with the following exceptions:

Buffering and screening from arterial, collector and minor collector streets within the Office, Commercial and Flex Precincts that are not utilized for storm water management (bio-swale designs) are recommended as follows:

- One overstory tree and four shrubs every 35 lineal feet of buffer;
- 20 square foot mass native grass or grass and forb planting may be substituted for two shrubs; and,
- A minimum three-foot earthen landscape berm along the entirety of the buffer.

- Select the desired species of tree for planting from the allowed street trees list.
- To reduce loss from pests and disease, no more than 20% of one species of tree should be planted along a block.
- Determine the location of planting based on the City of Ankeny planting requirements:
- **Size.** Trees shall be a minimum of one and one quarter (1-1/4) inches in diameter, measured six (6) inches above ground level. ii)
- **Planting Area.** Trees shall not be planted on any parking which is less than nine (9) feet in width, or contains less than eighty-one (81) square feet of exposed soil surface per tree. iii) **Alignment.** All trees planted in any street right-of-way shall be planted in the parking midway in the grassed area between the front of the sidewalk and the curb, rock shoulder, or edge of paving
- **Separation.** Trees shall be planted in such a manner to avert interference with, or obstruction to any improvements installed for public betterment such as street signs, fire hydrants, overhead utility wires, street lights, or utility poles.
 - Trees shall be located a minimum of:
 - Fifteen (15) feet to a street sign, light or signal pole, hydrant, water valve, or manhole
 - In 25 mph zones - thirty (30) feet from the corner of the curb at intersections, in 30 to 35 mph zone – fifty (50) feet, and for greater speed limits a site review will be needed
 - Ten (10) feet from the edge of a residential driveway • Twenty (20) feet from driveways of commercial, industrial or institutional properties
- **Spacing**
 - Trees shall be spaced a minimum of twenty-five (25) feet from another tree, except along arterial and collector streets where buffering from noise is appropriate; in which case trees may be located so as to provide a continuous buffer.
 - Smaller species of trees may be spaced to a minimum of twenty (20) feet when approved by the Public Works Operations Arborist.

PROJECT NAME:	DESCRIPTION:
NAI NO.:	23073
DATE:	05/24/2024
DRAWN BY:	ADS
CHECKED BY:	JPN
SHEET SIZE:	24" X 36"
SHEET TITLE:	NP-6
SHEET NO.:	6/6



PLAN AND ZONING COMMISSION

June 4, 2024

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Hope K. Farms, LLC request to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on May 21, 2024.

PUBLIC OUTREACH EFFORTS:

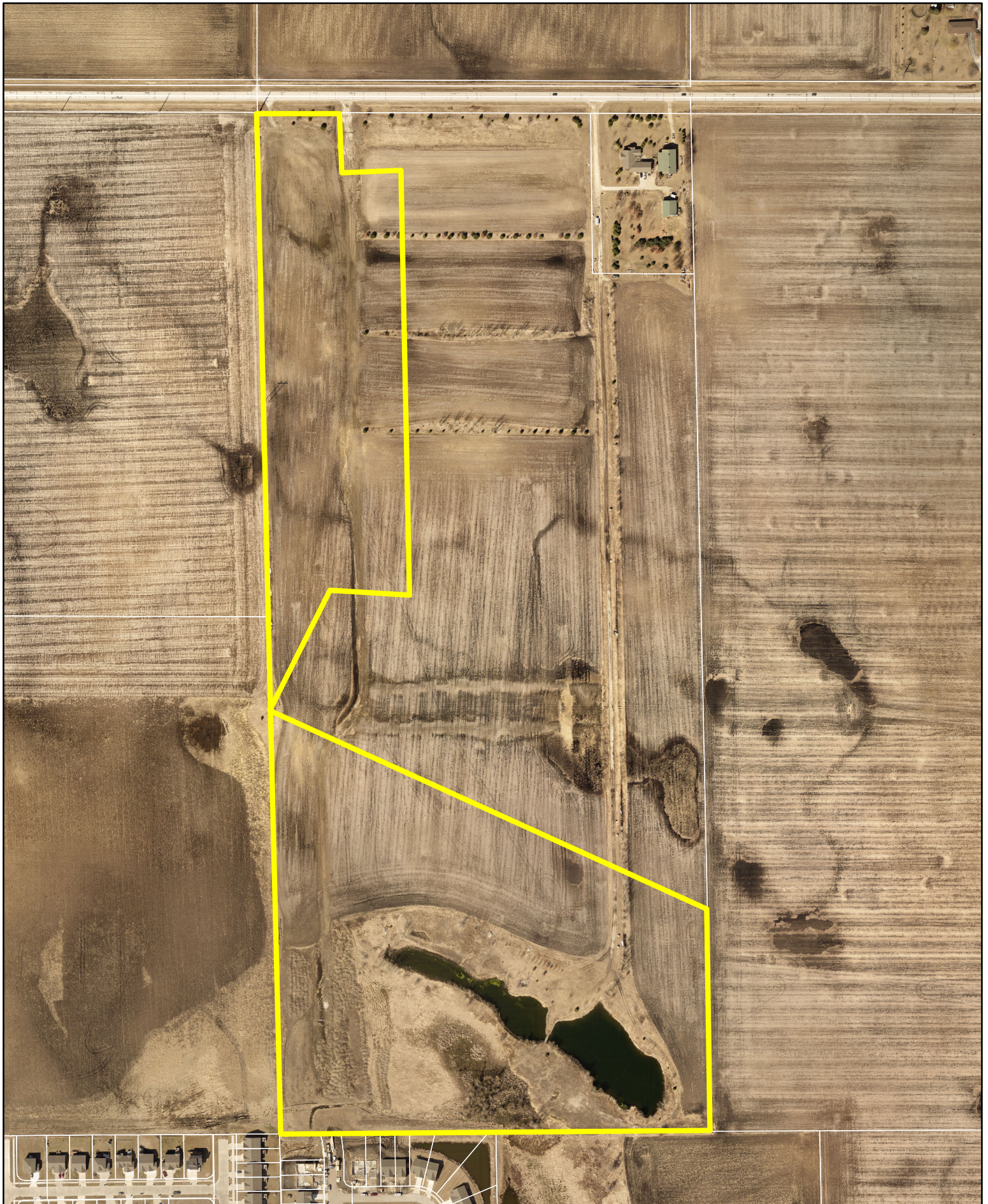
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



1 inch = 375 feet
Date: 5/2/2024

Hope Crest II PUD - Rezoning



Agenda Item: Hope Crest II Rezoning – Action
Report Date: May 30, 2024
Prepared By: Bryan Morrissey
Associate Planner

Discussion

The applicant, Hope K. Farms, LLC is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of approximately 38.10 acres (+/-) of land located southeast of the NW 54th Street and NW Irvinedale Drive intersection. The property is currently zoned R-2, One-Family and Two-Family Residence District, a zoning classification that was assigned to the property in 2022 as a part of the original Hope Crest rezoning. The subject area is surrounded by properties to the north and west that are zoned PUD (Moeckley and Hope Crest PUD) and properties to the south that are zoned R-2, One-Family and Two-Family Residence District and R-1, One-Family Residence District. The areas to the north and east of the subject property are not within Ankeny's Corporate Limits.

As previously mentioned, the applicant is proposing that the subject area consisting of approximately 38.10 acres (+/-) be rezoned to PUD, Planned Unit Development. The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map* identifies the subject area as being suitable for low density residential land uses. The zoning compatibility matrix lists the PUD zoning classification as being partially compatible with the low density residential future land use classification.

A PUD book has been included with the submittal to provide greater detail for the potential development. Features within the PUD book worth noting include 50' minimum lot widths, 6,400 square foot minimum lot areas, required trees in front yards, landscaping buffering along future NW State Street, and privately owned and maintained wet-bottom detention ponds. Additionally, the R-3 Zoning Classification will apply to any feature not covered in the PUD Book. A conceptual plan has been included in the PUD book to show potential lot and street layouts. The bulk regulations for the PUD are as follows:

- Single-Family Residential
 - Detached homes with minimum two-car attached
 - Minimum Lot Width at front yard setback - 50 feet
 - Minimum Lot Area – 6,400 Square Feet
 - Minimum Yard Requirements
 - Front – 25 feet
 - Rear – 25 feet
 - Side – 10 feet total (minimum 5' one side)
 - Additional Landscaping: A minimum of one overstory/ornamental tree within the front yard of each lot
 - 20-foot landscape buffer required on residential lots adjacent to NW State Street
 - R-3 Zoning Regulations shall apply to any items not covered within this PUD

The applicant has submitted rezoning petitions consisting of 67.52% of the land area within 250' of the rezoning request, meeting the minimum 60% requirement to proceed with the request. Additionally, the applicant has also submitted the required petitions for the land subject to the rezoning.

