



Meeting Agenda

Plan and Zoning Commission

Tuesday, April 19, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, 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 April 19, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the April 5, 2022 minutes of the Plan and Zoning Commission meeting.

2. The Reserve at the Grove Plat 1 Final Plat

Consider MOTION to recommend City Council approval of The Reserve at the Grove Plat 1 Final Plat; and recommend City Council authorization of cost-participation for 8-foot sidewalk and removal and replacement of ramps in the amount estimated to be at \$9,713.50.

3. 320 NW College Avenue - Faith Baptist Storage Building Site Plan

Consider MOTION to approve the site plan for 320 NW College Avenue, Faith Baptist Storage Building.

4. 1020 E 1st Street - 7 Brew Drive-Thru Coffee Site Plan

Consider MOTION to approve the site plan for 1020 E 1st Street, 7 Brew Drive-Thru Coffee.

5. 5000 NE Bellagio Drive - Bellagio Park Improvements Site Plan

Consider MOTION to approve the site plan for 5000 NE Bellagio Drive, Bellagio Park Improvements.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #5.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

Public Hearings are held during Plan and Zoning's regular meetings. The Chairperson opens the hearing with a statement of the subject being considered and asks if there is anyone present who wishes to speak for or against the proposed item. The Chairperson may require a time limit on the number of minutes each member of the public may speak, normally five minutes. Members of the public who wish to speak will be requested to step forward to the podium and must state their name and address. At the conclusion of all public testimony and questions and comments from the Commission on a subject, the public hearing will be closed and the item will be placed on the next agenda for the next regular meeting. At that meeting City Staff will present their report and the Commission will deliberate and act on the subject.

6. ATI Ankeny Industrial LLC request for voluntary annexation into the City of Ankeny

Consider MOTION to close the public hearing, and receive and file documents.

H. BUSINESS ITEMS:

7. Request to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land LLC from Low Density Residential to Medium Density Residential use classification

Consider MOTION to recommend City Council approval of the request by Hardship Land LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hardship Land LLC from Low Density Residential to Medium Density Residential.

8. Request to rezone property owned by Hardship Land LLC from R-1, One-Family Residence District, to R-3 Multiple Family Residence District

Consider MOTION to recommend City Council approval of the request by Hardship Land LLC to rezone Area A from R-1, One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Consider MOTION to recommend City Council approval of the request by Hardship Land LLC to rezone Area B from R-1, One Family Residential District to R-3 Multiple Family Residence District, restricted to single family.

I. OLD BUSINESS:

J. REPORTS:

1. April 18, 2022 City Council Report - Staff
2. Director's Report
Tentative agenda items for May 3, 2022
3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

May 2, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

 [Print](#)

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 April 5, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, April 5, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the April 5, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Rapp to approve the April 5, 2022 agenda without amendments. Second by T.Ripper. All voted aye.
Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the March 22, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. 1200 NW 36th Street - Aspen Ridge Foot/Ankle Clinic Site Plan

Motion to approve the site plan for 1200 NW 36th Street, Aspen Ridge Foot/Ankle Clinic, subject to City Council approval of all necessary easements and public improvement documents.

Item #3. 5001 NW 18th Street - Ankeny Elementary #12 Site Plan

Motion to approve the site plan for 5001 NW 18th Street, Ankeny Elementary #12, subject to City Council approval of the storm water management facility maintenance covenant and permanent easement agreement; City Council authorizing the Mayor to sign a development agreement for the installation of a potential future traffic signal at the intersection of NW 18th Street and NW Spruce Drive; and a cost participation request for the extension of eight-foot sidewalk along NW Abbie Drive, in an amount estimated to be \$8,675.62.

Item #4. 6550 SE Four Mile Drive - Four Mile Distribution Center North Site Plan

Motion to approve the site plan for 6550 SE Four Mile Drive, Four Mile Distribution Center North, subject to staff approval of the associated public improvement plans and City Council approval of the associated contract, bonds, and easement documents.

Item #5. 5825 SE Delaware Avenue - Peterbilt of Des Moines Modified Pylon Sign

Motion to approve the modified pylon sign for Peterbilt of Des Moines at 5825 SE Delaware Avenue, adjacent to the Interstate 35 right of way.

Motion by L.West to approve the recommendations for Consent Agenda Item #1 - #5. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item # 6. Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land, LLC from Low Density Residential to Medium Density Residential use classification

Item #7. Request to rezone property owned by Hardship Land, LLC from R-1 One Family Residential District to R-3 Multiple-Family Residence District

L.Hutzell reported that Hardship Land, LLC is requesting to amend The Ankeny 2040 Comprehensive Plan, Figure 12.10, Future Land Use Plan Map and to rezone property generally located in the NW quadrant of Ankeny. She stated that the amendment to the Future Land Use Plan Map would consist of a 17.6-acre parcel of land generally located south of NW 36th Street and east of NW Weigel Drive. She presented an aerial map showing the specific land area to the Commission. L.Hutzell said the current future land use designation for this area is Low Density Residential and the property owner is proposing to modify this to Medium Density. She further said that the surrounding properties are designated at High Density and Medium Density Residential to the east; Mixed Use to the west, and Low Density to the north and south.

L.Hutzell further reported that the applicant is requesting to rezone a total of 80.8 acres represented as Area A and Area B. The subject areas are zoned R-1 and generally located south of NW 36th Street and east of NW Weigel Drive. She stated that Area A of the proposed rezoning consists of 17.6 acres. Their request is to rezone the property from R-1 One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre. The proposed rezoning for Area A does not currently align with the Ankeny Plan 2040 Future Land Use Map as this area is currently identified as Low Density Residential, which is the reason the applicant is requesting the Future Land Use Map Amendment. L.Hutzell stated that the applicant is also requesting to rezone Area B, the remaining 63.2 acres, from R-1, One-Family Residential District to R-3, Multiple-Family Residence District, restricted to single family residential. The proposed rezoning for Area B aligns with the Ankeny Plan 2040 Future Land Use Map and is identified as Low Density Residential. For both Area A and Area B, she noted that the surrounding properties to the west and south are zoned R-1, properties to the east are zoned R-3, Multiple-Family Residence District and R-3, Multiple-Family Residence District, restricted to single family residential. She said the applicant has submitted the required rezoning petitions for both Area A and Area B. Notification for both the land use amendment and rezoning were mailed to all properties within 350' of the subject area, a legal notice was posted in the Des Moines Register, and public notification signage was posted on the property. Staff will present a full staff report at the next Plan and Zoning Commission meeting on April 19, 2022.

G.Hunter asked if there was a reason why the SE quadrant of land at the NW Weigel Drive and NW 36 Street intersection was planned as low density in the comprehensive plan. E.Jensen said they will look into it and provide some information at the next meeting.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale on behalf of Hardship Land, LLC commented that the developer is looking for some diversification of housing within the area. Their thought is to have some multi-family residential, probably more of a townhome product, along the NW 36th Street and NW Weigel Drive corridor and then transitioning into single family homes as they move toward the south.

Steven Kamps, 2355 NW 126th Avenue, Polk City, said he is a land owner and is concerned about water drainage. He shared that there are three county mains that run in this parcel of ground into Rock Creek. He noted that they run approximately 5-miles to the north and 5-miles to the east or west for farm ground drainage. He shared that at the outlet, there is a 36-inch tile, a 30-inch tile and a 24-inch tile. He is concerned about what will happen to their field water and is just looking for some answers so they know what is going to happen.

T.Rapp asked Steven Kamps if he has a map of the tile system. He responded that he has one for District 17.

Julie Nelson, 3611 NW Reinhart Drive, Ankeny said that her property on NW Reinhart Drive is zoned R-3 and asked what the difference is between R-1 and R-3. E.Jensen responded that the differences are essentially density/lot sizes (bulk regulations). He said her property is zoned R-3, restricted to single-family residential, which is exactly the same as is being requested on Area B. She confirmed with Staff that Area B would be single-family homes only and Area A could be townhomes. Julie Nelson then asked about the small parcel, which is just south of her property and east of Area B. She understood that the area may potentially be used as a small city park or it may go undeveloped. She asked if staff had any knowledge of what the usage may be in the small southeast parcel of Area B. E.Jensen said as the developer gets further into developing the ground, staff would have a better idea. The potential future development of this property was further discussed between staff and Ms. Nelson. Julie Nelson commented that since she now has a better understanding, she is okay with the zoning request as presented. She said there were concerns from neighbors that if Area B were to involve multi-family homes, there would be a great increase in traffic. She asked if it was a fair assumption that Area B will be single-family homes and basically an extension of the neighborhood that they currently have. Staff agreed.

Craig Griffieon, 11655 NE 6th Street, Ankeny asked staff what the reasoning was for changing from R-1 to R-3 zoning. G.Hunter said anytime property is annexed into the City it comes in as R-1. As the land develops, and in this case, the developer is looking to get a slightly higher density of buildings within the development. Craig Griffieon asked if R-3, restricted to 10 units per acre is apartments or townhomes. E.Jensen said generally, there are not many apartment projects with 10 units per acre. It is generally townhomes that are developed with that restriction and he shared that the R-3, restricted to 10 units per acre only applies to Area A. Craig Griffieon said he owns the property just north of Area A and he is concerned about the extra traffic on NW 36th Street.

Craig Griffieon also said he is concerned about drainage District 14, as both of the tiles run through his property. He said they have had troubles in the last four to five years with beaver dams plugging up the outlets where it dumps into Rock Creek. His concern is what will be done with the water and where it will go. He wants to make sure it drops out at the end of the tile and not run into a pond, which would back the tile up on his property. T.Rapp asked if he had any drainage maps. Craig Griffieon said yes, he could provide them to the city.

Motion by T.Rapp to close the public hearing, and receive and file documents for the request to amend the Future Land Use Map, Harmon Property Rezoning Area A and Harmon Property Rezoning Area B. Second by L.West. All voted aye. Motion carried 6 – 0.

G.Hunter explained that at the next meeting on April 19, 2022, Staff will come back with a staff report to address the questions raised and the Commission will then make their recommendation to the City Council.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the March 21, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the April 19, 2022 Plan and Zoning Commission meeting, the March 2022 Building Permit Report and said that there will be a public hearing at the next meeting on a request to annex land near the southeast quadrant of Ankeny.

E.Jensen announced that this is Associate Planner Ruth Hulstrom's final meeting, as she has taken a new position in Wisconsin. He expressed his appreciation for her service to the community.

Commissioner's Reports

The Commission congratulated Ruth and wished her well on her new endeavors.

T.Rapp thanked Laura Hutzell for her work on the Hardship Land, LLC project.

MISCELLANEOUS ITEMS

April 18, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 6:56 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

The Reserve at the Grove Plat 1 Final Plat

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: **Yes**

Cost-participation request for 8-foot sidewalk and removal and replacement of ramps in the amount estimated to be at \$9,713.50.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

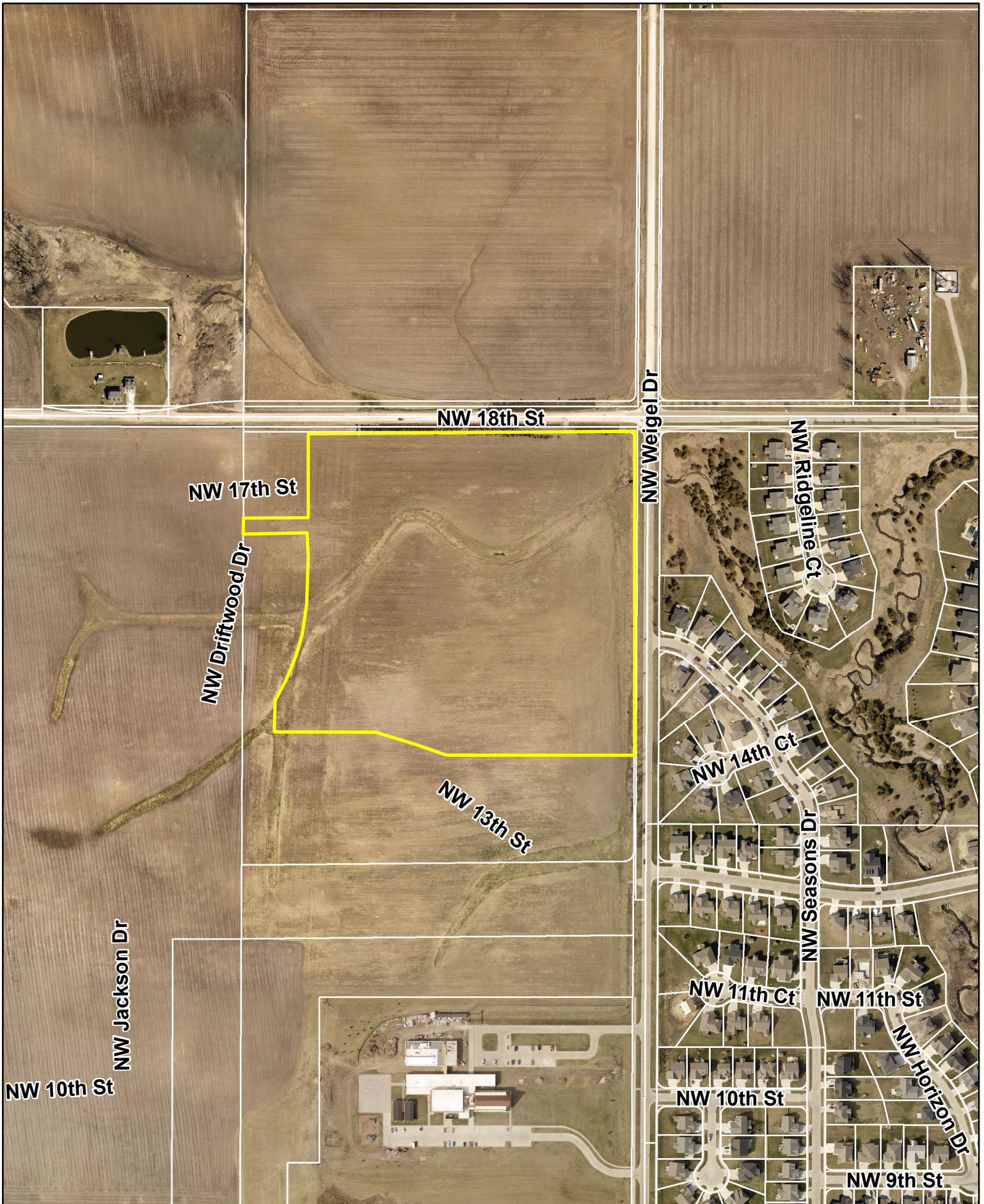
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of The Reserve at the Grove Plat 1 Final Plat; and recommend City Council authorization of cost-participation for 8-foot sidewalk and removal and replacement of ramps in the amount estimated to be at \$9,713.50.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



1 inch = 400 feet
Date: 3/31/2022

**The Reserve at the Grove
Plat 1**



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: The Reserve at the Grove Plat 1 – Final Plat
Report Date: March 31, 2022
Prepared by: Jake Heil
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of The Reserve at the Grove Plat 1 Final Plat; and recommend City Council authorization of cost-participation for 8-foot sidewalk and removal and replacement of ramps in the amount estimated to be at \$9,713.50.

Project Summary:

The Reserve at the Grove Plat 1 is a proposed 21.27-acre (+/-) plat located in the southwest corner of the NW Weigel Drive and NW 18th Street intersection. This plat was part of Grove Landing Plat 1 as Outlot Y. The subject plat creates 54 single-family lots, three street lots, a stormwater management area, an outlot for future development and shows associated utilities and easements. The proposed plat is in general conformance with the Grove Landing PUD that was approved by the City Council February 15, 2021.

Project Report:

- Streets:** Access to the plat is provided from the north and east via NW Savannah Drive. The proposed development also extends NW 17th Street west intersecting with NW Savannah Drive. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** 8-inch water main will be extended along NW Savannah Drive, connecting to the 12-inch water mains along NW Weigel Drive to the east and NW 18th Street to the north. The existing 8-inch water main will be extended east along NW 17th Street.
- Sewer:** 8-inch sanitary sewer main will be extended NW Savannah Drive from the 10-inch main along NW Weigel Drive. The existing 8-inch sanitary sewer will also be extended east along NW 17th Street. Sanitary sewer in the proposed development will convey off-site to the east and ultimately into the Rock Creek trunk sewer.
- Drainage:** Stormwater for this plat will flow to the stormwater detention pond in Outlot X. Stormwater will then convey from this detention pond to the north and east to Rock Creek, which eventually drains south and west towards the Saylorville Reservoir.
- Parkland:** The parkland dedication requirement for the Reserve at the Grove Plat 1 is 1.02 acres, but parkland is not proposed with this plat. The developer dedicated 8.1 acres of parkland with the Grove Landing Plat 2 final plat.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: The Reserve at the Grove Plat 1
NAME OF OWNER/ DEVELOPER: Greenland Homes Inc

GENERAL INFORMATION:

PLAT LOCATION: West of NW Weigel Drive; south of NW 18th Street.
SIZE OF PLAT: 21.27 acres
ZONING: Grove Landing PUD

LOTS:

NUMBER: 54 single-family lots; 3 street lots
SIZE/DENSITY: 2.54 units per acre
USE: Residential
BUILDING LINES: Single Family
Front: 25' min
Rear: 30'
Side: 5' min. one side, 10' total
Lot Width: 50' min
Lot Area: 5,000 SF min

PARK SITE DEDICATION:

The parkland dedication requirement for the Reserve at the Grove is 1.02 acres. The developer has dedicated 8.1 acres of parkland with the Grove Landing Plat 2 final plat. The total park dedication for the Grove Landing PUD is estimated at 10.2 acres.

ADJACENT LANDS:

NORTH: R-3; Multiple Family Residence District and C-1; Neighborhood
Retail Commercial District (Savannah at Ankeny)
SOUTH: Grove Landing PUD (Plat 1)
EAST: R-1; One Family Residence District
WEST: Grove Landing PUD (Plat 1)

STREET DEVELOPMENT:

NAME: NW Savannah Drive
LENGTH: Approximately 1,069'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

NAME: NW 17th Street
LENGTH: Approximately 844'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 21.27 acres of developable land X 990 gal. per day/pers.= 21,057.3 GPD

WRA CAPACITY: 11.2 MGD; current daily avg. 4.4 MGD

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Saylorville Reservoir Drainage Area.

WATER SYSTEM:

USAGE: 54 units X 3 pers. per house X 100 gal. per day/person = 16,200 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



April 14, 2022

Planning and Zoning Commission & City Council
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: THE RESERVE AT THE GROVE
FINAL PLAT AND CONSTRUCTION DRAWING RESUBMITTAL
S&A PROJECT NO. 121.0358.01

Dear Honorable Mayor, City Council Members, & Planning and Zoning Commission:

On behalf of Greenland Homes, please find accompanying the revised Construction Drawings and Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The development is proposed for 54 single-family lots and two Outlots with associated utility and site infrastructure. Upon approval, construction is proposed to begin in the Spring of 2022.

Please find accompanying the following items:

- 6 copies of the Final Plat
- 2 copies of the Construction Drawings
- 2 copies of the response letter
- \$240 application fee

In keeping with City policy, we respectfully request cost participation in the following amounts along NW Weigel Drive:

- \$7,213.50 for upsizing 687 LF to an 8-foot wide trail
- \$2,500 for removal and replacement of existing sidewalk ramps

Please feel free to contact me at your convenience should you have any questions or comments. Thanks.

Sincerely,
SNYDER AND ASSOCIATES, INC.

Eric D. Cannon, P.E.

Cc: Corey Kautz, Greenland Homes Inc
File

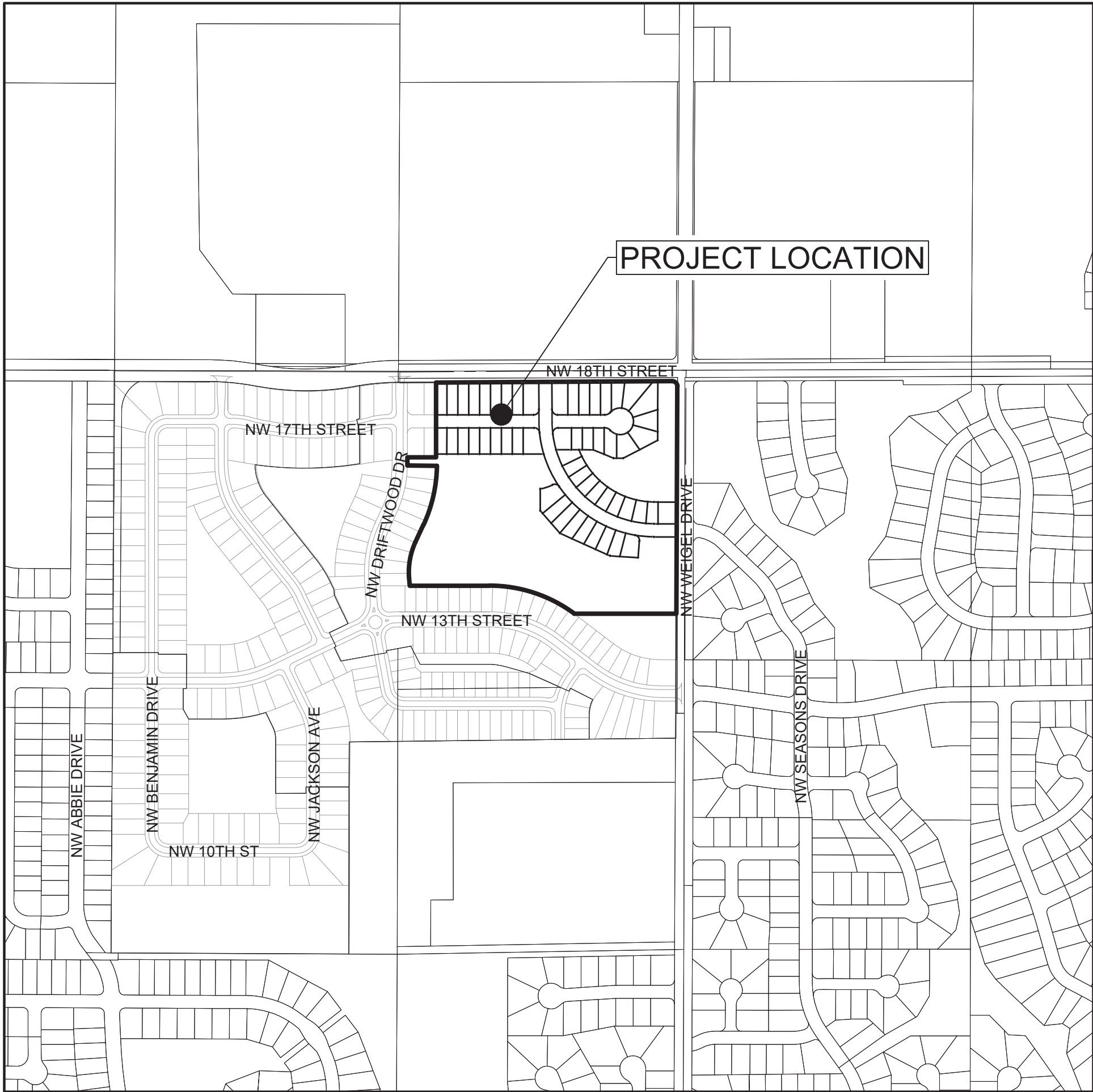
THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

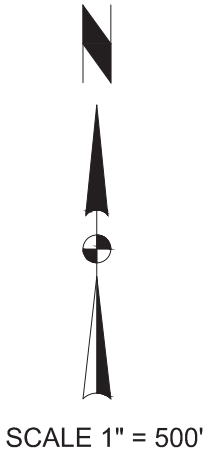
AREA ABOVE RESERVED FOR RECORDER'S STAMP.

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN 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:
OUTLOT "Y"
GROVE LANDING PLAT 1
SEC. 16-80-24
REQUESTED BY:
GREENLAND HOMES INC.



VICINITY MAP



PLAT DESCRIPTION

OUTLOT "Y", GROVE LANDING PLAT 1, AN OFFICIAL PLAT,
LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

OWNER/APPLICANT

GREENLAND HOMES INC
1680 SW ANKENY ROAD, STE 2A
ANKENY, IA 50023
CONTACT: COREY KAUTZ
PHONE: 515-865-2546

ZONING

GROVE LANDING P.U.D.

AREA SUMMARY

GROSS AREA = 21.27 ACRES (926, 695 S.F.)

BULK REGULATIONS SINGLE FAMILY:

FRONT YARD SETBACK = 25' MIN.
SIDE YARD SETBACK = 5' MIN. ONE SIDE, 10' TOTAL
REAR YARD SETBACK = 30' MIN.
LOT WIDTH = 50' MIN.
LOT AREA = 5,000 SF MIN.

BULK REGULATIONS TOWNHOUSE:

FRONT YARD SETBACK = 15' MIN.
SIDE YARD SETBACK = 5' MIN. ONE SIDE, 10' TOTAL
REAR YARD SETBACK = 15' MIN.
LOT WIDTH = 20' MIN.
LOT AREA = 1,000 SF MIN.

DATE OF SURVEY

MARCH 03, 2022

FEMA FIRM DESIGNATION

PANEL # 19153C018F EFFECTIVE DATE OF 2/1/2019

NOTES

- REFER TO APPROVED CONSTRUCTION DOCUMENTS FOR MINIMUM PROTECTION ELEVATIONS.
- STREET LOTS ARE TO BE DEDICATED TO THE CITY OF ANKENY.
- 8' SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF NW WEIGEL DRIVE.
- DEVELOPER WILL BE RESPONSIBLE FOR STREETLIGHT INSTALLATION.
- NO DRIVEWAY ACCESS IS PERMITTED DIRECTLY OFF OF NW 18TH STREET OR NW WEIGEL DRIVE.
- ACCESS TO LOTS 27, 28, 10, AND 43 IS NOT PERMITTED FROM SAVANNAH DRIVE.
- ALL OF OUTLOT X WILL BE UTILIZED FOR STORMWATER MANAGEMENT AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
- 25' LANDSCAPE BUFFER EASEMENT ALONG NW WEIGEL DR. AND NW 18TH STREET WILL REQUIRE 3 TREES AND 5 SHRUBS PER LOT OR EVERY 50-60 FEET. NO FENCES OR SHEDS WILL BE ALLOWED WITHIN BUFFER.



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
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:

THE RESERVE AT THE GROVE PLAT 1
FINAL PLAT
ANKENY, IA

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



Project No: 121.0358.01

Sheet 1 of 5

Sheet 1 of 5

Project No: 121.0358.01

ANKENY, IA

THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC. |



Project No: 121.0358.01

Sheet 1 of 5

Sheet 1 of 5

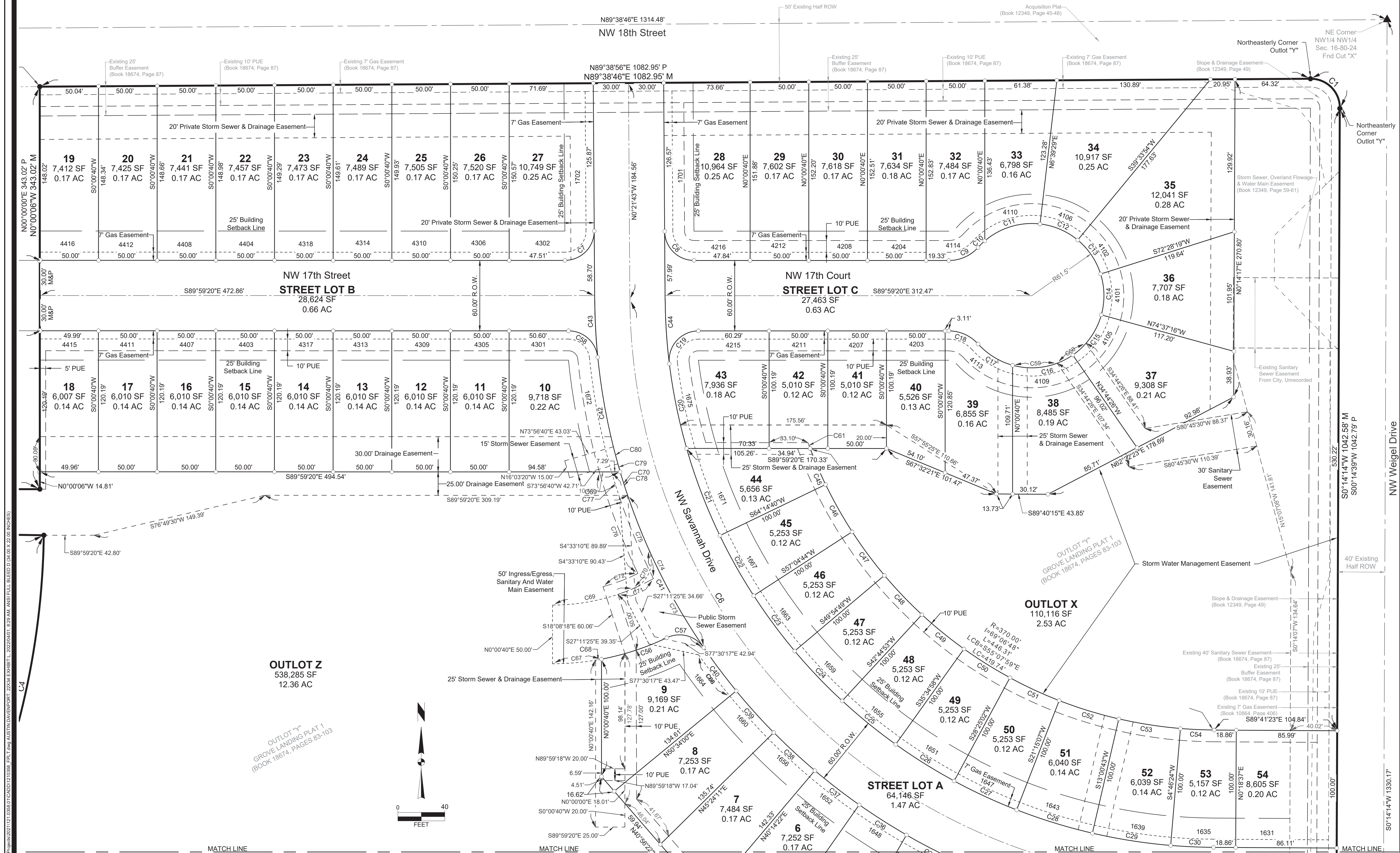
Project No: 121.0358.01

ANKENY, IA

THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC. |

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THE RESERVE AT THE GROVE PLAT 1

