



ANKENY CITY COUNCIL

Special Meeting

Wednesday, May 31, 2023

1:00 PM

Ankeny Kirkendall Public Library - City Council Chambers

1250 SW District Drive, Ankeny, Iowa

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro-Tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

All City Council meetings are open to the public. Assistive Listening Devices (ALD) are available for persons with impaired hearing. To request information in an alternative format or request an accommodation to participate in a City Council meeting, contact the Office of the City Clerk at 965-6405.

Anyone seeking assistance in communicating with the City should contact Relay Iowa at 1-800-735-2942 (TDY), or 1-800-735-2943 (Voice).

A. Electronic Meeting Information

1.

<https://zoom.us/j/97312992966?pwd=OEFocWZGS0NYUmtNVEhNxcWZFak9PdZ09>

Meeting ID: 973 1299 2966

Passcode: 1234

Dial in: +1 312 626 6799; Meeting ID: 973 1299 2966; Passcode: 1234

B. ROLL CALL

C. APPROVAL OF AGENDA:

1. Approval of the May 31, 2023 Agenda:

Action# C1-1. Consider motion to approve and accept the May 31, 2023 agenda, with/without amendment.

D. APPROVAL OF CONSENT AGENDA:

- Licenses and Permits

CA - 1 Consider motion to approve the issuance of liquor license in the City of Ankeny.

- **Community Development Items**

CA - 2 Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to street, performance bond for seeding, performance and maintenance bonds for paving and underground improvements, platted easements and water connection fee for 36th Street Centre Plat 1.

CA - 3 Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts and performance and maintenance bonds for the construction of sanitary sewer and water main in 36th Street Centre Plat 1.

CA - 4 Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement by and between the City of Ankeny, Iowa, and North Ankeny Boulevard LLC. regarding the construction of 36th Street Centre Plat 1.

CA - 5 Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts and performance and maintenance bonds for the construction of street paving in 36th Street Centre Plat 1.

CA - 6 Consider motion to approve the 36th Street Centre Preliminary Plat.

1. Consent Agenda Items CA-1 through CA-6

Action# D1-1. Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-6.

E. ADJOURNMENT

1. Adjournment



ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023
1 : 00 PM

Mark Holm, Mayor
Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:
City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

<https://zoom.us/j/97312992966?pwd=OEFOcWZGS0NYUmtnVHNxcWZFak9Pd09>

Meeting ID: 973 1299 2966
Passcode: 1234

Dial in: +1 312 626 6799; Meeting ID: 973 1299 2966; Passcode: 1234

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:
Click to download
No Attachments Available



ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023

1 : 00 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

City Clerk

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

Item Reviewed by Legal Counsel

SUBJECT:

Consider motion to approve the issuance of liquor license in the City of Ankeny.

EXECUTIVE SUMMARY:

In accordance with the Iowa Code Section 123.1 and the City of Ankeny Code of Ordinances Chapter 130, "Liquor Licenses and Wine and Beer Permits," the following license(s) have been investigated and reviewed by the Ankeny Police Department, and when necessary, by Planning & Building and/or Fire Department staff, and are presented to the City Council for approval. Copies of license and/or beer applications are available, for your review, in the Office of the City Clerk.

1. Thirsty Pigs LLC, 3704 Southeast Convenience Blvd (PCAA) - Special Class C Retail Alcohol License (BW) (5 Day License) - Effective May 31, 2023. PENDING DRAM AND DEPT APPROVALS

FISCAL IMPACT: Yes

The City of Ankeny will receive a portion of each application fee in accordance with Iowa Code Section

The City of Ankeny will receive a portion of each application fee in accordance with Iowa Code Section 123.143.

CITY MANAGER'S RECOMMENDATIONS:

Approve the issuance of liquor licenses and / or beer / wine permits.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available



ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023

1 : 00 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** accepting final plat, warranty deed to street, performance bond for seeding, performance and maintenance bonds for paving and underground improvements, platted easements and water connection fee for 36th Street Centre Plat 1.

EXECUTIVE SUMMARY:

North Ankeny Boulevard LLC has proposed 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1, a 22.60-acre (+/-) plat located west of N Ankeny Boulevard and south of NW 36th Street. The subject preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure. The area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District. The 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements.

FISCAL IMPACT: **Yes**

A Development Agreement for a future traffic signal and related improvements along NW 36th Street.

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission recommended City Council approval at their meeting on May 16, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 P&Z Minutes
 Final Plat
 Staff Report
 Applicant Letter
 Aerial Map

WHEN RECORDED RETURN TO:

City of Ankeny, City Clerk
410 W 1st Street
Ankeny, IA 50023

Preparer Information: Jake Heil, City of Ankeny, Iowa, 1210 NW Prairie Ridge Drive, Ankeny, IA 50023

Phone: (515) 963-3544

RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT, WARRANTY DEED TO STREET, PERFORMANCE BOND FOR SEEDING, PERFORMANCE AND MAINTENANCE BONDS FOR PAVING AND UNDERGROUND IMPROVEMENTS, PLATTED EASEMENTS, AND WATER CONNECTION FEE FOR 36th STREET CENTRE PLAT 1

WHEREAS, the Plan and Zoning Commission of the City of Ankeny, Iowa, recommended City Council approval of the final plat for 36th Street Centre Plat 1 on the 16th day of May, 2023; and

WHEREAS, the attorney's title opinion, warranty deed to street, performance bond for seeding, performance and maintenance bonds for paving and underground improvements, platted easements, and water connection fee have been submitted and accepted by the City Engineer and Director of Community Development of the City of Ankeny, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That the final plat for 36th Street Centre Plat 1 is hereby approved; and
2. That the warranty deed to street is hereby accepted; and
3. That the performance bond for seeding is hereby accepted; and
4. That the performance and maintenance bonds for paving and underground improvements are hereby accepted; and
5. That the public utility easement, public gas easement, public ingress egress easement, public sanitary sewer easement, public water main easement and the storm water management facility maintenance covenant and permanent easement agreement are hereby accepted; and
6. That the Northside Rural Water Connection District connection fee of \$9,814.00 is hereby accepted.