Notifications of the public hearing were mailed to the surrounding property owners within 250' of the subject property on May 8, 2024; and a legal notice was published in the Des Moines Register on May 10, 2024. The City of Ankeny's Zoning Ordinance requires that the applicant post public notification signage on the property to inform the public of the proposed rezoning, as well as the time and place of the public hearing. The applicant posted on-site signage on Tuesday, May 14, 2024, providing the required seven days of notification for the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on May 21, 2024. During the public hearing there was discussion regarding the project from City Staff, the applicant's engineer/representative, and three members of the public. A complete recap of the discussion and the questions asked can be found in the minutes from the meeting. The following topics/questions were discussed during the hearing:

Parkland Dedication

Information relating to the parkland dedication requirements for the Hope Crest development were requested by both the Commission and one audience member. As is required by City Code, parkland dedication is required for residential developments as a part of the final platting process. The formula for determining the amount of parkland that is to be dedicated is dependent on the individual lot sizes within a plat. In cases where it is not feasible for developers to dedicate land as a part of a proposed subdivision, payment in lieu of parkland is accepted.

The applicant has been working with City staff on plans to dedicate parkland and to provide payment to the City to satisfy parkland requirements for not only this area, but the area owned by the applicant to the east as well. A formal parkland dedication agreement will be required between the City and the applicant when the final platting process takes place for the land to the north of future NW State Street. It's expected that the applicant will provide payment to satisfy the requirements of the initial phase of the Hope Crest development, while a small piece of land will be dedicated with the area north of future NW State Street. That small sliver of land will align with the proposed park associated with the Moeckly PUD to the west. The expectation is that a larger piece of parkland will be dedicated to the City when the property owned by Hope K. Farms to the east is officially annexed into Ankeny.

Surrounding Land

Questions were asked by members of the public about what plans there were for the land to the east and west of the subject area. The Moeckly property borders the subject area to the west and calls for a mix of low, medium, and high density residential, neighborhood commercial, and open space (park) uses in the area. See the land use map included in your packet from the Moeckly PUD book that was approved in May 2022. Land to the east of the subject development is not currently within Ankeny's corporate limits, however it is in the process of being annexed into Ankeny. The area subject to the ongoing annexation is classified as being suitable for low density residential land uses.

Private Detention Pond

Discussions were had between members of the public and the Commission regarding the privately-owned detention pond located on lots 7A, 7B, 8A, and 8B of Brinmore Estates Plat 3. Residents that spoke on the issue of the detention pond brought up their concerns about the potential properties abutting the pond to the north and additional liabilities that they may be responsible for.

As mentioned previously at the public hearing, the pond is privately owned and maintained by the owners of lots 7A, 7B, 8A, and 8B. They own and enjoy the use of it, but they are also responsible for maintaining it, and they are concerned about the future liabilities of people trespassing on their properties. The proposed rezoning would not change the fact that there will be future neighboring properties. If anything, the rezoning may lessen the

number of units that back up to the pond. If the pond owners are concerned about the adjacent property owners to the north, they are able to apply for a fence permit to install a fence along their north property lines, as any perceived safety issues with the pond would be theirs to address. With that being said, existing easements around the pond and necessary drainage patterns would likely prevent the owner's ability to install a fence along the east and west sides of the pond.

Original Hope Crest Proposal

Lastly, discussion was had about how this proposal differs from the original Hope Crest rezoning that was approved in 2022. As mentioned during the public hearing, the original plan was to have bi-attached or duplexes in this area, but due to market conditions, the applicant decided that single family detached homes would be more appropriate in this market. The new proposal calls for approximately 64 housing units, while the previous proposal called for a total of 72 units. Generally speaking, the reduction in lot density and the change to a single family detached product is the only tangible change to the subject area with this proposal. Future street layouts are expected to stay the same as they were previously, plans to fill in parts and reshape the existing detention pond are the same, and future NW State Street's alignment has not changed. In summary, this proposal, should it be approved, will provide a less dense housing development compared to what was previously approved.

Summary

The proposed rezoning is consistent with the land use classifications shown on the Ankeny Plan 2040 Future Land Use Map. Therefore, staff recommends that the Plan & Zoning Commission recommend City Council approval of the request by Hope K. Farms, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

April 19, 2024

Honorable Mayor and City Council
c/o Eric Carstens
City of Ankeny
Community Development - Planning
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Rezoning – Hope Crest II

Honorable Mayor and City Council;

On behalf of Hope K Farms, LLC, we submit herewith the following rezoning request to rezone approximately 38.1 acres located south and west of 1901 NW 54th Street. The existing zoning of the property is R-2 One-Family and Two-Family Residence District and we are requesting to rezone to a Planned Unit Development with underlying R-3 zoning. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

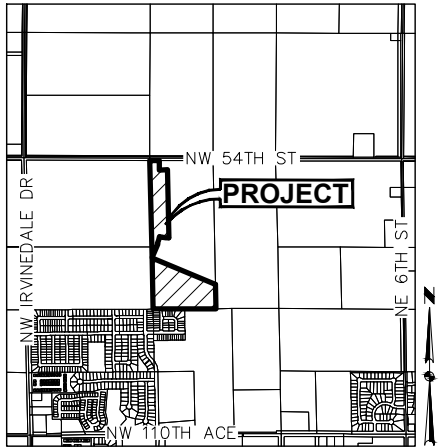
CIVIL DESIGN ADVANTAGE, LLC

Jared Murray, P.E.

FILE: H:\2022\2021\3\UNO\REZONING - REVISED\2021\3--REZONING EXHIBIT PUD - 2.DWG
DATE: 5/16/2024 3:04 PM
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY



VICINITY MAP



ANKENY, IA
OWNER / APPLICANT

HOPE K. FARMS LLC
CONTACT: REZA KARGARZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PHONE: (515) 381-3925
EMAIL: RKARGARZ@EPCMG.COM

ZONING

EXISTING: R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT
PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3

ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENTING
1. HOPE K FARMS, LLC	33.85 AC.	67.52%	X
2. CITY OF ANKENY*	4.91 AC.	-	
3. MICHAEL MEYER & SUZANNE STEWART-MEYER	0.20 AC.	0.40%	
4. JEREMY & ASHLEE RIDENOUR	0.48 AC.	0.96%	
5. CHERYL GRITTON	0.44 AC.	0.88%	
6. SARAH ZIMMERMAN	0.22 AC.	0.44%	
7. MICHAEL DOLL	0.17 AC.	0.34%	
8. KIMBERLY GRANDINETTI	0.17 AC.	0.34%	
9. DONALD & MONA GROENHEIDE	0.17 AC.	0.34%	
10. RANDALL HORROCKS & SUSAN DEXTER	0.26 AC.	0.52%	
11. LORAN & CATHERINE DECKER	0.07 AC.	0.14%	
12. ERIC & KELSIE HAYS	0.08 AC.	0.16%	
13. BRINMORE ESTATES HOA	0.25 AC.	0.50%	
14. STEVE & DOMINIQUE WASHINGTON	0.14 AC.	0.28%	
15. JAMES & KRYSTAL CARLTON	0.14 AC.	0.28%	
16. DONALD & LYNNE ROBERTS	0.14 AC.	0.28%	
17. RUSSELL & SHIRLEY SLUITER	0.10 AC.	0.20%	
18. SHERELL STEPHENS	0.06 AC.	0.12%	
19. AMY PIERCE	0.14 AC.	0.28%	
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*(50.13 AC.)	55.04 AC.	100%	67.52%

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PHONE: (515) 369-4400

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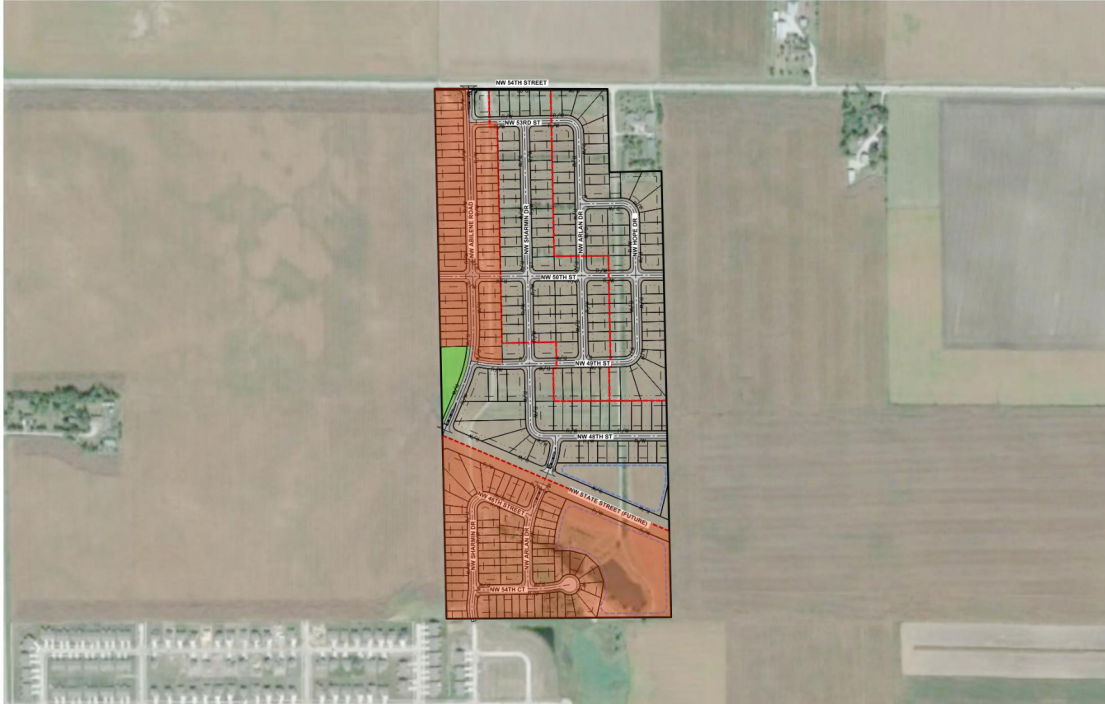
HOPE CREST II - PUD
REZONING EXHIBIT