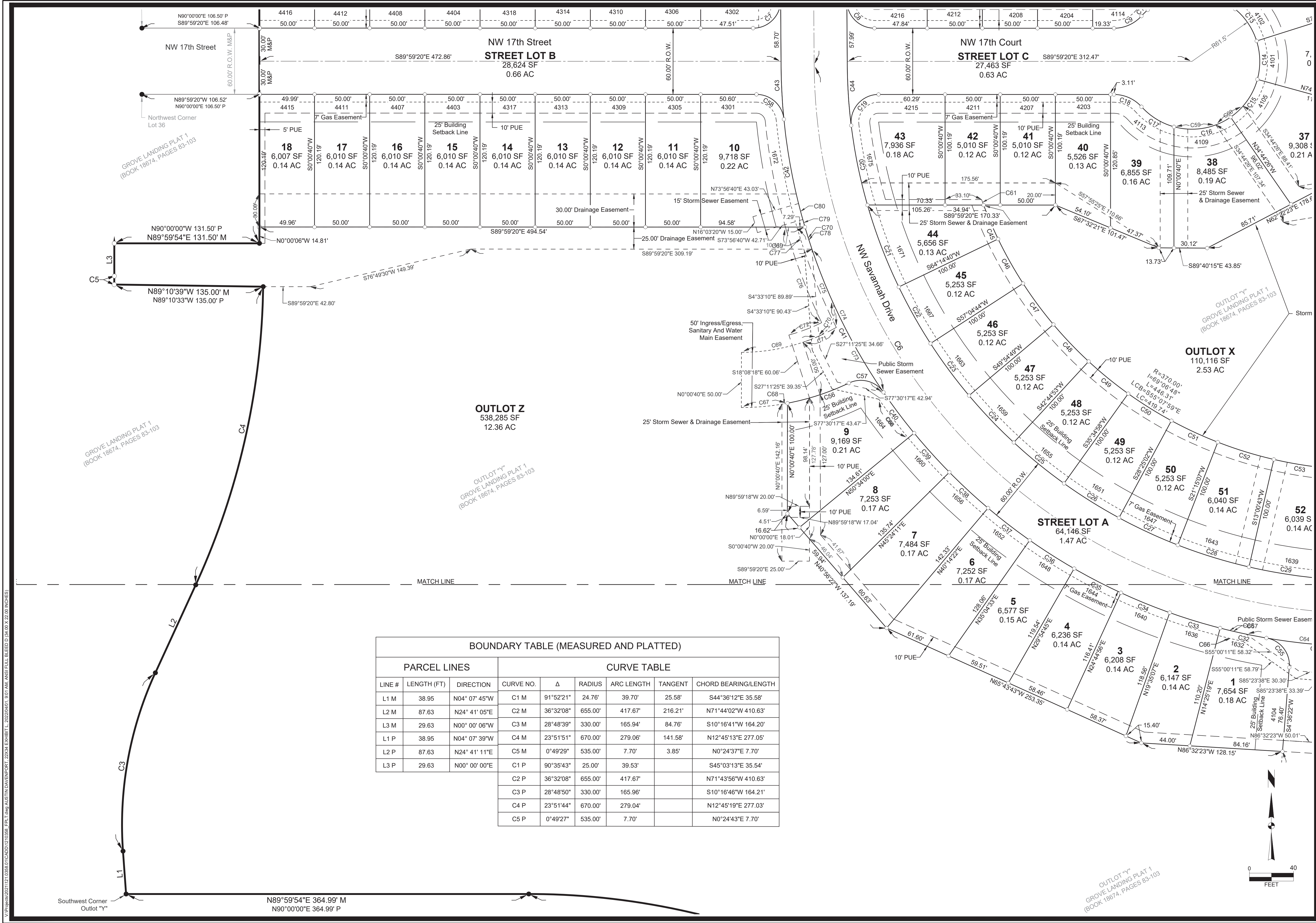




SE Corner
NW 1/4 NW 1/4
Sec. 16-80-24
Fnd Cut "X"

0 40
FEET

D:\projects\2021\121.0358\OTICADD\1210358 - FPL 2.dwg AUSTIN DAVENPORT 22X34 EXHIBIT L 20220401 9:07 AM ANSI FULL BLEED D (34.00 X 22.00 INCHES)



BOUNDARY TABLE (MEASURED AND PLATTED)								
PARCEL LINES			CURVE TABLE					
LINE #	LENGTH (FT)	DIRECTION	CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
L1 M	38.95	N04° 07' 45"W	C1 M	91°52'21"	24.76'	39.70'	25.58'	S44°36'12"E 35.58'
L2 M	87.63	N24° 41' 05"E	C2 M	36°32'08"	655.00'	417.67'	216.21'	N71°44'02"W 410.63'
L3 M	29.63	N00° 00' 06"W	C3 M	28°48'39"	330.00'	165.94'	84.76'	S10°16'41"W 164.20'
L1 P	38.95	N04° 07' 39"W	C4 M	23°51'51"	670.00'	279.06'	141.58'	N12°45'13"E 277.05'
L2 P	87.63	N24° 41' 11"E	C5 M	0°49'29"	535.00'	7.70'	3.85'	N0°24'37"E 7.70'
L3 P	29.63	N00° 00' 00"E	C1 P	90°35'43"	25.00'	39.53'		S45°03'13"E 35.54'
			C2 P	36°32'08"	655.00'	417.67'		N71°43'56"W 410.63'
			C3 P	28°48'50"	330.00'	165.96'		S10°16'46"W 164.21'
			C4 P	23°51'44"	670.00'	279.04'		N12°45'19"E 277.03'
			C5 P	0°49'27"	535.00'	7.70'		N0°24'43"E 7.70'

THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES

Project No: 121.0358.01
Sheet 4 of 5

ANKENY, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC. |

REVISION	DATE	BY
1	3-25-22	LWM

REVISOR: J. W. M. COMMENTS: REVISED AS PER CITY COMMENTS

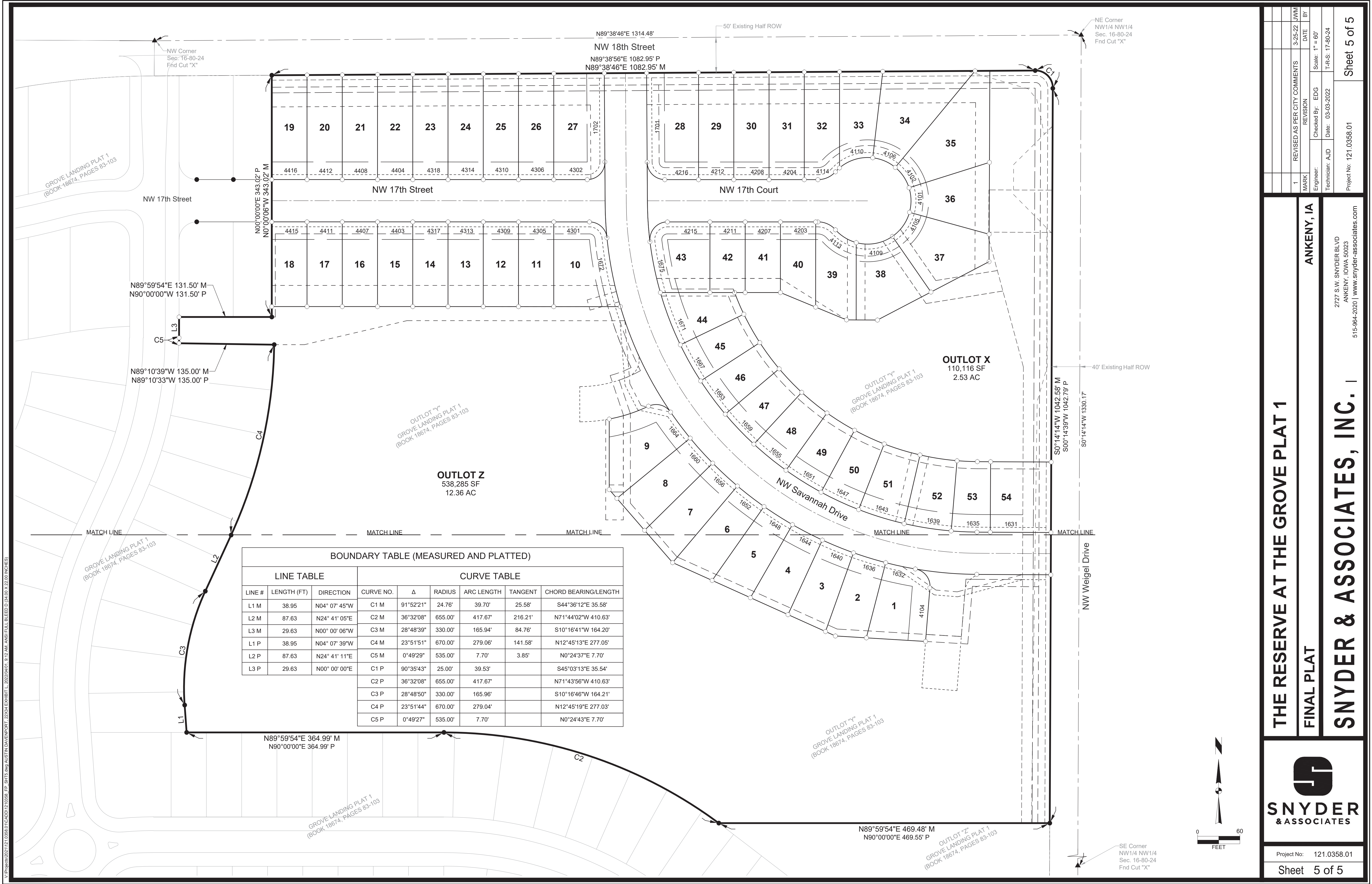
Engineer: [Signature] Checked By: EDG Scale: 1" = 40'

Technician: A.J.D. Date: 03-03-2022 T-R-S: 17-80-24

Project No: 121.0358.01

Sheet 4 of 5

V:\projects\2021\121.0358.01\GROVE PLAT 1\210358.FP SITE.dwg AUSTIN DAVENPORT 2/23/2024 01:51:12 AM. ANS FULL BLEED (34.00" X 22.00" INCHES)



BOUNDARY TABLE (MEASURED AND PLATTED)								
LINE TABLE			CURVE TABLE					
LINE #	LENGTH (FT)	DIRECTION	CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
L1 M	38.95	N04° 07' 45"W	C1 M	91°52'21"	24.76'	39.70'	25.58'	S44°36'12"E 35.58'
L2 M	87.63	N24° 41' 05"E	C2 M	36°32'08"	655.00'	417.67'	216.21'	N71°44'02"W 410.63'
L3 M	29.63	N00° 00' 06"W	C3 M	28°48'39"	330.00'	165.94'	84.76'	S10°16'41"W 164.20'
L1 P	38.95	N04° 07' 39"W	C4 M	23°51'51"	670.00'	279.06'	141.58'	N12°45'13"E 277.05'
L2 P	87.63	N24° 41' 11"E	C5 M	0°49'29"	535.00'	7.70'	3.85'	N0°24'37"E 7.70'
L3 P	29.63	N00° 00' 00"E	C1 P	90°35'43"	25.00'	39.53'		S45°03'13"E 35.54'
			C2 P	36°32'08"	655.00'	417.67'		N71°43'56"W 410.63'
			C3 P	28°48'50"	330.00'	165.96'		S10°16'46"W 164.21'
			C4 P	23°51'44"	670.00'	279.04'		N12°45'19"E 277.03'
			C5 P	0°49'27"	535.00'	7.70'		N0°24'43"E 7.70'

THE RESERVE AT THE GROVE PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES

Project No: 121.0358.01

Sheet 5 of 5

ANKENY, IA

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

1

REVISED AS PER CITY COMMENTS

3-25-22

LJWM

BY

DATE

1" = 60'

Scale:

Checked By: EDG

Engineer:

Date: 03-03-2022

T-R-S: 17-80-24

Technician: AJD

Project No: 121.0358.01

Sheet 5 of 5



PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

320 NW College Avenue - Faith Baptist Storage Building Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

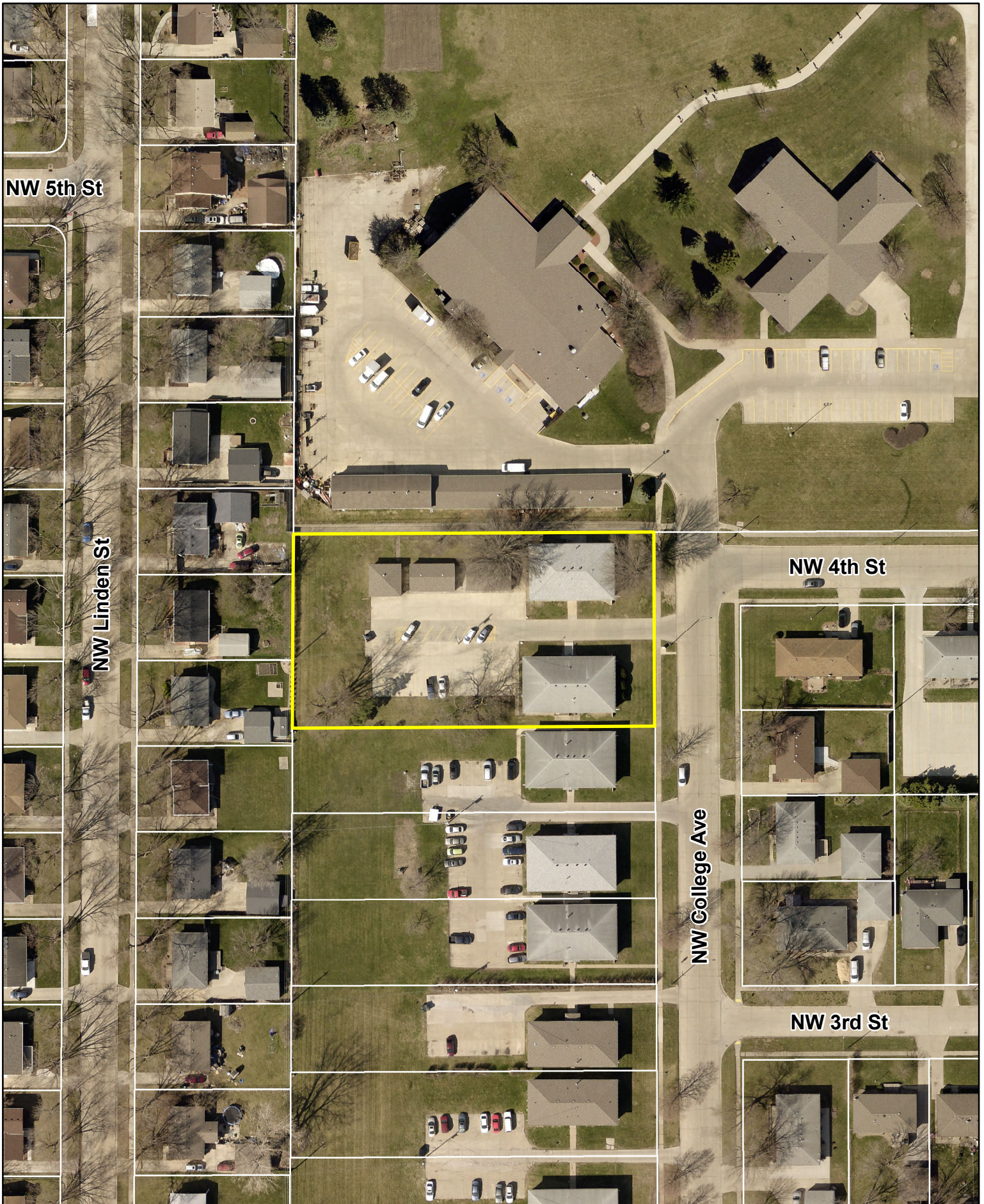
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 320 NW College Avenue, Faith Baptist Storage Building.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



N



1 inch = 100 feet

Date: 4/7/2022

**320 NW College Avenue
Faith Baptist Storage Building**

Ankeny
bringing it all together.



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: 1900 4th Street – Faith Baptist Storage Building – Site Plan
Report Date: April 14, 2022
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 320 NW College Avenue, Faith Baptist Storage Building.

Project Summary:

The subject property is located at 320 NW College Avenue and is generally located south of NW 4th Street and west of NW College Avenue. The parcel is 1.07 Acres (+/-). The site is zoned R-3, Multiple Family Residence District. The surrounding properties to the east and south are similarly zoned, properties to the north and west are zoned R-1, One Family Residence District. The disturbed area of the proposed development consists of less than an acre and includes a new 4,569 sf storage building with a new parking lot and associated site improvements.

The proposed site will maintain its sole access point on NW College Ave. Parking for the site requires 1 space per bedroom and 1 additional space for every 4 rooms. Currently there are two apartment buildings each with 8 units, which would require the site to have 20 parking spaces. The proposed site plan proposes 16 parking spaces, with additional parking to be provided by the Faith Baptist campus, just north of this site.

The proposed building will be 16 feet in height at the uppermost point, and will be constructed of split face CMU, and hardi plank lap siding and metal accents. The proposed building materials conform to Section 192.02.3.B, providing a three-foot base and over 10% primary materials on all elevations. The submitted site plan proposes the building to be located towards the north side of the site, with a drive aisle surrounding the structure and parking on the south side of the building. The site does propose a trash enclosure to be located on the west of the property. The landscaping on the proposed site plan complies with applicable regulations. Additional headlight screening was added to the southern portion of parking.

The site will utilize the existing utility services to the site. A new 6-inch water main will be extended west from the 6-inch water main along NW College Avenue, for a new fire hydrant for adequate coverage of the proposed building. New 8-inch storm sewer mains will be around the proposed building to handle storm water. These 8-inch lines connect to a new 15-inch storm sewer main that runs north along the west property boundary on to the Faith Baptist site, where it will connect to the existing 36-inch storm sewer main. From there storm water flows north and then east through a series of conduit and unnamed creeks, until it eventually flows into Rock Creek, which ultimately flows south and west into the Des Moines River.

Site Plan Worksheet
320 NW College Ave – Faith Baptist Storage Building – 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 façades are oriented to the north, south and east. The site will maintain its sole access to NW College Avenue. The proposed building and parking areas meet all code requirements and is compatible to surrounding sites.

- 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. Parking for the site requires 1 space per bedroom and 1 additional space for every 4 rooms. Currently there are two apartment buildings each with 8 units, which would require the site to have 20 parking spaces. The proposed site plan proposes 16 parking spaces, Faith Baptist Bible College will provide extra parking for residents and guests in their parking areas to the south of Patten Hall Library and north of the maintenance building, as an overflow option. The site also provides improvements for safe pedestrian and bicycle access around and through the site. Additional improvements will be made to the current sidewalk that runs along the north property boundary of the site that connects NW College Avenue to NW Linden Street to the west, which will cause a trail detour that would be limited to 5 days or less.

- 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 maintain its sole access point to NW College Avenue. The proposed site and use should not increase congestion or decrease safety 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 primary parking for the site is located on the south side of the proposed building. The proposed parking spaces meet the requirements for off street parking as stated in Chapter 194.01. Headlight screening was added to the south side of the proposed parking.

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 replacing the current trash enclosure, located in the southwest side of the site. The trash enclosure will be constructed of Split face CMU matching the base of the proposed building. The trash enclosure is towards the back of the site and is further screened by trees.

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.**

New 8-inch storm sewer mains will be around the proposed building to handle storm water. These 8-inch lines connect to a new 15-inch storm sewer main that runs north along the west property boundary on to the Faith Baptist site, where it will connect to the existing 36-inch storm sewer main. From there storm water flows north and then east through a series of conduit and unnamed creeks, until it eventually flows into Rock Creek, which ultimately flows south and west into the Des Moines River.

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 utilize the existing utility services to the site. A new 6-inch water main will be extended west from the 6-inch water main along NW College Avenue, for a new fire hydrant for adequate coverage of the proposed building.

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. The proposed site plan removes existing landscaping only where necessary.

B. Building Design

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

The proposed building maintains the established scale of neighboring buildings and sites.

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

The proposed building materials include split face CMU, and hardi plank lap siding and metal accents. These proposed materials meet the design standards set out in the code and will maintain the established design relationship with neighboring buildings and sites.

- 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.**

There are no proposed mechanical equipment, storage or service yards that need screening.

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

The proposed building compliments the design and materials used on the site and adjacent sites.

C. Signs

No signage improvements or additions are included in this proposed 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 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 location of the building is toward the middle north side of the site. The proposed building and site development match the neighboring building and uses.

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 façade is compatible with the surrounding neighborhood.

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 8, 2022



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

**Re: 320 NW College Ave - Faith Baptist Storage Unit Building
DGR File #272024**

Dear Plan and Zoning Commission:

On behalf of Faith Baptist Bible College, as owner and developer, we respectfully submit this Site Plan and accompanying documents to be placed on the next Plan and Zoning Commission agenda for review and approval on April 19, 2022. These submittal documents have been prepared in accordance with the City of Ankeny's code and supplemental specifications to SUDAS.

This submittal contains plans and documents for the site improvements proposed at the property located at 320 NW College Avenue. The proposed improvements include removal of 3 existing garages, construction of a 4610 square-foot storage unit building for College use, and associated site improvements including grading, utility installation, and concrete paving.

As requested, we have addressed all items from the Technical Review Committee through plan revisions and communications with the City of Ankeny staff.

Please find the following documents comprising this Site Plan submittal:

- 2 copies of the Tech Review response letter indicating how comments have been addressed
- 6 full-size copies of the Site Plan
- 6 full-size copies of the colored building elevations
- 1 signed copy of the Drainage Report

Sincerely,

DGR Engineering

A handwritten signature in blue ink, appearing to read 'Kevin Puhl', written over the printed name.

Kevin Puhl, P.E.

KMP:kmp

Enclosures

RECEIVED

APR 08 2022

CITY OF ANKENY



faith Baptist Bible College
and Theological Seminary

WITH THE WORD
TO THE WORLD

To whom it may concern,

It is my understanding that the proposed project in the parking lot area behind 316/320 NW College Ave. will have 16 parking spaces instead of the 20 spaces that would normally be required.

Permission is hereby granted for residents and guests of the aforementioned apartments to utilize the parking areas to the south of Patten Hall Library, (building 11) and to the north of the maintenance building (building 14) on the campus of Faith Baptist Bible College, as an overflow option.

Sincerely,

A handwritten signature in black ink, appearing to read "Curt Fincham", with a long horizontal flourish extending to the right.

Curt Fincham
Facilities Director
Faith Baptist Bible College
Ankeny, IA

PROJECT INFORMATION

APPLICANT

FAITH BAPTIST BIBLE COLLEGE & THEOLOGICAL SEMINARY
CURT FINCHAM
1900 NW FOURTH STREET
ANKENY, IA 50023
PHONE: (515) 964-0601

PROPERTY OWNER

FAITH BAPTIST BIBLE COLLEGE & THEOLOGICAL SEMINARY
CURT FINCHAM
1900 NW FOURTH STREET
ANKENY, IA 50023
PHONE: (515) 964-0601

ENGINEER

DGR ENGINEERING
CONTACT: KEVIN PUHL, P.E.
6115 WHISPERING CREEK DRIVE
SIOUX CITY, IA 51106
OFFICE PHONE: (712) 266-1554
MOBILE PHONE: (712) 540-6847

PROPERTY ADDRESS

320 NW COLLEGE AVENUE
ANKENY, IA 50023

DATE OF PREPARATION

April 8, 2022

UTILITY SERVICES

- WATER - CITY OF ANKENY,
SHAWN BUCKNER, 515-963-3524, sbuckner@ankenyiowa.gov
- SANITARY - CITY OF ANKENY,
ROGER MCFARLAND, 515-965-6483, rmcfarland@ankenyiowa.gov
- ELECTRIC & GAS - MIDAMERICAN ENERGY
MICKELL IMERMAN, 515-242-4289, MICKELL.IMERMAN@MIDAMERICAN.COM
- COMMUNICATIONS - CENTURYLINK (LUMEN)
SADIE HULL, 918-547-0147, SADIE.HULL@LUMEN.COM
- COMMUNICATIONS - MEDIACOM COMMUNICATIONS
PAUL MAY, 515-246-2252, PMAY@MEDIACOMCC.COM

PROPOSED BUILDING USES

STORAGE UNIT (112'X40') FOR COLLEGE & STUDENT USE

TWO EXISTING MULTI-FAMILY BUILDINGS TO REMAIN
(8 UNITS PER BUILDING)

GROSS FLOOR AREA

STORAGE UNIT - 4610 SQUARE FEET

PARKING

- 19 EXISTING SPACES (7 TO BE REMOVED)
- 20 REQUIRED SPACES (1 PER UNIT PLUS 1 ADDITIONAL FOR EVERY 4 UNITS)
- 16 TOTAL PROPOSED SPACES (12 EXISTING, 4 PROPOSED)
- THE REMAINING 4 SPACES TO BE PROVIDED ON ADJACENT COLLEGE OWNED EXCESS PARKING ON CAMPUS AND ACCESSIBLE TO THIS PROPERTY BY SIDEWALK.

PROPERTY INFORMATION

EXISTING PARCELS

320 NW COLLEGE AVENUE
ANKENY, IA 50023

EXISTING LEGAL DESCRIPTION

LTS 35 & 36 FRONTIER VILLAGE PLAT 5

PROPOSED LEGAL DESCRIPTION

NOT APPLICABLE

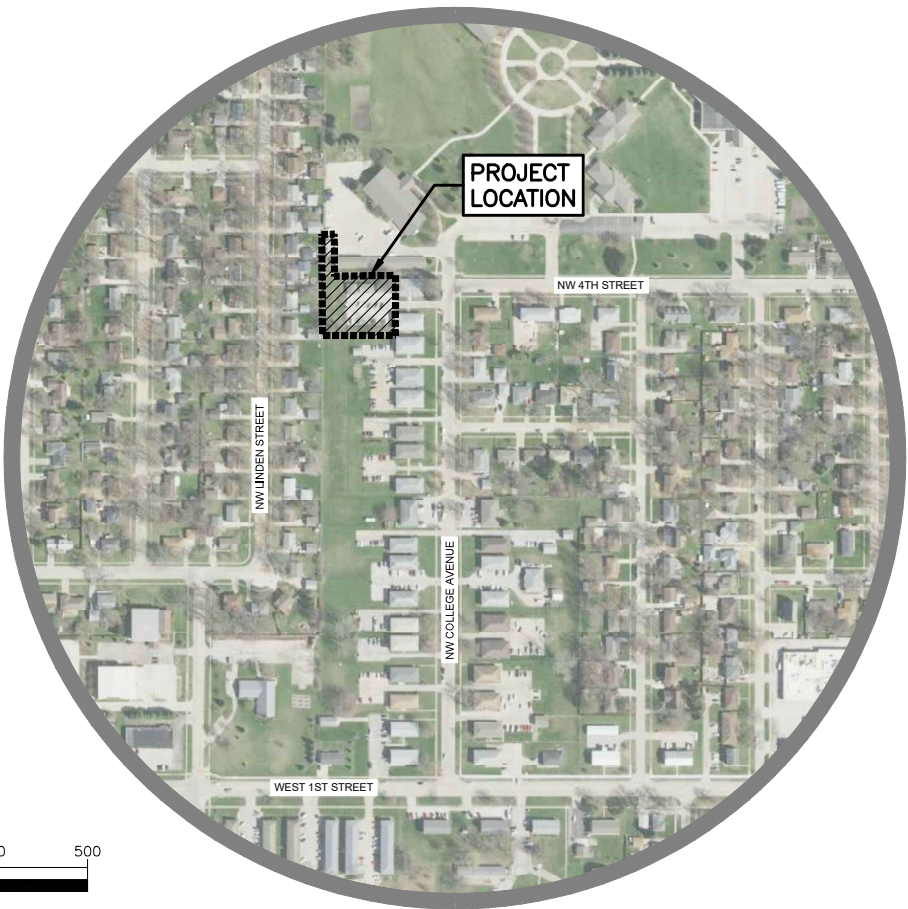
ZONING

R-3 (MULTIPLE FAMILY RESIDENCE DISTRICT)

ERU CALCULATIONS

- 22,027 SF - EXISTING IMPERVIOUS AREA
- (7,308) SF - IMPERVIOUS AREA REMOVED
- 13,171 SF - IMPERVIOUS AREA ADDED
- 27,890 SF - TOTAL IMPERVIOUS AREA
- 27890 / 4000 = 7 ERUS

FAITH BAPTIST BIBLE COLLEGE
STORAGE UNIT BUILDING
320 NW COLLEGE AVENUE
ANKENY, IOWA
2022



VICINITY MAP



STATE MAP

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C.01	TITLE SHEET
C.02	REMOVAL PLAN
C.03	GRADING PLAN
C.04	UTILITY PLAN
C.05	PAVING & DIMENSION PLAN
C.06	EROSION CONTROL PLAN
	LANDSCAPING PLAN
C.07	SIDEWALK DETOUR PLAN

GENERAL NOTES:

- ALL UTILITIES ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WITH OWNER OF UTILITIES.

BENCHMARKS:

- CENTER OF SANITARY MANHOLE LOCATED 15' NORTH AND 92' EAST OF NORTHEAST CORNER OF NORTH APARTMENT BUILDING. RIM ELEV. = 964.814
- CP MAG NAIL IN CONCRETE LOCATED 17' NORTH AND 113' WEST OF NORTHWEST CORNER OF SOUTH APARTMENT BUILDING. ELEV. = 964.346

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

By KEVIN M. PUHL, P.E. (date) 4/8/2022

My license renewal date is December 31, 2022

Pages or sheets covered by this seal: _____

PLANNING SET
FOR REVIEW ONLY

FAITH BAPTIST BIBLE COLLEGE
STORAGE UNIT BUILDING
ANKENY, IOWA

TITLE SHEET

Project Manager: KMP
Designer: KMP
Project Number: 272024
Phone: (712) 266-1554



Sheet

C.01

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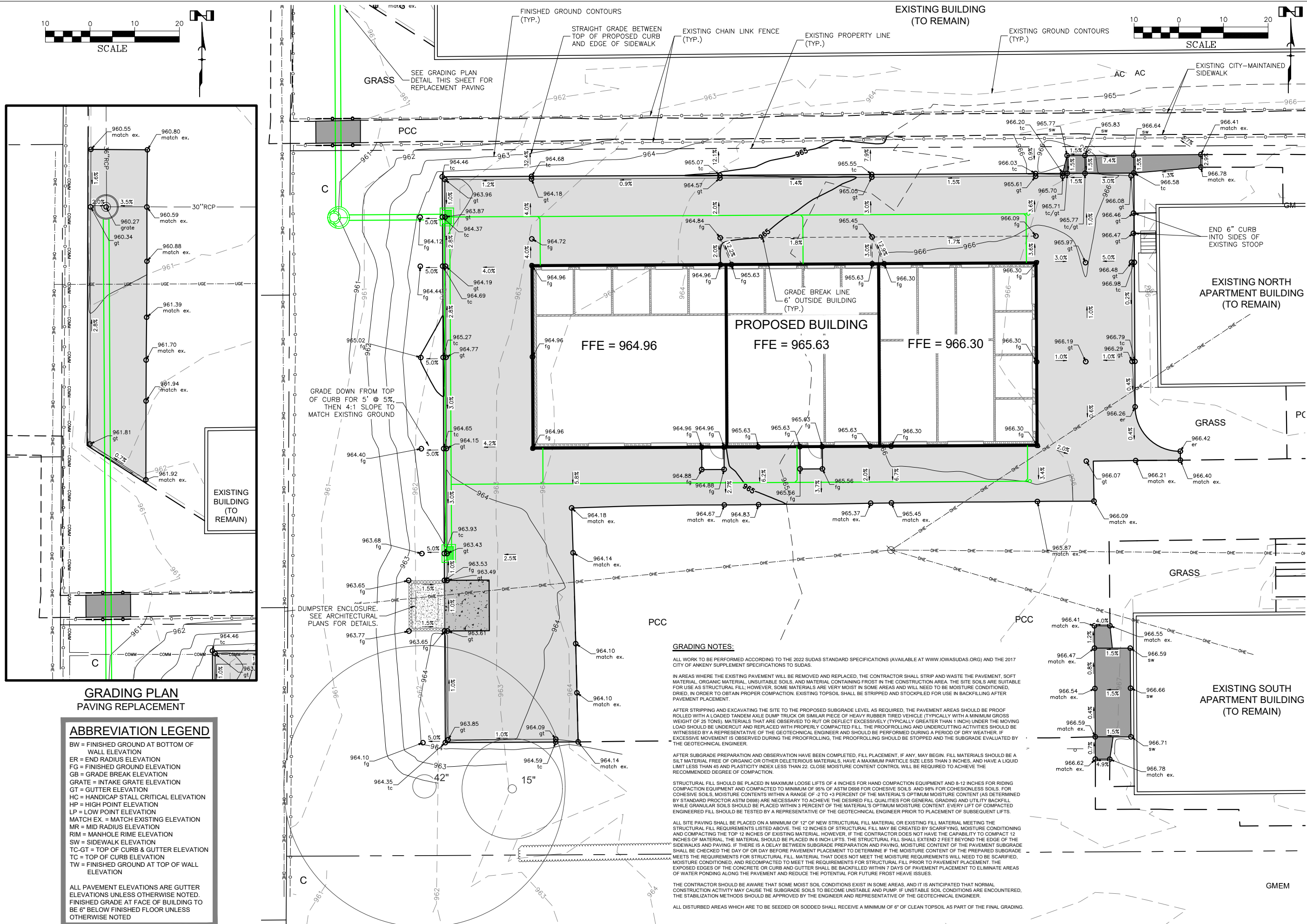


REMOVAL PLAN

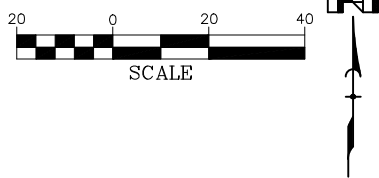
Project Manager: KMP
Designer: KMP
Project Number: 272024
Phone: (712) 266-1554



Sheet
C.02



TECHNICAL REVIEW NOTE:
ALL PROPOSED STORM SEWER
STRUCTURES AND PIPE TO BE PRIVATE.