PASSED AND APPROVED this 31st day of May, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 16, 2023

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

CALL TO ORDER

Chair Ted Rapp called the May 16, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

BUSINESS ITEMS

Item #3. 36th Street Centre Preliminary Plat and Final Plat

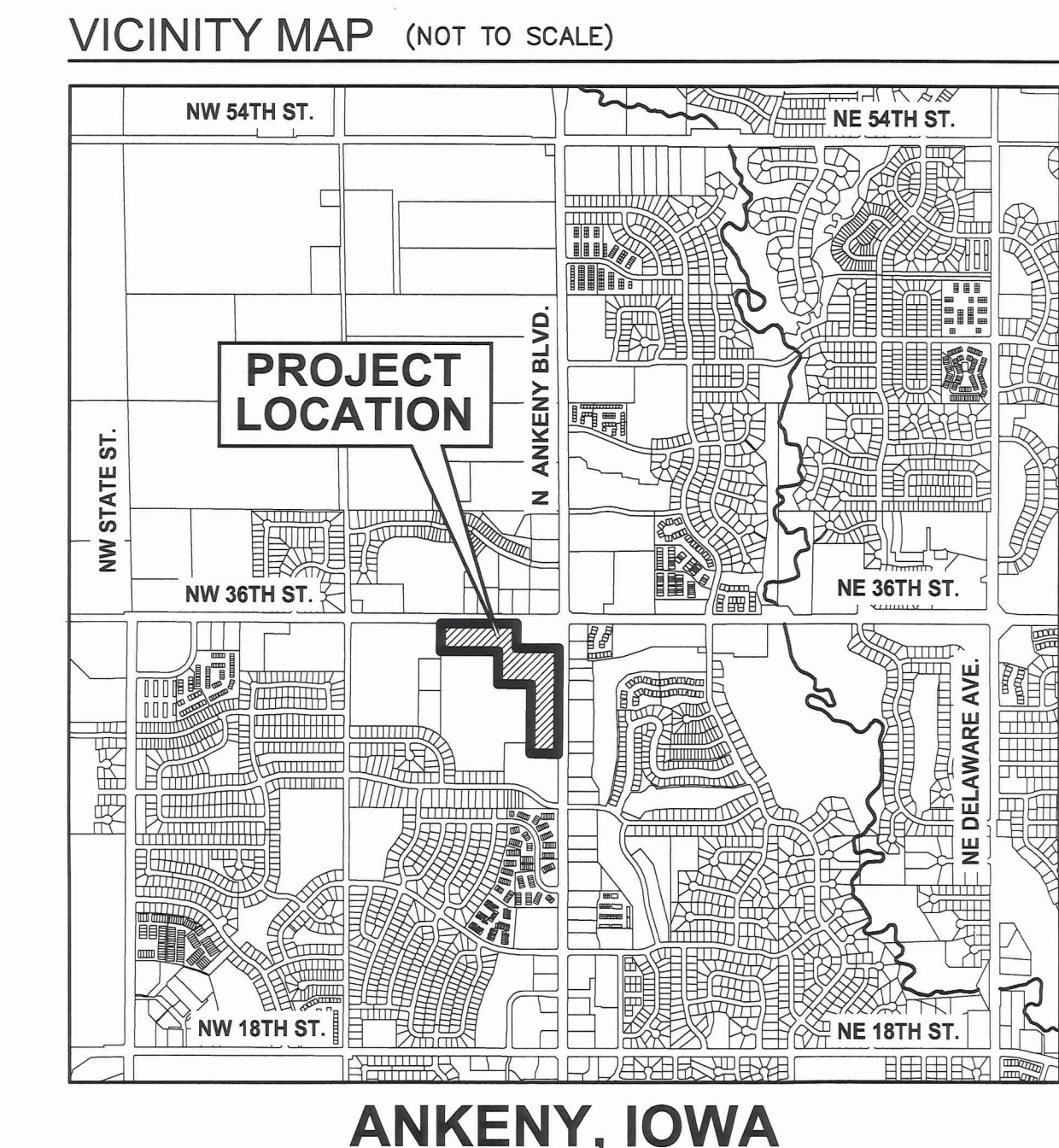
J.Heil reported North Ankeny Boulevard, LLC has proposed a 22.60-acre Preliminary Plat and Final Plat. The 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1 Final Plat would be located west of N Ankeny Boulevard and south of NW 36th Street. He stated that the area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District and that the properties to the north and east are similarly zoned and the property to the west and south are zoned R-3. He explained that the preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure and he noted the primary access points. He said the 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements. He provided further information to the Commission on the water main, sanitary sewer, and stormwater. He noted that there is no parkland dedication required for a commercial development. Staff recommend that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat and that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

T.Rapp asked if the traffic signal was warranted for the intersection on 36th Street with the development of Kwik Star. J.Heil said no.

The applicant had no additional comments for the Commission.

Motion by T.Flack to recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize for the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street. Second by T.Ripper. All voted aye. Motion carried 5 – 0.

FINAL PLAT



FOUND	SET
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1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE RIGHT TURN LANE ON NW 36TH STREET AT THE PRIVATE DRIVE ON THE WEST SIDE OF LOT 1.

ROLL CALL
Plan & Zoning Commission
Ankeny, IA
Date May 14, 2023
Ayes 5 Nays 0 Abstain — Absent 2
APPROVED
T. Rapp Chairperson
Brenda Hughes Secretary

REVISIONS	DATE
FOURTH SUBMITTAL	05/05/2023
THIRD SUBMITTAL	04/12/2023
SECOND SUBMITTAL	11/11/2022
FIRST SUBMITTAL	10/21/2022

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

ENGINEER:

