



Meeting Agenda

Plan and Zoning Commission

**Tuesday, May 2, 2023
6:30 PM
Ankeny City Council Chambers**

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the May 2, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the April 18, 2023 minutes of the Plan and Zoning Commission meeting.

2. 825 SW Irvinedale Drive - John Deere Des Moines Works Building 40, 2023 East Expansion Site Plan

Consider MOTION to approve the site plan for 825 SW Irvinedale Drive, John Deere Des Moines Works Building 40, 2023 East Expansion.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

3. Request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1

Consider MOTION to recommend City Council approval of the request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1, containing 1.90 acres (+/-).

I. OLD BUSINESS:

J. REPORTS:

1. May 1, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for May 16, 2023

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

May 15, 2023 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.

Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, April 18, 2023

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

CALL TO ORDER

Chair Ted Rapp called the April 18, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the April 18, 2023 agenda without amendments. Second by R.Weisheit. 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 April 4, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. 245 NW 18th Street - Lot 5 Northview Centre Plat 2 Site Plan

Motion to approve the site plan for 245 NW 18th Street, Lot 5 Northview Centre Plat 2; subject to City Council approval of the public ingress egress easement.

Item #3. 575 NE 47th Street - Creekside Park Improvements Site Plan

Motion to approve the site plan for 575 NE 47th Street, Creekside Park Improvements.

Motion by T.Flack to approve the recommendations for Consent Agenda Items #1 - #3. Second by L.West. All voted aye. Motion carried 7– 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the April 17, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the May 2, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

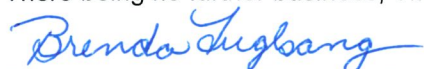
There were no reports.

MISCELLANEOUS ITEMS

May 1, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6:33 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

May 2, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

825 SW Irvinedale Drive - John Deere Des Moines Works Building 40, 2023 East Expansion 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 825 SW Irvinedale Drive, John Deere Des Moines Works Building 40, 2023 East Expansion.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



*Plan and Zoning Commission
Staff Report*

Meeting Date: May 2, 2023

Agenda Item: John Deere Des Moines Works Building 40 2023 East Expansion –
825 SW Irvinedale Drive

Report Date: April 24, 2023

Prepared by: Ryan Kirschman
Planner I

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve a site plan for an addition to Building 40 at John Deere Des Moines Works, located at 825 SW Irvinedale Drive, subject to an approved storm water pollution prevention plan.

Project Summary:

John Deere is proposing to construct an 138,875 square-foot addition to Building 40 on the northern portion of the 444.5-acre John Deere Des Moines Works campus. The site is east of SW Irvinedale, south of SW 3rd Street, and west of SW State Street.

This site is zoned M-2, Heavy Industrial District, and its use as an industrial site is consistent with the future land use plan. Although there is a variety of zoning classifications surrounding the subject site, the prevailing land use is low to medium density residential. To the north of the site are a mix of small apartment buildings, single-family homes, and some commercial. The Prairie Trail planned unit development lies south and southeast of the site. West of the site is generally low density, single-family residential dwellings.

The proposed building addition would be on what is currently open space to the east of Building 40. The addition will be approximately 42' in height to match the rest of Building 40. The east addition to Building 40 will match the current height, approximately 42' tall, and the tan façade. This will maintain a complementary design to the existing building and the rest of the site. The site is screened to the north with a 12-15' screening berm with trees planted atop the berm.

Site Plan Worksheet

825 SW Irvindale Drive – Building 40 Expansion

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

A. Site Development

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

The site is located at John Deere Des Moines Works, east addition is currently open space, and is consistent with the surrounding buildings at John Deere.

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

The project is on an existing industrial lot, which is accessed off of SW Irvindale Drive.

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

The site will have sufficient parking stalls. The project will add approximately 15 employees, the site currently has ample parking to accommodate for the additional employees.

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

The site will be accessed via the existing entrance off of SW Irvindale Drive. The project is not anticipated to significantly impact the traffic pattern in the area.

- 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.**

There will not be any parking added for the addition.

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

The project is screened from the public right of way with a berm and trees along SW 3rd Street.

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

All services to the building will be underground.

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

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

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

Storm water on the site will be addressed with the existing storm water system.

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 connect to existing connections servicing the site.

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

The overall site layout provides for adequate open space.

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

There will be no additional landscaping for this project and the existing trees on the site will be preserved.

B. Building Design

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

The building will maintain the existing look that conforms to the existing architecture of adjacent buildings on the site, and Building 40 where the proposed addition will be.

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

The building materials are consistent with buildings on the site. The proposed addition will look like the existing structure.

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 building expansion will maintain the same exterior design as Building 40.

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

The proposed site is consistent with the surrounding buildings on the site.

C. Signs

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

There are no proposed or anticipated signs associated with the addition.

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

There are no proposed or anticipated signs associated with the addition.

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

There are no proposed or anticipated signs associated with the addition.

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

There are no proposed or anticipated signs associated with the addition.

D. Factors for Evaluation

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

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

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

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

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

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

The site layout is consistent with the surrounding layout.

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

The proposed addition conforms with the surrounding architecture on the 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.

April 21, 2023

City of Ankeny
Plan and Zoning
1210 NW Prairie Ridge Drive
Ankeny, IA 50023

Re: John Deere Building 40 Expansion – Site Plan Submittal

Plan and Zoning Commission,

On behalf of Deere & Company, we request your approval of the site plan for a proposed building expansion, which is to be located on the north side of John Deere's campus at 825 SW Irvinedale Drive in Ankeny, Iowa.

The total proposed project will involve approximately 14.64 acres, which will encompass a building expansion of approximately 138,875 square feet with associated grading, paving, and utility improvements. The site will utilize existing private detention basins on campus in addition to a proposed borrow pond on the east side of campus.

Construction for this project is anticipated to begin in Summer of 2023.

We thank you for your consideration of this project.

Sincerely,

SHIVE-HATTERY, INC.



Brent Strauch
Civil Engineer

Copy: File



B40 2023 EAST EXPANSION - SITE PLAN

JOHN DEERE DES MOINES WORKS
825 SW IRVINEDALE DRIVE, ANKENY, IOWA 50023

Sheet List Table	
Sheet Number	Sheet Title
00	COVER SHEET
01	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
03	OVERALL SITE PLAN
06	OVERALL GRADING PLAN
010	OVERALL UTILITY PLAN
ES01	PHOTOMETRIC PLAN

OWNER/APPLICANT

DEERE & COMPANY
ATTN: ADAM WEAVER
825 SW IRVINEDALE DRIVE
ANKENY, IOWA 50023
PHONE: (515) 289-3067

SITE PLAN PREPARED BY

SHIVE-HATTERY, INC.
4125 WESTOWN PARKWAY, SUITE 100
WEST DES MOINES, IA 50266
PHONE: 515-223-8104

ZONING

M-2 (HEAVY INDUSTRIAL DISTRICT)

PARKING SUMMARY

NO ADDITIONAL EMPLOYEE PARKING IS BEING PROPOSED AS PART OF THIS PROJECT.

SIGNAGE

NO ADDITIONAL YARD SIGNAGE WILL BE ADDED AS PART OF THIS PROJECT.