2202.133

HOPE CREST II

PLANNED UNIT DEVELOPMENT

CITY OF ANKENY



Applicant:



Prepared by:



May 17, 2024

HOPE CREST II

Planned Unit Development

TABLE OF CONTENTS

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 Crest II - Ankeny

OVERVIEW NARRATIVE

The overall Hope Crest property consists of 91.98 acres consisting of single-family residential, wet ponds for storm water management and fishing and parkland dedication for surrounding property owners. The property is generally located southeast of the intersection of NW 54th Street and NW Irvinedale Drive, west of NW Ash Drive, and north of Rock Creek Elementary School. The property is currently zoned R-2: One-Family and Two-Family Residence District.

This portion of the property (38.10 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. The development will also provide unique amenities by offering walking paths and water features that will serve as storm water detention and attract wildlife. A city neighborhood park will also be situated off NW Abilene Road for the enjoyment of its residents.

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 the 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 Crest II 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. The residents will have access to walking paths that will provide connectivity to local parks as well as water features that will provide storm water detention and attract wildlife. 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.

It is the developers intent to sell all portions of the development.

HOPE K. FARMS, LLC
4500 WESTOWN PARKWAY, SUITE #277
CONTACT: REZA KARGARZADEH
EMAIL: RKARGARZ@EPCMFG.COM
PH: (515) 381-3925

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

P.U.D. CONCEPTUAL PLAN

MINIMUM LOT WIDTH = 50'
MINIMUM AREA = 6,400 SF
SETBACKS:
FRONT YARD = 25'
REAR YARD = 25'
SIDE YARD = 10' (5' MIN. EACH SIDE)
UNITS (114) / ACRE (38.10) = 2.99 UNITS/ACRE

EXISTING: R-2: ONE-FAMILY AND TWO-FAMILY
RESIDENCE DISTRICT

PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/
UNDERLYING R-3 (MULTIPLE-FAMILY
RESIDENCE DISTRICT)

1. THE DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHTS ALONG PUBLIC STREETS INCLUDING ALONG THE SOUTH SIDE OF NW 54TH STREET.
2. THIS DEVELOPMENT WILL BE PART OF A HOMEOWNER'S ASSOCIATION.
3. ALL SIDEWALKS WILL BE 5' WIDE, WITH THE EXCEPTION OF THE 8' WIDE TRAIL ALONG THE SOUTH SIDE OF NW 54TH STREET.
4. REPAIR ANY FIELD TILE ENCOUNTERED AND CONNECT TO STORM SEWER WHEREVER POSSIBLE.
5. NO LOTS WILL BE ALLOWED DRIVEWAY ACCESS OFF OF NW STATE STREET OR NW 54TH STREET.
6. OUTLOTS 'Y', 'W' AND 'Y' WILL UTILIZED FOR FUTURE DEVELOPMENT.
7. OUTLOT 'Z' WILL BE UTILIZED FOR STORM WATER DETENTION AND WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
8. FENCES ON LOTS ADJACENT TO NW 54TH STREET AND NW STATE STREET SHALL BE SETBACK 20' FROM NW 54TH STREET AND NW STATE STREET R.O.W. FENCES WILL BE ALLOWED AT A 10' SETBACK FROM THE NW 54TH STREET AND NW STATE STREET R.O.W. WITH THE CONDITION THAT TWO TREES ARE PLANTED BETWEEN THE FENCE AND THE R.O.W.
9. AT THE TIME OF FINAL DESIGN UTILITY STRUCTURES AND ADA RAMPS SHALL BE REVIEWED TO AVOID CONFLICTS WITH DRIVEWAYS.

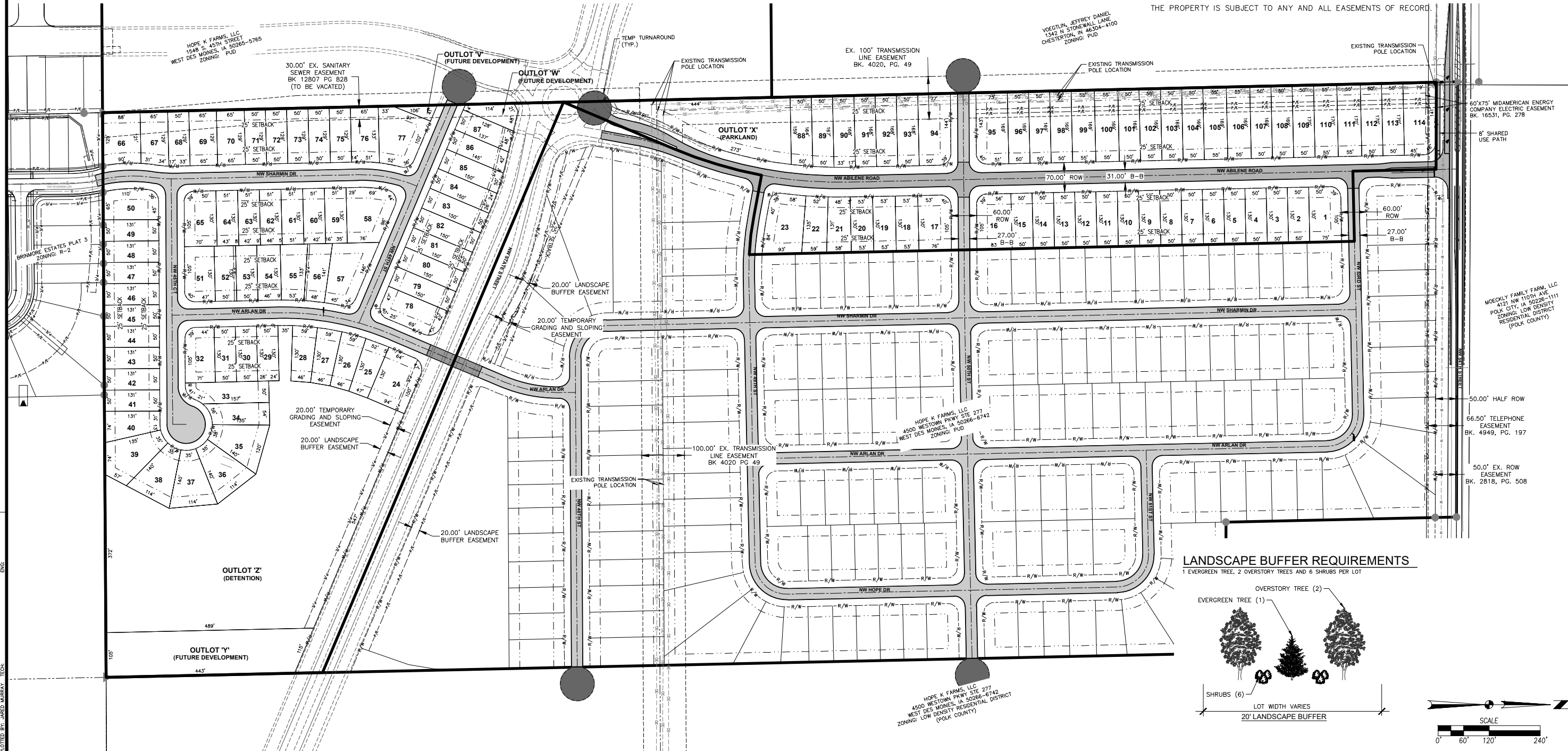
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PLOT DATE: 5/16/24 DATE PLOTTED: 5/16/2024 3:03 PM COMMENT:
PLOT BY: JARED MURRAY TECH: ENG:

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

ENGINEER: JIVIM

ANKENY, IOWA

HOPE CREST II PUD CONCEPTUAL PLAN

1/1
2202.133
GA

Hope Crest II – Ankeny Planned Unit Development

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL (50' wide + Lots)

- Detached homes with minimum two-car attached
- Minimum Lot Width at front yard setback – 50 feet
- Minimum Lot Area – 6,400 s.f.
- Minimum Yard Requirements:
 - Front – 25 feet
 - Rear – 25 feet
 - 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
- 20 foot landscape buffer required on residential lots adjacent to NW State Street and NW 54th Street.
 - Buffer shall consist of 1 evergreen tree, 2 overstory trees and 6 shrubs per lot.