ADVANTAGE

CIVIL DESIGN ADVANCEMENT

UNIVERSITY OF IOWA

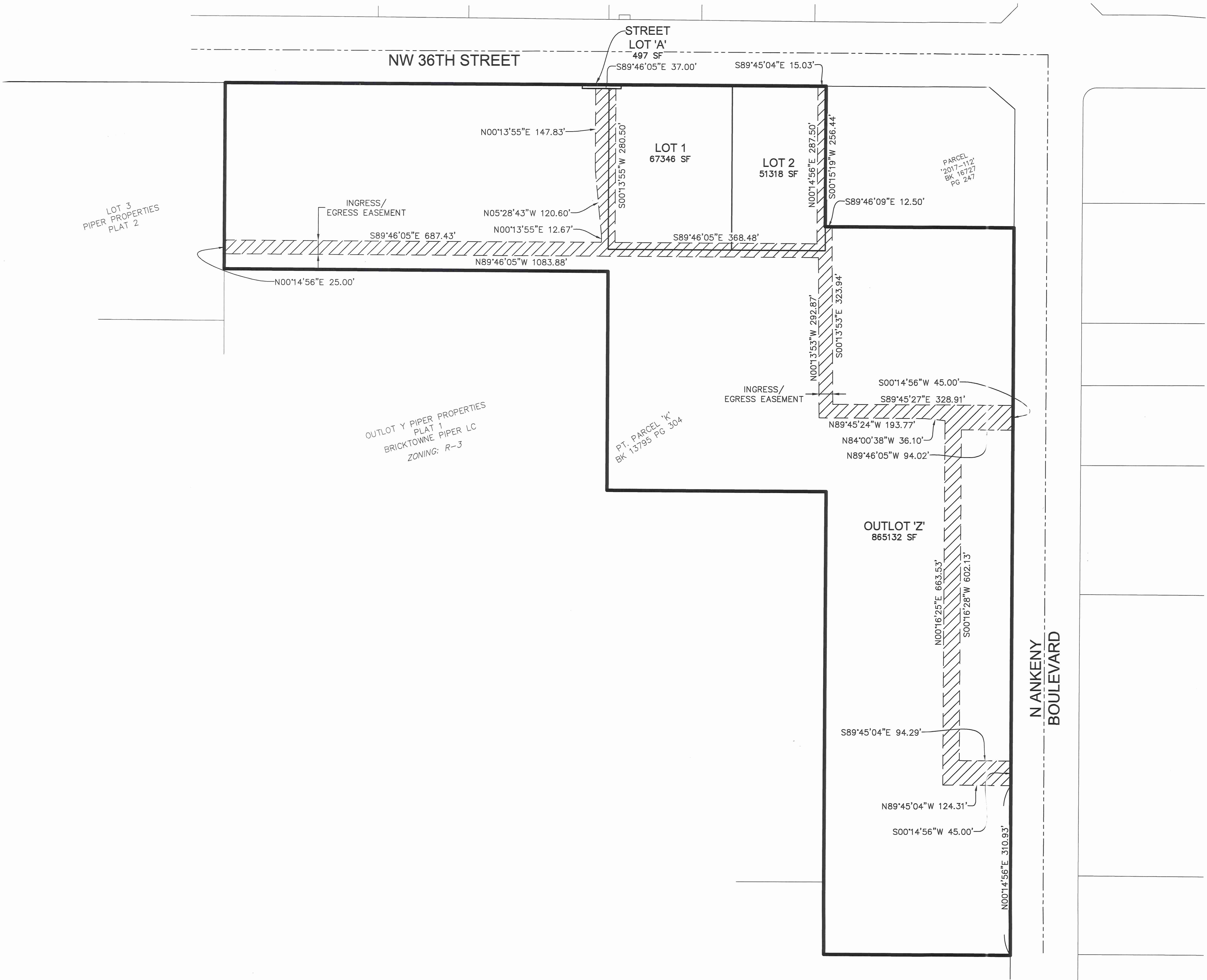
ET CENTRE PLAT 1 FINAL PLAT

1/2
2208.565



36TH STREET CENTRE PLAT 1

FINAL PLAT



REVISIONS		DATE
FOURTH SUBMITTAL		05/05/2023
THIRD SUBMITTAL		04/12/2023
SECOND SUBMITTAL		11/11/2022
FIRST SUBMITTAL		10/21/2022

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER:	TECH:	REVIEW:
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2208.565	2	2
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36TH STREET CENTRE PLAT 1	FINAL PLAT
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ANKENY, IOWA	CIVIL DESIGN ADVANTAGE
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Agenda Item: 36th Street Centre – Preliminary Plat and Final Plat
Report Date: May 11, 2023
Prepared by: Jake Heil
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat.

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

Project Summary:

North Ankeny Boulevard LLC has proposed 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1, a 22.60-acre (+/-) plat located west of N Ankeny Boulevard and south of NW 36th Street. The subject preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure. The area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District. The 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements.

Project Report:

- Streets:** Access to the proposed plat is provided from the north via NW 36th Street and the east via N Ankeny Boulevard.
- Water:** 10-inch water main is proposed to extend south from the existing 10-inch water main along NW 36th Street. Lots 4 through 12 will be served with a 10-inch water main and Lots 1-3 will be served with an 8-inch water main.
- Sewer:** 10-inch sanitary sewer main will be extended west from the 10-inch sanitary sewer main along N Ankeny Boulevard. This 10-inch sanitary sewer will then be extended north to the full access along N Ankeny Boulevard. 8-inch sanitary sewer will be extended throughout the remainder of the development.
- Drainage:** Each lot will be responsible for their individual detention. A 30-inch storm sewer main exists along NW 36th Street and a 30-inch storm sewer stub exists along N Ankeny Boulevard. Generally, stormwater in this development will flow east, outletting into Fourmile Creek. From there stormwater eventually drains south and east towards the Des Moines River.
- Parkland:** Dedication not required for a Commercial Developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: 36th Street Centre
NAME OF OWNER/ DEVELOPER: North Ankeny Boulevard LLC

GENERAL INFORMATION:

PLAT LOCATION: West of N Ankeny Boulevard; south of NW 36th Street.
SIZE OF PLAT: 22.6 acres
ZONING: C-2, General Retail, Highway Oriented and Commercial Business District

LOTS:

NUMBER: 2 Commercial lots and an outlot
SIZE/DENSITY: Lot 1: 1.55 acres; Lot 2: 1.18 acres
USE: Commercial
BUILDING LINES: Front: 35 feet; Rear: 40 feet; Side: None required, except when adjacent to any residence district, in which case – 25 feet

PARK SITE DEDICATION: Dedication not required for a Commercial Developments.

ADJACENT LANDS:

NORTH: C-2, General Retail, Highway Oriented and Commercial Business District and R-3, Multiple Family Residence District
SOUTH: R-3, Multiple Family Residence District
EAST: C-2, General Retail, Highway Oriented and Commercial Business District
WEST: R-3, Multiple Family Residence District

STREET DEVELOPMENT: No public streets are proposed with this development.

WASTE WATER:

PROJECTED FLOWS: 22.6 acres X 3,000 GPD/acre = 67,800 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 22.6 acres X 1,000 GPD/acre = 22,600 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

November 11, 2022

Honorable Mayor, City Council and Planning and Zoning Commission
City of Ankeny
c/o Jake Heil
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: 36th Street Centre Plat 1
Preliminary Plat, Construction Drawings, & Final Plat Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of North Ankeny Boulevard, LLC, we respectfully submit herewith the Preliminary Plat, Construction Drawings, and Final Plat, in request for approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail, Highway Oriented and Central Business District zoning. The preliminary plat features 12 commercial lots and is located southwest of the NW 36th Street and N Ankeny Boulevard intersection. Plat 1 contains 4 commercial lots adjacent to NW 36th Street. Construction of Plat 1 is anticipated to start in the spring of 2023.