LEGAL DESCRIPTION

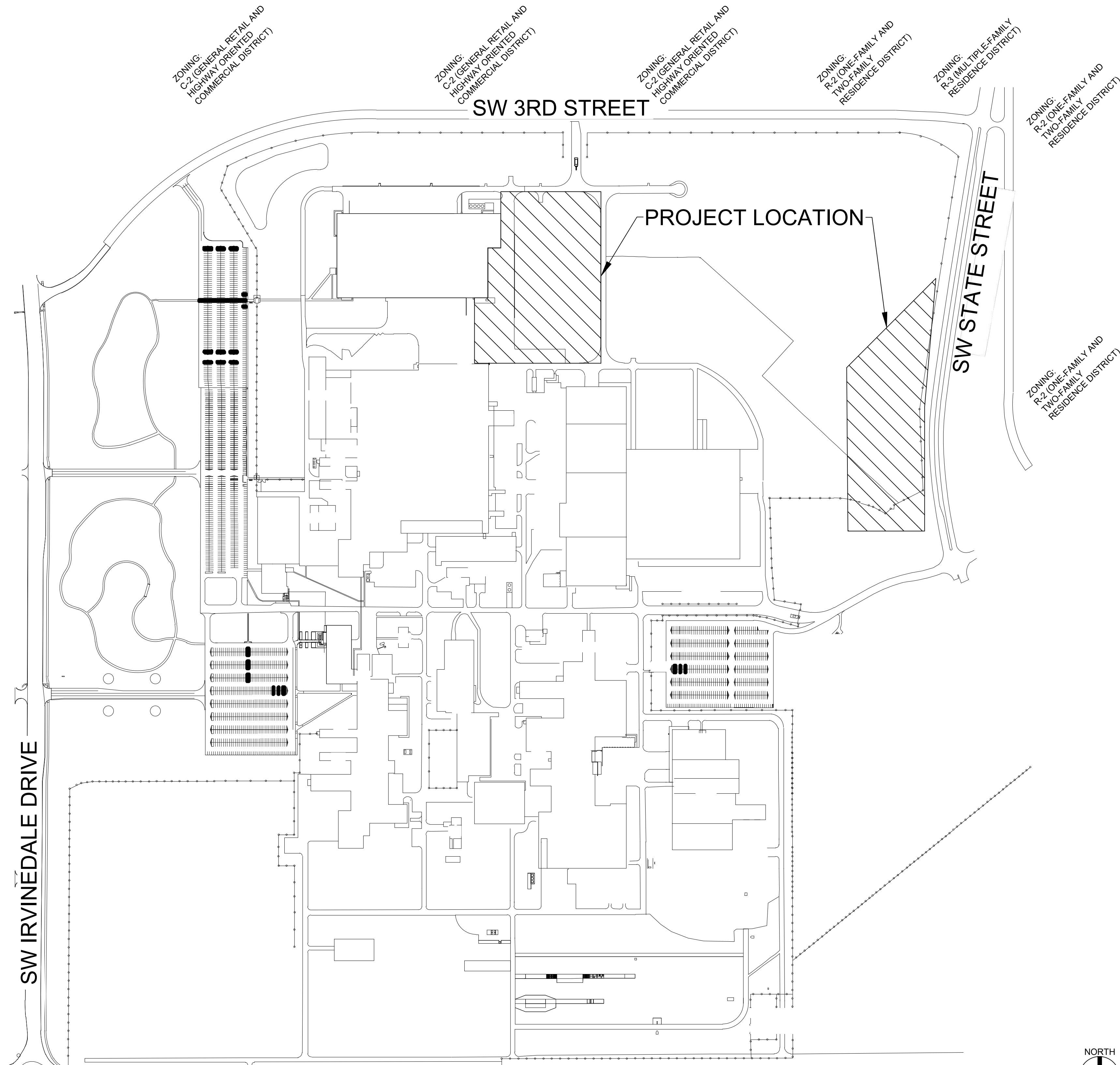
COM W 1/4 COR OF SEC THN E 160F N 272.8F NLY 275F TO POB THN NELY 2192.21F E 2490.85F SE 349.1F SW 11.26F NW 352.17F W 2487.9F SW 2182.98F TO POB SEC 22-80-24; AND -EX E OF LN BEG 1100.44F N & 272.35F W OF SE COR OF SEC THN NW 1144.42F NWLY 992.9F NE 50.46F NELY 547.16F NE 491.21F NELY 195.19F TO NLY LN-LT 1 JOHN DEERE ACRES

TOTAL CAMPUS AREA: 444.50 AC

ERU CALCULATION

IMPERVIOUS AREA = 338,712 SF

ERU = 338,712 SF / 4,000 = 85 (MAXIMUM = 70)



VICINITY MAP
1" = 300'

CIVIL ENGINEER

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	DATE
PRINTED OR TYPED NAME: BRENT M. STRAUCH	
LICENSE NUMBER: 24125	
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024	
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL	
ALL SHEETS	

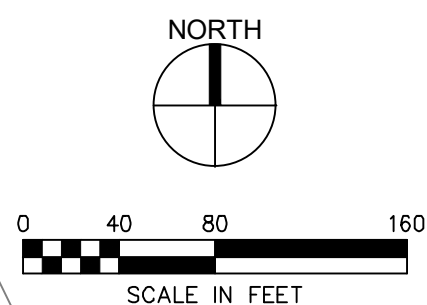
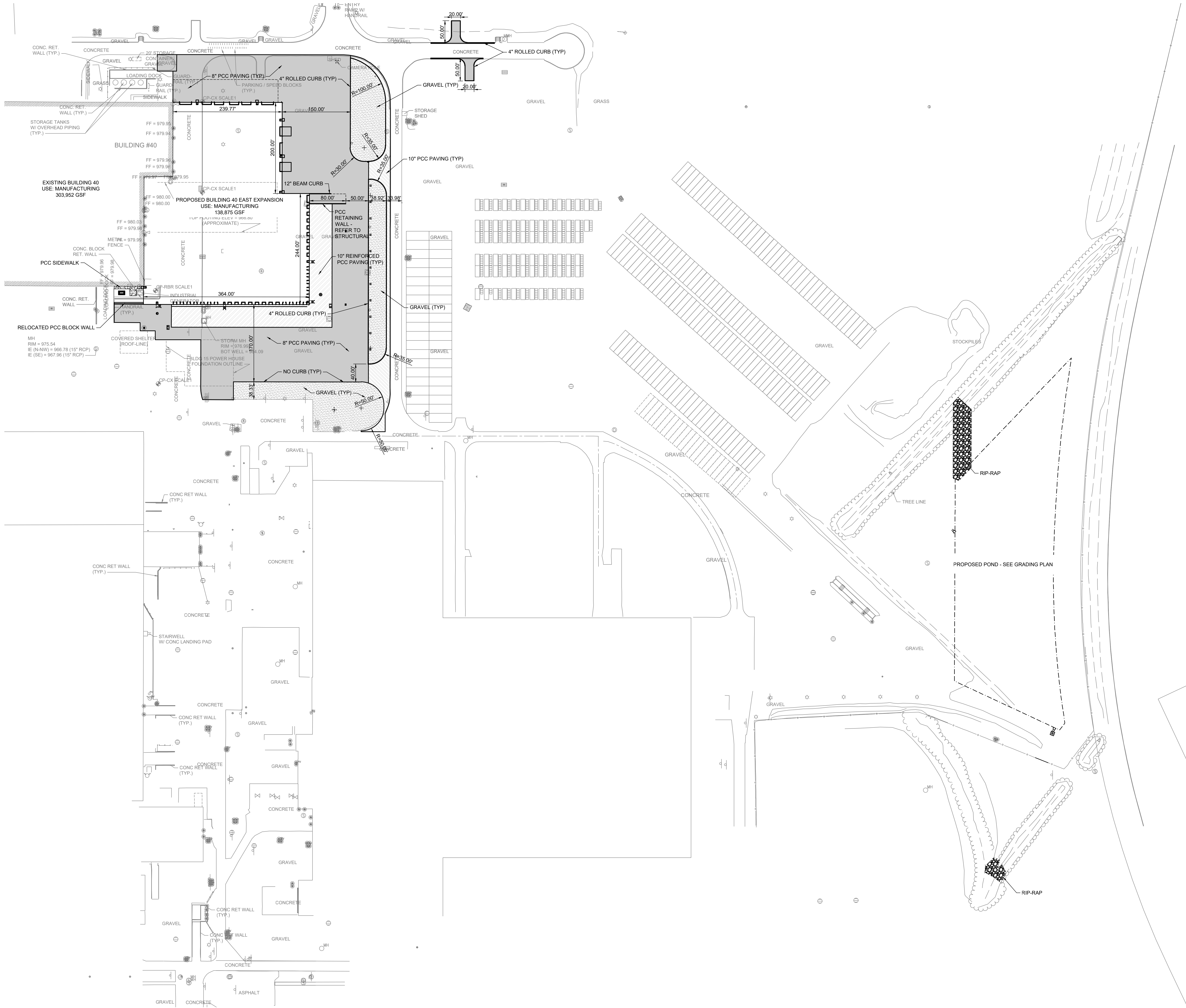
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DEERE & COMPANY
MOLINE, IL

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
Iowa | Illinois | Indiana | Nebraska
SH PROJECT: 24250-110