UTILITY NOTES

ALL WORK TO BE PERFORMED ACCORDING TO THE 2022 SUDAS STANDARD SPECIFICATIONS (AVAILABLE AT WWW.IOWASUDAS.ORG) AND THE 2017 CITY OF ANKENY SUPPLEMENT TO SUDAS.

WHERE CONNECTION ELEVATIONS TO EXISTING OR PROPOSED UTILITIES ARE NOTED AS VERIFY, THE CONTRACTOR SHALL EXPOSE THE UTILITY AND HAVE THE SURVEYOR DETERMINE THE ELEVATION OF THE UTILITY PRIOR TO BEGINNING WORK SUCH THAT ADJUSTMENT TO GRADES CAN BE MADE WHEN NEEDED. PROPOSED UTILITY INSTALLATION SHALL BE STARTED AT THE DOWNSTREAM CONNECTION LOCATION.

PIPE BEDDING

STORM SEWER SHALL BE BEDDED USING CLASS I GRANULAR MATERIAL. NO SAND BEDDING ALLOWED.

WATER MAIN SHALL BE BEDDED WITH MANUFACTURED SAND MATERIAL WITH BELL SHAPING PER FIGURE 3010.104. PROVIDE 5.5' MINIMUM COVER OVER PIPE.

TRENCH FOUNDATION ROCK SHALL BE USED IN AREAS WHERE THE BOTTOM OF TRENCH IS UNSTABLE AND/OR SOFT. TO STABILIZE THE BASE OF TRENCH BELOW PIPE BEDDING. ALL COSTS ASSOCIATED WITH USING TRENCH FOUNDATION ROCK FOR DEWATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

STORM SEWER

PIPE:

STORM SEWER PIPE SHALL BE CLASS III RCP, DUAL-WALL HDPE OR POLYPROPYLENE (HPP) PIPE AT THE CONTRACTOR'S OPTION.

ALL RCP STORM SEWER SHALL BE INSTALLED WITH JOINTS COMPLYING WITH THE 2017 CITY OF ANKENY SUDAS SUPPLEMENT. HDPE AND HPP PIPE SHALL HAVE WATER TIGHT JOINTS. PROVIDE 10' MIN HORIZONTAL SEPARATION OF PARALLEL STORM SEWER AND WATER MAIN. PROVIDE 18' MIN CLEARANCE AT STORM SEWER AND WATER MAIN CROSSOVER. WHEN STORM SEWER CROSSES OVER OR LESS THAN 18' BELOW A WATER MAIN, CONSTRUCT STORM SEWER OF RCP WITH RUBBER PROFILE GASKET JOINTS.

RCP STORM SEWER DOES NOT REQUIRE PIPE BEDDING UNLESS SOFT TRENCH SUBGRADE SOILS ARE ENCOUNTERED IN WHICH CASE THE PIPE SHALL BE BEDDED WITH GRANULAR MATERIAL WITH A CLASS R-1 BEDDING PER FIGURE 3010.102. HDPE PIPE SHALL BE BEDDED WITH A F-3 PIPE BEDDING PER FIGURE 3010.103. HPP PIPE SHALL BE BEDDED WITH A F-2 PIPE BEDDING PER FIGURE 3010.103. ADDITIONAL PIPE BEDDING SHALL BE PROVIDED AS NECESSARY TO PROVIDE ADEQUATE PIPE SUPPORT. CRUSHED CONCRETE SHALL NOT BE USED FOR CLASS I PIPE BEDDING.

EACH TYPE AND SIZE OF PIPE INSTALLED IN A TRENCH WILL BE MEASURED IN LINEAR FEET ALONG THE CENTERLINE OF THE PIPE FROM INSIDE WALL OF INTAKE OR MANHOLE TO INSIDE WALL OF INTAKE OR MANHOLE. WHERE THE END OF THE PIPE DISCHARGES TO A DITCH OR WATERWAY WITH AN APRON, MEASUREMENT LENGTH SHOWN ON THE PLANS INCLUDES THE LENGTH OF THE APRON. LENGTHS OF ELBOWS AND TEES WILL BE INCLUDED IN THE LENGTH OF PIPE MEASURED.

STRUCTURES:

ALL STORM SEWER INTAKES AND MANHOLES SHALL BE CONSTRUCTED ACCORDING TO THE CORRESPONDING SUDAS STANDARD DETAIL.

REINFORCING STEEL IN ALL CAST IN PLACE STRUCTURES SHALL BE EPOXY COATED.

SUBDRAIN CLEANOUT CASTING SHALL BE PER THE CLEANOUT DETAIL ON THIS SHEET.

CASTINGS FOR THE SW-501 INTAKES SHALL BE TYPE-R VANE STYLE GRATE PER SUDAS FIGURE 6010.603.

WATER MAIN

PIPE:

WATER MAIN AND WATER SERVICE LINES 6" OR LARGER SHALL BE AWWA C900 CLASS 200 DR18 PVC WITH GRAY IRON PIPE EQUIVALENT OUTSIDE DIAMETER. WATER MAIN SHALL BE INSTALLED WITH A 5.5' DEPTH OF BURY TO TOP OF PIPE.

FIRE HYDRANT ASSEMBLIES AND APPURTENANCES SHALL COMPLY WITH THE CITY OF ANKENY SUDAS SUPPLEMENT.

PROVIDE 10' MIN HORIZONTAL SEPARATION OF PARALLEL STORM AND SANITARY SEWER AND WATER MAIN. PROVIDE 18' MIN CLEARANCE AT SEWER PIPE AND WATER MAIN CROSSOVER.

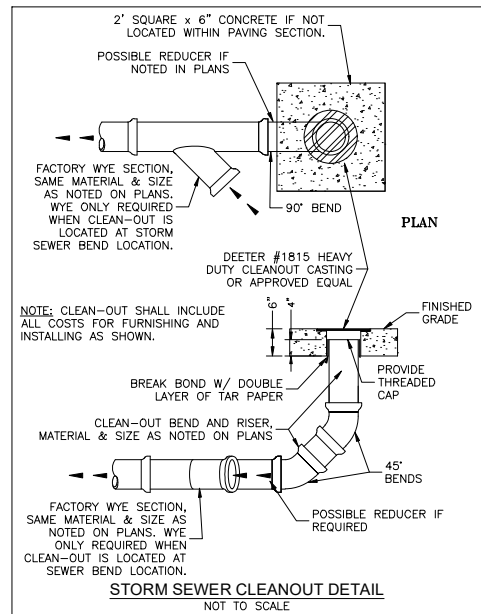
TRACER WIRE SHALL BE SUPPLIED WITH ALL WATER LINE ACCORDING TO CITY REQUIREMENTS. ALL DIP WATER MAIN AND FIXTURES SHALL BE ENCASED IN POLYETHYLENE PER SECTION 5010.3.05.

CONTRACTOR SHALL CONTACT THE CITY WATER DEPARTMENT TO COORDINATE ALL WATER MAIN CONNECTIONS AND SHUTDOWNS.

TRENCH BACKFILL

THE EXISTING SITE MATERIAL IS SUITABLE FOR TRENCH BACKFILL; HOWEVER, THE MATERIAL MAY NEED TO BE MOISTURE CONDITIONED AND DRIED PRIOR TO BEING USED AS STRUCTURAL FILL. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MOISTURE CONDITIONING, AND/OR REMOVING, DISPOSING AND REPLACING OF TRENCH SOILS. A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER SHOULD DETERMINE THE DEPTH OF REMOVAL AT THE TIME OF CONSTRUCTION IF THE EXISTING MATERIAL IS UNABLE TO BE MOISTURE CONDITIONED OR DRIED.

TRENCH BACKFILL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 WITH A MOISTURE CONTENT OF -2 TO +3% OF OPTIMUM FOR COHESIVE SOILS AND A MINIMUM OF 98% OF ASTM D698 WITH A MOISTURE CONTENT OF -3 TO +3% OF OPTIMUM FOR COHESIONLESS SOILS.



UTILITY PLAN

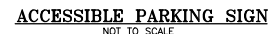
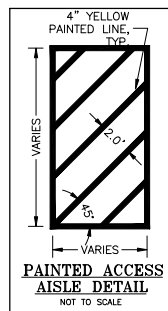
FAITH BAPTIST BIBLE COLLEGE
STORAGE UNIT BUILDING
ANKENY, IOWA

Project Manager: KMP
Designer: KMP
Project Number: 272024
Phone: (712) 266-1554

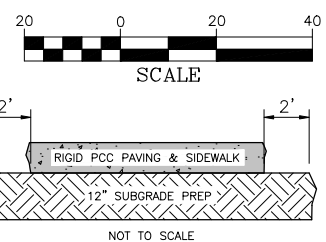


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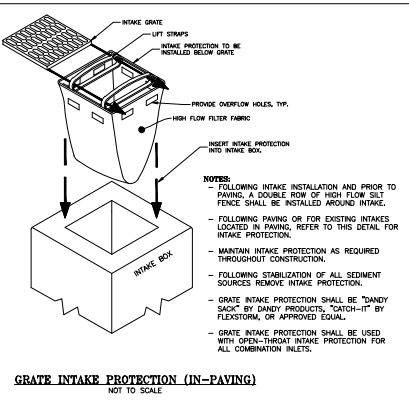
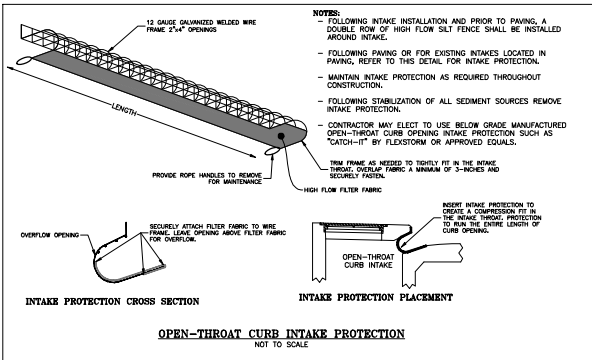


ALL SITE PAVING AND SIDEWALK SHALL BE CURED WITH LIQUID CURING COMPOUND ACCORDING TO SUDAS SECTION 7010, 2.01, AND IN A MANNER SPECIFIED IN IOWA SUDAS SECTION 7010, 3.02, J.



PAVING SECTION DETAIL

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EROSION CONTROL NOTES

ALL WORK TO BE PERFORMED ACCORDING TO THE 2022 SUDAS STANDARD SPECIFICATIONS (AVAILABLE AT WWW.IOWASUDAS.ORG) AND THE 2017 CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS TO SUDAS.

THE PROJECT SITE IS UNDER 1 ACRE OF DISTURBED AREA AND DOES NOT REQUIRE A STORM WATER POLLUTION AND PREVENTION PERMIT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES TO MINIMIZE SEDIMENT LEAVING THE SITE.

THE CONTRACTOR SHALL ERECT SILT FENCE OR WATTLES AT THE LIMITS OF THE SITE IN ALL LOCATIONS WHERE STORM WATER CARRYING SEDIMENT COULD POTENTIALLY LEAVE THE SITE PRIOR TO BEGINNING REMOVALS, GRADING OR CONSTRUCTION. INTAKE PROTECTION SHALL BE INSTALLED AROUND ALL EXISTING AND NEW PIPE INTAKES AT ALL TIMES. SILT FENCE LOCATIONS MAY NEED TO BE MODIFIED AND ADDITIONAL SILT FENCE MAY BE REQUIRED TO PROPERLY PROTECT THE SITE DEPENDING ON THE STAGE OF CONSTRUCTION AND CONTRACTOR SCHEDULING. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY ERECTING OR CONSTRUCTING AND MAINTAINING SILT FENCE, SILT DIKES, SILT BERMS, WATTLES OR OTHER EROSION CONTROL PRACTICES NOT SHOWN ACROSS THE SLOPES AT APPROPRIATE INTERVALS AS NECESSARY TO RETAIN WATER CARRYING SEDIMENT ON SITE UNTIL SEDIMENT HAS BEEN DEPOSITED.

THE CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC LEAVES THE SITE. THE CONSTRUCTION ENTRANCE SHALL BE 2' TO 3' CLEAN CRUSHED AGGREGATE AND SHALL BE APPROXIMATELY 25' WIDE BY 50' LONG. THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING THE ENTRANCE CLEAN AND SMOOTH AS WELL AS ADDING ROCK WHEN NEEDED. THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING THE ADJACENT STREET FREE OF ANY SILT OR MATERIAL SPREAD BY VEHICLES AND EQUIPMENT LEAVING THE SITE. THE CONSTRUCTION ENTRANCES SHALL BE REMOVED WHEN PERMANENT PAVED ENTRANCES IN TO THE SITE ARE COMPLETED.

THE CONTRACTOR SHALL INSTALL INTAKE PROTECTION AT ALL INTAKES AFTER STORM SEWER INSTALLATION WHICH SHALL BE MAINTAINED UNTIL PAVING IS COMPLETED.

THE CONTRACTOR SHALL CONSTRUCT A CONCRETE WASHOUT AREA BY EXCAVATING A 10'X10' AREA 1' DEEP AND MOUNDING THE EXCAVATED MATERIAL AROUND THE EXCAVATION TO CREATE A 1' HIGH BERM WITH 3:1 SIDESLOPES. CONCRETE WASHOUT PIT SHALL BE LINED WITH TWO LAYERS OF IMPERMEABLE PLASTIC LINER WITH A MINIMUM THICKNESS OF 10 MILS. PORTABLE DISPOSAL CONTAINERS ARE ALSO ACCEPTABLE. THE CONCRETE WASHOUT AREA SHALL BE CLEARLY SIGNED AND ALL CONCRETE DELIVERY DRIVERS SHALL BE REQUIRED TO USE THE DESIGNATED WASHOUT AREA. ONCE THE CONCRETE WASHOUT MATERIAL HAS HARDENED IT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, CLEANING OUT AND/OR REPLACING THE SILT FENCE AND INTAKE PROTECTION AS NECESSARY DURING CONSTRUCTION. SILT FENCE SHALL BE CLEANED OR REPLACED WHENEVER SILT BUILDS UP TO ONE-HALF THE HEIGHT OF THE SILT FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS OF THE EROSION CONTROL PRACTICES WEEKLY TO INSURE THEY ARE BEING MAINTAINED IN PROPER WORKING ORDER. AT THE TIME OF COMPLETION OF THE SITE, ALL SILT FENCE TO REMAIN IN PLACE SHALL BE IN PROPER WORKING ORDER AND SHALL BE LESS THAN ONE-HALF FULL OF SILT.

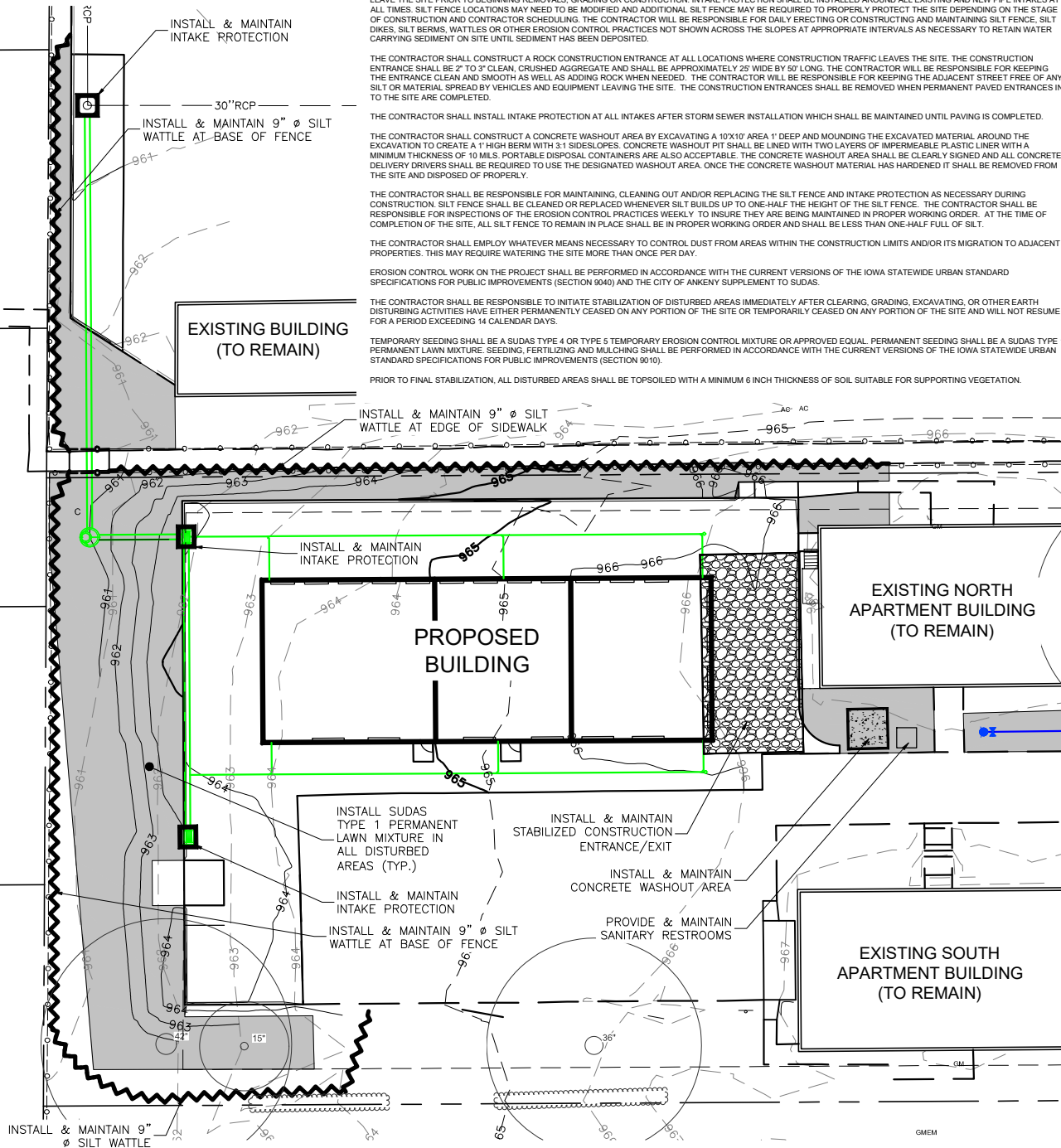
THE CONTRACTOR SHALL EMPLOY WHATEVER MEANS NECESSARY TO CONTROL DUST FROM AREAS WITHIN THE CONSTRUCTION LIMITS AND/OR ITS MIGRATION TO ADJACENT PROPERTIES. THIS MAY REQUIRE WATERING THE SITE MORE THAN ONCE PER DAY.

EROSION CONTROL WORK ON THE PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSIONS OF THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SECTION 9040) AND THE CITY OF ANKENY SUPPLEMENT TO SUDAS.

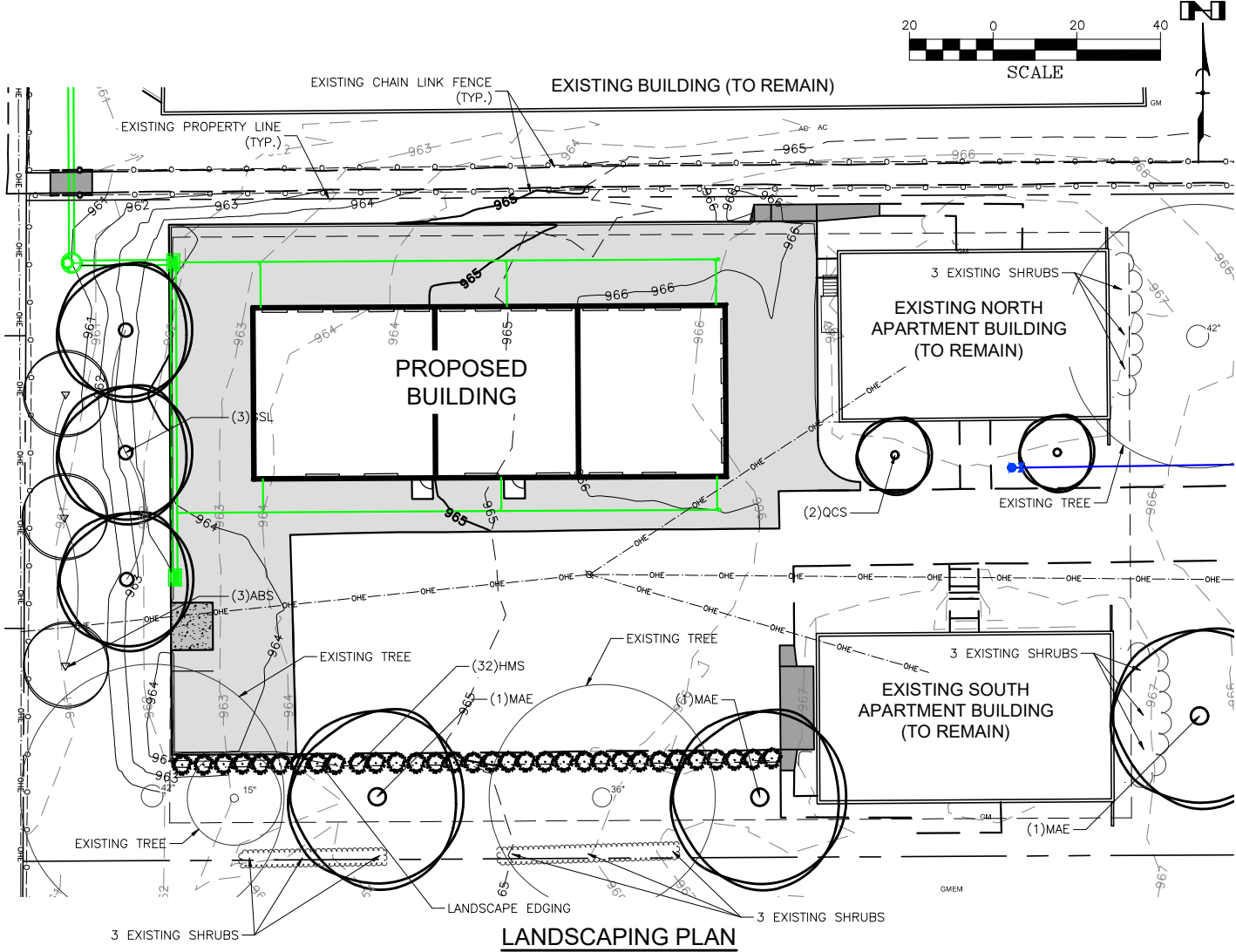
THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE STABILIZATION OF DISTURBED AREAS IMMEDIATELY AFTER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE EITHER PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

TEMPORARY SEEDING SHALL BE A SUDAS TYPE 4 OR TYPE 5 TEMPORARY EROSION CONTROL MIXTURE OR APPROVED EQUAL. PERMANENT SEEDING SHALL BE A SUDAS TYPE 1 PERMANENT LAWN MIXTURE. SEEDING, FERTILIZING AND MULCHING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSIONS OF THE IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS (SECTION 9010).

PRIOR TO FINAL STABILIZATION, ALL DISTURBED AREAS SHALL BE TOPSOILED WITH A MINIMUM 6 INCH THICKNESS OF SOIL SUITABLE FOR SUPPORTING VEGETATION.



EROSION CONTROL PLAN



PLANT SCHEDULE:

CODE	QTY.	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	MIN SIZE	NOTES
ABS	02	AMELANCHIER x GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	25'	20'	#15	CLUMP FORM, SMALL TREE
MAE	02	ULMUS JAPONICA x WILSONIANA 'MORTON'	MORTON ACCOLADE ELM	60'	40'	2" CAL	LARGE SHADE TREE
GSL	02	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	50'	30'	2" CAL	LARGE SHADE TREE
QCS	02	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	40'	15'	2" CAL	SHADE TREE
HMS	32	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	3-4'	1.5-2'	#1	PERENNIAL GRASS

NOTES:

- ALL WORK TO BE PERFORMED ACCORDING TO THE 2022 SUDAS STANDARD SPECIFICATIONS (AVAILABLE AT WWW.IOWASUDAS.ORG) AND THE 2017 CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS TO SUDAS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- ALL NEW AND EXISTING STRUCTURES AND UTILITY SERVICES SHALL BE PROTECTED DURING INSTALLATION OF ALL PLANT MATERIAL. NOTIFY ENGINEER UPON CONFLICT.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60.1
- CONTRACTOR SHALL LAY OUT ALL PLANT MATERIAL IN THE FIELD FOR PLANTING. SHRUBS ARE NOT TO BE LOCATED CLOSER THAN 2' FROM ADJACENT WALKS.
- ANY REPLACEMENTS OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING ON SITE FOR THE DURATION OF THE PROJECT AND WARRANTY PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS WAITING TO BE INSTALLED AND SHALL PROTECT THEM FROM DAMAGE AND INJURY. PLANTS THAT HAVE BEEN DAMAGED OR NOT PROPERLY MAINTAINED WILL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPLACEMENTS AT NO ADDITIONAL COST TO THE OWNER.
- TREES AND SHRUBS SHALL STAND PLUMB. TREES SHALL BE STAKED AS SPECIFIED.
- A SHREDDED HARDWOOD MULCH WATERING RING SHALL BE PLACED AROUND ALL TREES IN SEEDING AREAS TO A MINIMUM DEPTH OF 3-4" AND A 4" DIAMETER FOR TREES. NO MULCH SHALL BE PLACED AGAINST THE TRUNK OF THE TREE. PROVIDE 3-4" OF CLEARANCE.
- PLANT TABLETS FOR PLANT PITS: SHALL BE AGRIFORM 20-10-5 AND 21 GRAMS OR ACCEPTED SUBSTITUTION. AGRIFORM IS BY SIERRA CHEMICAL COMPANY. QUANTITIES SHALL BE:
(5) TABLETS FOR 15 GALLON CONTAINER PLANTS
(1) TABLET FOR EACH 3/4" OF TRUNK DIAMETER OF SPECIMEN TREES.

LANDSCAPE REQUIREMENTS AND CALCULATIONS:

OPEN SPACE REQUIREMENTS:
20% OPEN SPACE REQUIRED
46,463 SF (TOTAL LOT AREA) x 20% = 9,293 SF MINIMUM OPEN SPACE REQUIRED
46,463 SF (TOTAL LOT AREA) - 27,890 SF (PROPOSED IMPERVIOUS) = 18,573 SF OPEN SPACE

OPEN SPACE PLANTINGS:
9,293 SF / 73,000 SF = 3.1 PLANT UNITS
3 PLANT UNITS x 3 TREES = 9 TREES REQUIRED (15) TOTAL (4 EXISTING, 11 NEW PROVIDED (10 AT 50%))
3 PLANT UNITS x 3 SHRUBS = 9 SHRUBS REQUIRED (12) TOTAL (12 EXISTING, 0 NEW PROVIDED)
OR
9 PLANT UNITS x 2 TREES = 6 TREES REQUIRED (4 EXISTING, 6 NEW PROVIDED)
9 PLANT UNITS x 6 SHRUBS = 18 SHRUBS REQUIRED (12 EXISTING)

PARKING LOT SHADING, TREE REQUIREMENTS:
16,614 SF GROSS PAVED VEHICULAR AREA x 20% = 3,323 SF
3,323 SF / 706 SF = 5 TREES REQUIRED - 10 TREES PROVIDED (3 EXISTING & 7 PROPOSED)
(10) SHADING TREES PROVIDED WITHIN 15' OF PAVED AREA ON ONE SIDE (AT 50% PLANT UNITS)
(10) SHADING TREES PROVIDED WITHIN 15' OF PAVED AREA ON 2 OR MORE SIDES (AT 100%)

SCREENING - BROKEN SCREEN TYPE (A) AT WEST PROPERTY LINE
INTERMITTENT VISUAL SCREENING CONSISTING OF EXISTING AND PLANTED VEGETATION ALONG WITH EXISTING FENCING. (3) ADDITIONAL PROPOSED, SMALL, DENSELY FOLIATED FLOWERING TREES AND (3) LARGE DECIDUOUS TREES THAT ACHIEVE A MATURE HEIGHT OF 20' OR GREATER TO PROVIDE SCREENING OF PROPOSED BUILDINGS AND PARKING LOT.

- ①

SIDEWALK
CLOSED

DETOUR

24"x18"

24"x18"
- ②

SIDEWALK
DETOUR

24"x18"
- ③

SIDEWALK
DETOUR

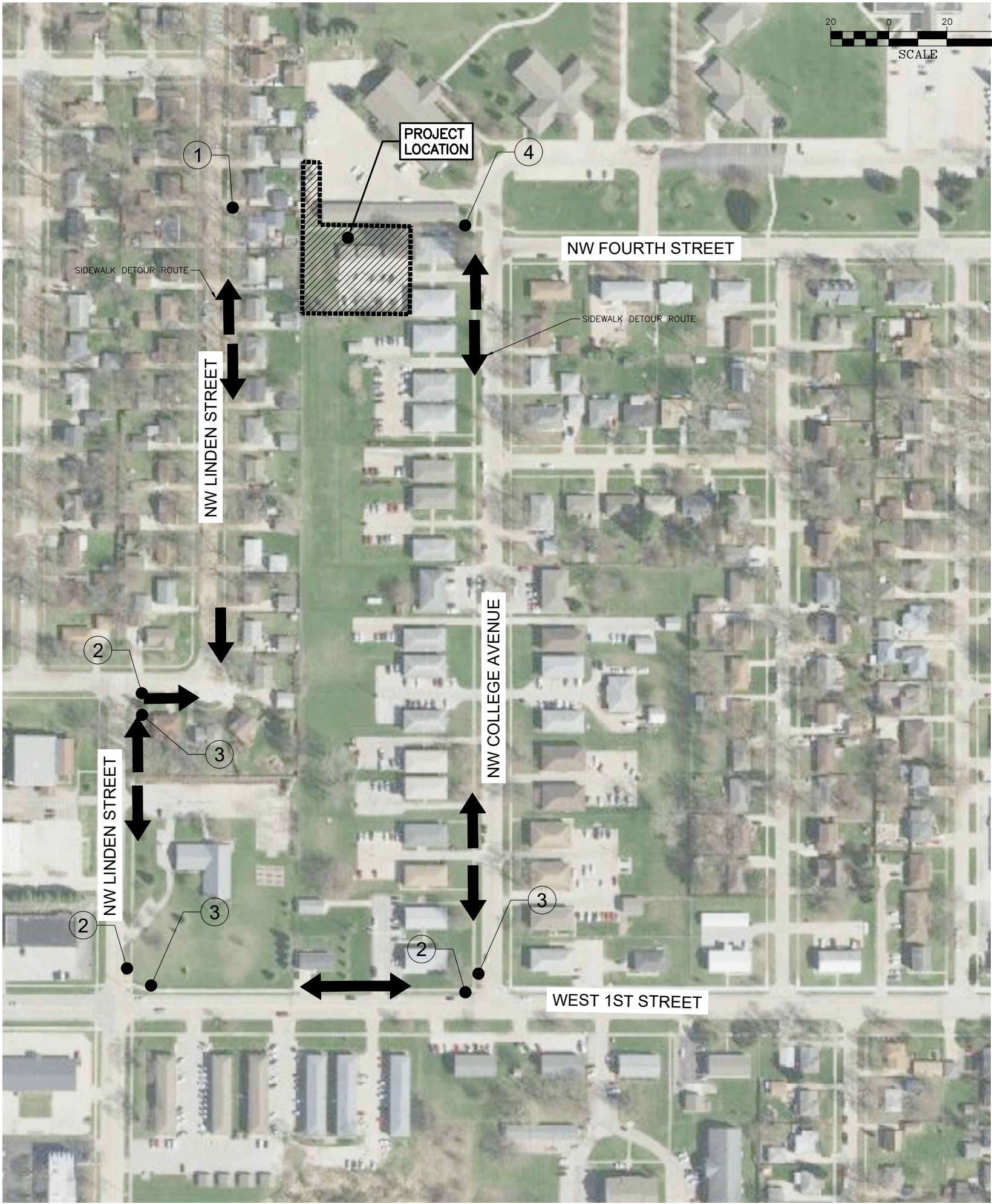
24"x18"
- ④

SIDEWALK
CLOSED

DETOUR

24"x18"

24"x18"



FAITH BAPTIST BIBLE COLLEGE
STORAGE UNIT BUILDING
ANKENY, IOWA

SIDEWALK DETOUR PLAN

Project Manager: KMP
Designer: KMP
Project Number: 272024
Phone: (712) 266-1554



Sheet
C.07

TOTAL MATERIAL SQ. FT.