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: Attached

request that said real estate be rezoned from its present classification of R-2 to PUD for the purpose of allowing the following use(s):
Detached single family residential development.

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

Parcel owner(s) signatures

Hope K Farms, LLC - Reza Kargarzadeh

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: Hope K Farms, LLC

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

Signature: _____

Date: 04/16/2024

Printed Name: Reza Kargarzadeh

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Rezoning Application Form

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

SW of 1901 NW 54th Street

Gross acreage of rezoning: 38.1 Acres

Current property zoning: R-2

Proposed property zoning: PUD

Conditions:

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

Applicant/Contact Person:

Full Name: Arash Razizadeh Company: Hope Development and Realty

Address: 4500 Westown Parkway, Suite #277

City, State, Zip: West Des Moines, Iowa, 50266

Office Phone: 515-381-3925 Cell Phone: 515-528-5252

E-mail: arash.razizadeh@epcmfg.com

Property Owner:

Full Name: Reza Kargarzadeh Company: Hope K Farms, LLC

Address: 4500 Westown Parkway, Suite #277

City, State, Zip: West Des Moines, Iowa, 50266

Office Phone: 515-381-3925 Cell Phone:

E-mail: rkargarz@epcmfg.com

Attorney

Full Name: Firm Name:

Address:

City, State, Zip:

Office Phone: Cell Phone:

E-mail:

Land Surveyor/Engineer: Civil Design Advantage - Jared Murray

Address: 4121 NW Urbandale Drive

City, State, Zip: Urbandale, Iowa, 50322

Office Phone: 515-369-4400 Cell Phone:

E-mail: JaredM@cda-eng.com

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

Signed by: Arash Razizadeh Date: 4-16-2024
(Applicant/Contact Person)

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

and: [Signature] Date: 4/16/2024
(Property Owner)

Original signatures are required

HOPE CREST PUD REZONING DESCRIPTION

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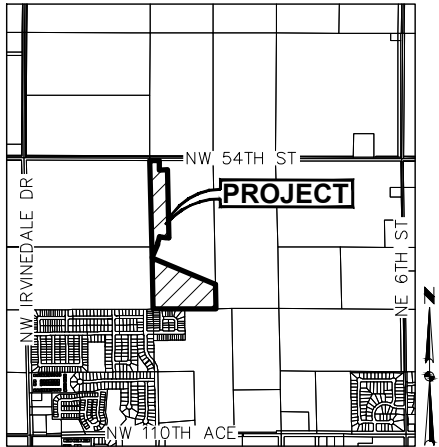
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PLOT DATE: 5/16/2024 3:04 PM
DRAWN BY: J. MURRAY
CHECKED BY: J. MURRAY



VICINITY MAP



ANKENY, IA

OWNER / APPLICANT

HOPE K. FARMS LLC
CONTACT: REZA KARGARZADEH
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
PHONE: (515) 381-3925
EMAIL: RKARGARZ@EPCMG.COM

ZONING

EXISTING: R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT

PROPOSED: PUD: PLANNED UNIT DEVELOPMENT W/ UNDERLYING R-3

ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENTING
1. HOPE K FARMS, LLC	33.85 AC.	67.52%	X
2. CITY OF ANKENY*	4.91 AC.	-	
3. MICHAEL MEYER & SUZANNE STEWART-MEYER	0.20 AC.	0.40%	
4. JEREMY & ASHLEE RIDENOUR	0.48 AC.	0.96%	
5. CHERYL GRITTON	0.44 AC.	0.88%	
6. SARAH ZIMMERMAN	0.22 AC.	0.44%	
7. MICHAEL DOLL	0.17 AC.	0.34%	
8. KIMBERLY GRANDINETTI	0.17 AC.	0.34%	
9. DONALD & MONA GROENHEIDE	0.17 AC.	0.34%	
10. RANDALL HORROCKS & SUSAN DEXTER	0.26 AC.	0.52%	
11. LORAN & CATHERINE DECKER	0.07 AC.	0.14%	
12. ERIC & KELSIE HAYS	0.08 AC.	0.16%	
13. BRINMORE ESTATES HOA	0.25 AC.	0.50%	
14. STEVE & DOMINIQUE WASHINGTON	0.14 AC.	0.28%	
15. JAMES & KRYSTAL CARLTON	0.14 AC.	0.28%	
16. DONALD & LYNNE ROBERTS	0.14 AC.	0.28%	
17. RUSSELL & SHIRLEY SLUITER	0.10 AC.	0.20%	
18. SHERELL STEPHENS	0.06 AC.	0.12%	
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ENGINEER: JMM

ANKENY, IOWA

HOPE CREST II - PUD
REZONING EXHIBIT

2202.133

SUPPORTING EVIDENCE

Hope Crest II - Ankeny

Supporting Evidence

VEHICULAR CIRCULATION

The primary access to Hope Crest will be from future NW State Street which will require 120' of public ROW and is proposed to cut diagonally through the property towards the northwest as it is extended from NW 36th Street. A secondary access will come from NW 54th Street at the NW Abilene Road tie in. Local streets will be extended through the property to provide connectivity to major streets as well as adjacent properties as development progresses east and west.

The city of Ankeny has a long-term plan to extend NW State Street through the property. NW 54th Street is considered a minor arterial street and is located along the northern boundary of this property. NW Abilene Road is a major collector and will tie into the future NW State Street and into the existing NW 54th Street.

A more detailed traffic study has been prepared by Bolton & Menk 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 local city park and 8' trail. Pedestrian ramps will be provided at all four corners of the intersection of NW State Street and NW Abilene Road to connect the surrounding neighborhoods. An eight-foot wide public trail will be constructed on the south side of NW 54th street, with pedestrian ramps provided on the southern corners of the intersection of NW 54th street and NW Abilene Road.

UTILITIES

Sanitary sewer service will be provided by connecting into the existing 15" trunk sewer extending from NW Abilene Road and into existing 8" sanitary sewer from Brinmore Estates Plat 3 at the north end of NW Sharmin Drive. All sanitary sewer mains will be public and will be designed at minimum slopes due to flat topography.

The existing 10" water main on the eastern side of NW Abilene Road will be extended to NW 54th Street. The existing 8" water main along NW Sharmin Drive will be extended through the development along all local streets. There is an existing 12" water main along the south side of NW 54th Street. All water main will be public.

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.

Franchise utilities will service the PUD with 10' public utility easements and 7' gas easements generally connecting to services from Brinmore Estates to the south and NW 54th Street. 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 Crest property generally drains from west to southeast discharging water to an unnamed tributary of Fourmile. Detention for the single-family residential areas will be provided in wet-bottom ponds provided throughout the site. All detention facilities shall be privately owned and maintained.

PARKS

An onsite public park approximately 0.91 acres in size and an offsite future park, approximately 9.48 acres in size, will be provided to satisfy a portion of the parkland dedication requirements for the residential uses within the development. The remaining parkland dedication requirement is proposed to be satisfied with a fee in lieu payment. Parkland dedication calculations are included.

PARKLAND DEDICATION CALCULATION

HOPE CREST

Ankeny, Iowa

AREA	ZONING	ACRES	Parkland % Required	Park Dedication Acres
SF	PUD II	21.62	10%	2.16
SF	PUD	38.09	10%	3.81
	CITY PARK	0.91	0%	0.00
	DETENTION PONDS	9.69	0%	0.00
	PUBLIC R.O.W.	21.66	0%	0.00
	FUTURE SINGLE FAMILY	162.57	10%	16.26
	FUTURE MULTI-FAMILY	39.01	10%	3.90
	FUTURE DETENTION POND	19.45	0%	0.00
	FUTURE CITY PARK	9.48	0%	0.00
	FUTURE R.O.W.	53.66	0%	0.00
TOTAL		376.15		26.13