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

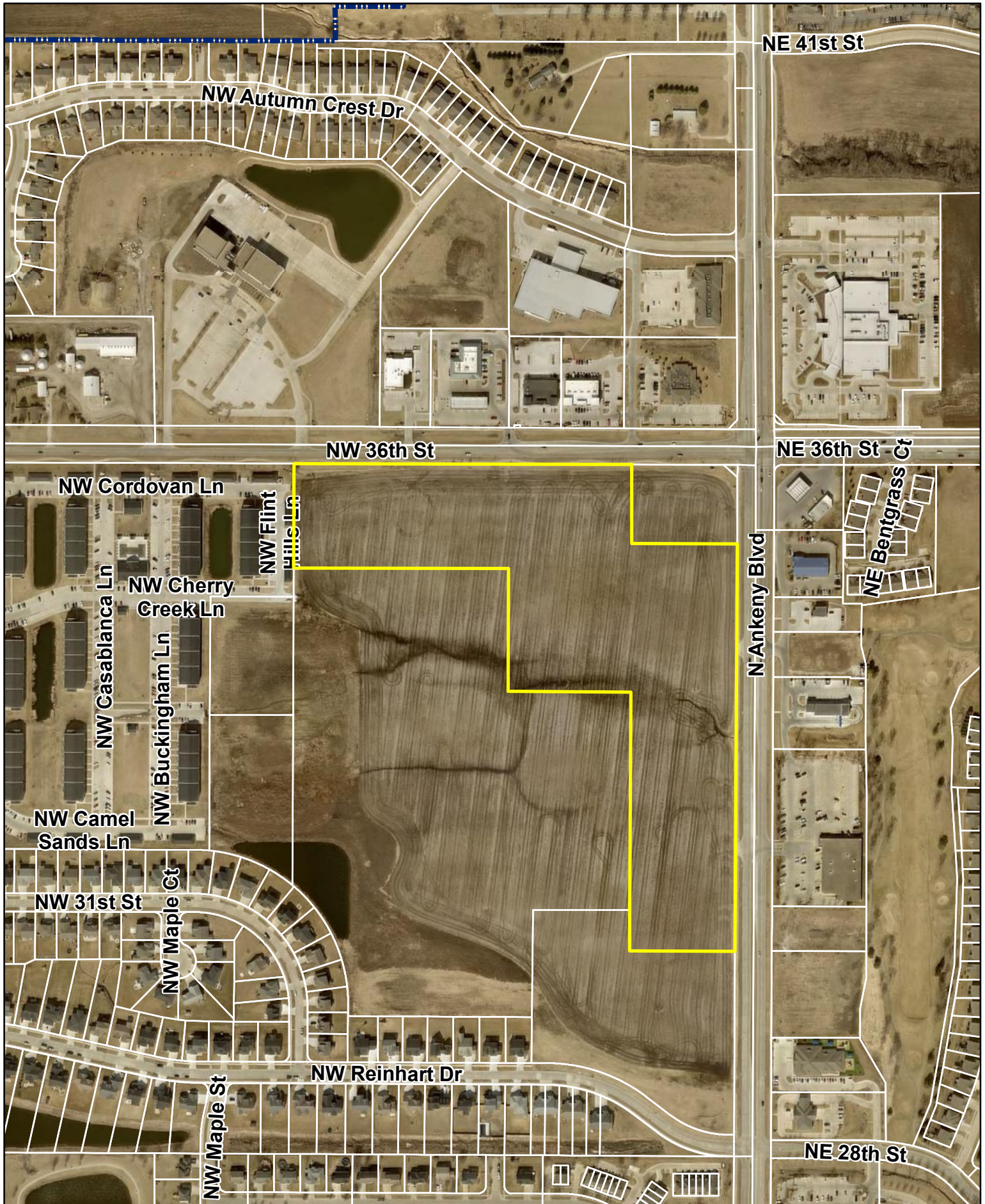
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, P.E.

cc: Chris Murray, North Ankeny Boulevard, LLC
File

Enclosures





ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023

1 : 00 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts and performance and maintenance bonds for the construction of sanitary sewer and water main in 36th Street Centre Plat 1.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND ACCEPTING CONTRACTS AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF SANITARY SEWER AND WATER MAIN IN 36th STREET CENTRE PLAT 1

WHEREAS, the plans and specifications for the construction of sanitary sewer and water main in 36th Street Centre Plat 1 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for 36th Street Centre Plat 1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That the plans and specifications for the construction of sanitary sewer and water main are hereby approved; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said above-described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED this 31st day of May, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023

1 : 00 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** authorizing the Mayor to sign a Development Agreement by and between the City of Ankeny, Iowa, and North Ankeny Boulevard LLC. regarding the construction of 36th Street Centre Plat 1.

EXECUTIVE SUMMARY:

A Resolution authorizing the Mayor to sign a development agreement between the City and North Ankeny Boulevard, LLC, to reimburse the City for 25% of the costs and expenses of a future traffic signal at intersection of NW 36th Street and the private road approximately 750 feet west of N Ankeny Boulevard. The current traffic study approved by the City, shows that additional traffic generated from the 36th Street Centre Plat 1 will likely require a future traffic signal and additional right-of-way improvements at the intersection of NW 36th Street and the private road approximately 750 feet west of N Ankeny Boulevard. The traffic signal is not currently programmed into the City's current Capital Improvement Program. If a traffic signal at the intersection is found to be needed or warranted within the first ten (10) years of the project being open to the public, the City is agreeable to share the cost of the traffic signal, as well as complete the traffic signal as part of a future City CIP project. The Developer agrees to pay the City 25% of the actual construction costs incurred by the City to construct the traffic signal at the intersection, up to a maximum amount of \$117,429. The City agrees the Developer shall not be responsible for any financial contribution to the traffic signal construction at the intersection after the first ten (10) years of the Project

being open to the public.

FISCAL IMPACT: Yes

Potential cost share for a future traffic signal.

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution
 Development Agreement

RESOLUTION

RESOLUTION AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ANKENY, IOWA, AND NORTH ANKENY BOULEVARD, LLC REGARDING THE CONSTRUCTION OF 36th STREET CENTRE PLAT 1

WHEREAS, City staff and North Ankeny Boulevard, LLC, have entered into a Development Agreement that outlines certain terms and conditions to share the cost of improvements associated with the development of 36th Street Centre Plat 1; and

WHEREAS, the March 3, 2023 Traffic Study shows that additional traffic generated from the project will require a future traffic signal at the intersection of NW 36th Street and the private road approximately 750 feet west of N Ankeny Boulevard; and

WHEREAS, City staff and North Ankeny Boulevard, LLC have agreed to said terms and conditions outlined in said Development Agreement, a copy of which is attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa, that the Mayor is hereby authorized to sign a Development Agreement by and between the City of Ankeny, Iowa, and North Ankeny Boulevard, LLC regarding the construction of 36th Street Centre Plat 1.