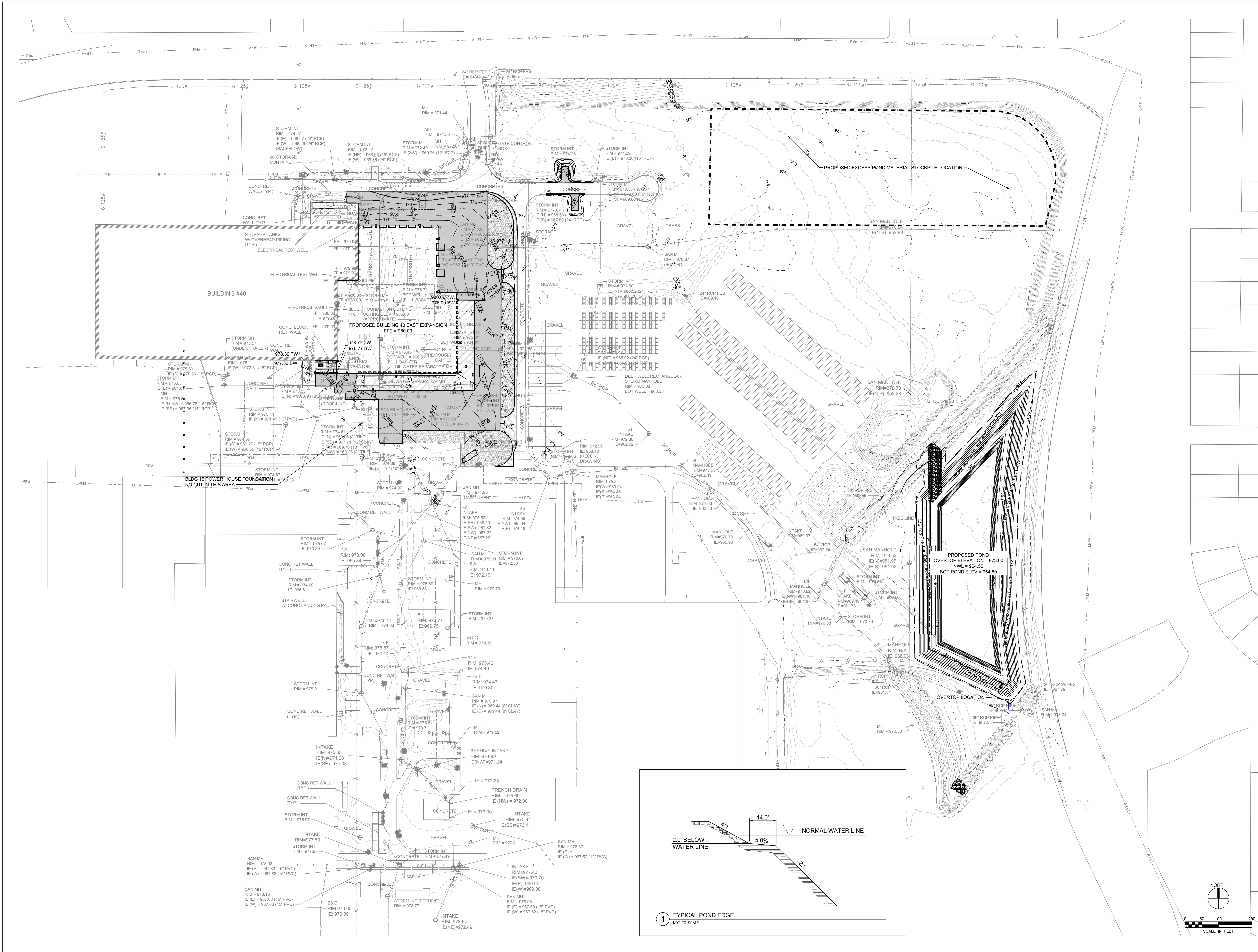
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UNIT CODE 0000
LOCATION CODE 0000
BUILDING NO. 0000
LEVEL 0000
CATEGORY 0000
DRAWING NO. 0000

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OVERALL SITE PLAN		DEERE & COMPANY MOLINE, IL	
B40 2023 EAST EXPANSION		PROJECT NO. 0000	
JOHN DEERE DIS MOISTURE WORKS		UNIT CODE	
825 SW Inmanville Drive Auburn, IA 50003		LOCATION CODE	
DRAWING NO.		BUILDING NO.	
CATEGORY C		LEVEL	
03		CATEGORY	
SHIVE-HATTERY ARCHITECTURE + ENGINEERING 4125 Westown Pkwy, Suite 100 West Des Moines, Iowa 50266 Iowa Illinois Indiana Nebraska SH PROJECT 2-12-2010		DEERE & COMPANY MOLINE, IL P&ID, 10/20/2010 CHECKED BY: JRM APPROVED BY: JRM © Copyright Deere & Company	



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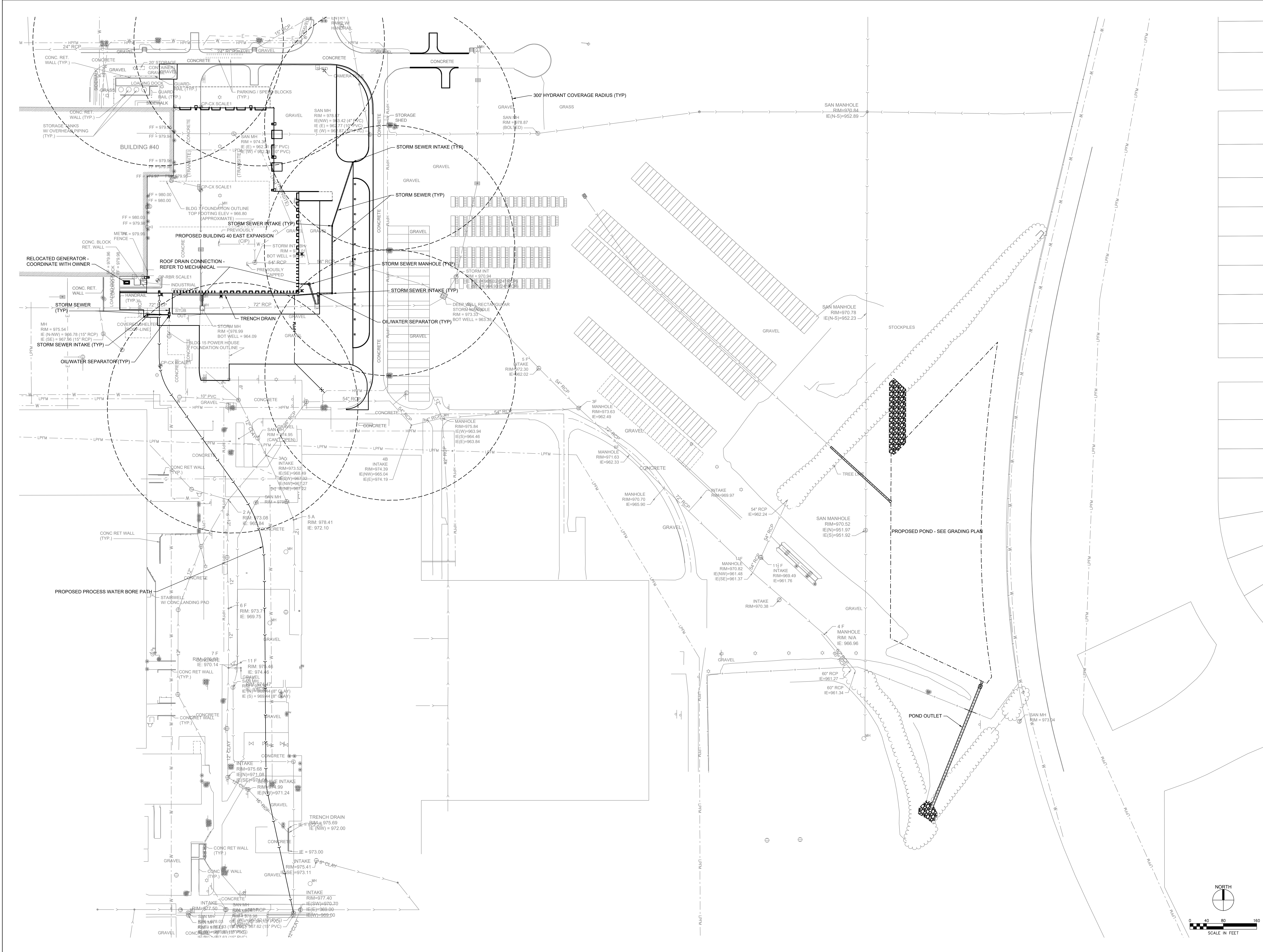
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JOHN DEERE DIS MOISTURE WORKS		UNIT CODE 0000	
825 SW Inmanville Drive Auburn, IA 50003		LOCATION CODE 0000	
TITLE		BUILDING NO. 0000	
PROJECT NO.		LEVEL 0000	
UNIT CODE		CATEGORY C	
LOCATION CODE		DRAWING NO.	
BUILDING NO.		DATE	
LEVEL		BY	
CATEGORY		REVISION	
DRAWING NO.		#	