ELEVATION GENERAL NOTES

1. ARCHITECTURAL 100' - 0" = XXX - SEE CIVIL
2. DO NOT SCALE DRAWINGS. DRAWN DIMENSIONS SHALL TAKE PRECEDENCE
NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
3. REFER TO DOOR AND WINDOW SCHEDULES FOR MORE INFORMATION.
4. SEE CIVIL DRAWINGS FOR DRAINAGE REQUIREMENTS.
5. GRADE SOIL AWAY FROM BUILDING TO DRAIN. SEE CIVIL AND LANDSCAPE
DRAWINGS FOR MORE INFORMATION.
6. ALL DOWNSPOUT TO BE TIED TO TILE BELOW GRADE - SEE CIVIL
7. EXTERIOR FINISHES TO BE SELECTED BY OWNER.





PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1020 E 1st Street - 7 Brew Drive-Thru Coffee Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

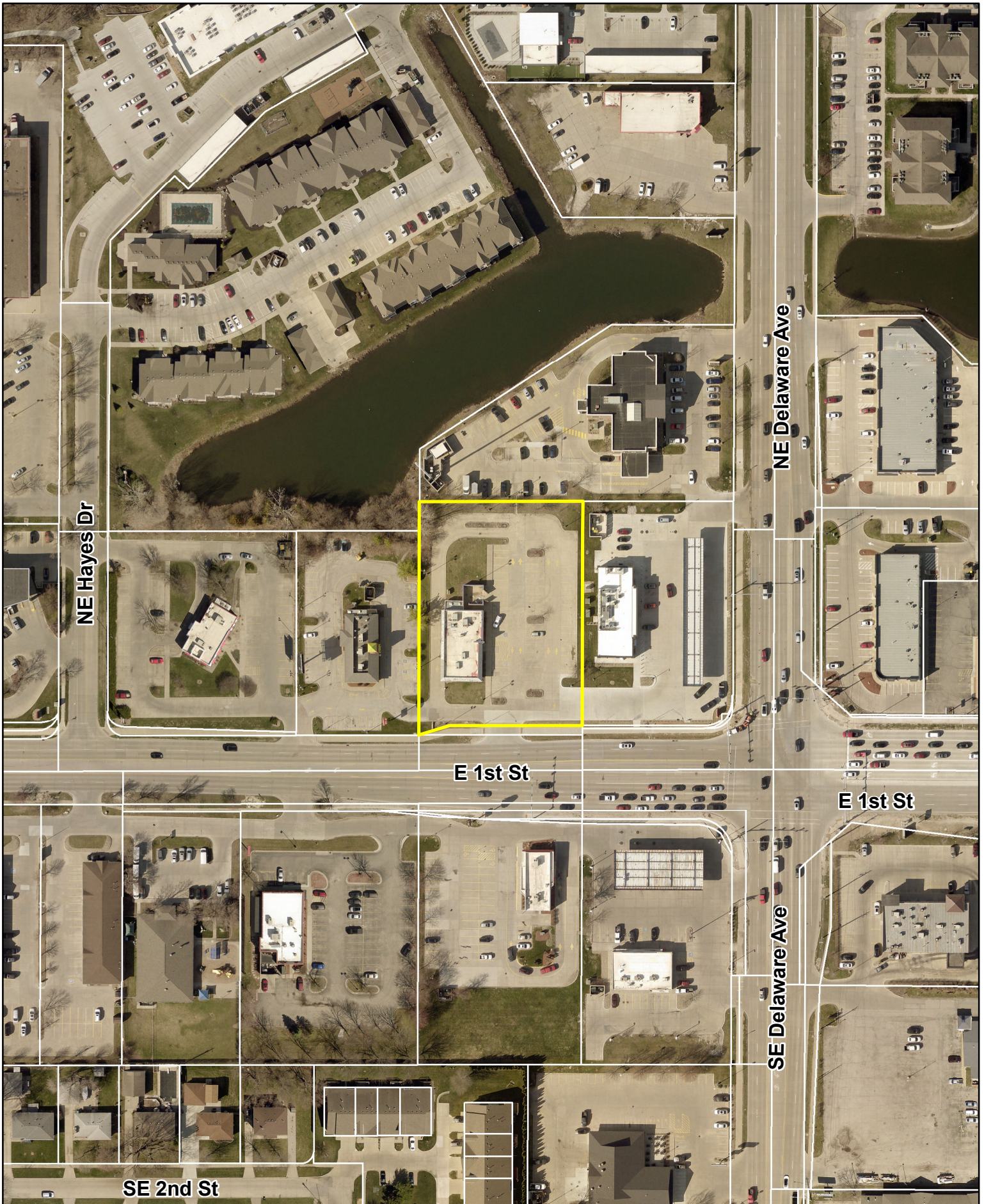
Action: Consider MOTION to approve the site plan for 1020 E 1st Street, 7 Brew Drive-Thru Coffee.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Applicant Letter
 Site Plan
 Elevations - Color



N



1 inch = 150 feet

Date: 4/13/2022

1020 E 1st Street - 7 Brew Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: 1020 E 1st Street – 7 Brew Drive-Thru Coffee – Site Plan
Report Date: April 14, 2022
Prepared by: Bryan Morrissey *ERC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1020 E 1st Street, 7 Brew Drive-Thru Coffee.

Project Summary:

The subject property is generally located west of the E 1st Street and NE Delaware Avenue intersection on the site of the former Burger King restaurant. The subject property is approximately 1.26 acres (+/-) in size and is zoned C-2, General Retail and Highway Oriented Commercial District. Neighboring properties in all directions are zoned either C-2 or C-2 w/restrictions. The applicant is proposing to demolish the existing building on the site to construct an approximate 510 square-foot drive-thru coffee shop.

Plans call for the demolition of the former Burger King structure and the removal of a portion of existing concrete on the west side of the site. The proposed 510 square-foot coffee shop will be located near the southwest corner of the parcel, while parking on the site will be located exclusively on the east side of the building. Portions of the existing parking area will be removed and replaced, but overall, the size and layout of the parking area will largely stay the same. In total, 11 new parking stalls will be provided with the development, meeting the 6-parking stall minimum that is required for this use. Additionally, 37 parking stalls that were associated with the former Burger King restaurant will remain on the subject property until future plans for the east portion of the parcel have been decided. Vehicular access to the site will utilize the existing shared access drive to enter the property from E 1st Street, while the existing drive-thru will be modified to accommodate a two-car drive-thru aisle.

The landscaping shown on the plans satisfy the open space and pavement shading requirements of the Code. A combination of both existing and newly installed plantings will be utilized to satisfy the landscaping requirements. Utility services already exist on the site and will be adjusted accordingly to provide the proposed structure with water and sanitary services. Storm water will be detained via an existing regional detention basin that was used by the former Burger King restaurant. The increase in the impervious surface on the site is small enough that the regional basin will be able to accommodate the development adequately.

The exterior of the proposed building will be constructed almost entirely of brick with portions of metal trim throughout. The submitted elevations show brick at the base of the building and in large quantities on all four facades; meeting the minimum primary material requirements for each wall. A metal canopy will overhang portions of the drive-thru and parking lot to provide cover for employee and patrons, similar to other restaurants with drive-thru services. The submitted elevations also show the proposed trash enclosure on the site being constructed of brick to match the proposed building. Lastly, an outdoor refrigeration unit

is shown on the plans, located directly behind (north) the primary structure. The refrigeration unit will have brick on each of its four walls to match the trash enclosure and primary structure.

Site Plan Worksheet
1020 E 1st Street – 7 Brew Drive-Thru Coffee – 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 building sits near the southwest corner of the lot and runs north to south. The primary building façade faces south towards E 1st Street, similar to the existing commercial properties in the area.

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

The site plan generally complies with the landscaping and parking 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. Code requires a minimum of 6 parking stalls for this development based on its size and use. Plans call to remove and replace portions of the parking area to provide 11 new stalls for the coffee shop. 37 stalls associated with the former Burger King restaurant will remain until plans for the east portion of the property have been decided.

- 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 City's Traffic Engineering Division has deemed the size and use of the development to be appropriate for the surrounding streets. No further traffic analysis is needed at this time.

- 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.**

Parking stalls will be located exclusively on the east side of the proposed building, while a double drive-thru wraps around the north and west sides. Pavement shading requirements have been satisfied through the use of existing and proposed landscaping.

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.**

A trash enclosure will be located near the north end of the site near the drive-thru access. The proposed trash enclosure will be constructed of brick to match the proposed building. Additionally, an outdoor refrigeration unit and pad is proposed to be located directly behind (north) the primary structure on the site. The refrigeration unit will have large quantities of brick on all four walls to match the primary structure and trash enclosure.

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.**

Lighting on the site will be directed away from adjoining properties 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 will drain from one of the multiple storm water intakes to a regional detention basin near the site.

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.**

Existing utilities are already present on the site due to the former Burger King restaurant operating on the subject property. Utilities will be adjusted accordingly to provide the development with water and sanitary.

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 proposed plans meet the open space requirements of the Code with the majority of the open space being provided on the north side of the proposed building.

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 existing and proposed landscaping conforms and generally meets the 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 510 square-foot building is smaller in size than the existing structure on the site, however, there may be plans to utilize the remaining east portion of the site in the future. The design of the proposed structure aligns with the building design standards of the Code.

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

The materials utilized for the proposed building consist almost entirely of brick with the exception of the proposed canopy. The minimum primary material requirements of the Code have been met.

- 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.**

Both the outdoor refrigeration unit and trash enclosure on the site have been positioned to be located behind the primary structure and away from E 1st Street. Both structures will utilize large quantities of brick to match the primary structure.

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

There is only one building being proposed on the site.

C. Signs

Final design and allowances of signage 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 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 setbacks required by Code and the other sites in the neighboring area.

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

The layout and circulation system for traffic on the site is appropriate. It is anticipated that the parking area, open space, and drive-thru will be utilized in a similar manner to which is was previously.

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

The proposed 510 square-foot building is comparable in style to the existing commercial properties along E 1st Street. The proposed building, refrigeration unit, and trash enclosure will be constructed primarily of brick.

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

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



April 8, 2022

City Council & Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: 7 BREW
1020 E 1ST ST
S&A Project No. 122.0232.01

Dear City Council Members, & Planning and Zoning Commission:

On behalf Bruce Collinsworth of 7 Brew Iowa LLC, as Applicant, we are proposing to construct a drive thru coffee shop at 1020 E 1st Street. The building will be approximately 15' by 34' and contain a two-car drive through isle on the west side of the building with pull in parking on the east side of the building. The building will utilize the existing drive through and parking lot of the site and will decrease the existing fast food building size. The brick metal building will be a brown brick with grey metal wall paneling and include a covered blue canopy for the closest drive through isle as well as a covered blue canopy for a small patio area on the opposite side. The building will include all typical utilities required that are already within the vicinity of the area.

We respectfully request the City's approval of the above mentioned project. Please let me know if you have any questions or require further information. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

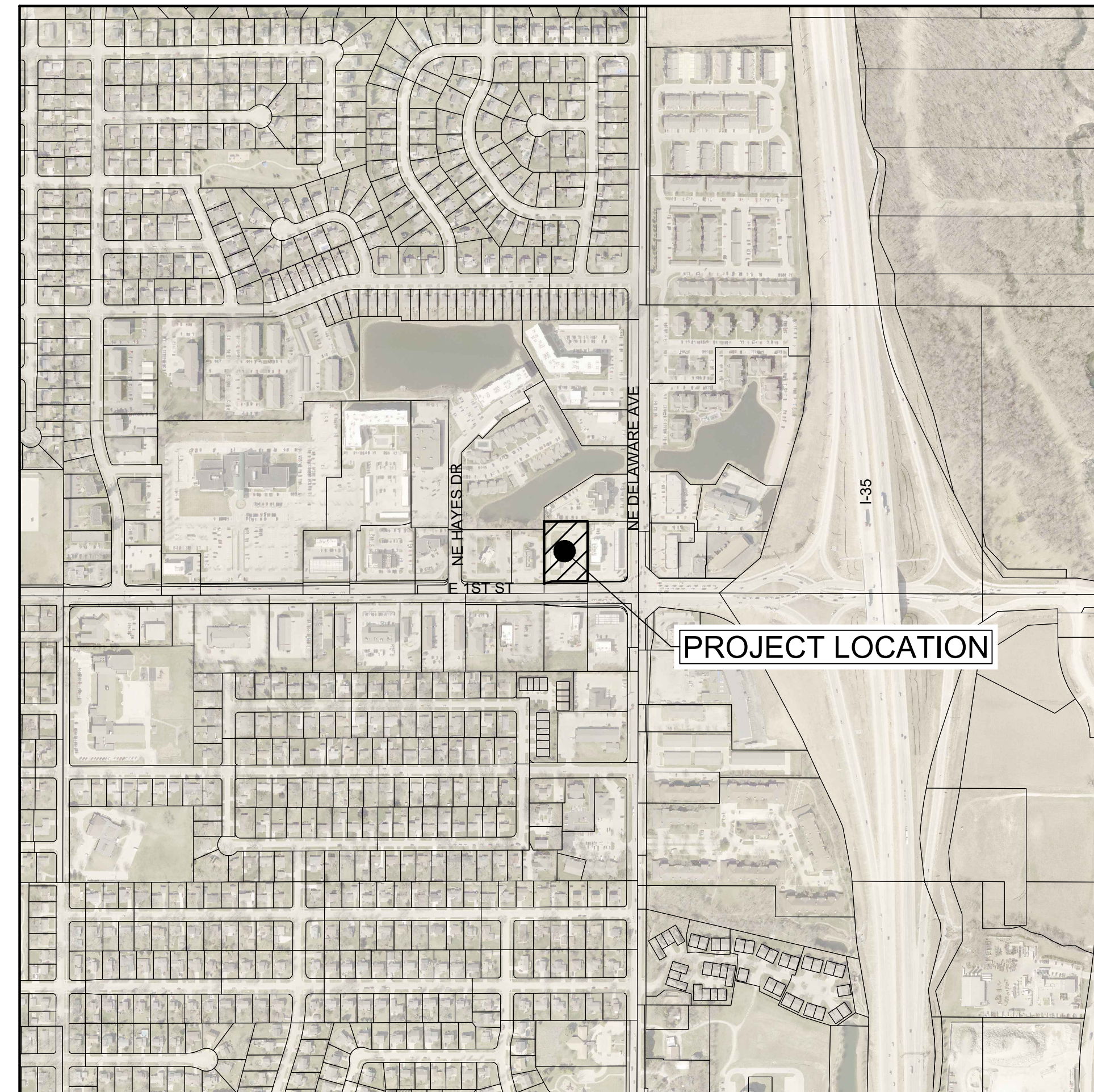
A handwritten signature in blue ink, appearing to read 'Eric D. Cannon', with a stylized flourish at the end.

Eric D. Cannon

Enclosure

cc: Bruce Collinsworth (w/enclosures emailed)
file (electronic)

SITE PLAN
FOR
REW DRIVE THRU COFFEE
1020 E 1ST STREET
CITY OF ANKENY, POLK COUNTY, IOWA



NOT TO SCALE

INDEX OF SHEETS

Sheet #	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C400	GRADING AND EROSION CONTROL PLAN
C500	UTILITY PLAN
C600	PLANTING PLAN

OWNER
M J & SONS INC.
3829 MINNESOTA LN N
PLYMOUTH, MN, 55446
CONTACT: AUDREY SMITH
PHONE: 612-386-0795
EMAIL: AUDREY518@YAHOO.COM

DEVELOPER
7 BREW IOWA, LLC
13812 FONTANA LANE
LEAWOOD, KS 66224
CONTACT: BRUCE COLLINSWORTH
PHONE: 913-461-7272

ENGINEER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BLVD
ANKENY, IA 50023
CONTACT: ERIC CANNON
PHONE: 515-577-2451

VICINITY MAP

Project No: 122.0232.01

Sheet C100

7 BREW DRIVE THRU COFFEE

TITLE SHEET

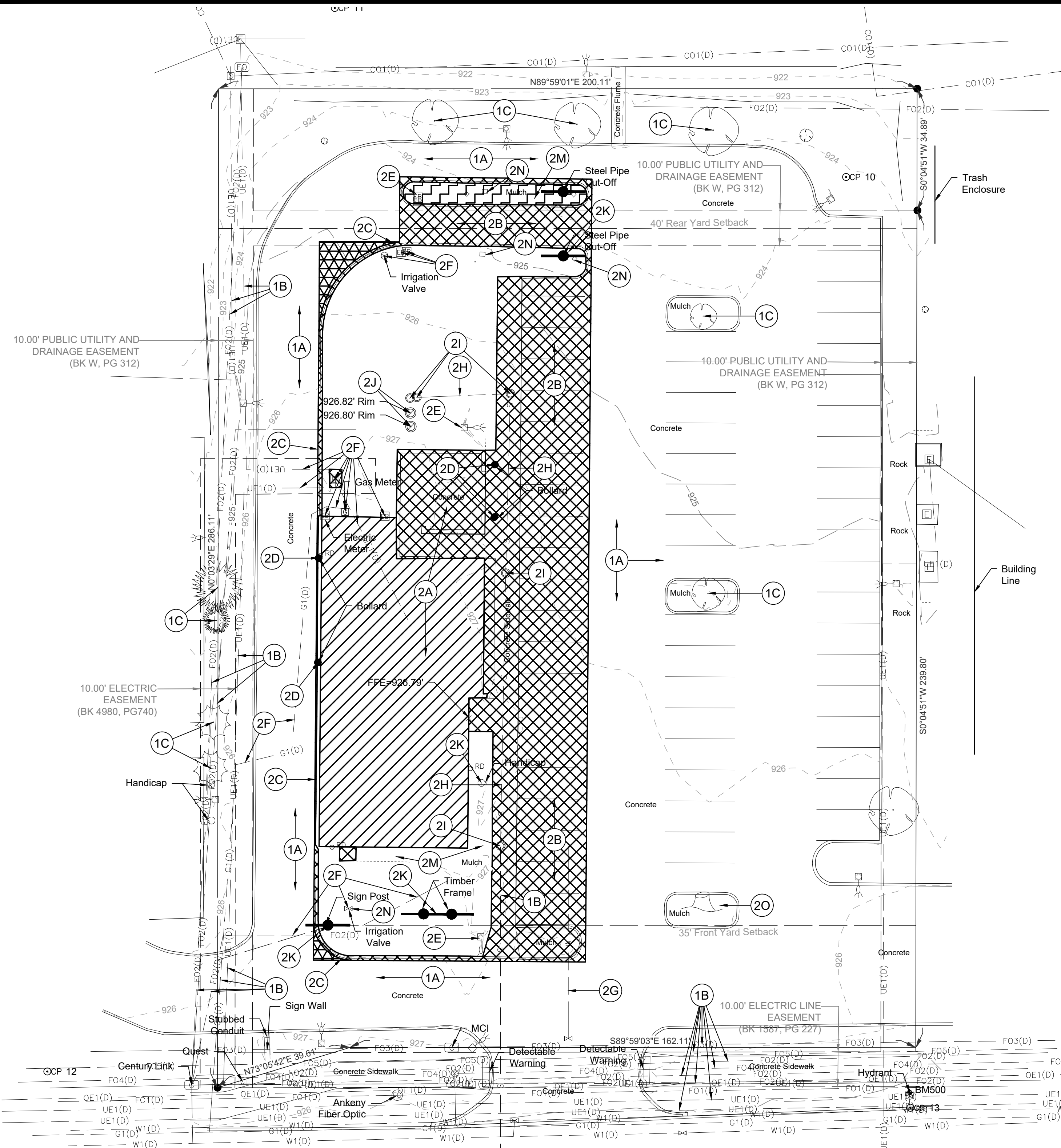
SNYDER & ASSOCIATES, INC.

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

ANKENY, IA

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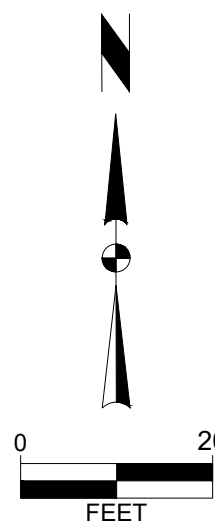


DEMOLITION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN. SAW CUT ALL PAVEMENTS TO FULL DEPTH AT REMOVAL LIMITS TO AVOID DAMAGE TO ADJACENT PAVEMENTS. ANY DAMAGE TO PAVEMENT SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 - PROTECT EXISTING UTILITIES. VERIFY LOCATIONS PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE. ADJUST EXISTING UTILITIES WHEN REQUIRED TO MATCH PROPOSED GRADE.
 - EXISTING TREES.
- DEMOLITION. REMOVE THE FOLLOWING:
 - EXISTING BUILDING AND ENCLOSURE AREA.
 - EXISTING PCC PAVEMENT.
 - EXISTING CURB.
 - EXISTING BOLLARD.
 - EXISTING LIGHT POLES.
 - EXISTING GAS, ELECTRIC AND OTHER FRANCHISE SERVICES. COORDINATE REMOVALS WITH FRANCHISE UTILITIES.
 - EXISTING WATER SERVICE. LOCATE AND VERIFY EXISTING SIZE, LOCATION AND DEPTH PRIOR TO REMOVAL.
 - EXISTING SANITARY SEWER.
 - EXISTING SANITARY SEWER CLEANOUTS.
 - EXISTING SANITARY SEWER MANHOLE STRUCTURES.
 - EXISTING SIGN.
 - EXISTING SIGN AND WALL.
 - EXISTING SHRUBS AND LANDSCAPING.
 - LOCATE AND REMOVE EXISTING IRRIGATION LINES WITHIN SITE IMPROVEMENTS LIMITS. LOCATE AND DISCONNECT IRRIGATION SERVICE SOURCE FROM WATER MAIN. ABANDON REST OF IRRIGATION LINE IN PLACE.
 - REMOVE STUMP.
 - ANY OTHER BUILDING OR SITE AMENITIES ASSOCIATED WITH THE PREVIOUS BURGER KING BUILDING AND SITE NECESSARY FOR CONSTRUCTION OF IMPROVEMENTS SHOWN.

DEMOLITION LEGEND

- BUILDING REMOVAL
- GRAVEL/ROCK/MULCH REMOVAL
- CONCRETE REMOVAL
- OPTIONAL CONCRETE REMOVAL



7 BREW DRIVE THRU COFFEE

DEMOLITION PLAN

ANKENY, IA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0232.01

Sheet C200

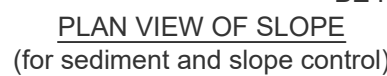
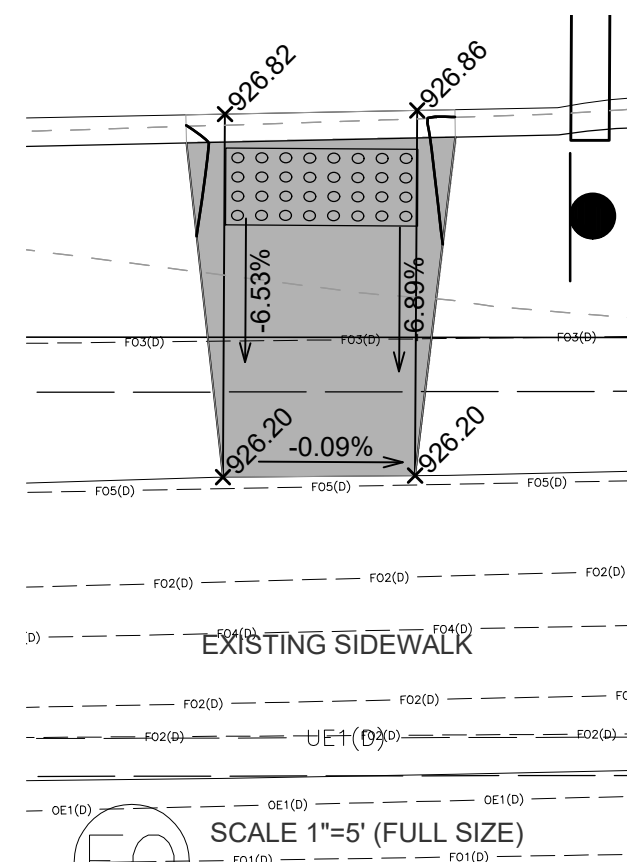
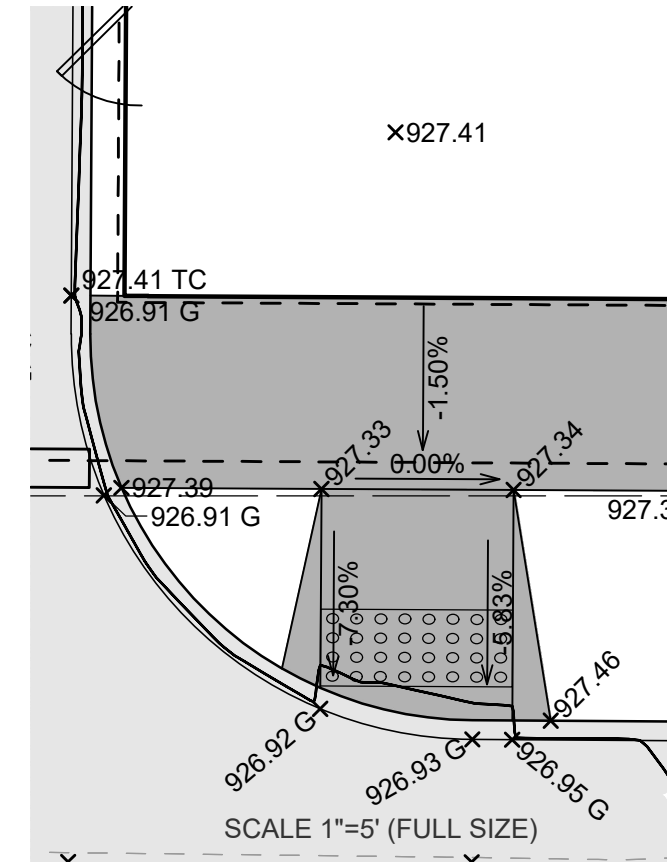
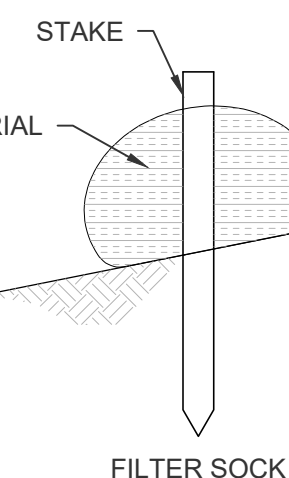
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet C200

Project No: 122.0232.01

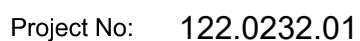
MARK	PER CITY COMMENTS	REVISION	DATE	BY
1			4-6-22	JFS
Engineer: ENGR	Checked By: JFS	Scale: 1" = 20'	Date: MM-DD-YYYY	T-R-S: TTN-RRW-SS
Technician: TLS				

Sheet C300



FILTER SOCK DIAMETER AS SPECIFIED IN THE CONTRACT DOCUMENTS.

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

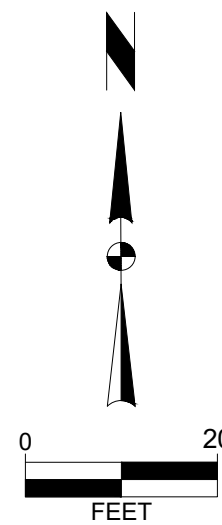


Sheet C400



515-964-2020 | www.snyder-associates.com

Sheet C500



NOTE: QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY PLANT MATERIAL PRIOR TO BIDDING. IN THE CASE OF A DISCREPANCY, THE PLAN QUANTITY SHALL GOVERN.

1 DECIDUOUS TREE MULTI-TRUNK PLANTNG DETAIL
C600 NO SCALE



- A. REFER TO SPECIFICATIONS AND LANDSCAPE DETAILS FOR FURTHER GUIDANCE ON INSTALLATION, MAINTENANCE AND OTHER PROJECT REQUIREMENTS. IF SPECIFICATIONS ARE NOT PROVIDED, SUDAS OR LANDSCAPE ARCHITECT'S RECOMMENDATIONS SHALL GOVERN.
- B. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- C. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- D. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- E. IF IMPERVIOUS SOILS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. IF TREE DRAINAGE WELLS ARE NEEDED, REFER TO IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 9030.103.
- F. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR, UNLESS SPECIFIED OTHERWISE.
- G. TREE AND SHRUB RINGS NOT LOCATED IN DESIGNATED BEDS SHALL BE CONSIDERED INCIDENTAL TO INSTALLATION. REFER TO THE PLANTING DETAILS FOR FURTHER INSTRUCTIONS.
- H. PRIOR TO PLANTING, CHECK FOR CIRCLING ROOTS IN ROOT BALL PRIOR TO PLANTING. IF THERE'S EVIDENCE OF CIRCLING ROOTS, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. PLANTS WITH CIRCLING ROOTS MAY BE REJECTED. VERIFY LOCATION OF ROOT COLLAR PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IF ROOT COLLAR IS NOT LOCATED AT THE TOP OF THE ROOT BALL. PLANTS THAT SHOW EVIDENCE OF BURIED ROOT COLLARS MAY BE REJECTED.
- I. CONFIRM LOCATION OF ROOT COLLAR AND FLARE PRIOR TO DIGGING PLANTING PITS. REMOVE EXCESS SOIL TO EXPOSE ROOT FLARE. THIS WILL DETERMINE PROPER PIT DEPTH. REFER TO DETAILS ON FOR FURTHER INSTRUCTIONS.
- J. WHEN PLANTING, REMOVE ALL NON-BIODEGRADABLE, SYNTHETIC MATERIAL. EXAMPLES SUCH AS CONTAINERS, SYNTHETIC BURLAP, STRAPPING, PLASTIC, OR OTHER MATERIAL THAT WILL IMPEDE THE GROWTH OF THE PLANT MATERIAL. FOR NATURAL FIBER BURLAP, REMOVE MINIMUM TOP HALF OF BURLAP AND WIRE BASKET.
- K. UNLESS SPECIFIED OTHERWISE, BACKFILL PITS WITH LOOSE, NATIVE TOPSOIL. WHEN EACH PIT IS TWO THIRDS FULL, WATER IT AND ALLOW THE WATER TO COMPLETELY SOAK INTO SOIL BEFORE PLACING REMAINING BACKFILL. DO NOT TAMP OR STEP ON SOIL. ADD REMAINING SOIL AND WATER A SECOND TIME.
- L. SET ALL PLANTS PLUMB. MAINTAIN THROUGHOUT WARRANTY. THIS SHALL INCLUDE PRUNING BROKEN BRANCHES, DEAD, AND/OR POOR BRANCHING. TREE PRUNING SHALL BE CONDUCTED BY A CERTIFIED ARBORIST AND TO BE IN ACCORDANCE WITH ANSI STANDARDS. AT A MINIMUM, TREES SHOULD BE TRIMMED TO PROVIDE A 7' HT. CLEARANCE ALONG STREETS AND SIDEWALKS. REMOVE ALL FLAGGING AND LABELS AFTER OWNER APPROVAL.
- M. DURING THE WARRANTY PERIOD, COORDINATE WITH OWNER ON A COMPREHENSIVE MAINTENANCE AND WATERING STRATEGY.
- N. UNLESS SPECIFIED OTHERWISE, HYDRO-SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN MIX.