PASSED AND APPROVED this 31st day of May, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk

WHEN RECORDED RETURN TO:

Michelle Yuska, City Clerk
City of Ankeny
410 W. First St
Ankeny, IA 50023

Preparer Information: Mitchell Wedell, 1210 NW Prairie Ridge Dr., Ankeny, Iowa 50023

(515) 963-3523

SPACE ABOVE THIS LINE FOR RECORDER

**DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF ANKENY, IOWA, AND NORTH ANKENY BOULEVARD, LLC**

WHEREAS, the City of Ankeny, Iowa (hereinafter the “City”) has received a traffic impact study from North Ankeny Boulevard, LLC (hereinafter the “Developer”) regarding the planned development of 36th Street Centre Plat 1 (hereinafter the “Project”); and

WHEREAS, the May 3, 2023 Traffic Study (“Current Traffic Study”) shows that additional traffic generated from the Project will require a future traffic signal at the intersection of NW 36th Street and the private road approximately 750 feet west of N Ankeny Boulevard (the “Intersection”); and

WHEREAS, the Current Traffic Study contemplates that the traffic signal will likely be needed within 10 years of this agreement based on the Project being open to the public; and

WHEREAS, the traffic signal is not currently programmed into the City’s current Capital Improvement Program (“CIP”); and

WHEREAS, the City is agreeable to share in the cost of the traffic signal, as well as complete the traffic signal as part of a future City CIP project.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the Developer and the City hereby agree as follows:

1. The City will design and install a traffic signal at the Intersection when the traffic signal is needed.
2. The Developer agrees to provide the City with any right-of-way, permanent easement, and/or temporary construction easements (the “Right of Way”) reasonably acceptable to Developer, which may be necessary for any street, public utility, pedestrian ramp, or other improvements to the Intersection that are required to support the installation of the traffic signal. The Right-of-Way will be determined during the preliminary design phase of the traffic signal. The Right of Way shall be provided at no cost to the City.
3. The Developer agrees to pay the City twenty-five percent (25%) of the actual construction costs incurred by the City to construct the traffic signal at the Intersection, up to a maximum amount per the table shown below, as of the date of the bid letting for the traffic signal at the Intersection, as the Developer’s contribution to the traffic signal within thirty (30) days after the new traffic signal is operational. Year 1 in the table below shall represent the year City Council accepts the public improvements for the Project. The

maximum total amount paid by the Developer for construction of the traffic signal shall be the dollar amount from the table below.

Year 1 - \$90,000
Year 2 - \$92,700
Year 3 - \$95,481
Year 4 - \$98,345
Year 5 - \$101,295
Year 6 - \$104,334
Year 7 - \$107,464
Year 8 - \$110,688
Year 9 - \$114,009
Year 10 - \$117,429

4. The City agrees the Developer shall not be responsible for any financial contribution to the traffic signal installation at the Intersection beyond the first ten (10) years of the Project being open to the public.

5. This Agreement shall be governed by the laws of the State of Iowa.

6. In the event a party hereto fails to pay its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, the other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 30 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance.

7. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.

8. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by the Developer and the City Council of the City of Ankeny, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of the Developer and the City.

9. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.

10. The Developer agrees that this Development Agreement shall be effective and binding from and after the approval hereof by resolution of the City Council and shall be binding on any and all subsequent titleholders, transferees and assignees.

City:

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Attn.: Don Clark, PE

Developer:

North Ankeny Boulevard, LLC
c/o Denny Elwell Company
2401 SE Tones Drive, Suite 17
Ankeny IA, 50021
Attn: Chris Murray

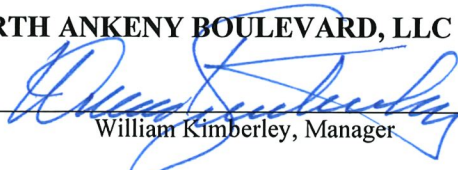
Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or the Developer shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

One Signature Page Follows

**Signature Page - DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF ANKENY, IOWA, AND NORTH ANKENY BOULEVARD, LLC**

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representative on this the 4th day of May, 2023.

NORTH ANKENY BOULEVARD, LLC

By: 
William Kimberley, Manager

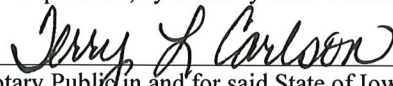
CITY OF ANKENY, IOWA

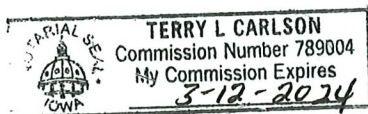
By: _____
Mark E. Holm, Mayor
Attest:

By: _____
Michelle Yuska, City Clerk

**STATE OF IOWA
COUNTY OF POLK, ss:**

On the 4th day of May, 2023,
before me, a Notary Public in and for said County and
State personally appeared William Kimberley, respectfully
of North Ankeny Boulevard, LLC, to me personally
known, who being by me duly sworn, did say that he is the
Manager of North Ankeny Boulevard, LLC, executing the
within and foregoing instrument and acknowledged that
they executed the same as their voluntary act and deed of
the corporation, by it and by them voluntarily executed.


Notary Public in and for said State of Iowa



**STATE OF IOWA
COUNTY OF POLK, ss:**

On the _____ day of _____, 2023,
before me, the undersigned, a Notary Public in and for the
State of Iowa, personally appeared **MARK E. HOLM**
and **MICHELLE YUSKA**, to me personally known, who,
being by me duly sworn, did say that they are the Mayor
and Interim City Clerk of the City of Ankeny, Iowa, a
municipal corporation; that the seal affixed to the above and
foregoing instrument is the corporate seal of said municipal
corporation, and that said instrument was signed and
contained in the Resolution adopted by the City Council of
Ankeny, Iowa, on the _____ day of _____, 2023,
and the said **MARK E. HOLM** and **MICHELLE**
YUSKA acknowledged the execution of said instrument to
be their voluntary act and deed and the voluntary act and
deed of said municipal corporation, by it and by them
voluntarily executed.

Notary Public in and for the State of Iowa



ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023

1 : 00 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Resolution

LEGAL:

SUBJECT:

Consider motion to adopt **RESOLUTION** approving plans and specifications, and accepting contracts and performance and maintenance bonds for the construction of street paving in 36th Street Centre Plat 1.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve and accept resolution.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Resolution

RESOLUTION

RESOLUTION APPROVING PLANS AND SPECIFICATIONS, AND ACCEPTING CONTRACTS AND PERFORMANCE AND MAINTENANCE BONDS FOR THE CONSTRUCTION OF STREET PAVING IN 36th STREET CENTRE PLAT 1

WHEREAS, the plans and specifications for the construction of street paving in 36th Street Centre Plat 1 have been submitted and approved by the City Engineer; and

WHEREAS, the three-party contracts for construction and the performance and maintenance bonds for the above-described improvements have been submitted and accepted by the City Engineer; and

WHEREAS, the Plan and Zoning Commission recommended City Council approval, and the City Council has approved the final plat for 36th Street Centre Plat 1.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ankeny, Iowa:

1. That the plans and specifications for the construction of street paving are hereby approved; and
2. That the three-party contracts for construction and the performance and maintenance bonds are hereby accepted; and
3. That permission is hereby granted to the parties of said contract to construct said above-described improvements, subject to inspection and approval of the City Engineer, in accordance with said contract and plans and specifications.

PASSED AND APPROVED this 31st day of May, 2023.

CITY OF ANKENY, IOWA

Mark E. Holm, Mayor

ATTEST:

Michelle Yuska, City Clerk



ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023

1 : 00 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Consider motion to approve the 36th Street Centre Preliminary Plat.

EXECUTIVE SUMMARY:

North Ankeny Boulevard LLC has proposed 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1, a 22.60-acre (+/-) plat located west of N Ankeny Boulevard and south of NW 36th Street. The subject preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure. The area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District. The 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements.