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING
4125 Western Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.281.1111 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska

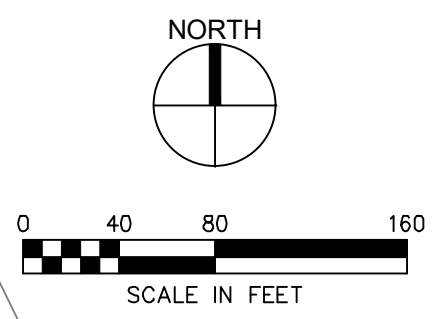
JOHN DEERE
P.O. BOX 100
Moline, IL 61201-0100
Copyright 2023 Deere & Company

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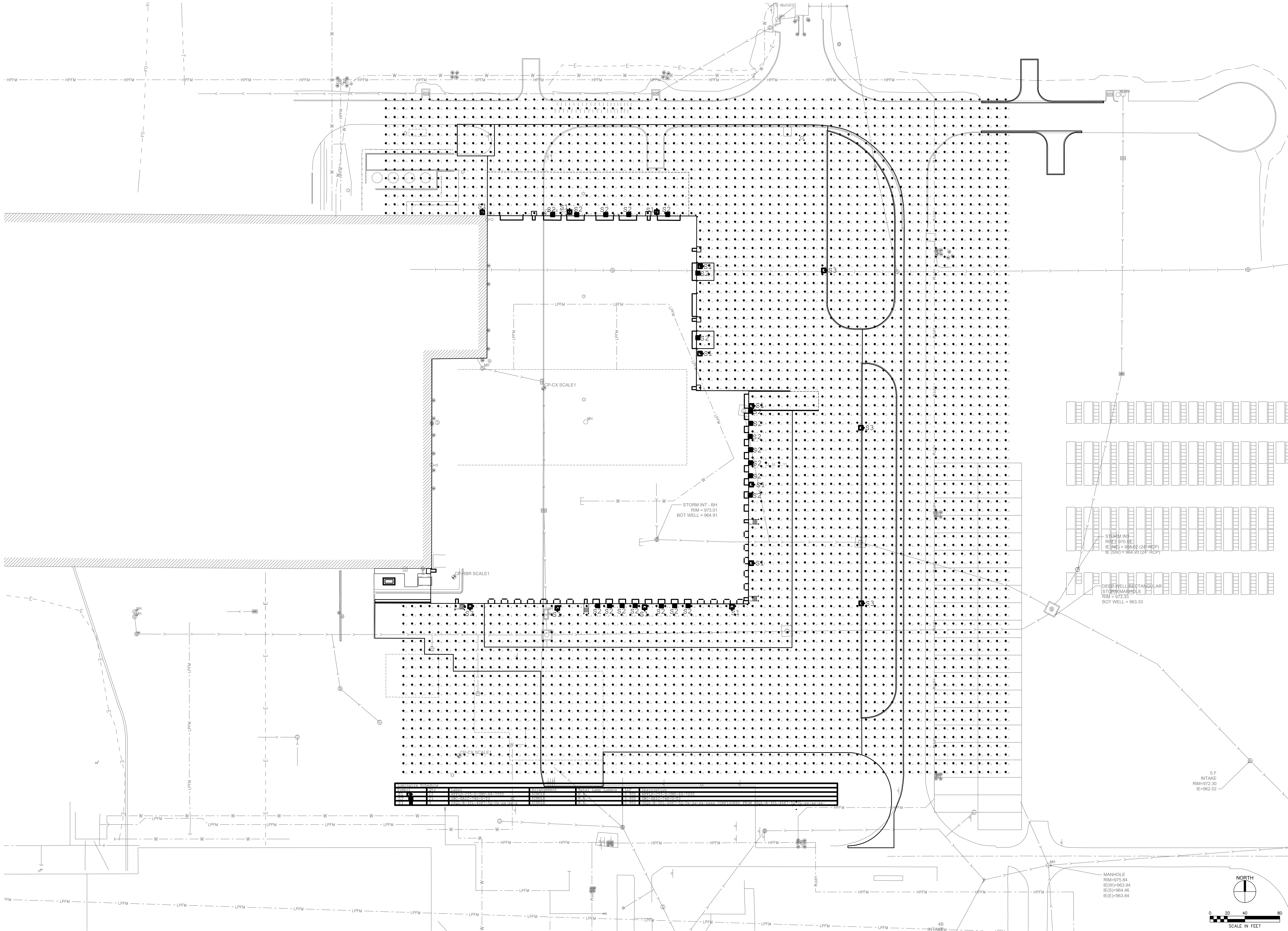
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SHIVE-HATTERY ARCHITECTURE + ENGINEERING 4425 Westown Pkwy, Suite 100 West Des Moines, Iowa 50266 515.281.1111 www.shive-hattery.com Iowa Illinois Indiana Nebraska		DEERE & COMPANY MOLINE, IL PROJECT NO. 2023-001 DRAWN BY: CDS CHECKED BY: JRM APPROVED BY: JRM	
OVERALL UTILITY PLAN B40 2023 EAST EXPANSION JOHN DEERE DIS MOISTURE WORKS 825 SW Intramural Drive Auburn, IA 50023		DATE: _____ BY: _____	
PROJECT NO. _____		REVISION	
UNIT CODE _____		#	
LOCATION CODE _____		DATE	
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LEVEL _____			
CATEGORY C			
DRAWING NO. _____			
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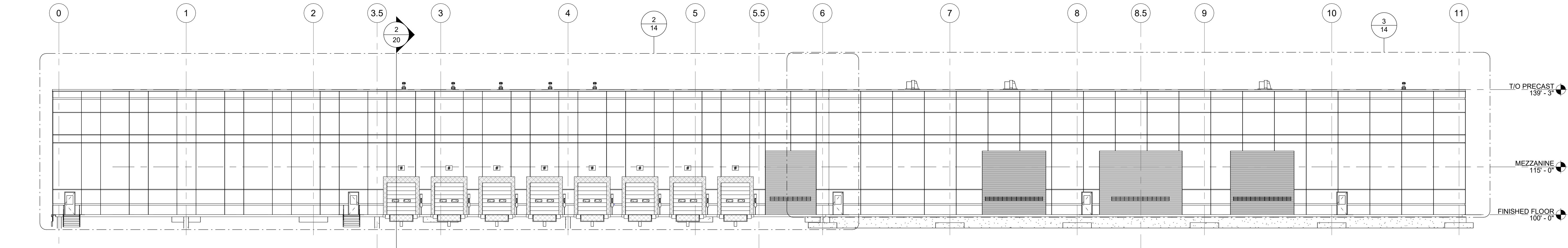