City Park Land Provided = 10.39 Acres

City Park Dedication Required = 26.13 Acres

ARCHITECTURAL CHARACTER

Hope Crest II – Ankeny

ARCHITECTURAL CHARACTER STATEMENT

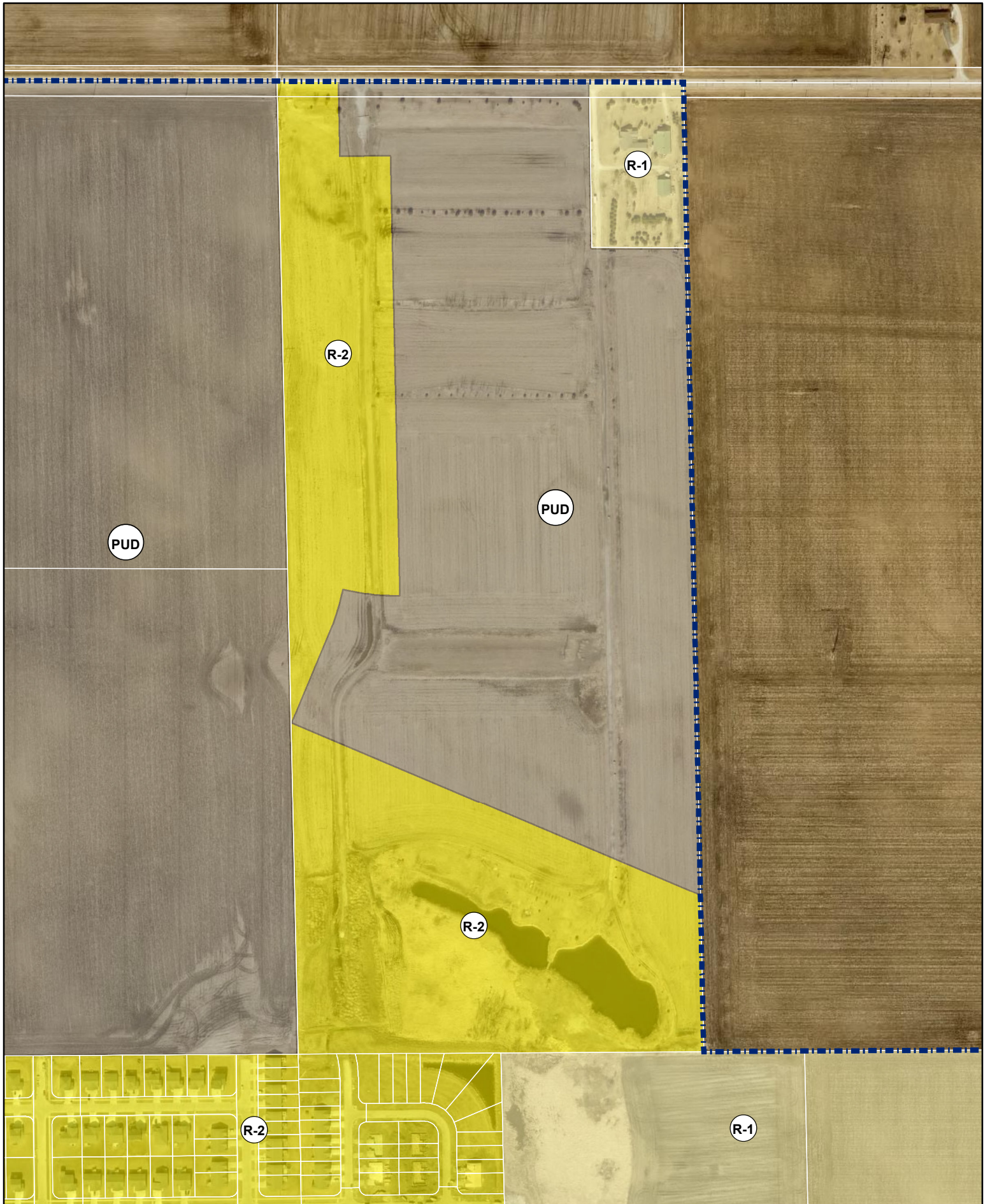
The following are examples of the type of architecture that will be constructed within the PUD area. A range of residential plans and custom features will be provided to promote curb appeal and a sense of neighborhood. Quality building materials such as but not limited to brick, stone, vinyl, cement board and stucco will be used to construct the homes and natural colors such as earth tones, grays or natural wood colors will be used.













1 inch = 458 feet
Date: 5/15/2024

Hope Crest II PUD - Future Land Use Map



PARCEL DESIGNATIONS

PARCEL	LOT SIZE
A	75' WIDE LOTS
B, C, D	65' WIDE LOTS
E, F, G, H	51 & 61' WIDE LOTS
I, J, K	45' WIDE LOTS
L	MEDIUM DENSITY RESIDENTIAL
M	HIGH DENSITY RESIDENTIAL
N, O	NEIGHBORHOOD COMMERCIAL
P	OPEN SPACE / PARK

NOTES

1. ACCESS, STREET AND TRAIL CONNECTIONS ARE CONCEPTUAL ONLY.
2. PLACE SIGNAGE TO DELINEATE THE PRIVATE PROPERTY FROM THE PROPOSED PUBLIC PARK.

SCALE: 1"=400' (11"x17")
SCALE: 1"=200' (22"x34")



MOECKLY PROPERTY
ANKENY, IOWA
LAND USE PLAN

DATE: 3-24-2022
SHEET 14
OF 14
A-2133

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@cecinc.com

**CEC**

DESIGNED BY: B.A.T.
DRAWN BY: M.M.

City of Ankeny
Building Permit Report
Month of April 2024

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	April-24		April-23		1/1/2024-4/30/2024		1/1/2023-4/30/2023		7/1/2023-4/30/2024	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	44	\$15,608,913	41	\$12,931,715	168	\$63,549,521	123	\$39,066,999	327	\$123,663,715
New Single Family Attached/Duplex	12	\$3,116,836	36	\$9,179,097	35	\$9,496,175	97	\$24,260,411	99	\$28,897,783
New Multi - Family	0	\$0	0	\$0	0	\$0	1	\$7,270,821	1	\$4,534,864
Total New Residential Permits	56	\$18,725,749	77	\$22,110,812	203	\$73,045,696	221	\$70,598,231	427	\$157,096,362
Additions/Alterations/Other (1)	76	\$701,871	83	\$778,289	203	\$2,191,579	224	\$3,087,053	580	\$7,990,693
Total New Dwelling Units	56		77		203		271		426	
NON-RESIDENTIAL										
New Commercial	2	\$4,408,565	2	\$208,000	4	\$7,471,828	7	\$14,517,138	17	\$25,691,980
COM Additions/Alterations/Other	10	\$2,411,184	6	\$604,697	35	\$23,064,152	35	\$5,684,695	77	\$50,753,266
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	1	\$14,800	0	\$0	1	\$14,800	1	\$17,000	1	\$14,800
New School	0	\$0	0	\$0	0	\$0	1	\$70,000	2	\$6,930,500
SCH Additions/Alterations/Other	0	\$0	0	\$0	1	\$0	1	\$60,913	4	\$165,000
Total Non Residential Permits	13	\$6,834,549	8	\$812,697	41	\$30,550,780	45	\$20,349,746	101	\$83,555,546
MISC PERMITS (2)	97	\$98,327	86	\$43,032	250	\$616,363	219	\$273,864	714	\$1,319,555
TOTALS	242	\$26,360,496	254	\$23,744,830	697	\$106,404,418	709	\$94,308,894	1822	\$249,962,156

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Apr-24

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	4/1/2024	\$332,375	24-0951-NEW	715 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$298,404	24-1149-NEW	622 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$375,324	24-1207-NEW	731 NE Deerfield Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$328,580	24-1251-NEW	732 NE Deerfield Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/1/2024	\$458,904	24-1389-NEW	6201 NE Grant Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	4/2/2024	\$441,419	24-1372-NEW	1601 NW Benjamin Dr	Gardner Homes	Gardner Homes
Single Family Detached	New Building	4/3/2024	\$369,075	24-1422-NEW	1324 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/5/2024	\$319,387	24-0800-NEW	3320 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2024	\$310,953	24-0802-NEW	3324 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2024	\$310,311	24-0803-NEW	3328 NE 6th Ln	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	4/5/2024	\$460,259	24-1423-NEW	1312 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/8/2024	\$361,924	24-1507-NEW	1339 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/8/2024	\$363,124	24-1508-NEW	1335 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/8/2024	\$365,684	24-1511-NEW	1331 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/9/2024	\$370,946	24-1340-NEW	4216 NE 8th St	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	New Building	4/9/2024	\$377,314	24-1345-NEW	4220 NE 8th St	Elevated Builders LLC	Elevated Builders LLC
Single Family Detached	New Building	4/10/2024	\$454,035	24-1455-NEW	6303 NE Harvest Ridge Ln	Harvest Ridge Builders	Harvester Ridge Builders LLC
Single Family Detached	New Building	4/11/2024	\$262,774	24-1393-NEW	4301 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$287,501	24-1394-NEW	4305 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$307,807	24-1397-NEW	4428 NE 8th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$339,717	24-1400-NEW	4424 NE 8th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$307,687	24-1525-NEW	1614 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$339,651	24-1526-NEW	1622 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$364,209	24-1534-NEW	1618 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$336,748	24-1537-NEW	1214 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/11/2024	\$262,774	24-1540-NEW	1218 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/15/2024	\$363,124	24-1637-NEW	4312 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/15/2024	\$359,796	24-1641-NEW	4315 NE 12th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/19/2024	\$262,774	24-1677-NEW	4314 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/19/2024	\$298,664	24-1678-NEW	4318 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/19/2024	\$293,719	24-1680-NEW	4423 NW 12th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$380,930	24-1589-NEW	2724 NW Greenwood St	Leto Built	Leto Built
Single Family Detached	New Building	4/22/2024	\$381,827	24-1623-NEW	2720 NW Greenwood St	Leto Built	Leto Built
Single Family Detached	New Building	4/22/2024	\$299,379	24-1751-NEW	1201 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$307,134	24-1752-NEW	1205 NW Driftwood Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$328,460	24-1754-NEW	1512 NW Benjamin Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/22/2024	\$348,596	24-1755-NEW	4702 NW 17th St	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/23/2024	\$545,878	24-1764-NEW	5808 NE Sherman Ct	Caliber Homes	Caliber Homes
Single Family Detached	New Building	4/24/2024	\$476,822	24-1576-NEW	2716 NW Greenwood St	Parks Custom Homes LLC	Parks Custom Homes LLC
Single Family Detached	New Building	4/24/2024	\$513,207	24-1791-NEW	2816 NW Cedarwood Dr	MJ Properties	MJ Properties
Single Family Detached	New Building	4/24/2024	\$374,221	24-1871-NEW	1304 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	4/26/2024	\$262,774	24-1705-NEW	719 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	4/26/2024	\$436,630	24-1883-NEW	3710 NW Applewood Ct	Redwood Builders	Redwood Builders LLC