1. MULCH BED, PROVIDE THE FOLLOWING:
 - A. 1 1/2 - 3-INCH DIAMETER TRAP ROCK, 4-INCH DEPTH. UNDERLAY MULCH WITH WEED-BARRIER FABRIC. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE, EXPOSING 1-INCH HEIGHT OF EDGE.
 - B. SHREDDDED HARDWOOD. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE, EXPOSING 1-INCH HEIGHT OF EDGE.
2. LANDSCAPE EDGING, PROVIDE THE FOLLOWING:
 - A. METAL, 3/16-INCH THICK X 5 1/2-INCH HEIGHT. COLOR BLACK. REFER TO SPECIFICATIONS ON ACCEPTABLE PRODUCTS.
3. TURF ESTABLISHMENT, PROVIDE THE FOLLOWING:
 - A. SEED. SUDAS TYPE 1: PERMANENT 1 LAWN MIX. ANY DISTURBED AREA NOT LABELED SHALL BE SEEDDED.

--8,119 SF OF TOTAL PAVEMENT SHADING PROVIDED.



DESIGN CALCULATIONS

FOR 7 BREW FACADE IN ANKENY, IA

BUILDING PERSPECTIVES

PERSPECTIVE OF POTENTIAL BUILDING



PERSPECTIVE OF POTENTIAL BUILDING



MATERIALS PERCENTAGES

SOUTH ELEVATION



SOUTH ELEVATION

TOTAL FACADE AREA: 314.05sqft.

GREY BRICK - 125.54 sqft.

GLAZING - 67.28 sqft.

BLUE METAL FASCIA - 46.15 sqft.

BLACK BRICK - 46.89 sqft.

SIGNAGE - 28.19 sqft.

* Calculations based on area highlighted in yellow.



FACADE PERCENTAGES:

PRIMARY MATERIALS: 76%

SECONDARY MATERIALS: 24%

WEST FACADE



WEST FACADE

TOTAL FACADE AREA: 541.58 sqft.

GREY BRICK: 227.91 sqft

GLAZING: 112.23 sqft

BLACK BRICK: 94.3 sqft

BLUE METAL FASCIA: 66.91 sqft

SIGNAGE: 34.23 sqft

METAL TRIM: 6 sqft

* Calculations based on area highlighted in yellow.



FACADE PERCENTAGES:

PRIMARY MATERIALS: 80%

SECONDARY MATERIALS: 20%

NORTH FACADE



"NORTH FACADE"

TOTAL FACADE AREA: 324.12 sqft

BLACK BRICK - 130.61 sqft

ROOF PANEL - 92.91 sqft

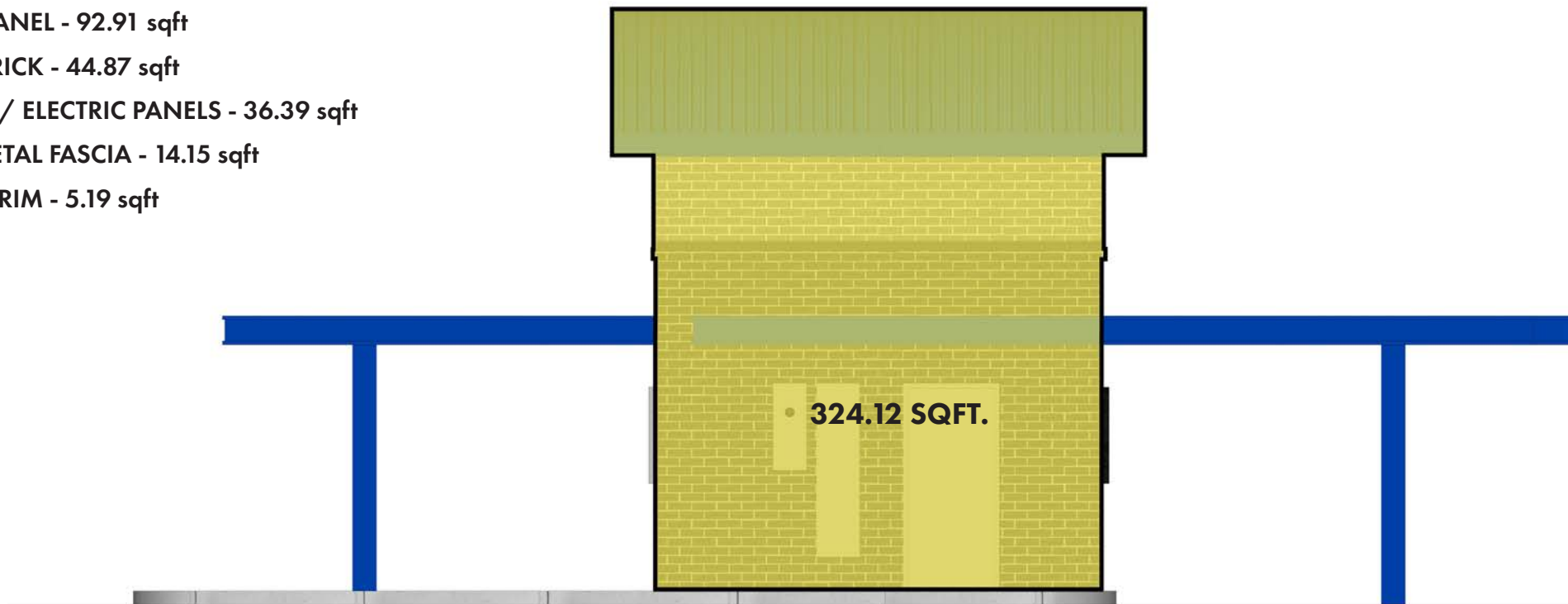
GREY BRICK - 44.87 sqft

DOORS / ELECTRIC PANELS - 36.39 sqft

BLUE METAL FASCIA - 14.15 sqft

METAL TRIM - 5.19 sqft

* Calculations based on area highlighted in yellow.



FACADE PERCENTAGES:

PRIMARY MATERIALS: 54%

SECONDARY MATERIALS: 46%

EAST FACADE



EAST FACADE

* Calculations based on area highlighted in yellow.

TOTAL FACADE AREA: 541.58 sqft.

GREY BRICK - 285.55 sqft

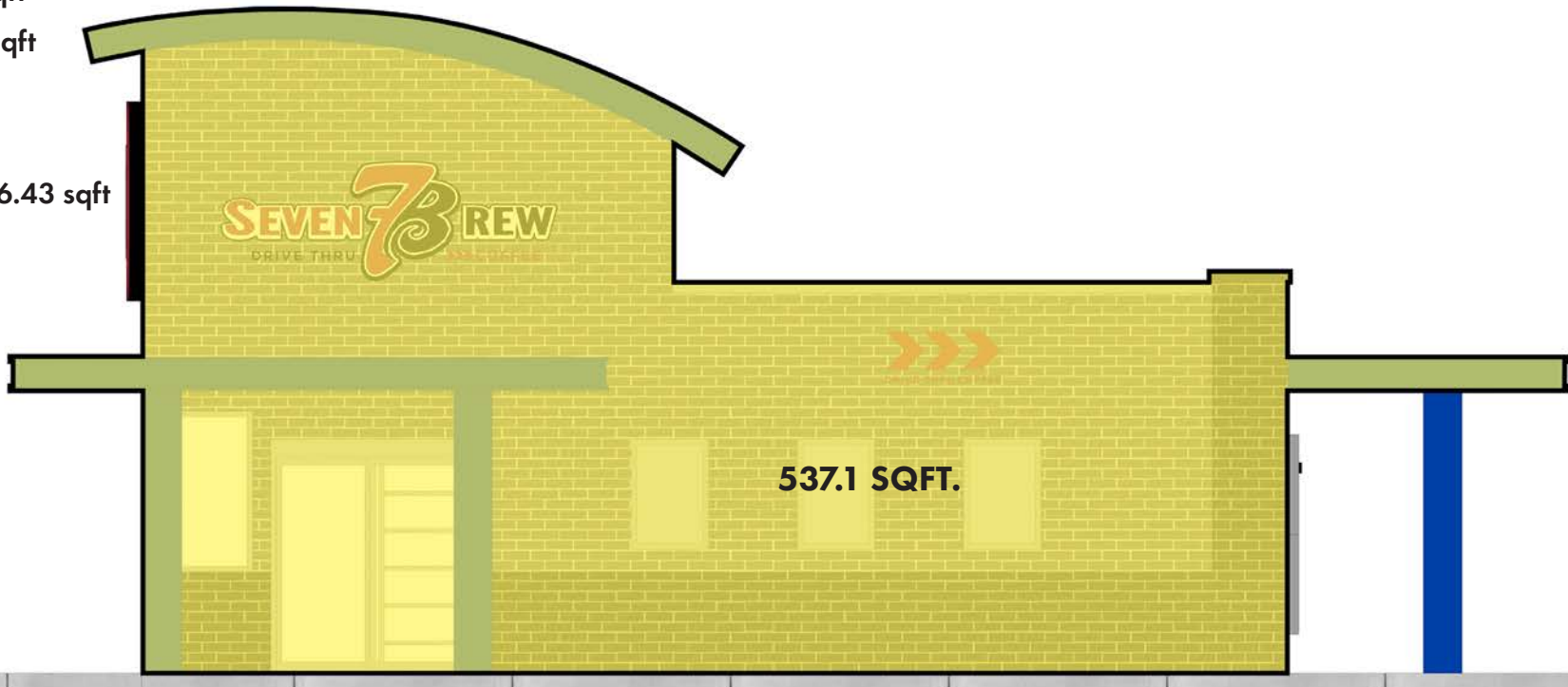
BLACK BRICK - 106.21 sqft

GLAZING - 55.14 sqft

SIGNAGE - 42.25 sqft

BLUE METAL FASCIA - 46.43 sqft

METAL TRIM - 6 sqft



FACADE PERCENTAGES:

PRIMARY MATERIALS: 83%

SECONDARY MATERIALS: 17%



CALCULATIONS:

TOTAL FACADE AREA:

314.05 sqft
 541.58 sqft
 324.12 sqft
 541.58 sqft
 +

1,721.33 sqft

MATERIAL PERCENTAGES:

PRIMARY MATERIALS: 75%

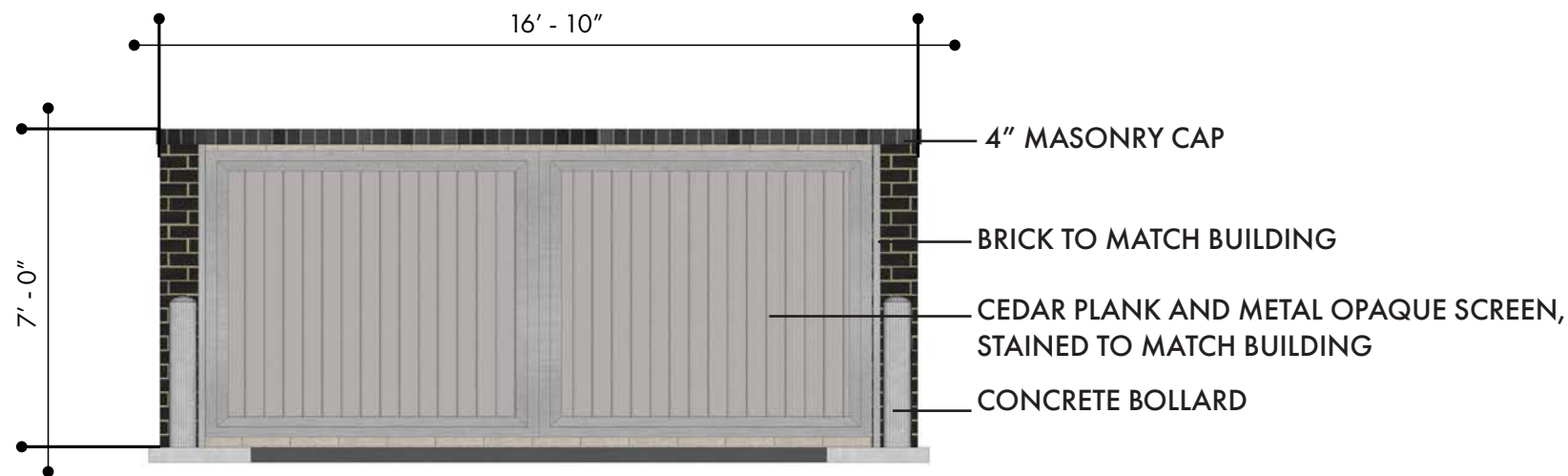
(BLACK BRICK, GREY BRICK, GLAZING)

SECONDARY MATERIALS: 25%

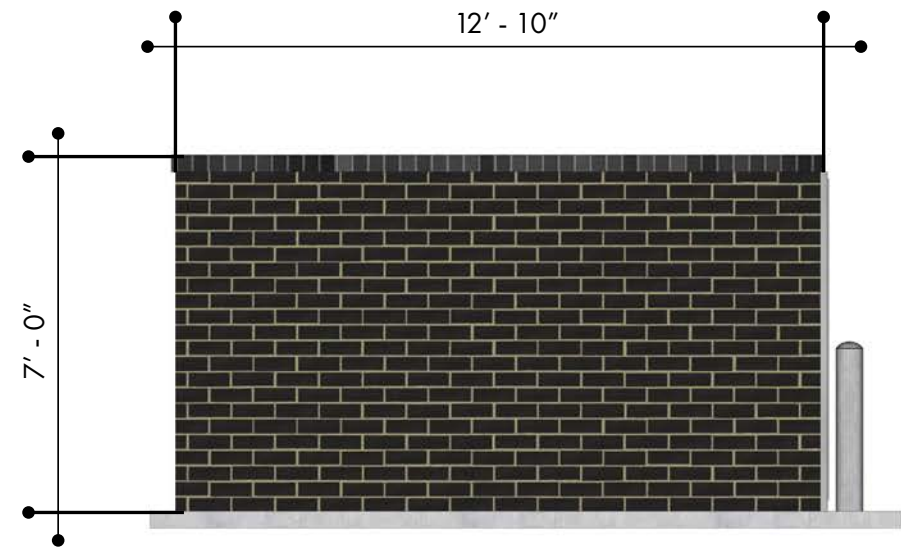
(BLUE METAL FASCIA, ROOF PANEL, SIGNAGE, ETC.)

TRASH ENCLOSURE

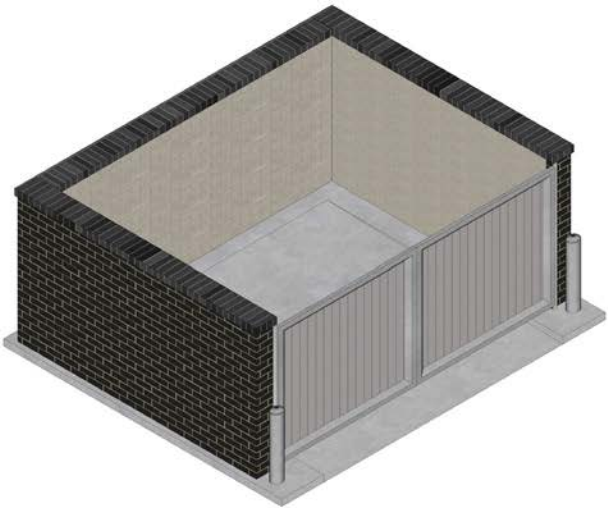
TRASH ENCLOSURE ELEVATIONS



"FRONT" ELEVATION



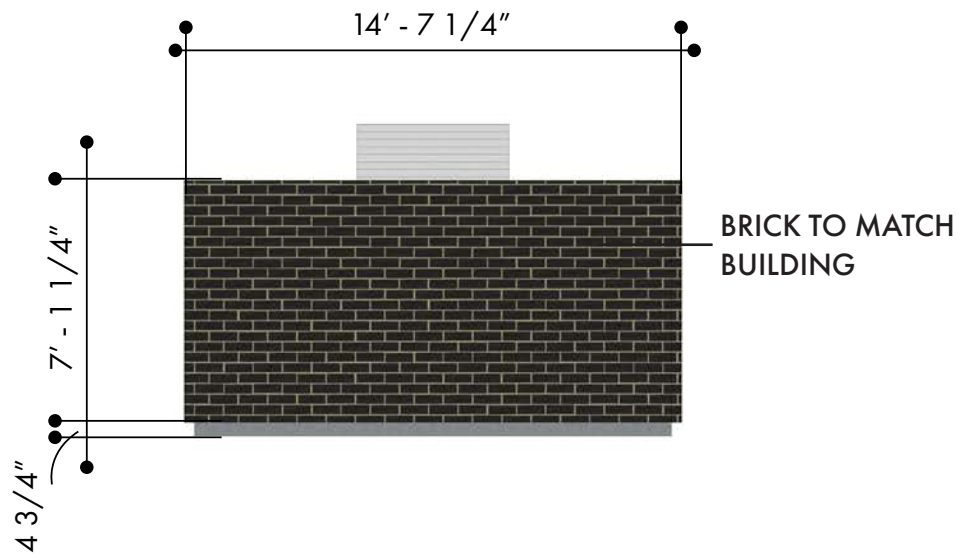
"SIDE" ELEVATION



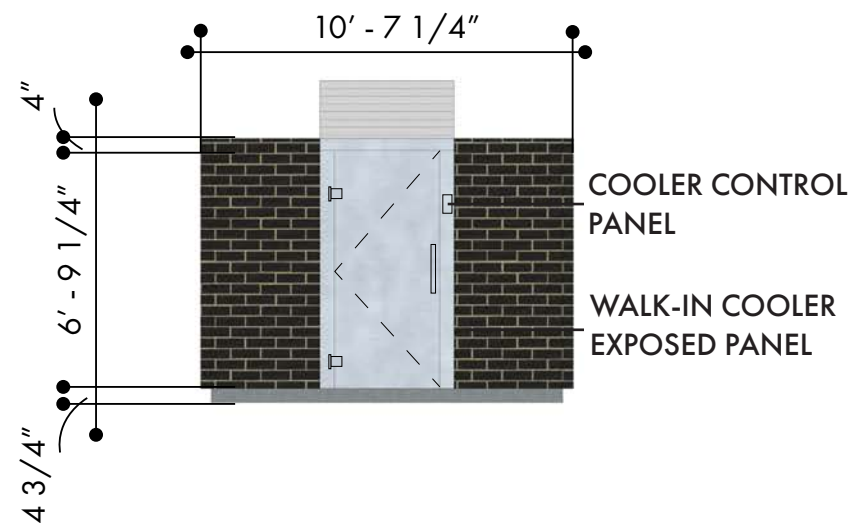
TRASH ENCLOSURE ISOMETRIC VIEW

WALK-IN COOLER

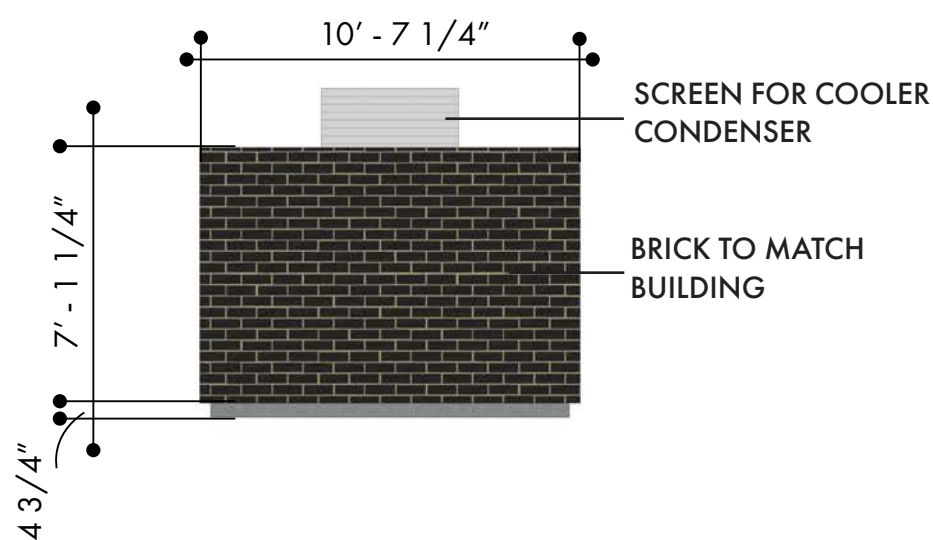
WALK-IN COOLER ELEVATIONS



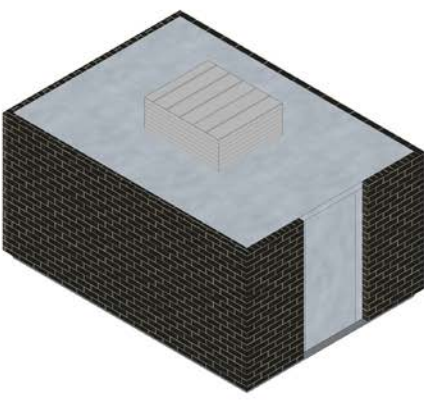
"SIDE" ELEVATION



"BACK" ELEVATION



"FRONT" ELEVATION



COOLER ISOMETRIC VIEW



PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

5000 NE Bellagio Drive - Bellagio Park Improvements Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

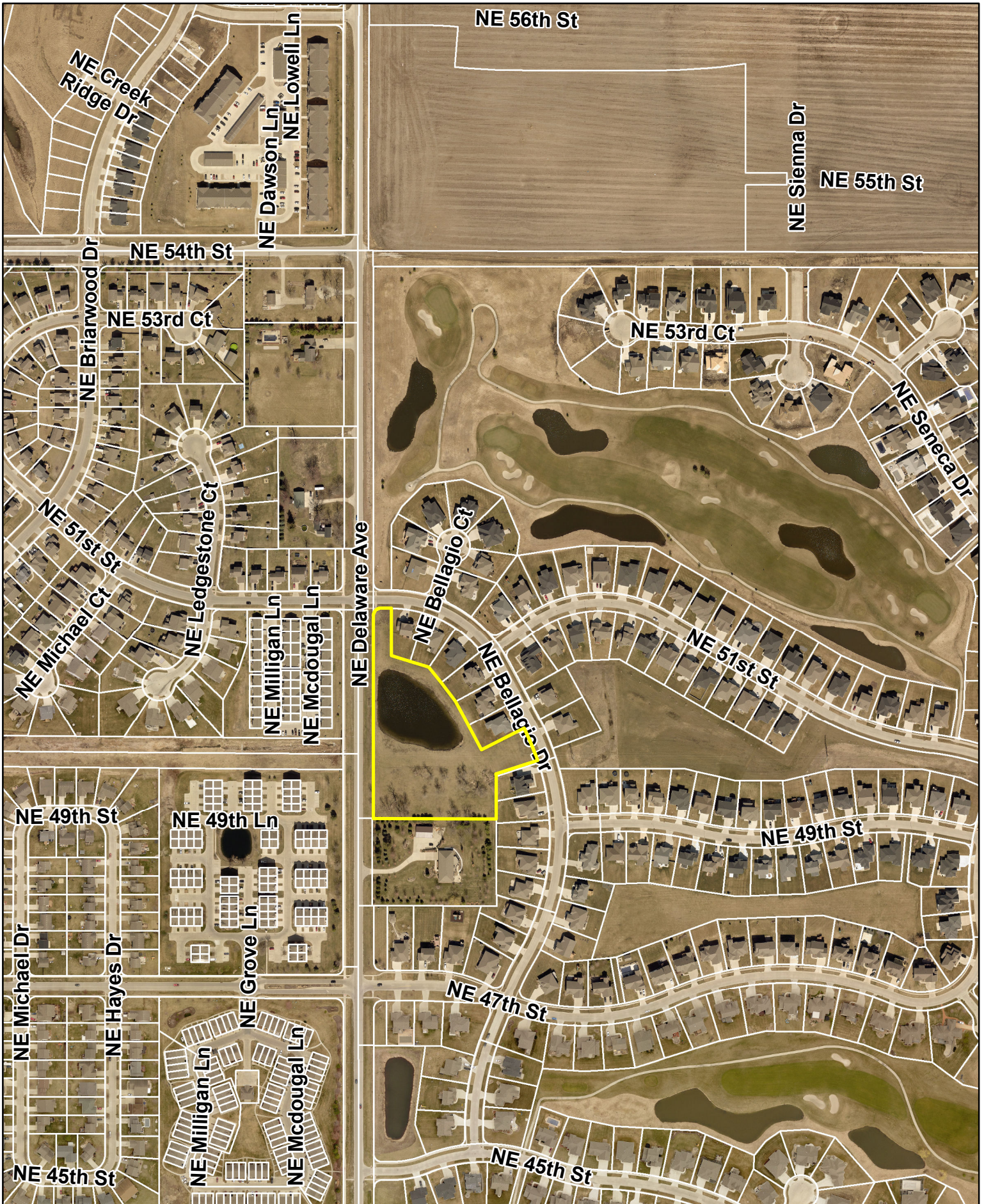
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 5000 NE Bellagio Drive, Bellagio Park Improvements.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Site Plan
	Elevations



N



1 inch = 400 feet

Date: 4/11/2022

5000 NE Bellagio Drive



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: Bellagio Park Improvements – 5000 NE Bellagio Drive Site Plan

Report Date: April 12, 2022

Prepared by: Ruth Hulstrom
Associate Planner

ESC

Recommendation:

That the Plan and Zoning Commission approve the site plan for Bellagio Park Improvements located at 5000 NE Bellagio Drive.

Project Summary:

The subject site is approximately 4.38 acres (+/-), located north of NE 47th Street and east of NE Delaware Avenue. The subject property is zoned R-1, One-Family Residence District and is owned by the City of Ankeny.

The applicant is proposing to install an open shelter, playground area, basketball court, and drinking fountain. Additionally, a paved trail will be constructed that loops around an existing storm water basin located on the subject site. This trail will connect the existing sidewalk along NE Bellagio Drive with proposed sidewalk along NE Delaware Avenue.

The open shelter is proposed to have a max height just over 13 feet and be either brown or green in color, similar to other park shelters in the City of Ankeny. The site plan does not indicate any proposed landscaping aside from seeding with a native mix around the existing pond. The City Parks and Recreation Director has indicated that he anticipates installing trees in the future but nothing has been finalized at this point.

There is no parking area associated with the proposed park project. Access to the site will be via new or existing sidewalk along NE Bellagio Drive or NE Delaware Avenue.

A trash receptacle, similar to those located in other parks around the City, is anticipated to be installed near the shelter.

**Site Plan Worksheet
Bellagio Park Improvements
5000 NE Bellagio Drive**

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 shelter, playground area, and basketball court are located on the south end of the site. This location was primarily dictated by the large storm water pond that already existed on the site. The proposed improvements will be compatible with the surrounding neighborhood, which consists primarily of single-family residences.

An 8-foot trail is proposed around the existing storm water basin. This looping trail will connect to existing sidewalk along NE Bellagio Drive and NE Delaware Avenue.

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

Ankeny Municipal Code allows publicly owned parks, playgrounds, golf courses, and recreation areas within R-1 zoned properties.

The subject site is surrounded by single-family detached homes and the streetscape will not change drastically from what previously existed aside from the installation of the shelter, basketball court, and playground area. The City Parks and Recreation Director anticipates planting additional trees on the site in the future.

- 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.**

No parking area is proposed for the subject site. Pedestrian and bicycle access to the site will be from existing sidewalk along NE Bellagio Drive and NE Delaware Avenue. An 8-foot trail will loop the existing pond and provide a paved route to the basketball court, shelter, and playground on the south end of the 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.**

No significant traffic impact is anticipated with the proposed site improvements.

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.**

No parking area is proposed with the site plan.

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.**

A standard trash receptacle is proposed to be installed near the shelter. The receptacle will be similar to others located within City owned parks within the community. It will be fully enclosed and have a top that will keep wildlife from being able to access the contents.

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

A 1-inch water line is proposed to connect to an existing 8-inch line along NE Bellagio Drive on the east side of the site. The new 1-inch line is meant to provide service to the proposed drinking fountain on the site.

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.**

No lighting is currently proposed for the site.

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.**

There is an existing stormwater basin located on the north end of the site. Some minor improvements will be made to this existing basin including installation of rip rap and seeding around the south end of the pond with a native mix. Both of these measures will help reduce erosion and improve water quality.

- 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.**

A 1-inch water line is proposed and will connect to an existing line along NE Bellagio Drive. This line is meant to service the water fountain proposed as part of the site improvements.

- 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 majority of the site will remain open space with only the installation of the shelter, basketball court, and playground area having a more significant visual impact on 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.**

At this time no landscaping is proposed aside from native mix seeding around the pond. The City Parks and Recreation Director anticipates installing more trees on the site in the future.

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.**

A small park shelter and playground are the only structures proposed for the subject site.

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

The shelter will be comprised entirely out of metal and be either brown or green in color, similar to other park shelters within the City.

- 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.**

A trash receptacle is anticipated to be installed near the shelter and will be entirely enclosed.

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

The shelter and playground are the only structures proposed for the subject site.

C. Signs

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

A ground sign is proposed in the southwest corner of the site. Ankeny Municipal Code does not require sign permits be submitted for City, County or State signs. The City Parks and Recreation Director anticipates that the sign will look similar to other park signs within the community. The final location of the ground sign will be determined in the future.

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

No building signs are anticipated.

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

A ground sign is proposed in the southwest corner of the site adjacent to NE Delaware Avenue.

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

Signs shown are for reference only. City staff anticipate that the ground sign shown would match other existing park signs within the City.

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 location of the playground area and shelter are appropriate for the site and will have a fairly minimal impact on the surrounding neighborhood.

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

The proposed site layout and pedestrian/bicycle traffic circulation is appropriate.

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

The proposed shelter is similar to other park shelters in the City.

5. Circulation - vehicular and pedestrian

City staff does not believe that any major impact to traffic will occur with the proposed improvements.

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

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



March 8, 2022

Planning and Zoning Commission
City of Ankeny
220 West 1st Street
Ankeny, Iowa 50021

RE: BELLAGIO PARK IMPROVEMENTS
SITE PLAN RESUBMITTAL
S&A PROJECT NO. 122.0108.01

Dear Planning and Zoning Commission:

On behalf of the Parks & Recreation Department, please find accompanying the revised Site Plan and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The proposed improvements include a PCC trail, open shelter, playground, basketball court, drinking fountain and native prairie plantings. Upon approval, construction is proposed to begin when weather permits Summer 2022.

As requested, we have addressed all items on the Tech Review comments through plan modifications and discussions with Staff.