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

Approve the 36th Street Centre Preliminary Plat.

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission recommended City Council approval at their meeting on May 16, 2023.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

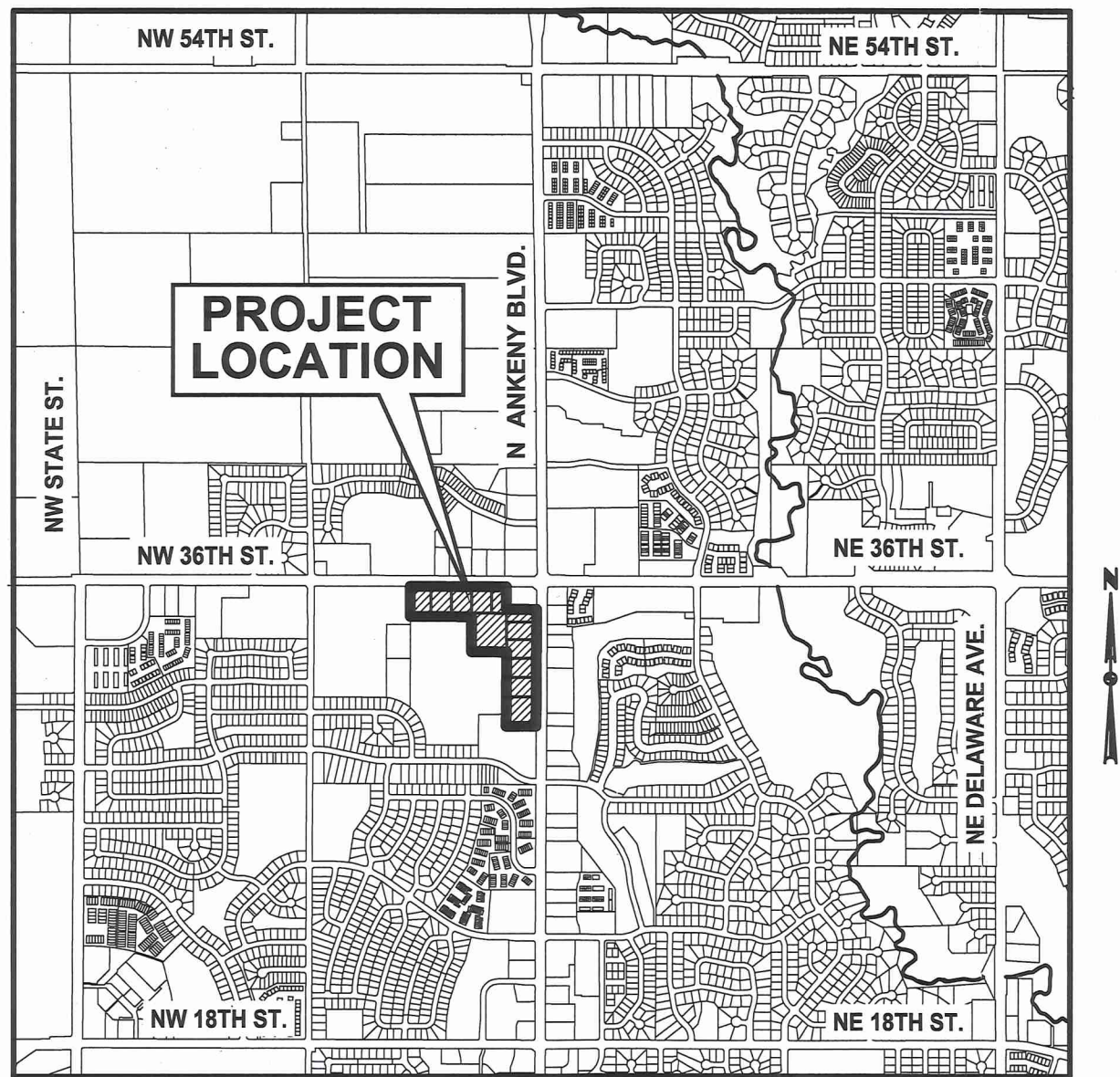
ATTACHMENTS:

Click to download
 P&Z Approved Preliminary Plat
 P&Z Minutes
 Staff Report
 Applicant Letter
 Aerial Map

PRELIMINARY PLAT FOR:
36TH STREET CENTRE
ANKENY, IOWA

ROLL CALL	
Plan & Zoning Commission	
Ankeny, IA	
Date: May 16, 2023	
Ayes: 5	Nays: 0
Abstain: 2	Absent: 2
APPROVED	
T. Rapp	Chairperson
Shonda Hughes	Secretary

VICINITY MAP



ANKENY, IOWA

OWNER / APPLICANT

NORTH ANKENY BOULEVARD LLC
CONTACT: CHRIS MURRAY
DENNY ELWELL COMPANY
2401 SE TONES DRIVE, SUITE 17
ANKENY, IOWA 50021
PH. (515) 964-1587

ENGINEER / SURVEYOR

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

ZONING

C-2 GENERAL RETAIL & HIGHWAY ORIENTED
COMMERCIAL BUSINESS DISTRICT

BENCHMARKS

ARROW ON HYDRANT ON SOUTH SIDE OF NW 36TH
STREET ACROSS THE STREET FROM KWIK STAR.
ELEVATION=955.06

CUT TRIANGLE E CORNER OF TRAFFIC SIGNAL BASE
@ NW CORNER OF NW 9TH STREET & N ANKENY
BLVD. ELEVATION=951.10

PRELIMINARY PLAT DESCRIPTION

PARCEL "K" OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP NORTH, RANGE 24 WEST OF THE
5TH P.M., IN THE CITY OF ANKENY, POLK COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY
RECORDED IN BOOK 13795, PAGE 304, EXCEPT PARCEL "2017-112" OF SAID NORTHEAST QUARTER AS
SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 16727, PAGE 247 AND CONTAINING 22.60 AC
(984,291 S.F.). PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