Single Family Detached	New Building	4/29/2024	\$268,092	24-1940-NEW	723 NE Meadow Landing Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	4/10/2024	\$277,143	24-1551-NEW	1211 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$277,143	24-1555-NEW	1215 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$224,923	24-1558-NEW	1219 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$224,923	24-1560-NEW	1223 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$277,143	24-1561-NEW	1227 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/10/2024	\$277,143	24-1562-NEW	1301 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/23/2024	\$224,923	24-1564-NEW	1309 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$224,923	24-1563-NEW	1305 NE Crossing Oaks Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1565-NEW	1336 NE Country Meadow Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1566-NEW	1340 NE Country Meadow Dr	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1567-NEW	4206 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Attached	New Building	4/24/2024	\$277,143	24-1568-NEW	4210 NE 14th St	Valor Home Builders	Valor Home Builders
Single Family Detached	Building Alteration	4/1/2024	\$19,152	24-1471-ALT	4119 NW Linwood Dr	Kolette J Clearman	Kolette J Clearman
Single Family Detached	Solar	4/2/2024	\$32,021	24-1502-SOL	803 SE Chaparal Dr	Purelight Power	Purelight Power
Single Family Detached	Building Addition	4/3/2024	\$28,118	24-1404-ADD	2524 SW Vineyard Ln	Screenbuilders	Screenbuilders
Single Family Detached	Building Alteration	4/4/2024	\$25,389	24-1469-ALT	2106 NE 17th St	Gregory Brabenec	Gregory Brabenec
Duplex	Building Alteration	4/4/2024	\$3,000	24-1542-ALT	719 NE 6th St	Toby Hughes	Toby Hughes
Duplex	Building Alteration	4/4/2024	\$3,000	24-1543-ALT	1311 SE Wanda Dr	Toby Hughes	Toby Hughes
Single Family Attached	Porch	4/4/2024	\$2,880	24-1554-PRCH	920 SW Springfield Dr	Timothy Archer	Timothy Archer
Single Family Detached	Building Alteration	4/5/2024	\$19,624	24-1552-ALT	3800 NW Maple Ct	Isaac Young	Isaac Young
Single Family Attached	Building Alteration	4/8/2024	\$18,900	24-0510-ALT	619 SW Springfield Dr	Steffen Alex	Steffen Alex
Single Family Detached	Building Alteration	4/8/2024	\$21,830	24-1632-ALT	5605 NE Verona Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Alteration	4/9/2024	\$3,200	24-1630-ALT	201 NW Linden St	SEA Total Service	SEA Total Service
Single Family Detached	Building Alteration	4/9/2024	\$3,500	24-1640-ALT	926 SE Allyn St	Basement Rehab Inc	Basement Rehab Inc
Single Family Detached	Building Alteration	4/10/2024	\$27,594	24-1683-ALT	1320 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Addition	4/11/2024	\$46,194	24-0966-ADD	708 SW 50th St	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Building Alteration	4/11/2024	\$3,000	24-1573-ALT	1221 SW Kenworthy Dr	Toby Hughes	Toby Hughes
Single Family Detached	Building Alteration	4/11/2024	\$18,497	24-1721-ALT	4504 NE Michael Dr	FOUNDATION RECOVERY SYSTEMS	FOUNDATION RECOVERY SYSTEMS
Single Family Detached	Porch	4/15/2024	\$3,360	24-1655-PRCH	6121 NE Sherman Dr	Salazar Builders	Salazar Builders
Single Family Attached	Building Alteration	4/15/2024	\$10,238	24-1675-ALT	2219 SW Woodland Dr	Bryan Interiors and Cabinets	Bryan Interiors and Cabinets
Single Family Detached	Building Alteration	4/16/2024	\$4,000	24-1514-ALT	1209 NW Beechwood St	BAM Basements	BAM Basements
Single Family Detached	Building Alteration	4/16/2024	\$31,815	24-1724-ALT	719 NE Deerfield Dr	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Alteration	4/16/2024	\$17,388	24-1768-ALT	2526 NW Greenwood St	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	Building Addition	4/17/2024	\$28,118	24-1303-ADD	537 NE 5th St	Screenbuilders	Screenbuilders
Single Family Detached	Building Alteration	4/17/2024	\$34,744	24-1807-ALT	3516 NW 27th St	Creative Building Ventures Inc	Creative Building Ventures Inc
Single Family Detached	Building Addition	4/18/2024	\$57,575	24-1665-ADD	1501 NW Boulder Dr	Naylor Ross	Renomads LLC
Single Family Detached	Building Alteration	4/18/2024	\$32,918	24-1804-ALT	519 NE 57th Ct	Cory Limkeman	Cory Limkeman
Single Family Detached	Pergola	4/22/2024	\$1,200	24-1822-PERG	4203 NW 12th St	Waller Donald	Waller Donald
Single Family Detached	Building Alteration	4/24/2024	\$5,350	24-1942-ALT	213 SW State St	SafeBasements of Iowa	SafeBasements of Iowa
Single Family Detached	Porch	4/25/2024	\$7,040	24-1401-PRCH	806 NE Keystone Dr	Terry G Wilkinson	Terry G Wilkinson
Single Family Detached	Building Alteration	4/30/2024	\$3,000	24-2038-ALT	1008 SW 3rd St	Toby Hughes	Toby Hughes
Single Family Detached	Garage	4/3/2024	\$20,476	24-0521-GAR	522 SW Maple St	Midwest Builders Of Iowa	Midwest Builders Of Iowa
Single Family Detached	Garage	4/6/2024	\$29,783	24-1410-GAR	214 SW Scott St	Central Iowa Construction Services	Central Iowa Construction Services
Single Family Detached	Garage	4/29/2024	\$39,106	24-2025-GAR	113 SW Cedarwood Dr	Macho John	Affordable Construction