Please find accompanying the following items:

- 6 copies of the updated Site Plan
- 6 copies of the shelter elevations
- 2 copies of the comment response letter

Please feel free to contact me at your convenience should you have any questions or comments.

Sincerely,

SNYDER AND ASSOCIATES, INC.

Clay Schneckloth, PLA

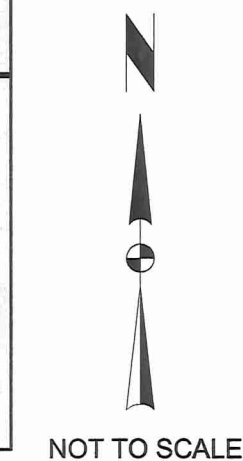
cc: Nick Lenox, Ankeny Parks & Recreation
File

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APR 11 2022

CITY OF ANKENY

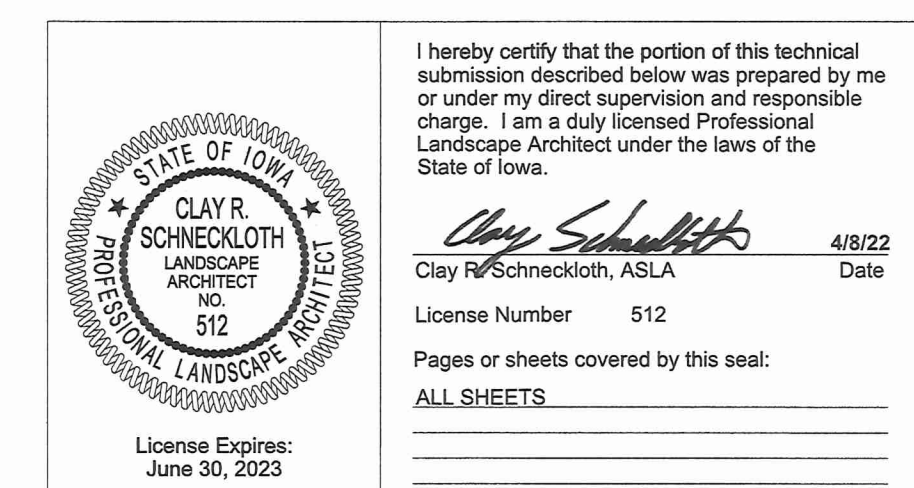
CITY OF ANKENY, POLK COUNTY, IOWA



VICINITY MAP

CITY OF ANKENY
PARK & RECREATION DEPARTMENT
1210 NW PRAIRIE RIDGE DR.
ANKENY, IA 50023

Sheet List Table	
Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C400	GRADING PLAN
C500	UTILITY PLAN



APR 08 2022
CITY OF ANKENY

BELLAGIO PARK IMPROVEMENTS- 5000 NE BELLAGIO DR.

ANKENY, IOWA

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

SNYDER & ASSOCIATES, INC. |



Project No: 122.0108.01

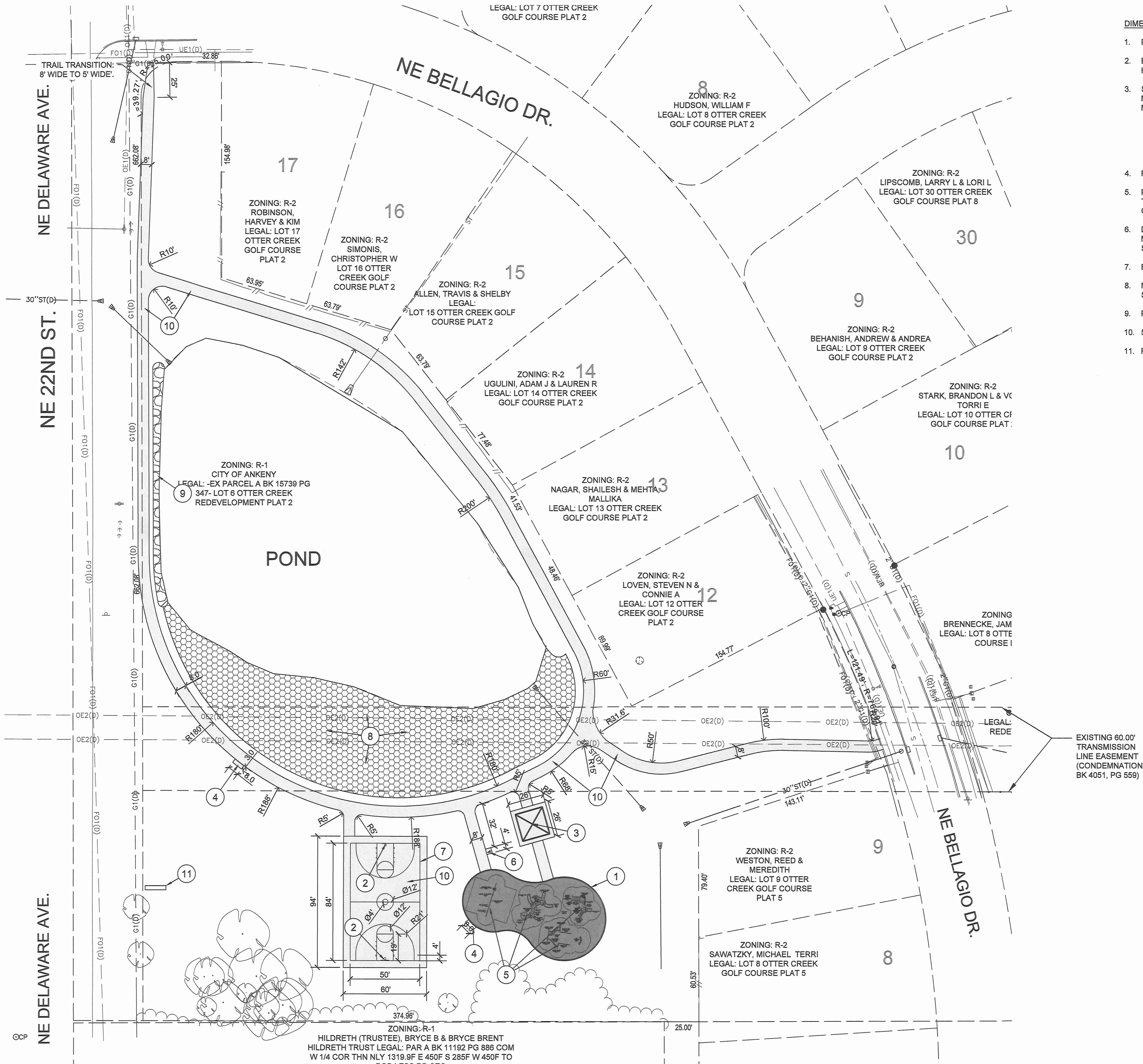
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Engineer: ENGR		Checked By: CRS	Scale: 1" =		
Technician: NNS		Date: 03/03/2022	T-R-S: TTN-RRW-SS		

Sheet C100

Project No: 122.0108.01

X:\Projects\2022\122.0108.01\CAD\DWG\122.0108.01\KANSAS SUBAREA DIMENSION PLAN.dwg 2/20/2024 8:20:07 PM, ANSI FULL BLEED D (24.00 X 22.00 INCHES)



DIMENSION PLAN NOTES, PROVIDE THE FOLLOWING:

1. PLAYGROUND MAINTENANCE CURB. SEE DETAIL 1/C500.
2. BASKETBALL HOOP FOOTING. COORDINATE LOCATION OF POST WITH SUPPLIER. HOOP AND POST TO BE PROVIDED AND INSTALLED BY OWNER.
3. SHELTER. PRE ENGINEERED 20' X 20' FOUR SIDED HIP ROOF, SINGLE TIER WITH MULTI RIB PANELS. 6" X 6" COLUMNS. POWDER-COATED FRAME FINISH. APPROVED MANUFACTURERS:
ICON SHELTER SYSTEMS WWW.ICONSHELTERS.COM
POLIGON WWW.POLIGON.COM
OR APPROVED EQUAL
4. PCC BENCH SLAB. 4" THICK BY CONTRACTOR. BENCH BY OWNER.
5. PLAYGROUND EQUIPMENT TO BE FURNISHED AND INSTALLED BY OTHERS. MULCH TO BE PROVIDED AND INSTALLED BY OWNER. COORDINATION IS REQUIRED. PEA GRAVEL AND SUB DRAIN BY CONTRACTOR - SEE DETAIL 1/C500.
6. DRINKING FOUNTAIN AS MANUFACTURED BY MOST DEPENDABLE FOUNTAINS. MODEL #410 SM, RECESSED HOSE BIB WITH LOCKABLE DOOR, AND WITH BOWL STRAINER.
7. BASKETBALL COURT STRIPING.
8. NATIVE PLANTING. MANUFACTURER: ION EXCHANGE, MIX: WET MESIC - NATIVE SEED MIX
9. PROVIDE RIP RAP. 6' X 170' X 1.5' DEEP.
10. 5" DEPTH PCC PAVEMENT
11. PROPOSED SIGN LOCATION, BY OWNER.

BELLAGIO PARK IMPROVEMENTS- 5000 NE BELLAGIO DR.

DIMENSION PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0108.01

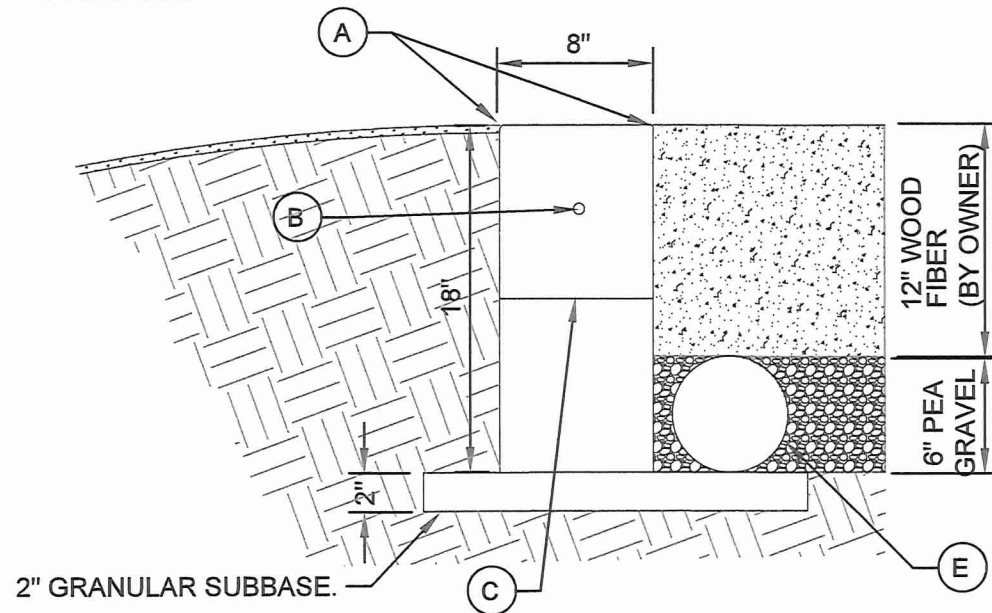
Sheet C200

MARK	REVISION	DATE	BY
Engineer: ENGR	Checked By: CRS	Scale: 1" = 40'	TR-S: TTN-RRW-SS
Technician: NHS	Date: 03/03/2022		
Project No: 122.0108.01			

Sheet C200

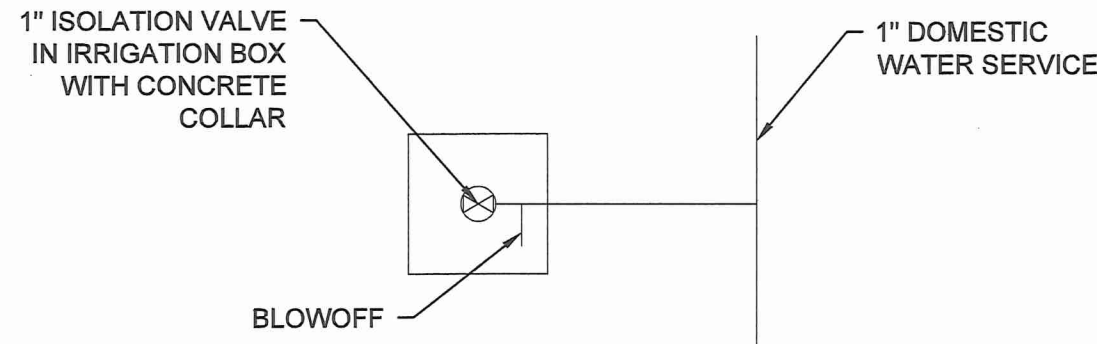
UTILITY PLAN NOTES

- A. CONNECT TO EXISTING 8" WATER MAIN AND INSTALL 1" DOMESTIC WATER SERVICE. INSTALL PER SUDAS 3020 (TRENCHLESS EXCAVATION AND BACKFILL) AND 5010. INSTALL SERVICE CURB STOP WITHIN SIDEWALK. EXTEND VALVE BOX TO FINISHED GRADE. ALL WORK AND MATERIALS SHALL COMPLY WITH SUDAS 3020 AND 5020.
- B. DRINKING FOUNTAIN.
- C. INSTALL 6" CORRUGATED PERFORATED PE SUBDRAIN AT LOCATIONS SHOWN. INSTALL SUBDRAIN ACCORDING TO SUDAS 4040.
- D. INSTALL OF 6" CORRUGATED NON-PERFORATED PE SUBDRAIN AT LOCATION SHOWN. INSTALL SUBDRAIN ACCORDING TO SUDAS 4040.
- E. SUBDRAIN INSTALLATION ALONG PLAYGROUND MAINTENANCE CURB. SEE DETAIL 1 / C500
- F. INSTALL 6"x6"x6" PE TEE.
- G. HDPE PIPE CROSSING WITH PLAYGROUND MAINTENANCE CURB.
- H. DAYLIGHT STORM SEWER WITH RODENT GUARD AT OUTLET INTO PROPOSED STORMWATER MANAGEMENT BASIN.
- I. INSTALL WINTERIZATION IRRIGATION PIT W/ 1" ISOLATION VALVE AND BLOWOFF. COORDINATE W/ OWNER ON CLOSE-OFF CONNECTION REQUIREMENTS FOR BLOWOFF. ALL WORK AND MATERIALS SHALL CONFORM TO SUDAS 5020.

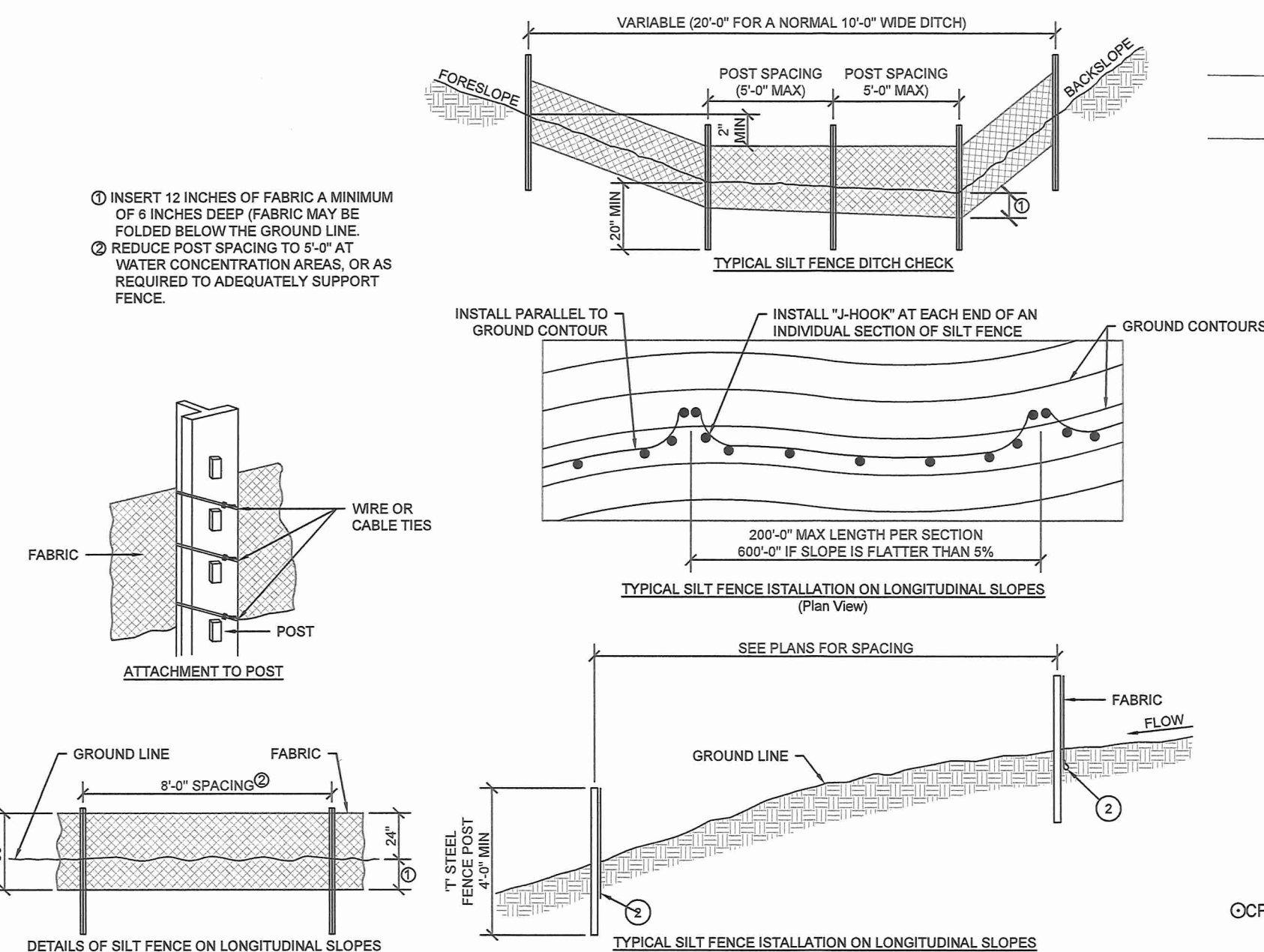


- A PROVIDE A 1/4" RADIUS ROUNDED EDGE.
- B #4 EPOXY-COATED, DEFORMED REINFORCEMENT BARS.
- C INTERNAL FORM TIES REQUIRED.
- D PROVIDE CONTRACTION JOINTS AT 20' INTERVALS.
- E 6" PERFORATED PE INSTALLED RUNNING PARALLEL TO RETAINING WALL.

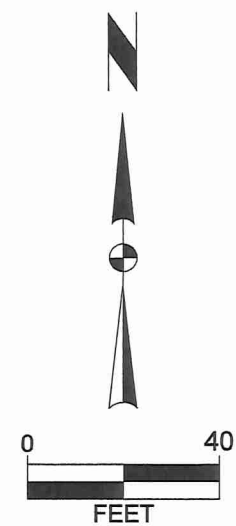
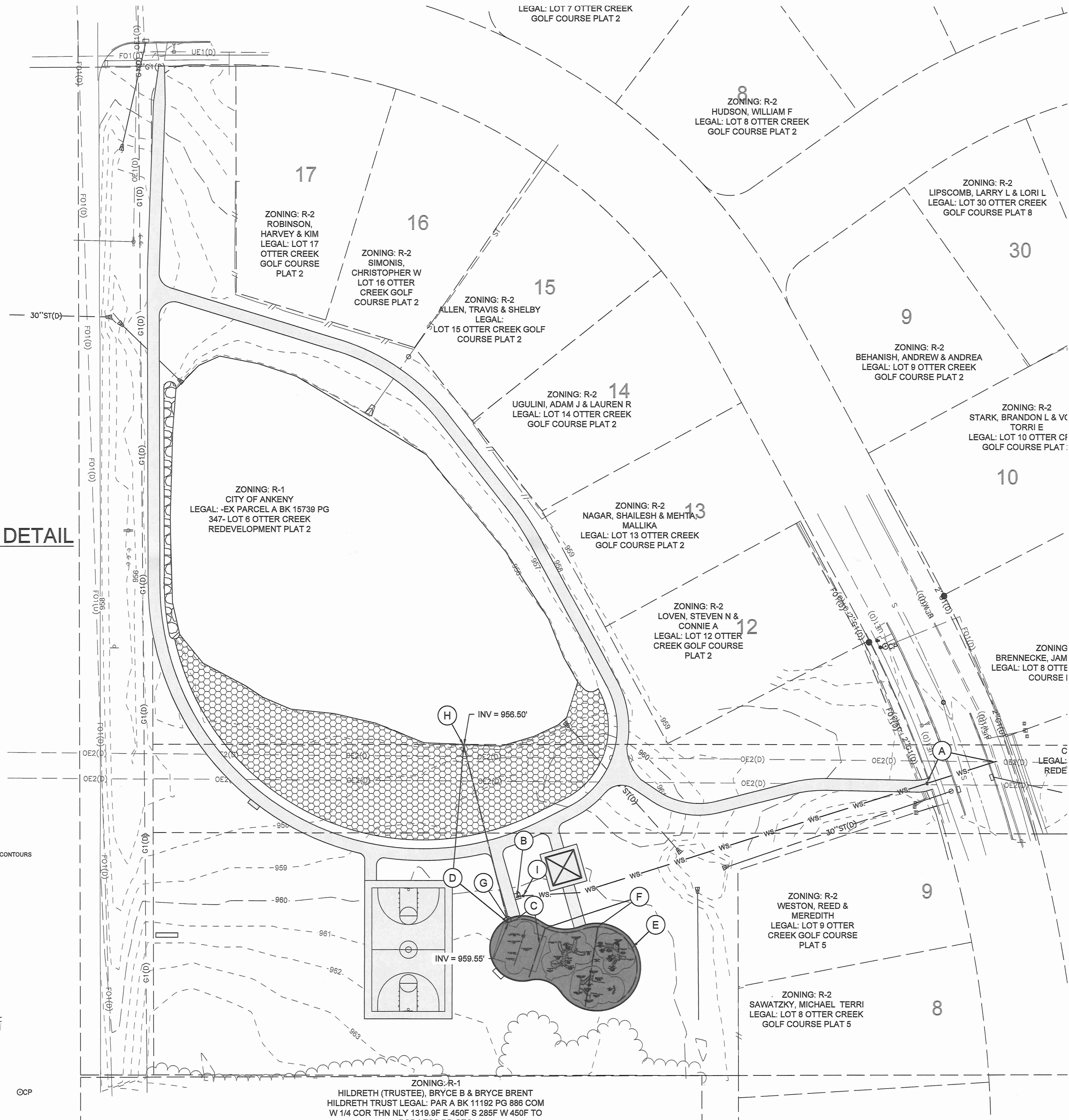
1 C500 PLAYGROUND MAINTENANCE CURB & SUBDRAIN DETAIL NO SCALE



2 C500 WINTERIZATION IRRIGATION PIT DETAIL NO SCALE



3 C500 SILT FENCE DETAIL NO SCALE



BELLAGIO PARK IMPROVEMENTS- 5000 NE BELLAGIO DR.

ANKENY, IOWA

UTILITY PLAN

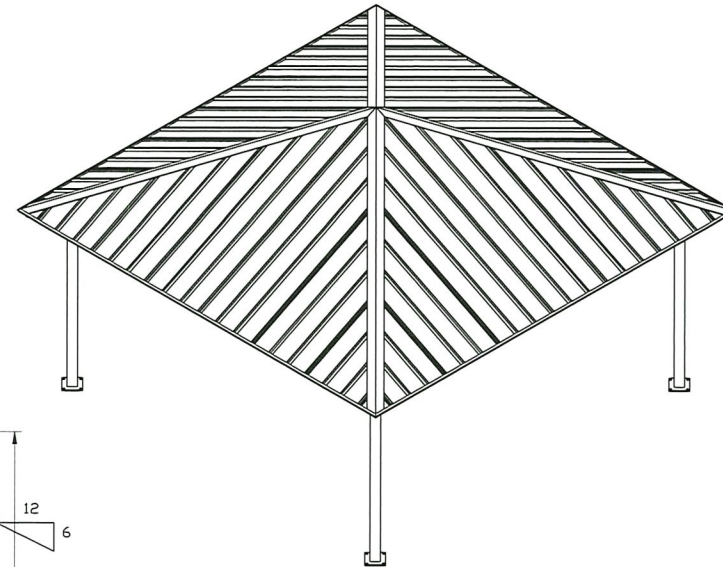
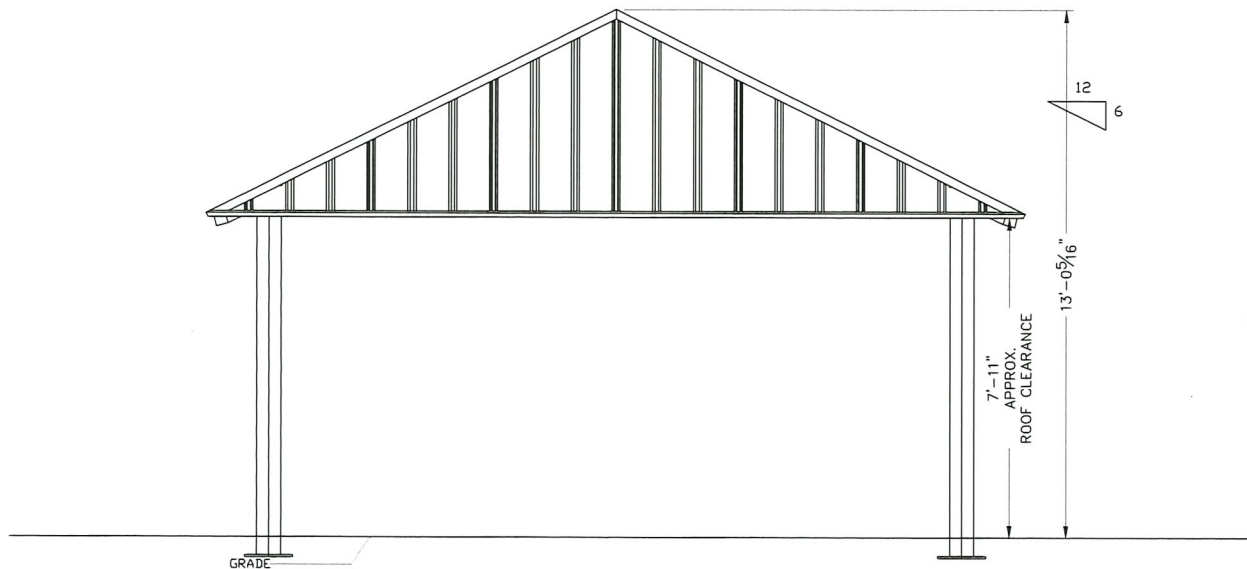
SNYDER & ASSOCIATES, INC. |



Project No: 122.0108.01

Sheet C500

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Engineer: ENGR	Checked By: CRS	Scale: 1" = 40'	T-R-S: TTN-RRW-SS
Technician: NIS	Date: 03/03/2022		
	Project No: 122.0108.01		Sheet C500



Color to be:
Tudor Brown or
Forest Green

RECEIVED

APR 08 2022

CITY OF ANKENY

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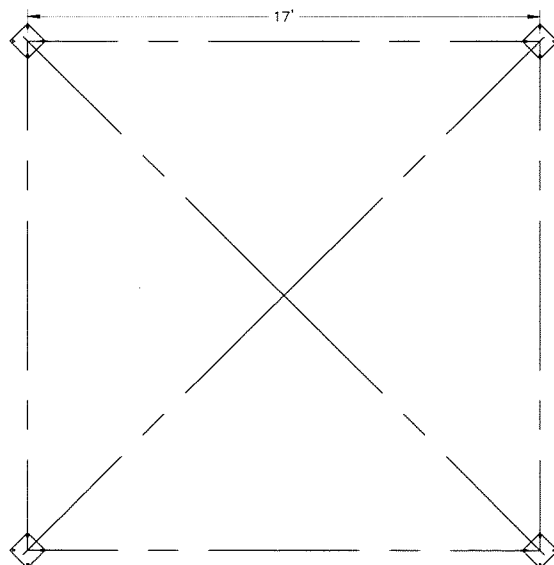
Elevation

DRAWN BY:
ID
DATE:
6/2/2009
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20M-P6
PROJECT NAME:
50-105-45

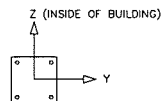
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DWG: S:\Engineering\Standards\Shelters\SQ\20\M-P6-50-105-45\Drawings\Preliminary\SQ20M-P6-50-105-45~12252.DWG

PRELIMINARY: NOT FOR
CONSTRUCTION



ANCHOR BOLT LAYOUT



LOAD COMBINATION	FOUNDATION LOADS				
	AXIAL (F _x)	SHEAR (F _y)	SHEAR (F _z)	MOMENT (M _y)	MOMENT (M _z)
DL	0.74	0.00	0.00	.05	0.00
SL	4.29	0.00	-0.01	.06	0.00
W-UPLIFT	-1.27	0.19	-0.19	21	21
W-FY	-1.21	-0.19	0.19	-20.5	-20.5
W-FZ	-1.21	-0.19	0.20	-21	-21
E-FY	-0.06	-0.39	-0.39	42.6	-42.6
E-Z	-0.06	-0.39	-0.39	42.6	-42.6

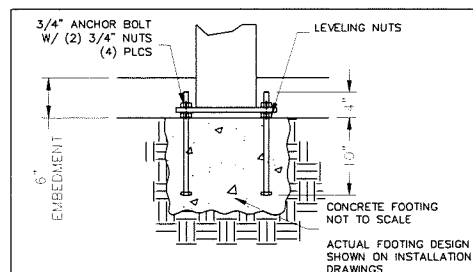
THESE FOUNDATION LOADS ARE FOR ESTIMATING PURPOSE ONLY.
THE ACTUAL LOADS WILL BE DETERMINED IN THE FINAL ENGINEERING

NOTES:

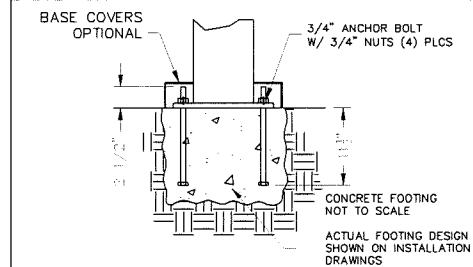
- TABLE SHOWS UNFACTORED SERVICE LOADS
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY ICON SHELTER SYSTEMS INC.
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN.
- THE STRUCTURE HAS BEEN ENGINEERED AS AN OPEN STRUCTURE.
- CONSULT ICON SHELTER SYSTEMS INC. IF THE STRUCTURE IS TO BE ENCLOSED.
- COORDINATES ARE LOCAL TO THE COLUMN

DEFINITIONS:

- DL = SERVICE LEVEL DEAD LOAD REACTION WITH THE GREATEST AXIAL LOAD
- SL = SERVICE LEVEL SNOW LOAD REACTION WITH THE GREATEST AXIAL LOAD
- W-U = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST UPLIFT LOAD
- W-Y = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Y DIRECTION
- W-Z = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST SHEAR VALUE ACTING IN THE SAME DIRECTION AS THE DL SHEAR LOAD
- E-Y = SERVICE LEVEL SEISMIC LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Y DIRECTION
- E-Z = SERVICE LEVEL SEISMIC LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Z DIRECTION



PRELIMINARY DRAWINGS SHOWN AS 6" BURIED
STANDARD BASE CONNECTION
COLUMN TYPE: A (6" BURIED)



OPTIONAL BASE CONNECTION
COLUMN TYPE: B (SURFACE MOUNT W/ COVERS)

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Anchor Bolt Layout

DRAWN BY:

ID

DATE:

6/2/2009

JOB NO.:

STANDARD

REVISION:

BUILDING TYPE:

SQ20M-P6

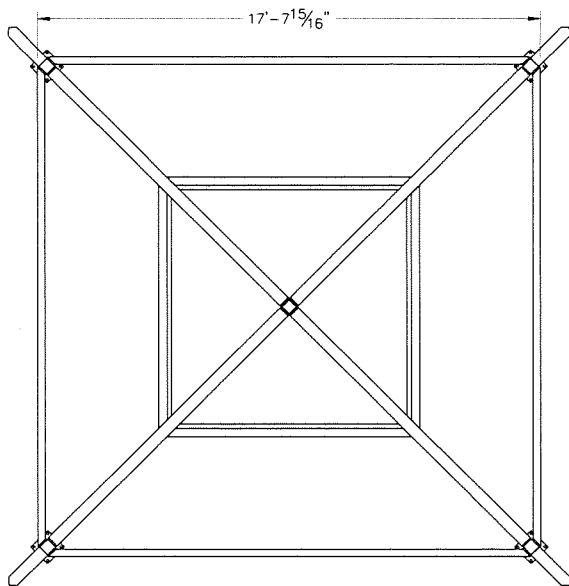
PROJECT NAME:

50-105-45

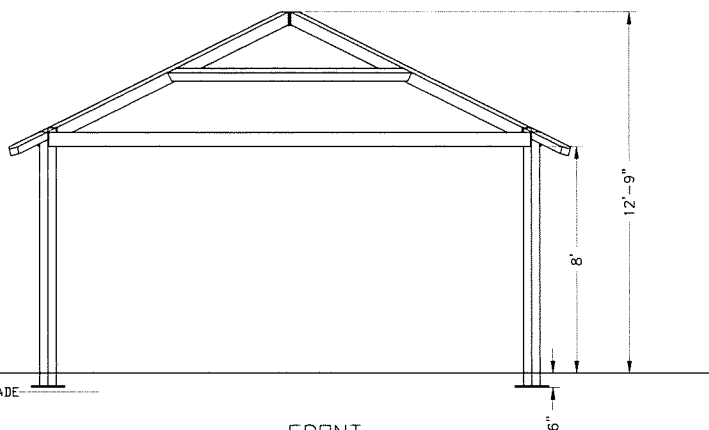
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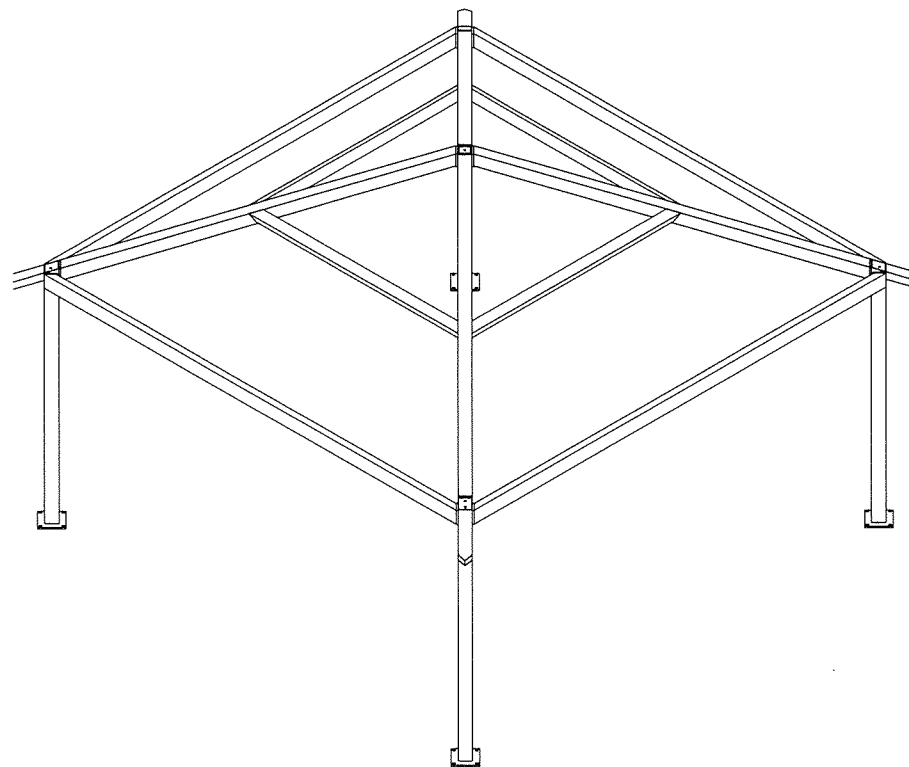
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PLAN



FRONT



ISOMETRIC

ALL STRUCTURAL COMPONENTS WILL BE:
 TUBE: ASTM A500 GRADE B
 PLATE: ASTM A36
 BOLTS: ASTM A325
 NUTS: ASTM A563
 WELDING: GMAW

NOTE:
 COLUMN SIZE: HSS5x5x0.1875

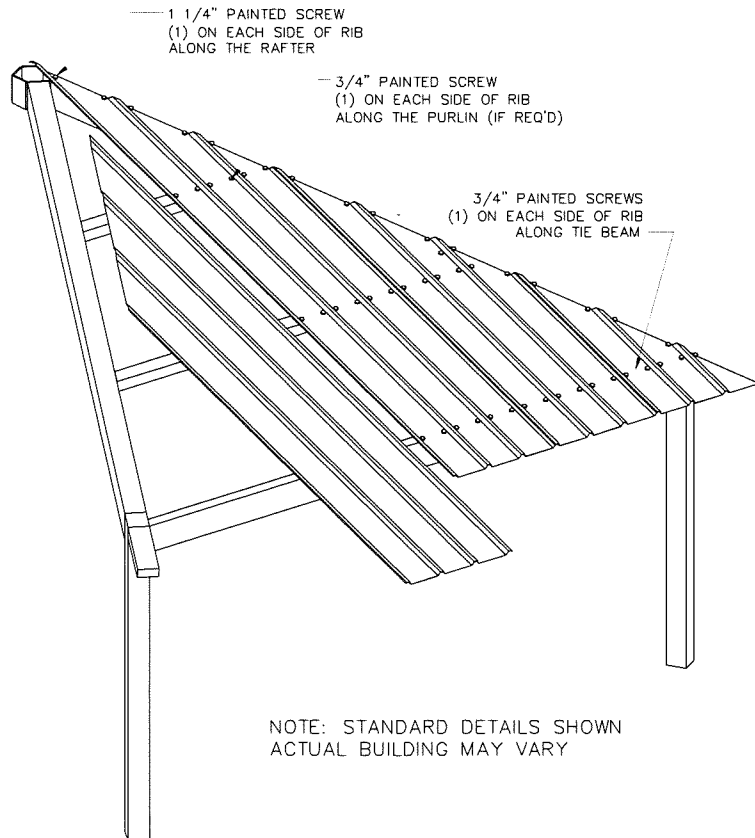
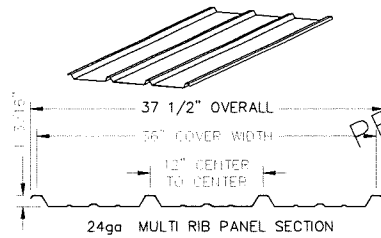
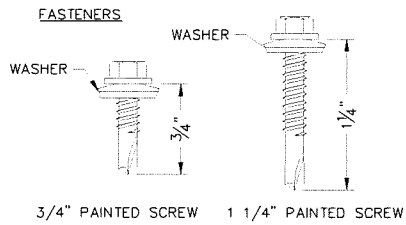
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 1455 LINCOLN AVE.
 HOLLAND MI 49423
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 800.748.0985
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Frame

DRAWN BY:
ID
DATE:
6/2/2009
JOB NO.:
STANDARD
REVISION:
BUILDING TYPE:
SQ20M-P6
PROJECT NAME:
50-105-45

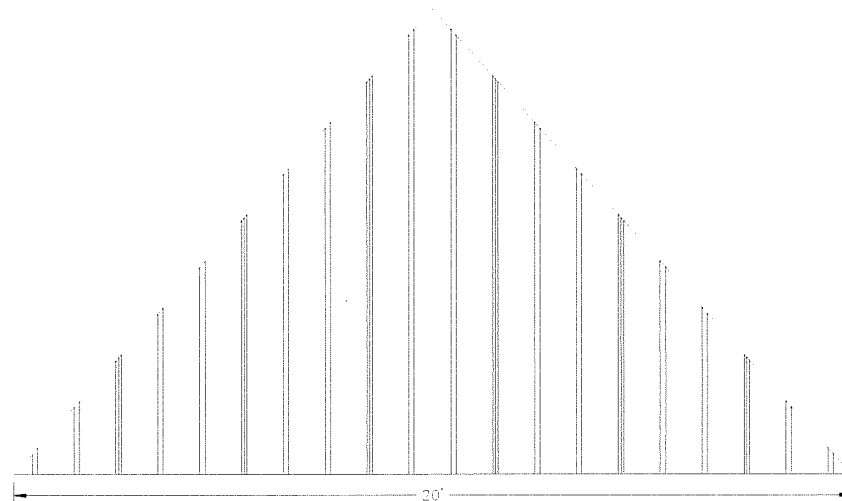
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NOTE: STANDARD DETAILS SHOWN
ACTUAL BUILDING MAY VARY

PRELIMINARY: NOT FOR
CONSTRUCTION



ROOF LAYOUT

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ROOF LAYOUT

DRAWN BY:

ID

DATE:

6/2/2009

JOB NO.:

STANDARD

REVISION:

BUILDING TYPE:

SQ20M-P6

PROJECT NAME:

50-105-45

SHEET

4.0

DWG:S:\Engineering\Standards\Shelters\SQ\20\M-P6-50-105-45 Drawings\Preliminary\SQ20M-P6-50-105-45-12252.DWG



PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

ATI Ankeny Industrial LLC request for voluntary annexation into the City of Ankeny

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

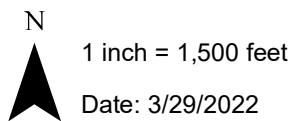
Action: Consider MOTION to close the public hearing, and receive and file documents.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Map
 Staff Report
 Annexation Map
 Applicant Letter
 Annexation Exhibit



Ankeny
bringing it all together.



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: Public Hearing: Ankeny RMJ Annexation
Report Date: April 11, 2022
Prepared By: Ruth Hulstrom *ESC*
Associate Planner

Discussion

ATI Ankeny Industrial LLC and three other property owners are requesting annexation into the City of Ankeny. The land totals approximately 159 acres (+/-), generally located west of NE Berwick Drive, east of the Ankeny Regional Airport and approximately a quarter mile south of SE Oralabor Road (NE 78th Avenue). The annexation area also includes any adjacent right-of-way to the centerline of the road.

The annexation area is currently identified in the Comprehensive Plan as Airport Business Park (ABP), Open Space (OS) or Low Density (LD); however, upon annexation the area will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. A map has been included to show the annexation area in relation to the Ankeny City limits.

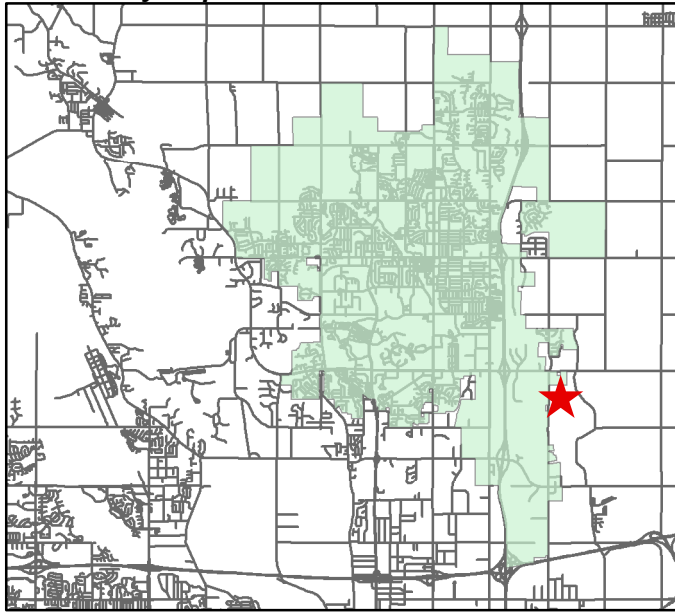
Any future sanitary sewer service will need to connect to the existing WRA Four Mile Interceptor Trunk Sewer, which runs north-south through both properties owned by ATI Ankeny Industrial LLC. The annexation area includes the Oakwood Heights Mobile Home Park, identified as #7 and #8 in the annexation exhibit. If the mobile home park chooses to connect to the City of Ankeny owned sanitary sewer, extension of the sanitary sewer will need to extend east across the site to NE Berwick Drive in order to accommodate future expansion to the east.

City-owned water services exist 1600 feet north of the annexation area within NE Berwick Drive and partially along SE Four Mile Drive within the annexation area. The water line runs approximately 1000 feet south along SE Four Mile Drive from the north edge of the annexation area and continues straight south through property owned by Polk County Aviation Authority (PCAA) and identified as #1 in the annexation exhibit. The water line then continues south along SE Four Mile Drive (NE 29th Street).

Future development will require full extension of water and sanitary lines along the frontages of any proposed properties, including NE Berwick Drive and SE Four Mile Drive. Based on the most recent FEMA Flood Insurance Rate Maps, approved 2/1/2019, floodway exists within a portion of the annexation area adjacent to Four Mile Creek.

Staff will present a complete staff report at the next Plan & Zoning Commission meeting on May 3, 2022.

Vicinity Map



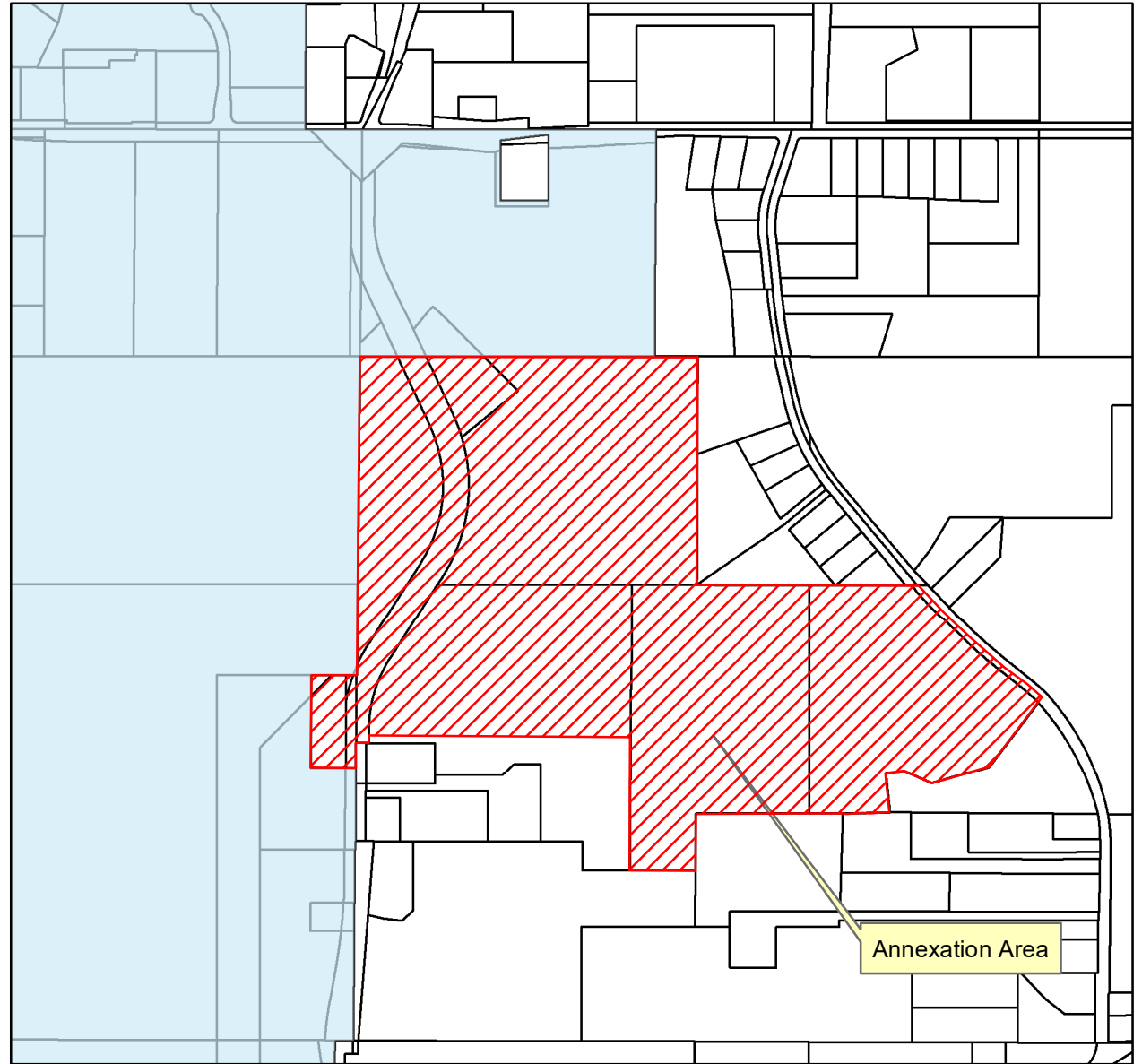
LEGAL DESCRIPTION:

A PART OF SECTION 32 AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1961.43 FEET TO THE NORTHWEST CORNER OF OAKWOOD HEIGHTS, AN OFFICIAL PLAT; THENCE SOUTH ALONG THE WEST LINE OF OAKWOOD HEIGHTS, 1321.86 FEET TO THE SOUTHWEST CORNER OF OAKWOOD HEIGHTS; THENCE EAST ALONG THE SOUTH LINE OF OAKWOOD HEIGHTS, 1237.72 FEET TO THE WEST RIGHT OF WAY LINE OF NE BERWICK DRIVE; THENCE SOUTHEAST ALONG THE WEST RIGHT OF WAY LINE OF NE BERWICK DRIVE, 999.8 FEET TO THE NORTHEAST CORNER OF PAGLIAI COMPOUND PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHWEST ALONG THE NORTHERLY LINE OF SAID PAGLIAI COMPOUND PLAT 1, A DISTANCE OF 471.13 FEET; THENCE SOUTHWEST ALONG SAID NORTHERLY LINE, 347.56 FEET; THENCE NORTHWEST ALONG SAID NORTHERLY LINE, 174.93 FEET; THENCE WEST ALONG SAID NORTHERLY LINE, 109.86 FEET TO THE NORTHWEST CORNER OF LOT 6, PAGLIAI COMPOUND PLAT 1; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID PAGLIAI COMPOUND PLAT 1, A DISTANCE OF 228.24 FEET TO THE SOUTHWEST CORNER OF LOT 5, PAGLIAI COMPOUND PLAT 1; THENCE WEST ALONG THE NORTH LINE OF LOT 2, PAGLIAI COMPOUND PLAT 1, A DISTANCE OF 272.56 FEET TO THE NORTHWEST CORNER OF LOT 2, PAGLIAI COMPOUND PLAT 1; THENCE WEST ALONG THE NORTH LINE OF PARCEL 'K' OF THE SOUTH HALF OF SECTION 32 RECORDED IN BOOK 8718 PAGE 345, A DISTANCE OF 861.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'K'; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 'K', 331.28 FEET TO THE NORTHEAST CORNER OF LOT 1, WANGSNESS PLAT 2, AN OFFICIAL PLAT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 381.50 FEET TO THE SOUTHEAST CORNER OF PARCEL 2021-258 OF THE SOUTHWEST QUARTER OF SECTION 32 RECORDED IN BOOK 18970 PAGE 881; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL 2021-258, A DISTANCE OF 773.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2021-258; THENCE WEST ALONG THE NORTH LINE OF SAID PARCEL 2021-258, A DISTANCE OF 1510.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2021-258; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL 2021-258, A DISTANCE OF 40.00 FEET; THENCE WEST ALONG THE SOUTH LINE OF THE CONDEMNATION RECORDED IN BOOK 13479 PAGE 477, A DISTANCE OF 74.86 FEET TO THE EAST LINE OF SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF SECTION 31, A DISTANCE OF 138.16 FEET TO THE SOUTHEAST CORNER OF PARCEL 'G' OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 RECORDED IN BOOK 7520 PAGE 595; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 'G', 264.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'G'; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL 'G', 537.86 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'G'; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL 'G', 264.00 FEET TO THE EAST LINE OF SAID SECTION 31; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 521.21 FEET TO THE WEST QUARTER CORNER OF SECTION 32; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1319.48 FEET TO THE POINT OF BEGINNING. THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

Property Owners:

ATI Ankeny Industrial, LLC, Polk County Aviation Authority (PCAA),
Tyler Investment Co., Inc., & Lloyd D. Linn



1 inch = 1,000 feet

Annexation Map

City of Ankeny

**Ankeny RMJ
Annexation**

City of Ankeny, Iowa
Community Development Department

Drawn By: RH

Sheet No.

Checked by:

1 of 1

Date: March 25, 2022



1360 NW 121st Street
Clive, Iowa 50325
P 515.964.1229

www.mcclurevision.com

February 24, 2022

Community Development Department
City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023
ATTN: Eric Carstens

RE: Ankeny RMJ Annexation

On behalf of ATI Ankeny Industrial LLC and the attached additional applicants we respectfully submit the attached annexation applications and agreements and formally request annexation of the described properties in each attachment.

Enclosed with this submittal, you will find the following:

- Annexation Agreement and Application for ATI Ankeny Industrial LLC
- Annexation Agreement and Application for Lloyd Linn
- Annexation Agreement and Application for PCAA
- Annexation Agreement and Application for Tyler Investments

If you have any questions or require anything further for review, please give me a call at 515.964.1229

Sincerely,

McClure Engineering Company

Trent Smith, PE
Project Manager

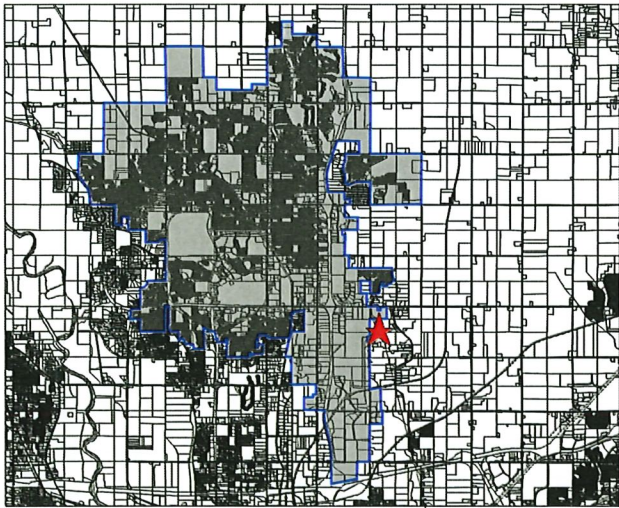
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FEB 24 2022

CITY OF ANKENY

Annexation Exhibit

FOR
ANKENY RMJ
Ankeny, Iowa



Vicinity Sketch

SUBJECT PROPERTY AREA

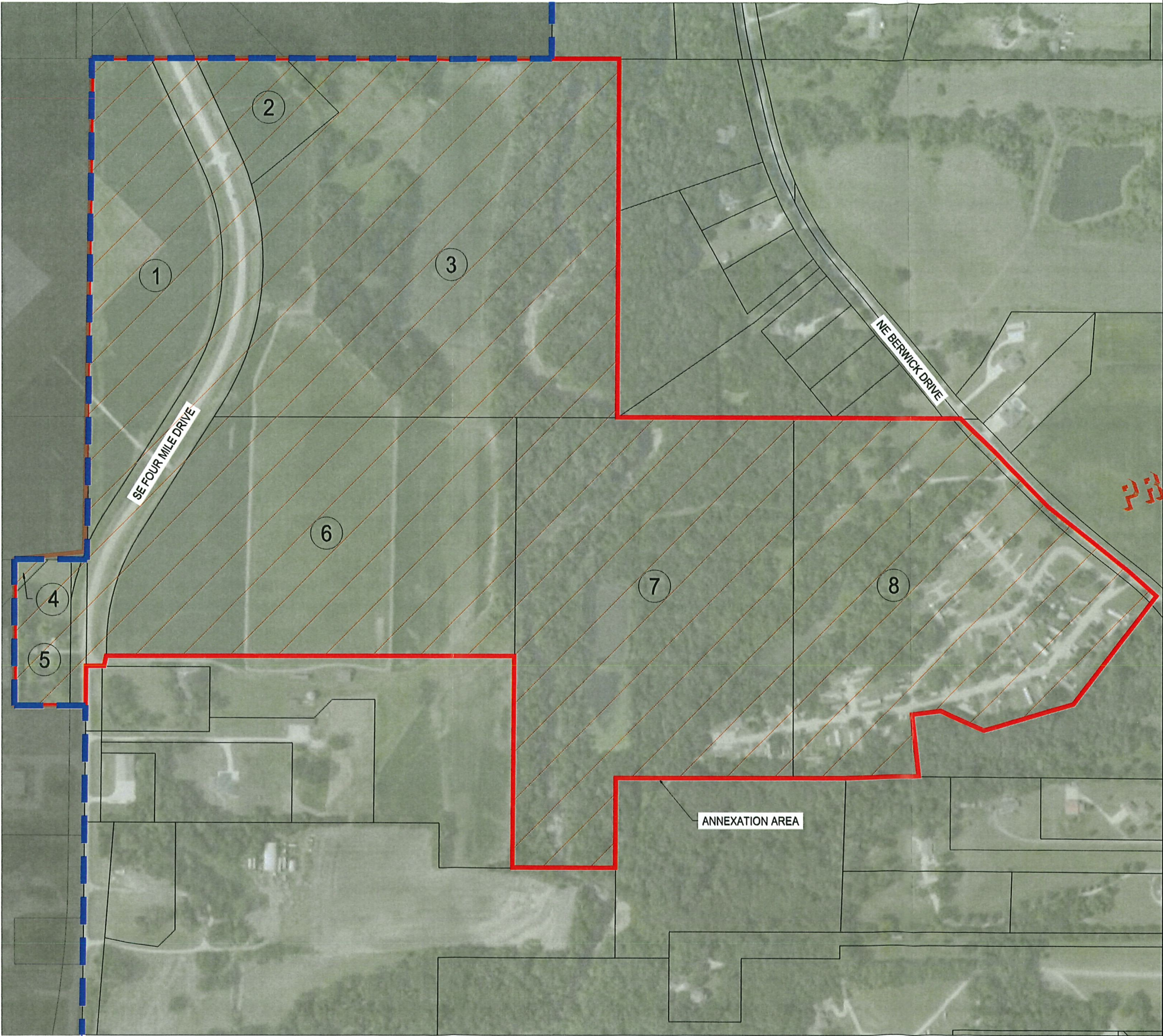
RECEIVED

MAR 30 2022

CITY OF ANKENY

ANNEXATION TABLE

Parcel Number	Name of Property Owner	Parcel Number
1	Polk County Aviation Authority	8023-32-152-001
2	Polk County Aviation Authority	8023-32-151-002
3	ATI Ankeny Industrial LLC	8023-32-151-003
4	Polk County Aviation Authority	8023-31-400-020
5	Lloyd D Linn	8023-31-400-033
6	ATI Ankeny Industrial LLC	8023-32-300-011
7	Tyler Investmany Company Inc	8023-32-300-005
8	Tyler Investmany Company Inc	8023-32-400-001



building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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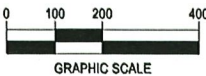
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PRELIMINARY

ANNEXATION EXHIBIT



NORTH



ANKENY RMJ SITE PLAN

ANKENY, IOWA

TBD

AUGUST 31, 2021

REVISIONS

•
•
•
•

ENGINEER
T. SMITH

CHECKED BY
C. SMITH

DRAWING NO.

1

DRAWN BY
TLS

FIELD BOOK NO.

SHEET NO.

1 / 1



PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Hardship Land LLC from Low Density Residential to Medium Density Residential use classification

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 April 5, 2022.

PUBLIC OUTREACH EFFORTS:

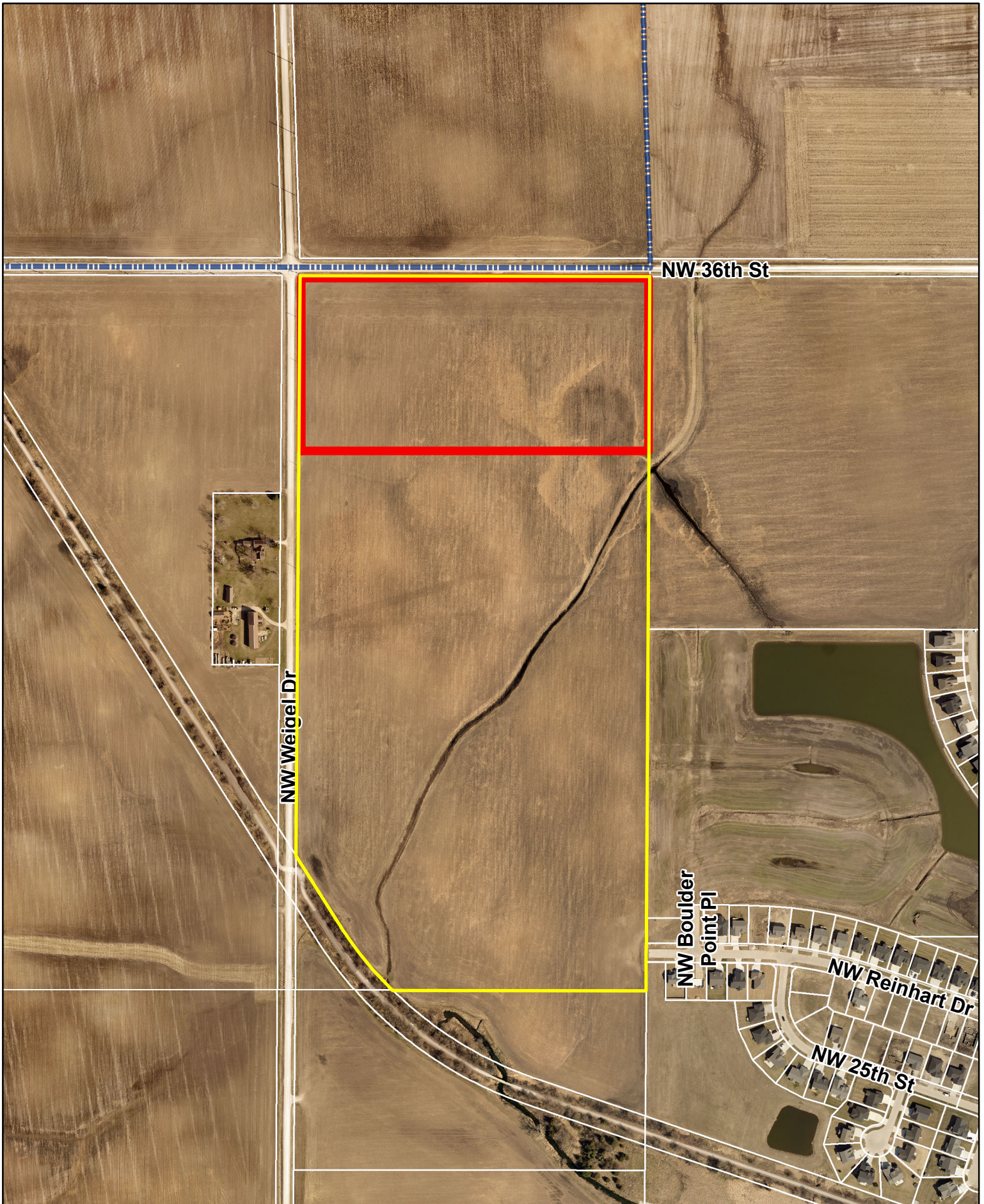
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hardship Land LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hardship Land LLC from Low Density Residential to Medium Density Residential.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Exhibit
 Future Land Use Map
 Applicant Letter
 Current Zoning Map



N



1 inch = 450 feet

Date: 3/28/2022

**Harmon Property
Land Use Amendment**



Plan and Zoning Commission
Staff Report

Meeting Date: April 19, 2022

Agenda Item: Harmon Property Land Use Amendment and Rezoning – Action
Report Date: April 19, 2022
Prepared By: Laura Hutzell
Planner I

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hardship Land LLC from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC, to rezone Area B from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hardship Land LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consists of one parcel that is approximately 17.6 acres (Area A); and is located south of NW 36th Street, east of NW Weigel Drive.