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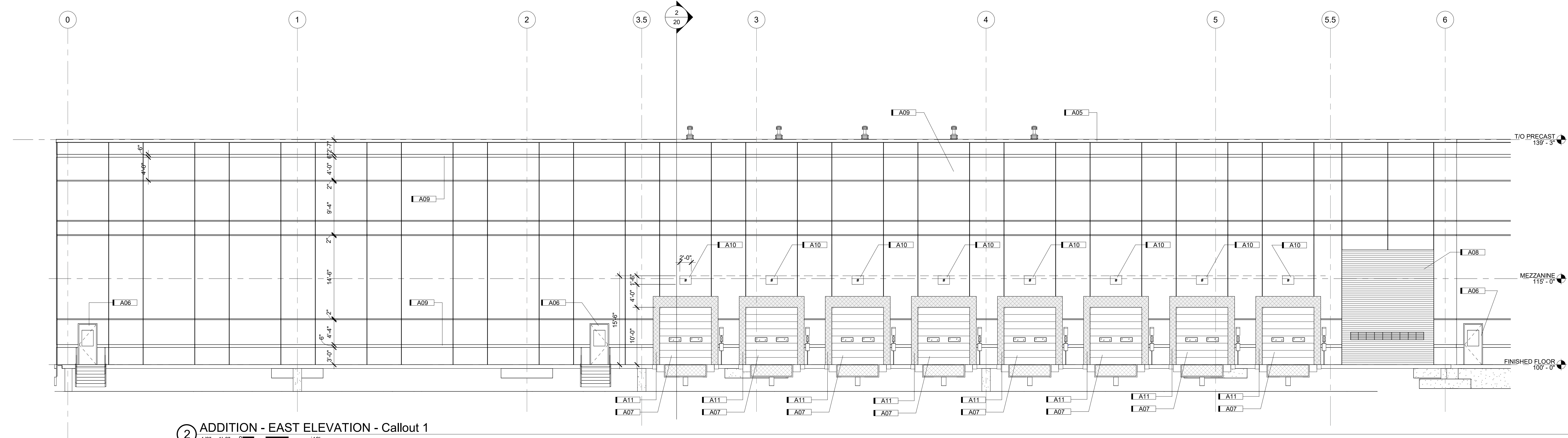
SHIVE-HATTERY ARCHITECTURE + ENGINEERING 4125 Westown Pkwy, Suite 100 West Des Moines, Iowa 50266 Iowa Illinois Indiana Nebraska 515.281.1111 www.shive-hattery.com B40 PROJECT 24252410		DEERE & COMPANY MOLINE, IL PLANNED BY: WBP CHECKED BY: --- APPROVED BY: KJB PLANNED BY: WBP CHECKED BY: --- APPROVED BY: KJB Copyright Deere & Company	
TITLE PROJECT NO. UNIT CODE LOCATION CODE BUILDING NO. LEVEL CATEGORY DRAWING NO.		PHOTOMETRIC PLAN B40 2023 EAST EXPANSION JOHN DEERE DIS MOISTURE WORKS 825 SW Intradale Drive Auburn, IA 50023	
#		REVISION	
#		DATE	
BY		BY	

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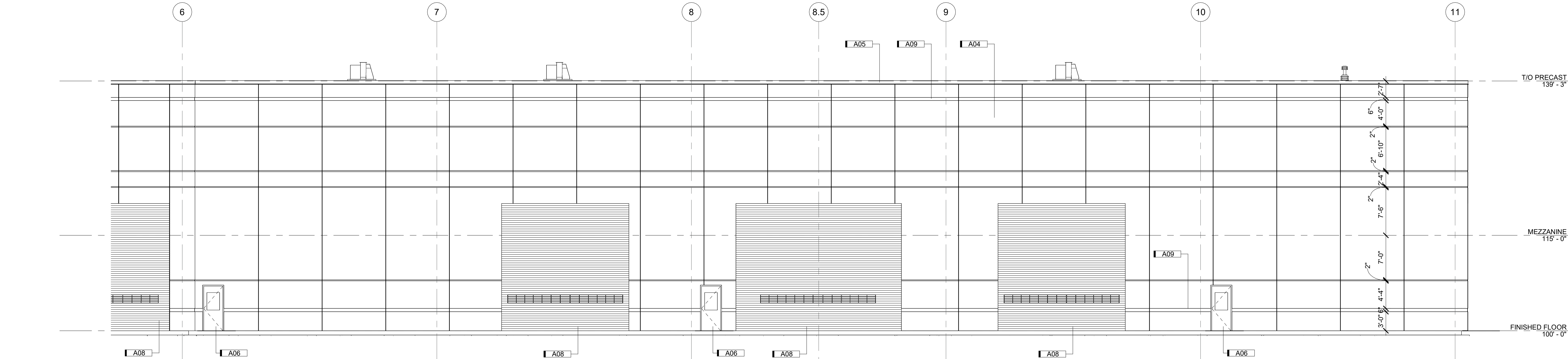
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1 ADDITION - EAST ELEVATION
1/16" = 1'-0" 0' 24'