Single Family Detached	Shed	4/4/2024	\$2,400	24-1557-SHD	1323 NW Reinhart Dr	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/10/2024	\$2,400	24-1652-SHD	4312 NE Michael Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/16/2024	\$2,800	24-1760-SHD	1202 NW Cedarwood Dr	Brett Jones	Brett Jones
Single Family Detached	Shed	4/17/2024	\$1,920	24-1786-SHD	826 SE 8th St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/17/2024	\$2,400	24-1793-SHD	409 NW Applewood St	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/19/2024	\$3,200	24-1779-SHD	904 SE 3rd St	Baumberger Sarah	Gold Dome Buildings LLC
Single Family Detached	Shed	4/22/2024	\$1,920	24-1881-SHD	2518 NW Woodbury Dr	knox Construction LLC	Knox Construction
Single Family Detached	Shed	4/22/2024	\$2,400	24-1886-SHD	3203 SW 26th St	Lynch Conrad	Tuff Shed (Home Depot)
Single Family Detached	Shed	4/25/2024	\$2,800	24-1487-SHD	3216 SE Primrose Dr	Kyle Daniels	Premier Portable Buildings
Single Family Detached	Shed	4/25/2024	\$2,800	24-1876-SHD	3116 SW Chestnut Ct	Tuff Shed	Tuff Shed
Single Family Detached	Shed	4/29/2024	\$1,920	24-1833-SHD	1406 NW Reinhart Dr	Ryan Webb	Ryan Webb
Single Family Detached	Shed	4/29/2024	\$3,200	24-2009-SHD	205 NW Ridgeline Dr	Scott Prohaska	Scott Prohaska
Single Family Detached	Shed	4/29/2024	\$3,840	24-2033-SHD	1828 SE Hillside Dr	Lee Sangel Toby	Lee Sangel Toby
Single Family Detached	Shed	4/30/2024	\$3,200	24-2044-SHD	702 NE Canterbury Dr	E Verastegui Luis	E Verastegui Luis
Single Family Detached	Deck	4/2/2024	\$2,784	24-1153-DECK	4816 NW 2nd Ct	Strong Fencing & Decking LLC	Strong Fencing & Decking LLC
Single Family Detached	Deck	4/2/2024	\$2,892	24-1253-DECK	3111 SE 22nd St	Vishal Patel	Vishal Patel
Single Family Detached	Deck	4/3/2024	\$5,256	24-1545-DECK	5007 NE Rio Dr	Covington Construction	Covington Construction
Single Family Detached	Deck	4/4/2024	\$840	24-0884-DECK	1314 SW 3rd St	Cook Cassandra	Cook Cassandra
Single Family Detached	Deck	4/4/2024	\$2,880	24-1569-DECK	2719 NW 21st St	Arrington Brittany	Arrington Brittany
Single Family Attached	Deck	4/5/2024	\$2,304	24-1170-DECK	736 NE 5th St	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Deck	4/8/2024	\$2,592	24-1583-DECK	2710 NW 29th St	Michael Nemmers	Anthony Nelson
Single Family Detached	Deck	4/10/2024	\$2,592	24-1600-DECK	2718 NE Trilein Dr	Weidman Chris	Firstcall Restoration
Single Family Detached	Deck	4/10/2024	\$1,200	24-1689-DECK	530 NE 7th St	Terry A Lewellin	Terry A Lewellin
Single Family Detached	Deck	4/11/2024	\$2,784	24-1009-DECK	3817 NW 9th St	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/11/2024	\$4,272	24-1010-DECK	1709 NW Reinhart Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/11/2024	\$5,196	24-1103-DECK	715 NE Pinnacle Ct	Heilman Construction	Heilman Construction
Single Family Detached	Deck	4/11/2024	\$4,992	24-1168-DECK	4011 NE Trilein Dr	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Deck	4/11/2024	\$4,368	24-1169-DECK	608 NE 46th Ct	Ankeny Deck Specialist	Ankeny Deck Specialist
Single Family Detached	Deck	4/12/2024	\$2,592	24-1714-DECK	814 NE 51st Ct	Jay Whipple Tanner	Jay Whipple Tanner
Single Family Detached	Deck	4/15/2024	\$2,160	24-1750-DECK	1209 NW Boulder Brook Dr	Sarah Collins	Sarah Collins
Single Family Detached	Deck	4/17/2024	\$1,728	24-1805-DECK	4315 NE Michael Ct	Des Moines Deck, LLC	Des Moines Deck, LLC
Single Family Detached	Deck	4/19/2024	\$2,112	24-1875-DECK	718 SE Kensington Rd	Baljit S Virdi	Baljit S Virdi
Single Family Detached	Deck	4/23/2024	\$3,600	24-1676-DECK	1109 SE Rio Dr	Vishal Patel	Ankeny Deck Specialist
Single Family Detached	Deck	4/25/2024	\$1,200	24-1959-DECK	1324 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Deck	4/25/2024	\$1,200	24-1960-DECK	1320 NE 55th St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Ramp	4/26/2024	\$0	24-1765-RAMP	605 SE 4th St	Symons Jessica	Symons Jessica
Single Family Detached	Deck	4/26/2024	\$1,440	24-1969-DECK	6121 NE Sherman Dr	Salazar Builders	Salazar Builders
Single Family Detached	Deck	4/26/2024	\$1,680	24-1985-DECK	1210 NW Linden St	Rench Services LLC	Rench Services LLC
Single Family Detached	Swimming Pool	4/2/2024	\$0	24-1498-POOL	3116 SW Butternut Ct	Geary Skylar	Geary Skylar
Single Family Detached	Swimming Pool	4/3/2024	\$0	24-1532-POOL	2414 NW Park Meadows Dr	Alex Lundquist	Central Iowa Pool And Spa
Single Family Detached	Swimming Pool	4/11/2024	\$0	24-1646-POOL	1614 NW College Ave	Bradley Erdmann	Iowa Pool & Patio
Single Family Detached	Swimming Pool	4/22/2024	\$0	24-1882-POOL	607 SW 48th St	Potter Shad	Central Iowa Pool & Spa
Single Family Detached	Swimming Pool	4/23/2024	\$0	24-1815-POOL	5017 NE Jan Rose Pkwy	Toy Box Construction	Chad Moede
Single Family Detached	Swimming Pool	4/29/2024	\$0	24-1621-POOL	2022 NW Beechwood St	Juarez Excavating LLC	Juarez Excavating LLC

Government	New Building	4/15/2024	\$2,146,520	24-0956-NEW	2320 NW Weigel Dr	HPC, L.L.C.	HPC LLC
Other	New Building	4/24/2024	\$2,262,045	23-2786-NEW	3425 NW State St	Poole Stephanie	Poole Stephanie
Retail	Building Alteration	4/2/2024	\$350,000	24-1038-ALT	260 NW 36th St STE 102	B-Pham Gen-Con	B-Pham Gen-Con
Other	Solar	4/5/2024	\$145,220	24-1122-SOL	1255 SW Prairie Trail Pkwy	Troy Van Beek	Troy Van Beek
Restaurant	Building Alteration	4/5/2024	\$4,500	24-1582-ALT	1975 N Ankeny Blvd Ste 101	Kim Yap	Kim Yap
Manufacturing	Building Alteration	4/8/2024	\$1,410,000	24-0169-ALT	1600 SE Corporate Woods Dr	Grasso Architects and Engineers	Baker Group
Office	Building Alteration	4/11/2024	\$375,000	23-4720-ALT	1465 SW Park Square Dr Ut 300	DRA Properties	DRA Properties
Other	Building Addition	4/18/2024	\$50,000	24-1433-ADD	1505 NE 36th St	DRA Properties LLC	DRA Properties LLC
Retail	Shed	4/18/2024	\$2,400	24-1728-SHD	105 E 1st St	Ankeny Klothng Exchange	Tuff Shed
Office	Building Alteration	4/24/2024	\$19,064	24-1495-ALT	1005 SW Oralabor Rd	Commercial Interiors Inc	Commercial Interiors Inc
Other	Building Alteration	4/29/2024	\$5,000	24-0933-ALT	2855 SW Vintage Pkwy	Nelson Construction and Dev	Nelson Construction and Dev
Storage	Building Alteration	4/30/2024	\$50,000	24-1249-ALT	6910 SE Four Mile Dr	Sean Connor	Eric Bridgewater
Church	Garage	4/8/2024	\$14,800	24-1391-GAR	825 NW 36th St	Jeff Turek	Jeff Turek
Single Family Detached	Fence/Wall	4/1/2024	\$0	24-1439-FNCE	2809 NW Park Ln	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/1/2024	\$0	24-1449-FNCE	1309 NE 56th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/2/2024	\$0	24-1470-FNCE	1006 NW 3rd St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/3/2024	\$0	24-1529-FNCE	2605 NW 30th Ln	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/3/2024	\$0	24-1546-FNCE	1519 NW Abbie Dr	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/3/2024	\$0	24-1553-FNCE	3510 SE 20th St	Clark Fencing LLC	Clark Fencing LLC
Single Family Detached	Fence/Wall	4/5/2024	\$0	24-1588-FNCE	3803 SW 3rd Ct	Dee O Loper	Midwest Fencing and Construction
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1486-FNCE	4218 NE 15th St	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1598-FNCE	2602 SW 19th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1615-FNCE	2820 SW Sunnybrooke Dr	Halcyon Fencing	Halcyon Fencing
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1616-FNCE	2615 NW 43rd St	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/8/2024	\$0	24-1633-FNCE	322 NE 9th St	Amy L Baker	Billy Allison
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1579-FNCE	3301 SW Timber Green Rd	Superior Fence & Rail of Central IA	Superior Fence & Rail of Central IA
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1595-FNCE	3502 NW 28th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1631-FNCE	1816 NE 17th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1650-FNCE	1202 NW Benjamin Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/9/2024	\$0	24-1660-FNCE	2713 SW 21st Cir	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/10/2024	\$0	24-1453-FNCE	504 SW 32nd Ct	Gordon Gilbert Jonathon	Titan Fence, LLC
Single Family Detached	Fence/Wall	4/11/2024	\$0	24-1702-FNCE	508 NE 57th Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/11/2024	\$0	24-1703-FNCE	4410 NW 13th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/11/2024	\$0	24-1707-FNCE	401 NW Scott St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/12/2024	\$0	24-1708-FNCE	2607 NW 43rd St	Spencer Elliott	Platinum Fence
Single Family Detached	Fence/Wall	4/12/2024	\$0	24-1730-FNCE	2822 NW Boulder Point Pl	Jimmy Khounlo	Justus Fencing
Single Family Detached	Fence/Wall	4/16/2024	\$0	24-1766-FNCE	1505 NW Boulder Dr	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	4/17/2024	\$0	24-1803-FNCE	1408 NE 49th St	Platinum Fence	Platinum Fence
Single Family Detached	Fence/Wall	4/17/2024	\$0	24-1806-FNCE	5908 NE Terrace Ridge Dr	Debra L Trowbridge	Debra L Trowbridge
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1314-FNCE	4222 NW Linwood Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1315-FNCE	4218 NW Linwood Dr	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1817-FNCE	4727 NW 13th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/18/2024	\$0	24-1837-FNCE	2513 NW 4th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/19/2024	\$0	24-1867-FNCE	1105 SE Innsbruck Dr	Kamp Blaine	Kamp Blaine
Single Family Detached	Fence/Wall	4/19/2024	\$0	24-1874-FNCE	1319 NW 29th St	Doug Giesinger	Central Iowa Fencing