The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use of a portion of the property to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential and Medium Residential to the east; Mixed use to the west, and Low Density to the north and south.

Existing: Low Density Residential (LDR)

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

Proposed: Medium Density Residential (MDR)

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

In addition to the Land Use Amendment request, the applicant is also requesting to rezone 80.8 acres in total. The applicant is requesting to rezone 17.6 acres (Area A) from R-1 One-Family Residential District to R-3 Multiple-Family Residence District restricted to 10 units per acre. The applicant is requesting the remaining 63.2 acres (Area B) be rezoned from R-1 One Family Residential District to R-3 Multiple-Family Residence District restricted to single family residential.

The area subject to the proposed rezonings includes two parcels totaling approximately 80.8 acres (+/-), and is generally located south of NW 36th Street and east of NW Weigel Drive. The properties are currently zoned R-1, One-Family Residence District; and properties to the west and south are similarly zoned. Properties to the east and south east are zoned R-3, Multiple-Family Residence District, and R-3, Multiple-Family Residence District restricted to single family residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to both rezonings, providing 62.6% for Area A, and 68.4% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on March 23, 2022; and a legal notice of the proposed rezoning was published on March 25, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Friday, March 25, 2022, providing the required seven days of notification for the proposed rezoning before the public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed land use amendment and rezoning on April 5, 2022. During the public hearing there was discussion regarding the projects from City Staff, the applicant's representative, and multiple members of the public. A complete recap of the discussions and questions can be found in the minutes from the meeting. Additionally, members of the public who spoke at the meeting raised the following questions and concerns:

Why was this 75-acre property designated Low Density?

Information was requested at the hearing regarding the current Land Use category for the 75-acre property currently designated as "Low Density". The parcels to the east of Area A were rezoned to high and medium density in 2016. Staff does not recall any specific conversations based on this area in particular during the comprehensive plan discussion in 2018. It is staff's opinion that the proposed change in land use is appropriate as the land use plan calls for a mix of residential uses within the 36th street roadway corridor. Medium density development is often used as a transition between the surrounding low density and high-density areas.

Potential Uses in the R-3 Multiple Family Residence District restricted to 10 units per acre:

One member of the public who spoke at the hearing requested information on what the R-3, Multiple Family Residence District Restricted to 10 units per acre could potentially consist of should it be approved. Generally speaking, by proposing to amend the land use plan from Low Density to Medium

Density in Area A, this would then allow for R-3 Zoning restricted to 10 units per acre. As stated in the Ankeny Plan 2040 Comprehensive Plan, the Medium Density land use category is “designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre”.

Drainage Issues:

The public also requested specific information on drainage in the area and how development of this 80.8-acre site will impact adjacent farmland. As with any development, storm water facilities will be required to be implemented to detain storm run-off on site. The developer is already working with Ankeny city engineers on tile lines and are aware they exist. The developer is currently working to get depth and location information to help determine where water will enter into a detention pond on site. In terms of a site concept and providing specific details on the future project, that information has not been provided by the applicant at this time as it is not a requirement during the amendment and rezoning process. Details concerning stormwater will be reviewed by staff during the platting process. The City’s engineering department will review the applicant’s stormwater analysis to check for negative impacts to the upstream properties.

Transportation and Traffic Flow Impacts:

Another concern raised by the public at the hearing had to do with the potential impacts the future development may have on traffic in the area. Typically, City staff will review the anticipated traffic associated with a development via a traffic study that is provided by the applicant. A traffic study is not required as a part of this request, but rather is required later in the development process when platting or a site plan is submitted. Before any development in the area occurs, final plats will be reviewed by staff and approved by the Commission and Council. Since the site borders NW 36th Street (an arterial street), and NW Weigel Drive (a collector street), traffic will need to be controlled and limited. As part of the development review, a traffic memo or study will be required to determine any impacts the development’s associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements may be required.

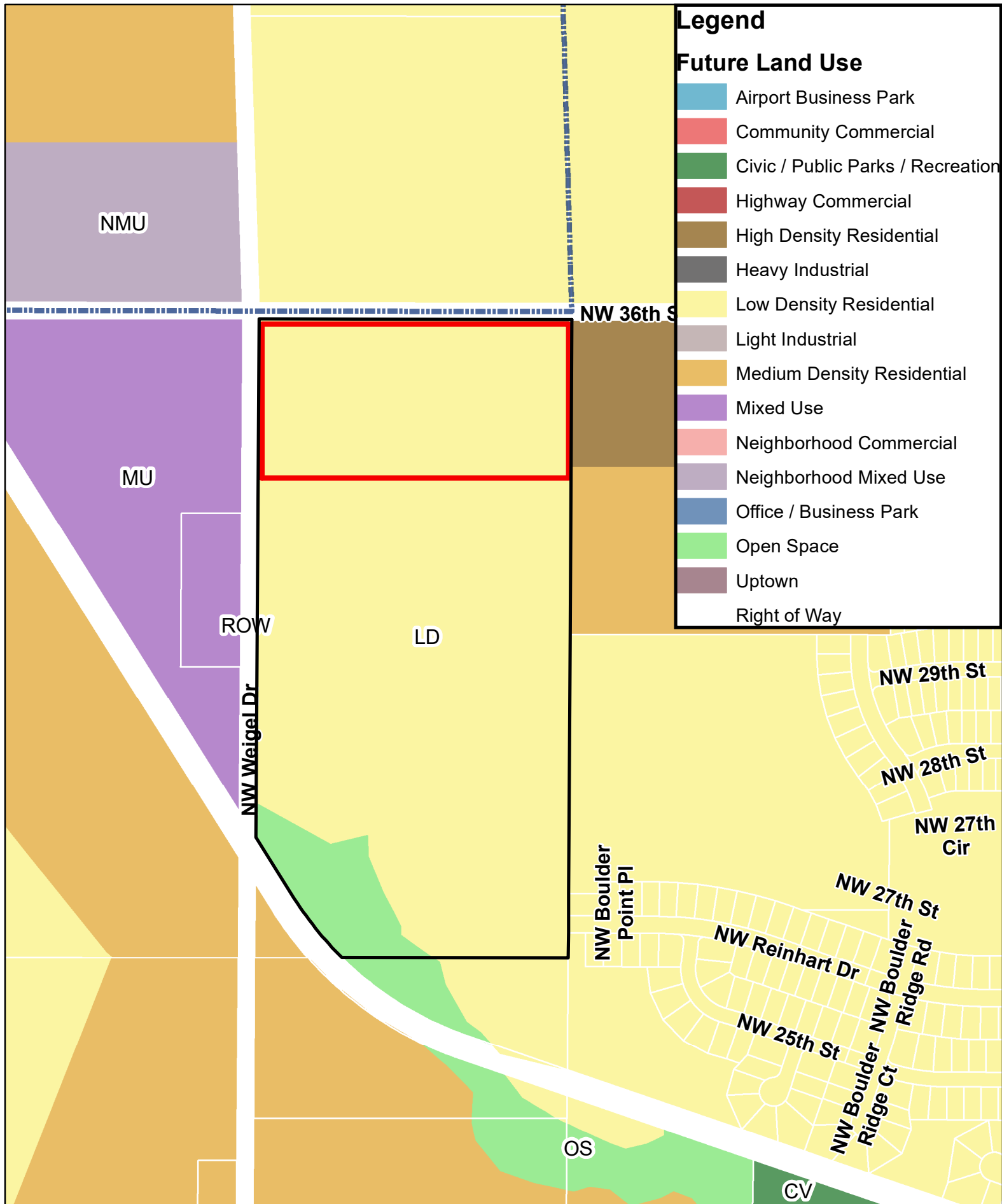
Future Development of the Trestle Ridge Estates Area (park and street development):

One member of the public asked about the future expansion of parkland and roadway access in and around area B. A site concept and specific details have not been provided by the applicant to the City as that information is not something required during the rezoning and amendment process. Typically, details concerning open space, dedicated parkland, access drives, and street development are provided by the applicant and reviewed by staff during the platting process, which will not take place until the rezoning is complete. However, NW Reinhart Drive will eventually connect to NW Weigel Drive north of the High Trestle Trail. Parks site dedication will be required as part of the development and will need to be located appropriately, most likely adjacent to the existing park ground dedicated with the Trestle Ridge Estates development.

Summary:

The conditions outlined above influence City staff in determining that the proposed change in land use from Low Density to Medium Density is appropriate. In addition, City staff also determines the proposed rezoning for Area A and Area B are also appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying a portion of the property from Low Density Residential to Medium Density Residential, and that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to R-3 Multiple Family Residence District with restrictions.





CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 4, 2022

Honorable Mayor, City Council & Planning & Zoning Commission
c/o Eric Carstens
City of Ankeny
Community Development Department
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Harmon Property – Comprehensive Plan Amendment

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hardship Land LLC, we submit herewith the following request to modify the city's comprehensive plan on approximately 17.6 acres from Low Density Residential to Medium Density Residential. The property is located on the southeast corner of NW 36th Street and NW Weigel Drive and contains 75 acres in its entirety. To provide for some diversification of housing within this large parcel of land the developer would like to have the ability to provide some medium density residential along 36th Street. The land use plan calls for a mix of residential uses within this roadway corridor with high density residential to the east and mixed use to the west. Transitioning from high density residential to medium density residential along the NW 36th Street corridor would be an appropriate transition to step down the density and provide a higher density product along NW 36th Street which is classified as a principal arterial roadway. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

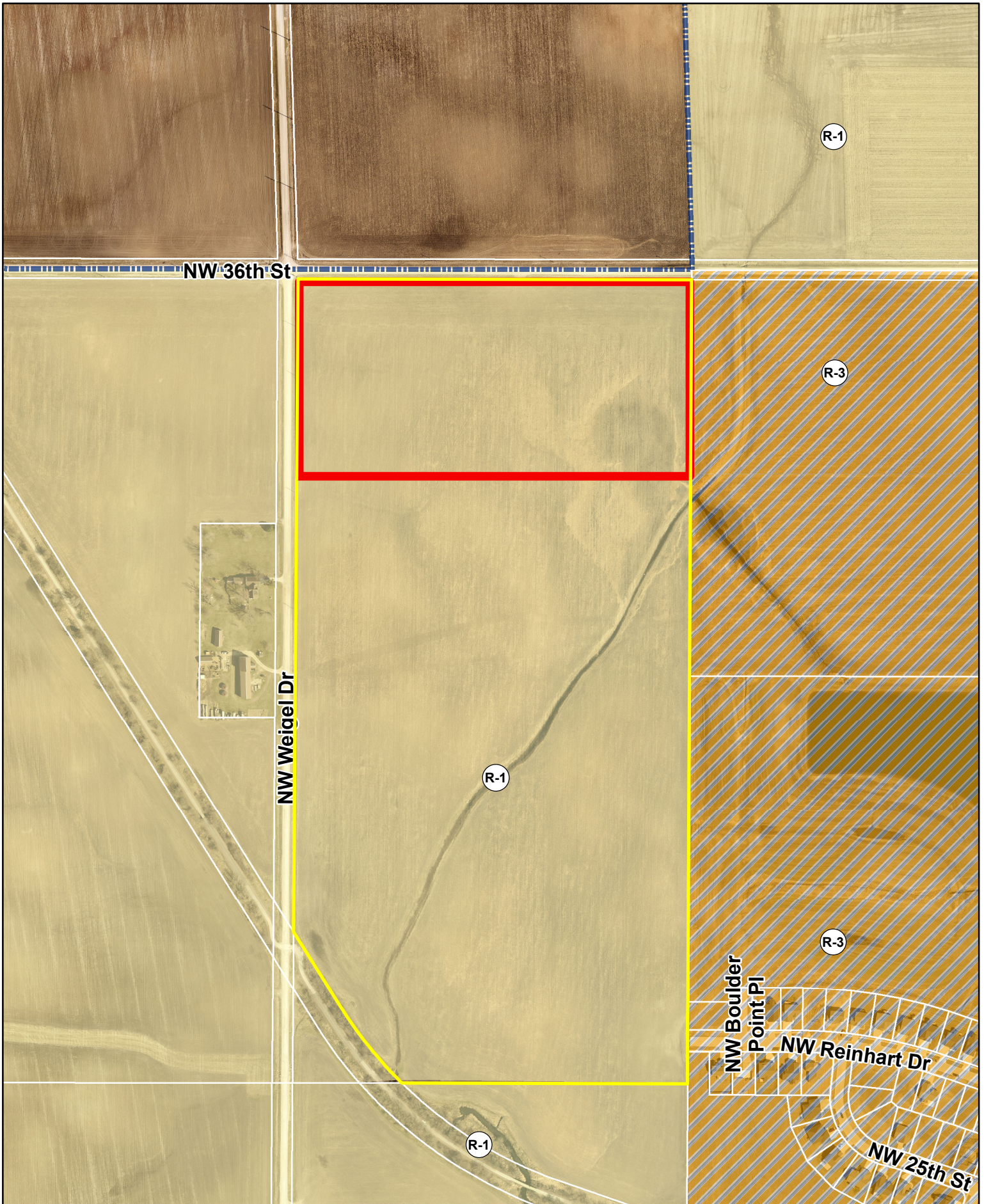
Erin K. Ollendike, P.E.

cc: Adam Grubb, Sonny Hall & Darryl Bresson – Hardship Land LLC

RECEIVED

MAR 04 2022

CITY OF ANKENY





PLAN AND ZONING COMMISSION

April 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to rezone property owned by Hardship Land LLC from R-1, One-Family Residence District, to R-3 Multiple Family Residence District

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing on April 5, 2022.

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hardship Land LLC to rezone Area A from R-1, One Family Residential District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

Action: Consider MOTION to recommend City Council approval of the request by Hardship Land LLC

to rezone Area B from R-1, One Family Residential District to R-3 Multiple Family Residence District, restricted to single family.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Area A Exhibit
 Area B Exhibit
 Current Zoning Map
 Future Land Use Map



NW 36th St

AREA A

AREA B

NW Weigel Dr

NW Boulder
Point Pl

NW Reinhart Dr

NW 25th St



1 inch = 425 feet
Date: 3/24/2022

Harmon Property Rezoning & Land Use Map Amendment





*Plan and Zoning Commission
Staff Report*

Meeting Date: April 19, 2022

Agenda Item: Harmon Property Land Use Amendment and Rezoning – Action
Report Date: April 19, 2022
Prepared By: Laura Hutzell
Planner I

ESC

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying property owned by Hardship Land LLC from Low Density Residential to Medium Density Residential.

That the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC, to rezone Area A from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to 10 units per acre.

That the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC, to rezone Area B from R-1, One-Family Residence District to R-3 Multiple-Family Residence District, restricted to single family residential.

Project Report

Hardship Land LLC is requesting an amendment to the Ankeny Plan 2040 Comprehensive Plan *Figure 12.10, Future Land Use Map*. The property subject to the proposed map amendment consists of one parcel that is approximately 17.6 acres (Area A); and is located south of NW 36th Street, east of NW Weigel Drive.

The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, currently classifies the subject area as Low Density Residential (LDR). The applicant is now proposing to reclassify the future land use of a portion of the property to Medium Density Residential (MDR). The Future Land Use Map indicates surrounding properties to the amendment area as High Density Residential and Medium Residential to the east; Mixed use to the west, and Low Density to the north and south.

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

Proposed: Medium Density Residential (MDR)

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In addition to the Land Use Amendment request, the applicant is also requesting to rezone 80.8 acres in total. The applicant is requesting to rezone 17.6 acres (Area A) from R-1 One-Family Residential District to R-3 Multiple-Family Residence District restricted to 10 units per acre. The applicant is requesting the remaining 63.2 acres (Area B) be rezoned from R-1 One Family Residential District to R-3 Multiple-Family Residence District restricted to single family residential.

The area subject to the proposed rezonings includes two parcels totaling approximately 80.8 acres (+/-), and is generally located south of NW 36th Street and east of NW Weigel Drive. The properties are currently zoned R-1, One-Family Residence District; and properties to the west and south are similarly zoned. Properties to the east and south east are zoned R-3, Multiple-Family Residence District, and R-3, Multiple-Family Residence District restricted to single family residential.

The developer has submitted the required rezoning petitions consisting of signatures of more than 50% of the land area subject to both rezonings, providing 62.6% for Area A, and 68.4% for Area B of the property owners within 250 feet of the rezoning area.

Notifications of the public hearing were sent to the surrounding property owners within 350' of the property on March 23, 2022; and a legal notice of the proposed rezoning was published on March 25, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage. The applicant posted the signage by Friday, March 25, 2022, providing the required seven days of notification for the proposed rezoning before the public hearing.

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Why was this 75-acre property designated Low Density?

Information was requested at the hearing regarding the current Land Use category for the 75-acre property currently designated as "Low Density". The parcels to the east of Area A were rezoned to high and medium density in 2016. Staff does not recall any specific conversations based on this area in particular during the comprehensive plan discussion in 2018. It is staff's opinion that the proposed change in land use is appropriate as the land use plan calls for a mix of residential uses within the 36th street roadway corridor. Medium density development is often used as a transition between the surrounding low density and high-density areas.

Potential Uses in the R-3 Multiple Family Residence District restricted to 10 units per acre:

One member of the public who spoke at the hearing requested information on what the R-3, Multiple Family Residence District Restricted to 10 units per acre could potentially consist of should it be approved. Generally speaking, by proposing to amend the land use plan from Low Density to Medium

Density in Area A, this would then allow for R-3 Zoning restricted to 10 units per acre. As stated in the Ankeny Plan 2040 Comprehensive Plan, the Medium Density land use category is “designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre”.

Drainage Issues:

The public also requested specific information on drainage in the area and how development of this 80.8-acre site will impact adjacent farmland. As with any development, storm water facilities will be required to be implemented to detain storm run-off on site. The developer is already working with Ankeny city engineers on tile lines and are aware they exist. The developer is currently working to get depth and location information to help determine where water will enter into a detention pond on site. In terms of a site concept and providing specific details on the future project, that information has not been provided by the applicant at this time as it is not a requirement during the amendment and rezoning process. Details concerning stormwater will be reviewed by staff during the platting process. The City’s engineering department will review the applicant’s stormwater analysis to check for negative impacts to the upstream properties.

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Another concern raised by the public at the hearing had to do with the potential impacts the future development may have on traffic in the area. Typically, City staff will review the anticipated traffic associated with a development via a traffic study that is provided by the applicant. A traffic study is not required as a part of this request, but rather is required later in the development process when platting or a site plan is submitted. Before any development in the area occurs, final plats will be reviewed by staff and approved by the Commission and Council. Since the site borders NW 36th Street (an arterial street), and NW Weigel Drive (a collector street), traffic will need to be controlled and limited. As part of the development review, a traffic memo or study will be required to determine any impacts the development’s associated traffic may have on the area. Should staff deem the proposed uses to have a significant enough impact, public improvements may be required.

Future Development of the Trestle Ridge Estates Area (park and street development):

One member of the public asked about the future expansion of parkland and roadway access in and around area B. A site concept and specific details have not been provided by the applicant to the City as that information is not something required during the rezoning and amendment process. Typically, details concerning open space, dedicated parkland, access drives, and street development are provided by the applicant and reviewed by staff during the platting process, which will not take place until the rezoning is complete. However, NW Reinhart Drive will eventually connect to NW Weigel Drive north of the High Trestle Trail. Parks site dedication will be required as part of the development and will need to be located appropriately, most likely adjacent to the existing park ground dedicated with the Trestle Ridge Estates development.

Summary:

The conditions outlined above influence City staff in determining that the proposed change in land use from Low Density to Medium Density is appropriate. In addition, City staff also determines the proposed rezoning for Area A and Area B are also appropriate.

Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the request by Hardship Land LLC to amend the Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map, reclassifying a portion of the property from Low Density Residential to Medium Density Residential, and that the Plan and Zoning Commission recommend City Council approval to rezone property from R-1, One-Family Residence District to R-3 Multiple Family Residence District with restrictions.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

March 29, 2022

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

RE: Harmon Property Rezoning

Honorable Mayor, City Council and Planning & Zoning Commission;

On behalf of Hardship Land LLC, we submit herewith the following rezoning request to rezone approximately 80.8 acres located south of NW 36th Street and east of NW Weigel Drive. The existing zoning on the property is R-1 One Family Residential and we are requesting to rezone 63.2 acres to R-3 Multiple-Family Residence District restricted to single family residential and 17.6 acres to R-3 Multiple-Family Residence District restricted to a density of 10 units per acre. Please accept this submittal for the next available Planning & Zoning and City Council meetings. Let me know if you have any questions or require any further information to complete your review. Thanks.

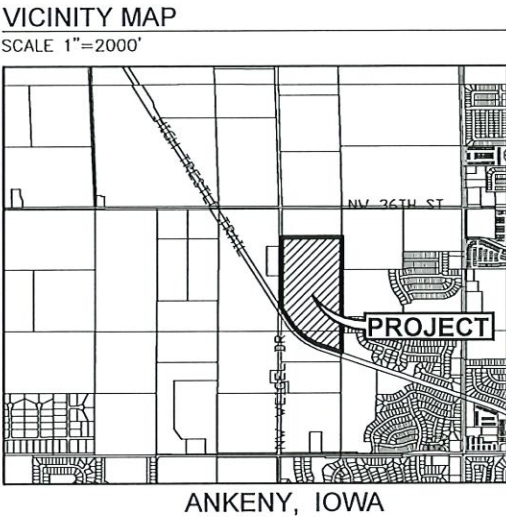
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Erin K. Ollendike, P.E.



FILED: H:\2021\2107012\ONE\2107012-REZONE-SDWG
DATE: 3/21/2022 4:45 PM
DRAWN BY: J. HARMON
CHECKED BY: J. HARMON
DATE: 3/21/2022



OWNER / APPLICANT
HARDSHIP LAND LLC
CONTACT: SONNY HALL
303 LOCUST ST STE 400
DES MOINES, IA 50309-1770
PH. (515) 489-0878

ZONING:
EXISTING: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
RESTRICTED TO SINGLE FAMILY RESIDENTIAL

REZONING DESCRIPTION - AREA 'B':
THE PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA, LYING NORTH OF THE ABANDONED NORTH PACIFIC RAILROAD, EXCEPT THE NORTH 633 FEET.

ADJACENT OWNERSHIP:

	OWNER	ACRES	PERCENT	CONSENTING
1	HARDSHIP LAND LLC	23.33	54.5%	X
2	BLOMQUIST, BRIAN & STACY	3.45	8.1%	
3	TJL INVESTMENTS LLC & DNF LLC	0.01	0.0%	
4	B & W FARMS LLC	0.9	2.1%	
5	CITY OF ANKENY	2.88	6.7%	
6	CULVER, JESSICA & RANDALL	0.24	0.6%	
7	DVORAK, KRISTIN & MATTHEW	0.24	0.6%	
8	MANDEL, MARC & NELSON, JULIE	0.09	0.2%	
9	SAGE HOMES INC	0.31	0.7%	
10	SHANKS, AMY & MATTHEW	0.29	0.7%	
11	JERGENSON, DANA & MICHELLE	0.04	0.1%	
12	ABSOLUTE FARMS LLC	5.97	13.9%	X
13	CITY STATE BANK	5.07	11.8%	
		42.82	100.0%	68.4%



DATE

REVISIONS

03/25/2022

03/07/2022

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IOWA 50322

PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO

EI: GH

HARMON PROPERTY

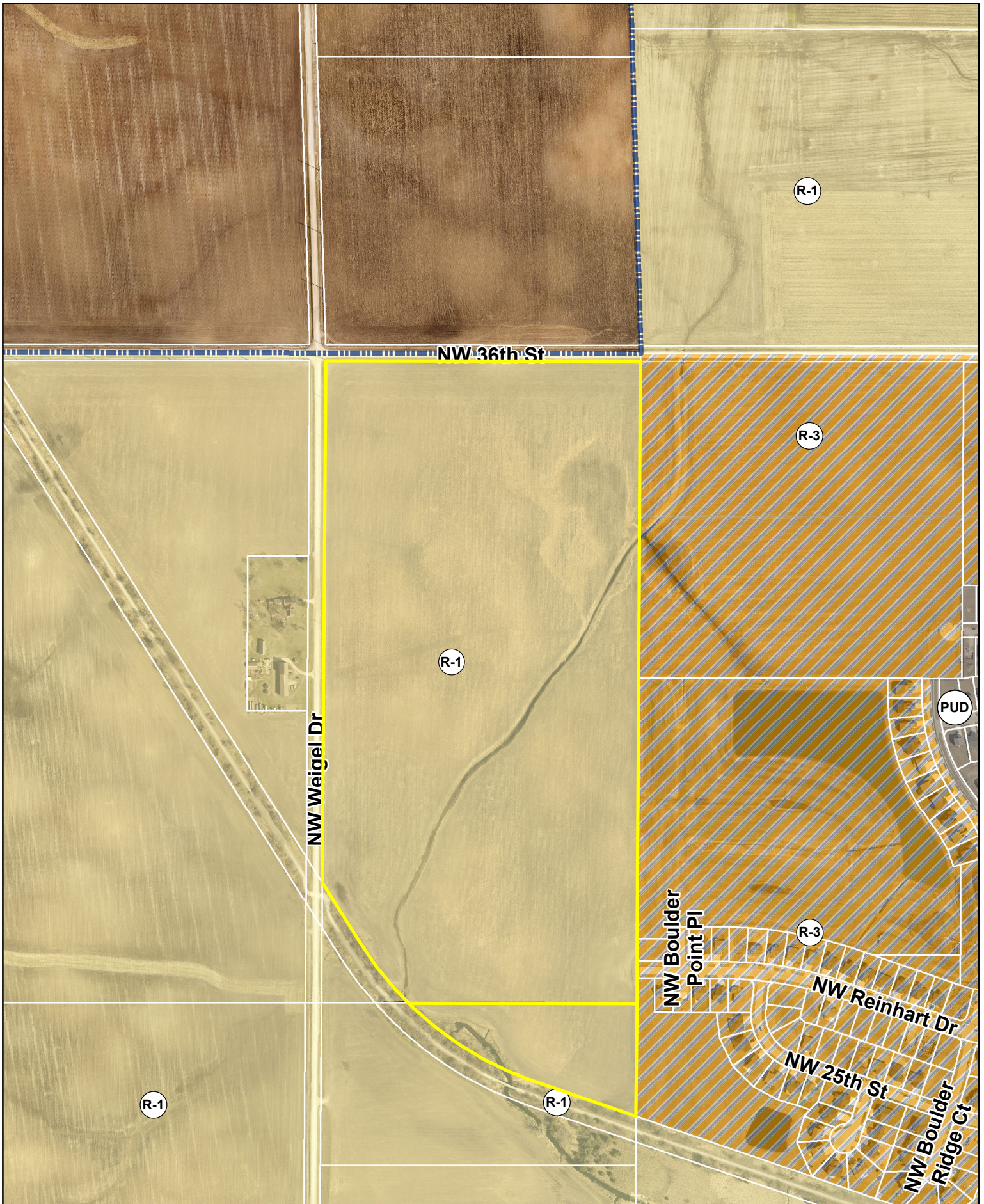
REZONING MAP - AREA 'B'

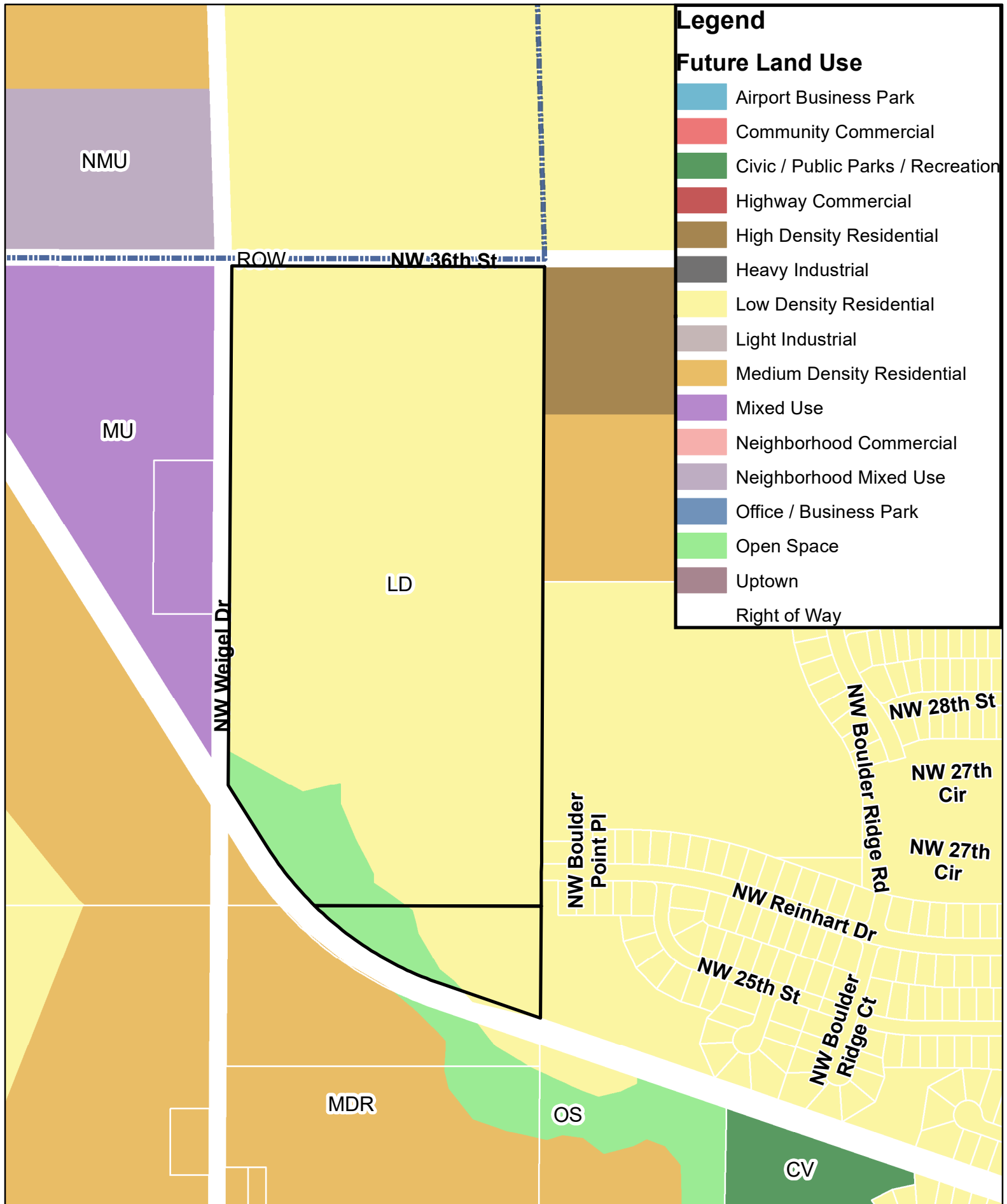
2107.612

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CIVIL DESIGN ADVANTAGE

ANKENY, IOWA





Legend

Future Land Use

- Airport Business Park
- Community Commercial
- Civic / Public Parks / Recreation
- Highway Commercial
- High Density Residential
- Heavy Industrial
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Mixed Use
- Neighborhood Commercial
- Neighborhood Mixed Use
- Office / Business Park
- Open Space
- Uptown
- Right of Way