2 ADDITION - EAST ELEVATION - Callout 1
1/8" = 1'-0" 0' 12'

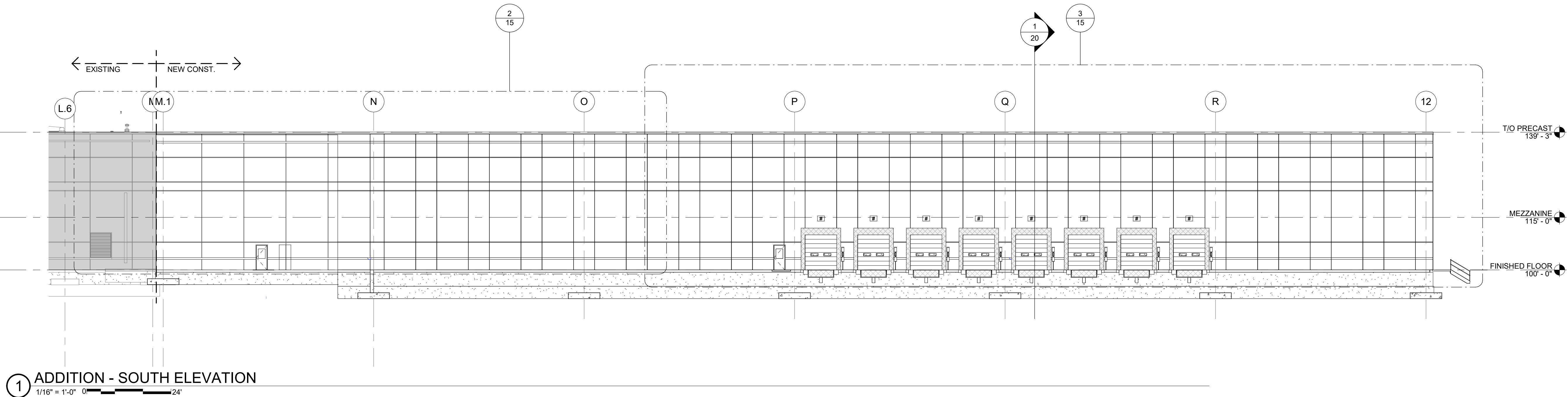


3 ADDITION - EAST ELEVATION - Callout 2
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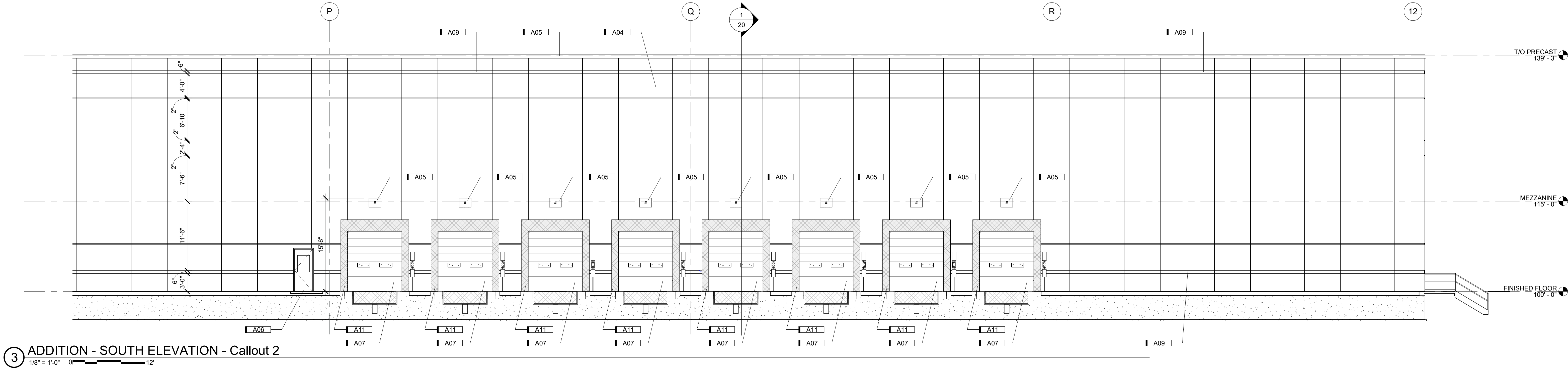
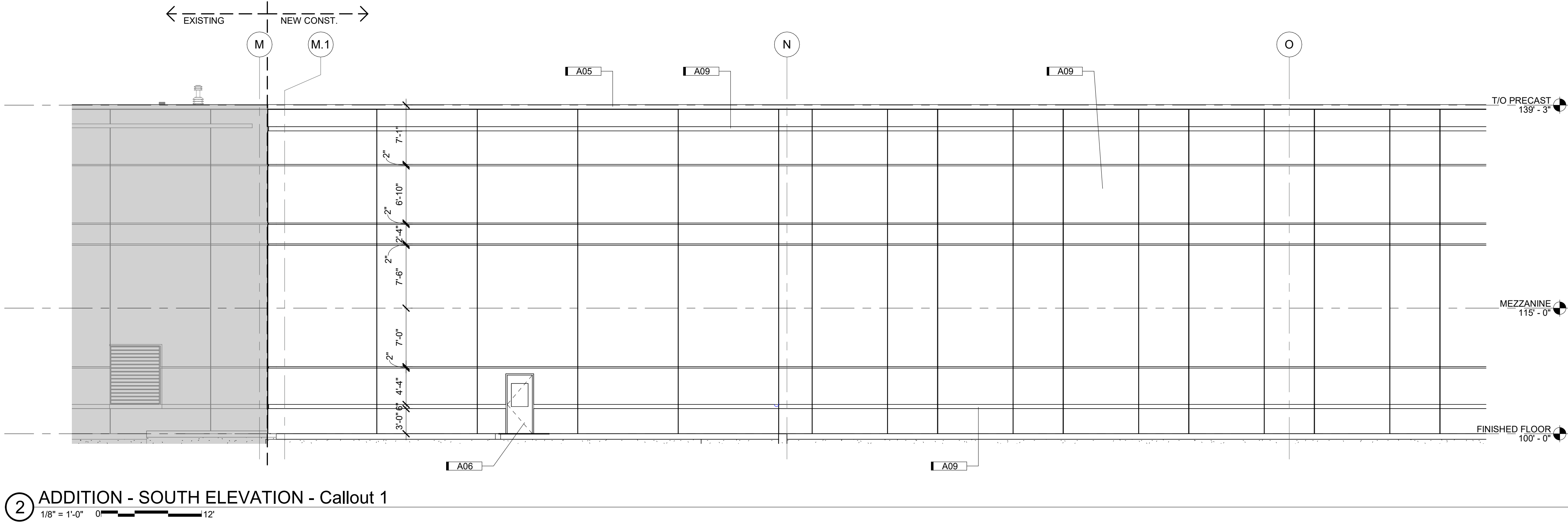
KEYNOTE LEGEND	
Key Value	Keynote Text
A04	12" INSULATED PRECAST PANEL, TYP. MATCH EXISTING TAN.
A05	PREFINISHED METAL COPING, TYP. MATCH EXISTING SPARTAN BRONZE.
A06	INSULATED HOLLOW METAL PERSONNEL DOOR, MATCH EXISTING SPARTAN BRONZE.
A07	INSULATED METAL DOCK DOOR, MATCH EXISTING SPARTAN BRONZE.
A08	INSULATED METAL COILING DOOR, SPARTAN BRONZE.
A09	THIS HORIZONTAL REVEAL (FORMING A CONTINUOUS BAND ALONG THE BUILDING); MATCH BROWN COLOR BAND FROM SAME VERTICAL LOCATION ON EXISTING BUILDING.
A10	NEW 2'-0" WIDE X 1'-6" TALL DOCK DOOR NUMBER SIGN (TOP EDGE OF SIGN MOUNTED AT 15'-6" ABOVE FINISHED FLOOR).
A11	DOCK SHELTER - MATCH EXISTING COLOR.

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TITLE EAST ADDITION - EAST EXTERIOR ELEVATIONS		PROJECT NO. NX	
UNIT CODE NX01		LOCATION CODE 40	
BUILDING NO. L1		LEVEL A	
CATEGORY DRAWING NO.		DRAWING NO.	
14		14	

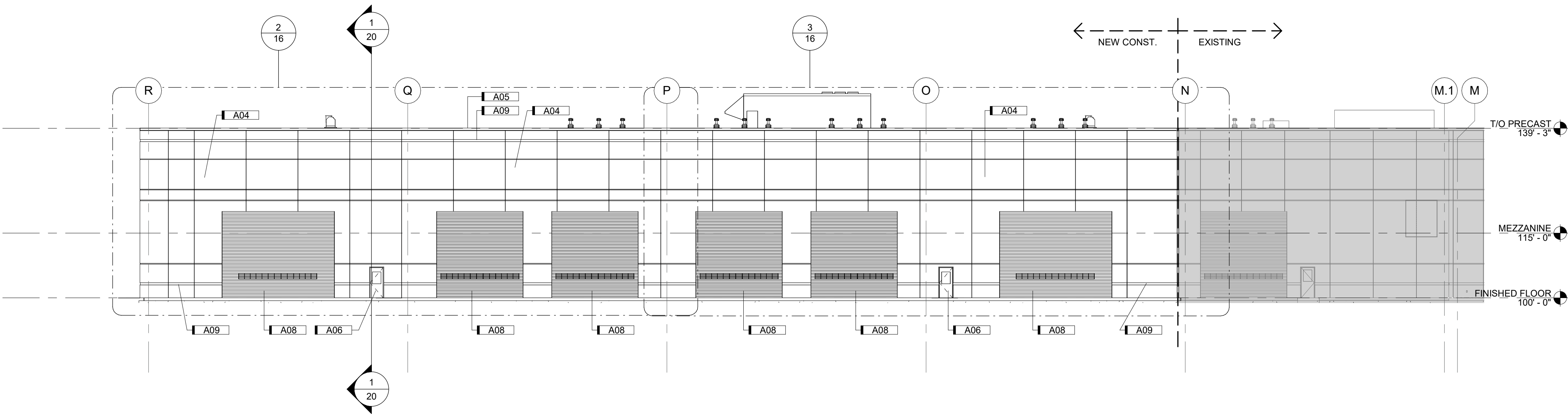


KEYNOTE LEGEND	
Key Value	Keynote Text
A04	12" INSULATED PRECAST PANEL, TYP. MATCH EXISTING TAN.
A05	PREFINISHED METAL COPING, TYP. MATCH EXISTING SPARTAN BRONZE.
A06	INSULATED HOLLOW METAL PERSONNEL DOOR, MATCH EXISTING SPARTAN BRONZE.
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A09	THIS HORIZONTAL REVEAL (FORMING A CONTINUOUS BAND ALONG THE BUILDING); MATCH BROWN COLOR BAND FROM SAME VERTICAL LOCATION ON EXISTING BUILDING.
A11	DOCK SHELTER - MATCH EXISTING COLOR.