STORM WATER MANAGEMENT REQUIREMENTS

LOTS 1 THROUGH 12: INDIVIDUAL DETENTION

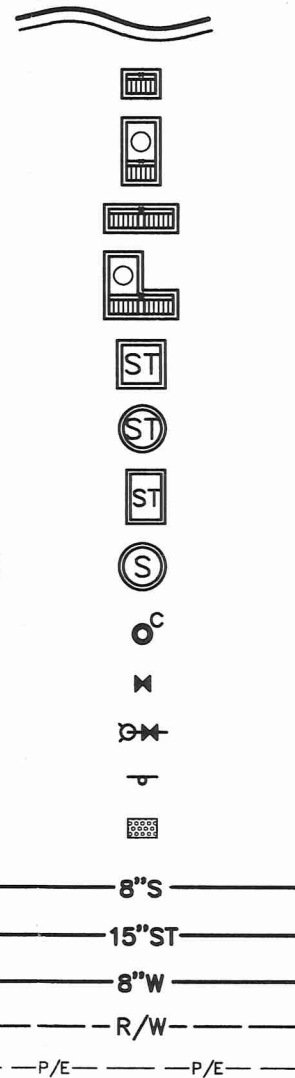
NOTES

- THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING 150' EASTBOUND RIGHT-TURN
LANES AT THE FOLLOWING ACCESS CONNECTIONS TO 36TH STREET:
A. WEST SIDE OF LOT 1
B. BETWEEN LOTS 3 AND 4
C. EAST SIDE OF LOT 5
- THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING 150' SOUTHBOUND RIGHT-TURN
LANES AT THE FOLLOWING ACCESS CONNECTIONS TO N ANKENY BOULEVARD:
A. BETWEEN LOTS 7 AND 8
B. BETWEEN LOTS 10 AND 11
- THE APPROVED TRAFFIC STUDY SHOWS THE NEED FOR SIGNALIZATION AT FULL ACCESS
LOCATIONS BETWEEN LOTS 3 & 4, LOTS 7 & 8, AND LOTS 10 & 11. A DEVELOPMENT
AGREEMENT MEETING CURRENT CITY OF ANKENY POLICY FOR PUBLIC IMPROVEMENT
REQUIREMENTS OF DEVELOPERS WILL DETERMINE THE CONSTRUCTION AND FINANCIAL
RESPONSIBILITY BETWEEN THE DEVELOPERS AND CITY. THE DEVELOPMENT AGREEMENT SHALL BE
A REQUIREMENT OF THE CORRESPONDING FINAL PLAT.

LEGEND

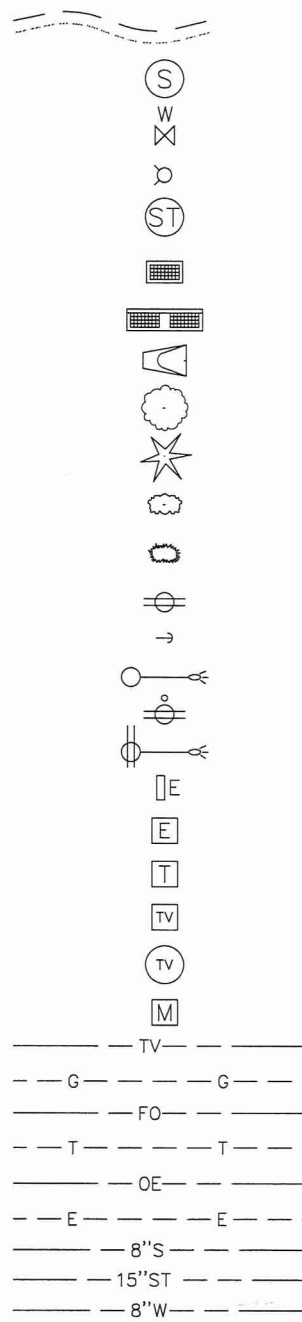
PROPOSED

GROUND SURFACE CONTOUR
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
SANITARY SEWER WITH SIZE
STORM SEWER
WATERMAIN WITH SIZE
RIGHT-OF-WAY
PERMANENT EASEMENT



EXISTING

GROUND SURFACE CONTOUR
SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
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
TELEPHONE JUNCTION BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE



DATE	05-05-2023	04-26-2023	11-11-2022	10-21-2022
REVISIONS	FOURTH SUBMITTAL	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400				
CIVIL DESIGN ADVANTAGE			TECH:	
ANKENY, IOWA			ENGINEER:	
36TH STREET CENTRE PRELIMINARY PLAT				
1/2				
2208.565				

FILE: H:\2023\2208565\DWG\2208565-PRELIMINARY PLAT.DWG
CADD: 5/4/2023 4:54 PM
PLOTTER: HP PLOTTER
PLOTTER: EMILY HARDING

RECEIVED
MAY 05 2023
CITY OF ANKENY

	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 Harding EMILY N. HARDING, P.E. 5/05/2023 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2	



Meeting Minutes

Plan & Zoning Commission Meeting

Tuesday, May 16, 2023

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

CALL TO ORDER

Chair Ted Rapp called the May 16, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

BUSINESS ITEMS

Item #3. 36th Street Centre Preliminary Plat and Final Plat

J.Heil reported North Ankeny Boulevard, LLC has proposed a 22.60-acre Preliminary Plat and Final Plat. The 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1 Final Plat would be located west of N Ankeny Boulevard and south of NW 36th Street. He stated that the area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District and that the properties to the north and east are similarly zoned and the property to the west and south are zoned R-3. He explained that the preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure and he noted the primary access points. He said the 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements. He provided further information to the Commission on the water main, sanitary sewer, and stormwater. He noted that there is no parkland dedication required for a commercial development. Staff recommend that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat and that the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

T.Rapp asked if the traffic signal was warranted for the intersection on 36th Street with the development of Kwik Star. J.Heil said no.

The applicant had no additional comments for the Commission.

Motion by L.West to recommend City Council approval of the 36th Street Centre Preliminary Plat. Second by T.Flack. All voted aye. Motion carried 5 – 0.

Agenda Item: 36th Street Centre – Preliminary Plat and Final Plat
Report Date: May 11, 2023
Prepared by: Jake Heil
Associate Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Preliminary Plat.

That the Plan and Zoning Commission recommend City Council approval of the 36th Street Centre Plat 1 Final Plat; and authorize the Mayor to sign a development agreement for a future traffic signal and related improvements along NW 36th Street.

Project Summary:

North Ankeny Boulevard LLC has proposed 36th Street Centre Preliminary Plat and 36th Street Centre Plat 1, a 22.60-acre (+/-) plat located west of N Ankeny Boulevard and south of NW 36th Street. The subject preliminary plat includes 12 commercial lots, associated easements, utilities and site infrastructure. The area is zoned C-2, General Retail, Highway-Oriented and Commercial Business District. The 36th Street Centre Plat 1, creates two buildable lots along NW 36th Street, an outlot for future development and shows associated utilities and easements.