Single Family Detached	Fence/Wall	4/21/2024	\$0	24-1570-FNCE	414 SW Prairie Trail Pkwy	Clanton Creek Fence and Gate	Clanton Creek Fence and Gate
Single Family Detached	Fence/Wall	4/22/2024	\$0	24-1884-FNCE	206 SW Kline St	Josh Mulligan	Josh Mulligan
Single Family Attached	Fence/Wall	4/23/2024	\$0	24-1818-FNCE	5017 NE Jan Rose Pkwy	Toy Box Construction	Chad Moede
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1877-FNCE	909 SW Merchant St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1889-FNCE	3123 SE Honeysuckle Ct	Say Ra	Say Ra
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1911-FNCE	1210 NW Benjamin Dr	Bret Staples	Bret Staples
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1916-FNCE	1608 SW Oak St	Thrive Fencing	Thrive Fencing
Single Family Detached	Fence/Wall	4/23/2024	\$0	24-1927-FNCE	603 NE Oak Ridge Dr	Akes Savanna	Justus Fencing
Single Family Detached	Fence/Wall	4/24/2024	\$0	24-1907-FNCE	1127 SW Lynn Dr	Turk Samuel	Precision Fencing
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1722-FNCE	825 SE Cortina Dr	Law Matt	Law Matt
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1899-FNCE	3512 NW 27th St	Affordable Fencing Inc	Affordable Fencing Inc
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1917-FNCE	5521 NE Seneca Dr	Adrian Montero	Adrian Montero
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1972-FNCE	5603 NE Geneva Dr	Kevin Ward	Kevin Ward
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1977-FNCE	5021 NE Michael Ct	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/25/2024	\$0	24-1978-FNCE	255 NE 54th St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-1983-FNCE	1816 NW Applewood St	Huber Fencing	Huber Fencing
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2003-FNCE	1504 NW Driftwood Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2004-FNCE	1406 NW Driftwood Dr	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2005-FNCE	3304 SE 17th St	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/26/2024	\$0	24-2006-FNCE	421 NE 57th Ct	Absolute Fence LLC	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-1950-FNCE	2022 NW Beechwood St	Shae Hogue Melissa	Absolute Fence LLC
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-1986-FNCE	717 NE Hunter Dr	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-2015-FNCE	2013 NW School St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	4/29/2024	\$0	24-2029-FNCE	702 NE Canterbury Dr	E Verastegui Luis	E Verastegui Luis
Single Family Detached	Fence/Wall	4/30/2024	\$0	24-2082-FNCE	2757 SW 21st Cir	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	4/30/2024	\$0	24-2083-FNCE	2403 SW Woodbury Ln	Huber Fencing	Huber Fencing
Retail	Sign	4/1/2024	\$4,225	24-0587-SIGNP	207 NE Delaware Ave Ste 24	Chesnut Signs	Chesnut Signs
Office	Sign	4/1/2024	\$3,744	24-1254-SIGNP	1250 SW State St Ste A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	4/1/2024	\$3,744	24-1332-SIGNP	1250 SW State St Ste A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	4/1/2024	\$3,744	24-1333-SIGNP	1250 SW State St Ste A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Office	Sign	4/2/2024	\$3,900	24-1364-SIGNP	225 NW 18th St Ste 103	Signarama Urbandale	Signarama Urbandale
Restaurant	Sign	4/11/2024	\$1,500	24-0203-SIGNP	2010 SE Delaware Ave Ste 222	Wilfredo Melgar	iSigns First LLC
Retail	Sign	4/11/2024	\$1,500	24-0228-SIGNP	502 N Ankeny Blvd Ste 9	Wilfredo Melgar	iSigns First LLC
Retail	Sign	4/11/2024	\$4,230	24-1343-SIGNP	2505 SW White Birch Dr Ste C	Central Iowa Vapors	Tri City Sign
Retail	Sign	4/11/2024	\$4,230	24-1344-SIGNP	2505 SW White Birch Dr Ste C	Tri-City Sign Company	Tri City Sign
Retail	Sign	4/18/2024	\$150	24-1679-SIGNP	105 E 1st St	Ankeny Klothng Exchange	Ankeny Klothng Exchange
Industrial	Sign	4/22/2024	\$5,000	24-1133-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Industrial	Sign	4/22/2024	\$5,000	24-1134-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Industrial	Sign	4/22/2024	\$6,065	24-1316-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Industrial	Sign	4/22/2024	\$6,050	24-1318-SIGNP	8700 SE Convenience Blvd	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1488-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1489-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1490-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$6,360	24-1491-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$7,305	24-1492-SIGNP	3425 NW State St	Chesnut Signs	Chesnut Signs
Other	Sign	4/22/2024	\$7,500	24-1535-SIGNP	1040 NE Lake View Dr	Iowa Sign Company	Iowa Sign Company
Retail	Sign	4/29/2024	\$5,000	24-1504-SIGNP	1690 SE Delaware Ave Ste 101	Tri City Sign	Tri City Sign

Restaurant	Temporary Sign	4/1/2024	\$0 24-1233-SIGNT	1802 N Ankeny Blvd STE 100B	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Restaurant	Temporary Sign	4/1/2024	\$0 24-1263-SIGNT	1802 N Ankeny Blvd STE 100A	Signarama Ankeny and YESCO DM	Signarama Ankeny and YESCO DM
Retail	Temporary Sign	4/11/2024	\$0 23-7090-SIGNT	965 SE Corporate Woods Dr	ASAP Event Advertising	ASAP Event Advertising
Other	Canopy/Tent	4/9/2024	\$0 24-1592-TENT	800 E 1st St	Abigail Johnson Evans	Abigail Johnson Evans
Single Family Detached	Demolition	4/2/2024	\$0 24-1516-DEMO	2010 NW Parkridge Dr	Campbell Clint	Campbell Clint
Single Family Detached	Demolition	4/16/2024	\$0 24-1759-DEMO	712 SW 3rd St	Happe Commercial	Happe Commercial
Single Family Detached	Drive Approach	4/3/2024	\$0 24-1548-RSTRM	821 SE Sherman Dr	HS Concrete Inc	HS Concrete Inc
Single Family Detached	Drive Approach	4/4/2024	\$0 24-1577-RSTRM	501 NE Hayes Dr	Bryan Davis	Bryan Davis
Single Family Detached	Drive Approach	4/5/2024	\$0 24-1596-RSTRM	2308 SW Woodbury Ln	Dean Pfaltzgraff	Freedom Flatwork
Single Family Detached	Drive Approach	4/9/2024	\$0 24-1618-RSTRM	1805 NE Innsbruck Dr	Burds Steve	Absolute Group
Single Family Detached	Drive Approach	4/9/2024	\$0 24-1651-RSTRM	513 NE 4th St	Eric Harmison	Eric Harmison
Single Family Detached	Drive Approach	4/22/2024	\$0 24-1888-RSTRM	2401 NW School St	Concrete PRF LLC	Concrete PRF LLC
Duplex	Drive Approach	4/23/2024	\$0 24-1909-RSTRM	802 SW 3rd St	Portland Construction Company	Portland Construction Company
Single Family Detached	Sidewalk	4/8/2024	\$0 24-1622-RSWRP	118 SW Kline St	B&B Property Maintenance LLC	B & B Property Maintenance LLC
Single Family Detached	Sidewalk	4/9/2024	\$0 24-1647-RSWRP	902 NE 28th St	Iowa Contracting Inc	Iowa Contracting Inc
Single Family Detached	Sidewalk	4/11/2024	\$0 24-1716-RSWRP	513 NE 4th St	Eric Harmison	Eric Harmison
Single Family Detached	Sidewalk	4/12/2024	\$0 24-1732-RSWRP	2202 NE Trilein Dr	Stone Cross	Stone Cross
Single Family Detached	Sidewalk	4/17/2024	\$0 24-1795-RSWRP	406 NE 21st St	JCV Construction, Inc	JCV Construction, Inc