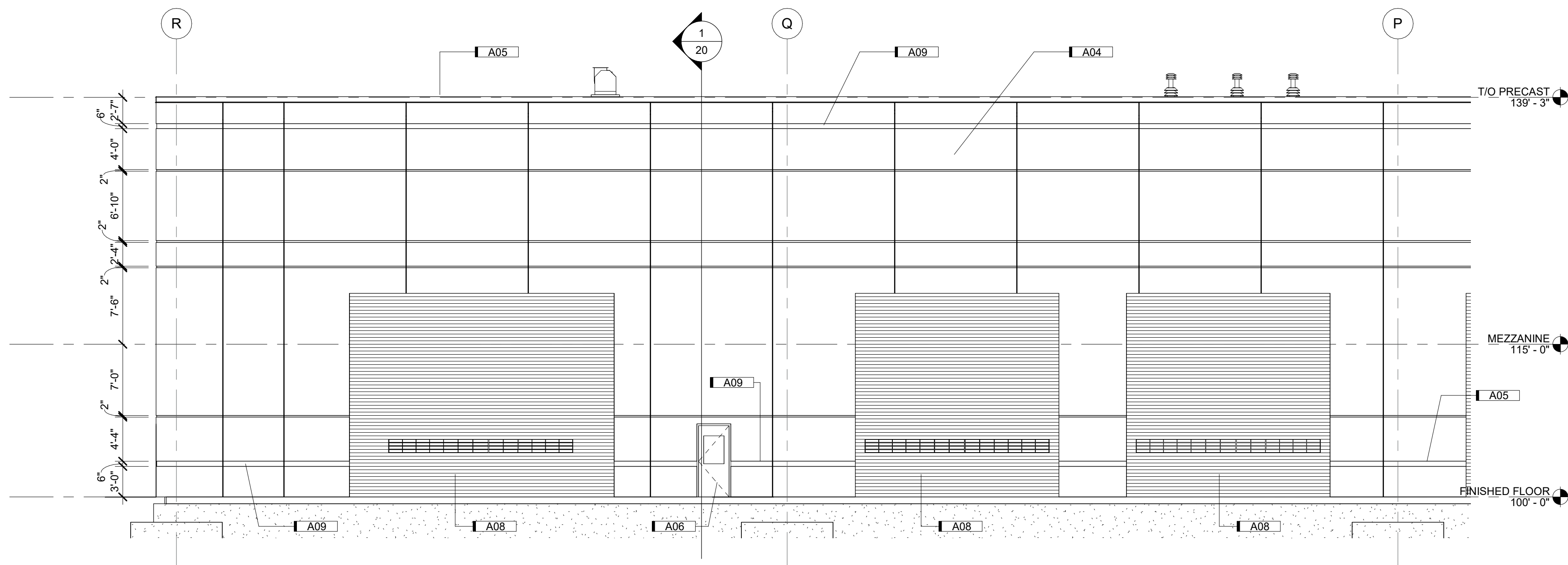


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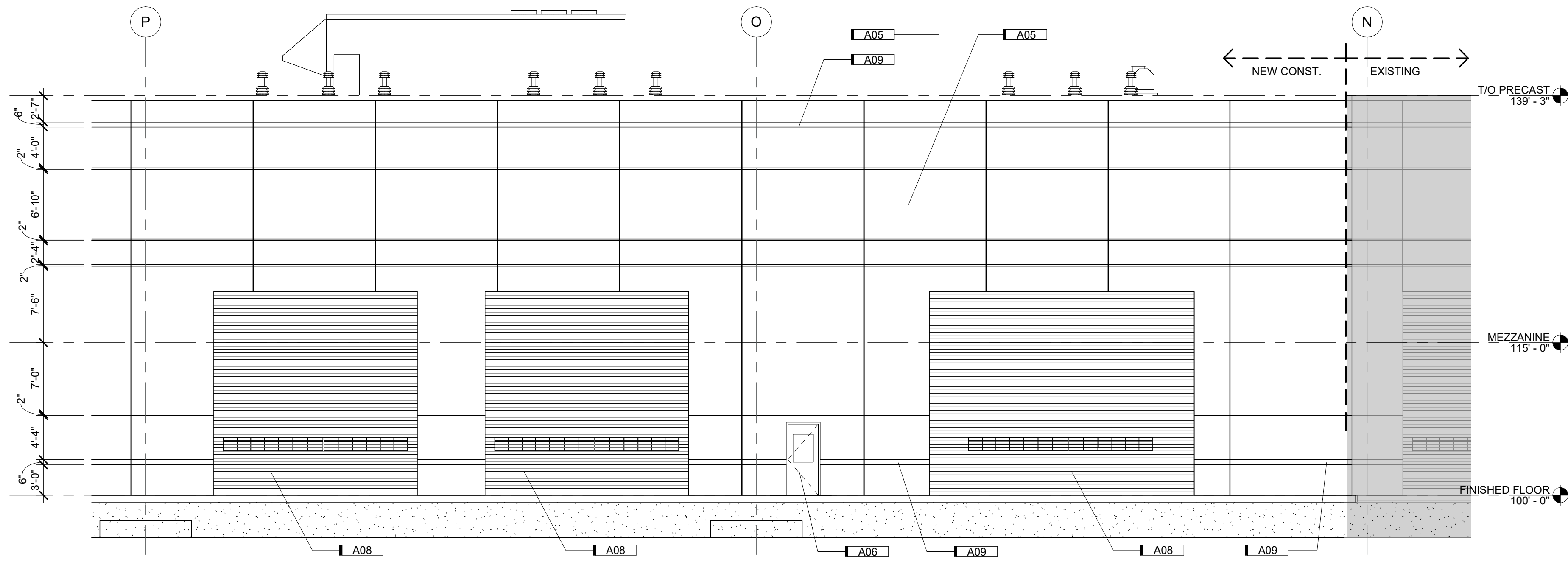
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EAST ADDITION - SOUTH EXTERIOR ELEVATIONS		PROJECT NO.	
B40 2023 EAST EXPANSION		UNIT CODE	
JOHN DEERE DIS MOUNTS WORKS		NX	
825 SW Invesdale Drive Alkney, IA 50023		LOCATION CODE	
		NX01	
		BUILDING NO.	
		40	
		LEVEL	
		L1	
		CATEGORY	
		A	
		DRAWING NO.	
		15	
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1 ADDITION - NORTH ELEVATION
1/16" = 1'-0" 0' 24'



2 ADDITION - NORTH ELEVATION - Callout 1
1/8" = 1'-0" 0' 12'

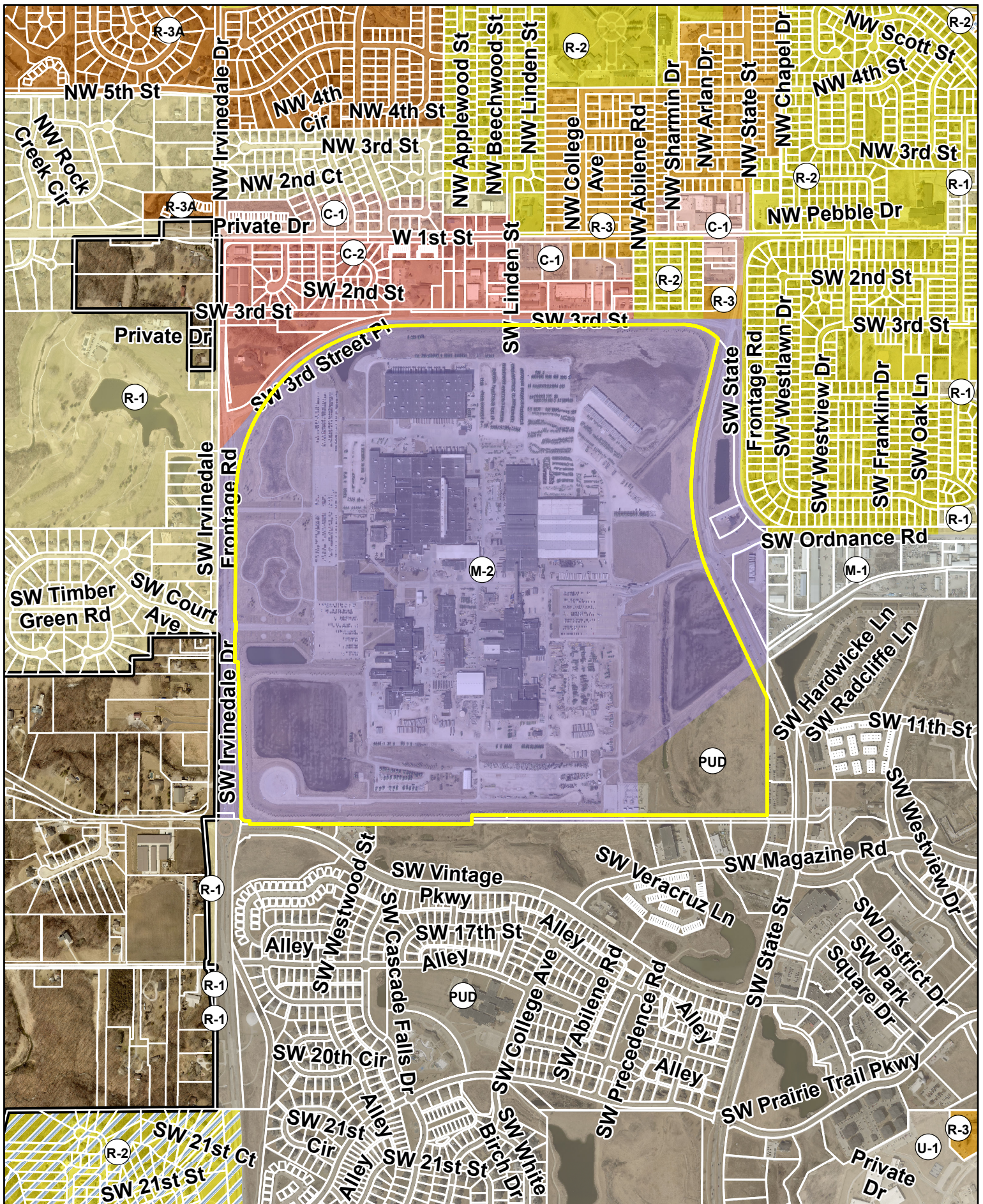


3 ADDITION - NORTH ELEVATION - Callout 2
1/8" = 1'-0" 0' 12'

KEYNOTE LEGEND	
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A05	PREFINISHED METAL COPING, TYP. MATCH EXISTING SPARTAN BRONZE.
A06	INSULATED HOLLOW METAL PERSONNEL DOOR, MATCH EXISTING SPARTAN BRONZE.
A08	INSULATED METAL COILING DOOR, SPARTAN BRONZE.
A09	THIS HORIZONTAL REVEAL (FORMING A CONTINUOUS BAND ALONG THE BUILDING); MATCH BROWN COLOR BAND FROM SAME VERTICAL LOCATION ON EXISTING BUILDING.