Project Report:

- Streets:** Access to the proposed plat is provided from the north via NW 36th Street and the east via N Ankeny Boulevard.
- Water:** 10-inch water main is proposed to extend south from the existing 10-inch water main along NW 36th Street. Lots 4 through 12 will be served with a 10-inch water main and Lots 1-3 will be served with an 8-inch water main.
- Sewer:** 10-inch sanitary sewer main will be extended west from the 10-inch sanitary sewer main along N Ankeny Boulevard. This 10-inch sanitary sewer will then be extended north to the full access along N Ankeny Boulevard. 8-inch sanitary sewer will be extended throughout the remainder of the development.
- Drainage:** Each lot will be responsible for their individual detention. A 30-inch storm sewer main exists along NW 36th Street and a 30-inch storm sewer stub exists along N Ankeny Boulevard. Generally, stormwater in this development will flow east, outletting into Fourmile Creek. From there stormwater eventually drains south and east towards the Des Moines River.
- Parkland:** Dedication not required for a Commercial Developments.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: 36th Street Centre
NAME OF OWNER/ DEVELOPER: North Ankeny Boulevard LLC

GENERAL INFORMATION:

PLAT LOCATION: West of N Ankeny Boulevard; south of NW 36th Street.
SIZE OF PLAT: 22.6 acres
ZONING: C-2, General Retail, Highway Oriented and Commercial Business District

LOTS:

NUMBER: 2 Commercial lots and an outlot
SIZE/DENSITY: Lot 1: 1.55 acres; Lot 2: 1.18 acres
USE: Commercial
BUILDING LINES: Front: 35 feet; Rear: 40 feet; Side: None required, except when adjacent to any residence district, in which case – 25 feet

PARK SITE DEDICATION: Dedication not required for a Commercial Developments.

ADJACENT LANDS:

NORTH: C-2, General Retail, Highway Oriented and Commercial Business District and R-3, Multiple Family Residence District
SOUTH: R-3, Multiple Family Residence District
EAST: C-2, General Retail, Highway Oriented and Commercial Business District
WEST: R-3, Multiple Family Residence District

STREET DEVELOPMENT: No public streets are proposed with this development.

WASTE WATER:

PROJECTED FLOWS: 22.6 acres X 3,000 GPD/acre = 67,800 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 22.6 acres X 1,000 GPD/acre = 22,600 GPD

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

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

November 11, 2022

Honorable Mayor, City Council and Planning and Zoning Commission
City of Ankeny
c/o Jake Heil
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: 36th Street Centre Plat 1
Preliminary Plat, Construction Drawings, & Final Plat Approval

Honorable Mayor, City Council and Planning and Zoning Commission;

On behalf of North Ankeny Boulevard, LLC, we respectfully submit herewith the Preliminary Plat, Construction Drawings, and Final Plat, in request for approval. These documents were prepared in accordance with Ankeny's standards and meet the requirements of the C-2 General Retail, Highway Oriented and Central Business District zoning. The preliminary plat features 12 commercial lots and is located southwest of the NW 36th Street and N Ankeny Boulevard intersection. Plat 1 contains 4 commercial lots adjacent to NW 36th Street. Construction of Plat 1 is anticipated to start in the spring of 2023.

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

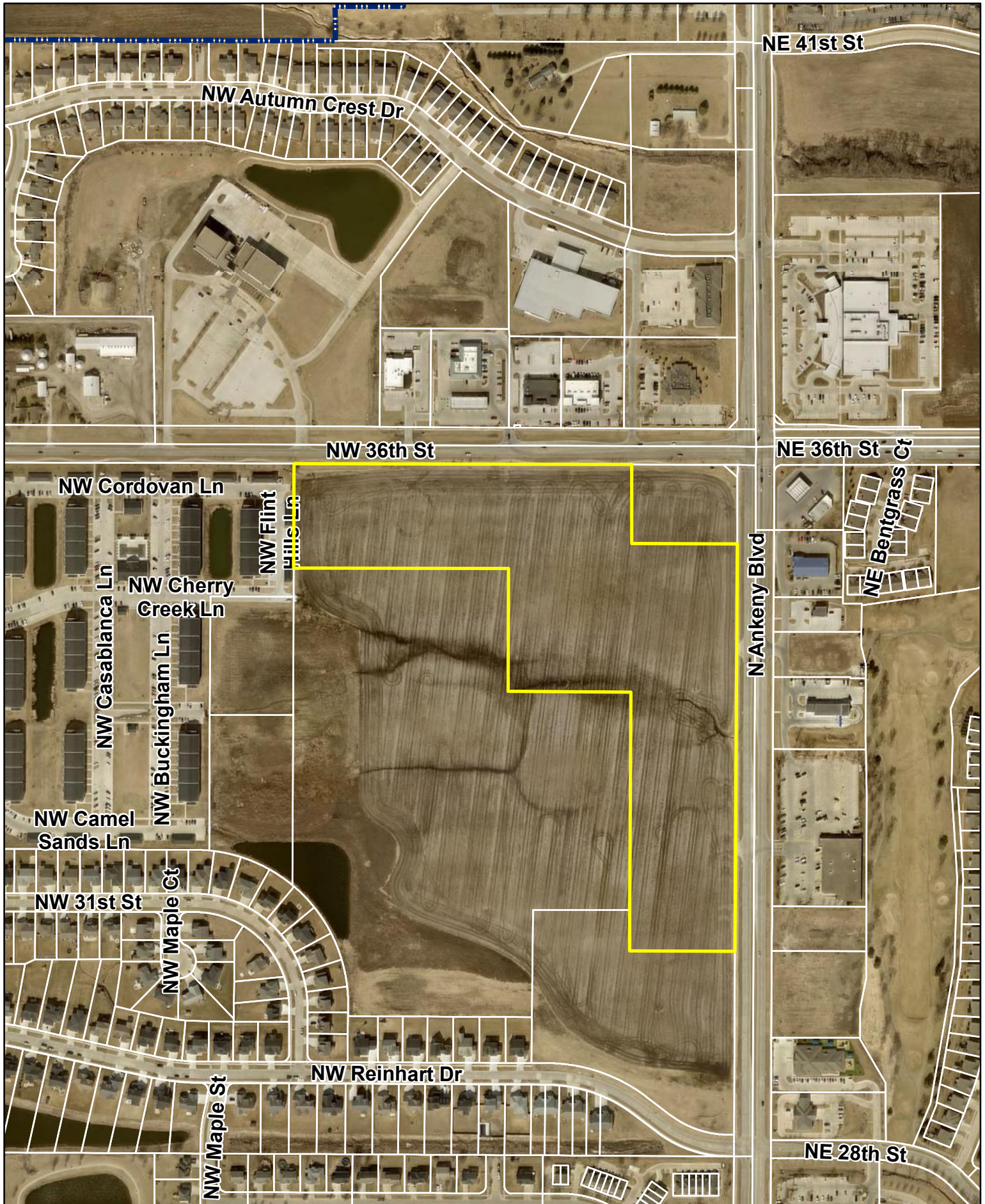
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Emily Harding, P.E.

cc: Chris Murray, North Ankeny Boulevard, LLC
File

Enclosures





ANKENY CITY COUNCIL

City Council Special Meeting

May 31, 2023

1 : 00 PM

Mark Holm, Mayor

Bobbi Bentz, Mayor Pro tem

Council Members: Jeff Perry, Joe Ruddy, Todd Shafer, Kelly Stearns



ORIGINATING DEPARTMENT:

City Clerk

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

Consent Agenda Items CA-1 through CA-6

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

CITY MANAGER'S RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider motion to approve the recommendations for Consent Agenda Items CA-1 through CA-6.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
No Attachments Available