PRELIMINARY NOT FOR CONSTRUCTION

SHIVEHATTERY ARCHITECTURE+ENGINEERING 4125 Westown Pkwy, Suite 100 West Des Moines, Iowa 50266 515.281.1111 www.shivehattery.com Iowa Illinois Indiana Nebraska ALL RIGHTS RESERVED. THIS DRAWING RESERVED.		DEERE & COMPANY MOLINE, IL SCALE: As indicated DESIGNED FOR CITY OF BENTLEY, IL 6/17/2023 DRAWN BY: V. Miller CHECKED BY: J. Chubb APPROVED BY: J. Applegate © Copyright Deere & Company	
TITLE EAST ADDITION - NORTH EXTERIOR ELEVATIONS		PROJECT NO. NX	
LOCATION CODE NX01		BUILDING NO. 40	
LEVEL L1		CATEGORY A	
DRAWING NO.		DRAWING NO.	
PRINTED: 11/7/2023 10:34:42 AM		16	



N



1 inch = 1,112 feet

Date: 4/25/2023

John Deere Building 40 Expansion Site Plan - Zoning Map



PLAN AND ZONING COMMISSION

May 2, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

Convert nontaxable right-of-way into taxable property.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1, containing 1.90 acres (+/-).

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Letter of Request
 Vacation Plat



N



1 inch = 400 feet

Date: 4/26/2023

Crosswinds Business Park Plat 1 - ROW Vacation



*Plan & Zoning Commission
Staff Report*

Meeting Date: May 2, 2023

Agenda Item: Crosswinds Business Park Plat 1 – Right-of-Way Vacation
Report Date: April 26, 2023
Prepared By: Bryan Morrissey *EJC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request to vacate a portion of public right-of-way described as Lot B, Crosswinds Business Park Plat 1, containing 1.90 acres (+/-).

Discussion

The City has received a request to vacate a portion of public right-of-way located within Crosswinds Business Park Plat 1. The subject right-of-way was originally deeded to the City with the approval of Crosswinds Business Park Plat 1 in 2019. At the time, the purpose of the right-of-way was for the anticipated extension of SE Crosswinds Drive, a recreational trail, and water main. As development in the Crosswinds area progressed, the future alignment of SE Crosswinds Drive was modified with the extension of SE Convenience Boulevard. The purpose of the requested vacation is to allow for adjustments to the surrounding parcels in the area. Only the westerly 54' of the right-of-way is being vacated while the easterly 30' is being retained by the City for the existing trail and water main.

Chapter 153.02 of the Ankeny Municipal Code: *"Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Plan and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission."*

City staff has reviewed the vacation request, and has determined that the vacation request is appropriate.

April 14, 2023

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

RE: RIGHT-OF-WAY VACATION REQUEST
CROSSWINDS BUSINESS PARK PLAT 1, STREET LOT B
PART OF SECTION 7, T.79N., R.23W.
ANKENY, IOWA
S&A Project No. 123.0504.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Legacy Cutler, LLC, Legacy Reichardt, LLC, and Legacy Housby, LLC, as the Property Owners, please find accompanying the Right-of Way Vacation Plat for the westerly 54-feet of Street Lot B, Crosswinds Business Park Plat 1.

This right-of-way was originally platted and dedicated to the City of Ankeny as a proposed 84-foot wide right-of-way for the extension of SE Crosswinds Drive with a water main and recreational trail constructed in the easterly portion of the right-of-way. As development commenced the planned roadway alignment of SE Crosswinds Drive was altered with the extension of SE Convenience Blvd. along the northerly portion of Outlot "X", Crosswinds Business Park Plat 1. With this realignment and connection into SE Convenience Blvd. and ultimate extension south to SE 90th Street, the entire Street Lot B right-of-way was not required for a roadway extension. After review with Staff, the easterly 30-feet is being retained by Ankeny for the existing water main and recreational trail.

Submittal Materials are as follows:

1. Letter of Request to Vacate a portion of Right-of-Way,
2. Five (5) copies of the Right-of-Way Vacation Plat with legal descriptions, and
3. Vacation Request Application fee of \$360.00.

Please include the Right-of-Way Vacation request into the review and approval process. Please let me know if you have any question or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Brent K. Culp

Enclosure

cc: Tim Hogan, Hogan Law Office (w/enclosures emailed)
file (electronic)

A PART OF STREET LOT B, CROSSWINDS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, CITY OF ANKENY, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "X"; THENCE NORTH 41°53'48" EAST ALONG THE EAST LINE OF SAID OUTLOT "X", 42.82 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 180.00 FEET, WHOSE ARC LENGTH IS 17.67 FEET AND WHOSE CHORD BEARS NORTH 05°04'14" WEST, 17.66 FEET; THENCE NORTH 07°52'54" WEST CONTINUING ALONG SAID EAST LINE, 1298.41 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 838.50 FEET, WHOSE ARC LENGTH IS 173.24 FEET AND WHOSE CHORD BEARS NORTH 01°57'33" WEST, 172.93 FEET TO THE SOUTHEAST CORNER OF AN ACQUISITION PLAT FILED IN BOOK 19104, PAGE 361 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 88°50'18" EAST, 54.07 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 784.50 FEET, WHOSE ARC LENGTH IS 164.72 FEET AND WHOSE CHORD BEARS SOUTH 01°51'46" EAST, 164.41 FEET; THENCE SOUTH 07°52'54" EAST, 1353.47 FEET TO THE SOUTH LINE OF SAID STREET LOT B; THENCE SOUTH 88°29'03" WEST ALONG SAID SOUTH LINE, 88.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.90 ACRES (82,593 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1 M&P	5°37'25"	180.00'	17.67'	8.84'	N5°04'14"W 17.66'
C2 M	11°50'15"	838.50'	173.24'	86.93'	N1°57'33"W 172.93'
C3 M	12°01'48"	784.50'	164.72'	82.66'	S1°51'46"E 164.41'
C4 M&P	19°01'58"	754.50'	250.63'	126.48'	S1°38'21"W 249.48'
C5 M&R	6°11'08"	838.50'	90.52'	45.30'	S7°03'08"W 90.48'
C6 M&P	9°13'56"	573.00'	92.33'	46.27'	S12°29'53"E 92.23'
C7 M&P	18°01'22"	838.50'	263.76'	132.98'	S1°08'01"W 262.67'

A circular seal for a Professional Land Surveyor in the State of Iowa. The outer ring contains the text "LICENSED PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, flanked by two stars. The center of the seal contains the name "ERIN D. GRIFFIN" and the license number "19710".

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.

Erin D. Griffin, PLS	Date
License Number	19710
My License Renewal Date is December 31, 2023	
Pages or sheets covered by this seal:	
Sheet 1 of 1	

[illegible]

LAT 1

PT. STREET LOT B, CROSS
RIGHT-OF-WAY VACATION PLAT

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |



SNYDER
& ASSOCIATES

Project No: 123.0504.01

Sheet 1 of 1

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
PT. STREET LOT "B"
CROSSWINDS BUSINESS PARK PLAT 1
SEC. 07-79-23

REQUESTED BY:
LEGACY CUTLER, LLC, LEGACY HOUSBY, LLC &
LEGACY REICHARDT, LLC

OWNER

LEGACY CUTLER, LLC
LEGACY HOUSBY, LLC
LEGACY REICHARDT, LLC
1305 50TH ST.
WEST DES MOINES, IA 50266-1705

AREA SUMMARY

GROSS AREA: 1.90 ACRES (82,593 SF) 04/10/2023

DATE OF SURVEY

BASIS OF BEARING

THE EAST LINE OF OUTLOT "X", CROSSWINDS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, IS ASSUMED TO BEAR NORTH 07°52'54" WEST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

FEATURES

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Vacation Line

FOUND

SET

V:\Projects\2023\123_0260_01\CADD\1230260 VACN.dwg AUSTIN DAVENPORT. 22X34 EXHIBIT L. 2023/04/14. 7:18 AM. ANSI FULL BLEED B (17.00 X 11.00 INCHES)