



Meeting Agenda

Plan and Zoning Commission

Tuesday, April 4, 2023

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Glenn Hunter, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the April 4, 2023 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the March 21, 2023 minutes of the Plan and Zoning Commission meeting.

2. 350 NE 36th Street - DMOS Temporary MRI Trailer Site Plan

Consider MOTION to approve the site plan for 350 NE 36th Street, DMOS Temporary MRI Trailer; allowing the temporary MRI trailer to remain on site until November 2023.

3. 1505 NE 36th Street - Talons of Tuscany Pavilion Site Plan

Consider MOTION to approve the site plan for 1505 NE 36th Street, Talons of Tuscany Pavilion.

4. 2012 SE Delaware Avenue - Chase Bank Site Plan

Consider MOTION to approve the site plan for 2012 SE Delaware Avenue, Chase Bank, subject to an approved easement and storm water management plan.

Consider MOTION to approve the recommendations for Consent Agenda Item(s) #1 - #4.

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

5. Request by Hope K. Farms, LLC and Clayton Mitchell Living Trust for 80/20 voluntary urbanized annexation of property into the City of Ankeny

Consider MOTION to recommend City Council approval of the Berwick-ATI Group 80/20 Voluntary Urbanized Annexation.

6. Request to vacate a portion of Roadway Easement along SW 3rd Street at 2943 SW 3rd Street

Consider MOTION to recommend City Council approval of the request to vacate a portion of Roadway Easement along SW 3rd Street at 2943 SW 3rd Street.

I. OLD BUSINESS:

J. REPORTS:

1. April 3, 2023 City Council Report - Staff

2. Director's Report

Tentative agenda items for April 18, 2023

3. Commissioner's Report

K. MISCELLANEOUS ITEMS:

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

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

April 4, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: <p>Consider MOTION to approve and accept the March 21, 2023 minutes of the Plan and Zoning Commission meeting.</p> <p> </p>

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting

Tuesday, March 21, 2023

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

CALL TO ORDER

Chair Ted Rapp called the March 21, 2023 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the March 21, 2023 agenda without amendments. Second by G.Hunter. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the March 7, 2023 minutes of the Plan and Zoning Commission meeting.

Item #2. Delaware Landing Plat 1 Final Plat

Motion to recommend City Council approval of the Delaware Landing Plat 1 Final Plat.

Item #3. 5075 SE Delaware Avenue - Copeland Commercial Site Plan

Motion to approve the site plan for 5075 SE Delaware Avenue, subject to recordation of Delaware Landing Plat 1 Final Plat and City Council approval of the associated development agreement.

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

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on the March 20, 2023 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the April 4, 2023 Plan and Zoning Commission meeting.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

April 3, 2023 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, T.Rapp motioned to adjourn. Meeting adjourned at 6.34 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

April 4, 2023

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

350 NE 36th Street - DMOS Temporary MRI Trailer Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

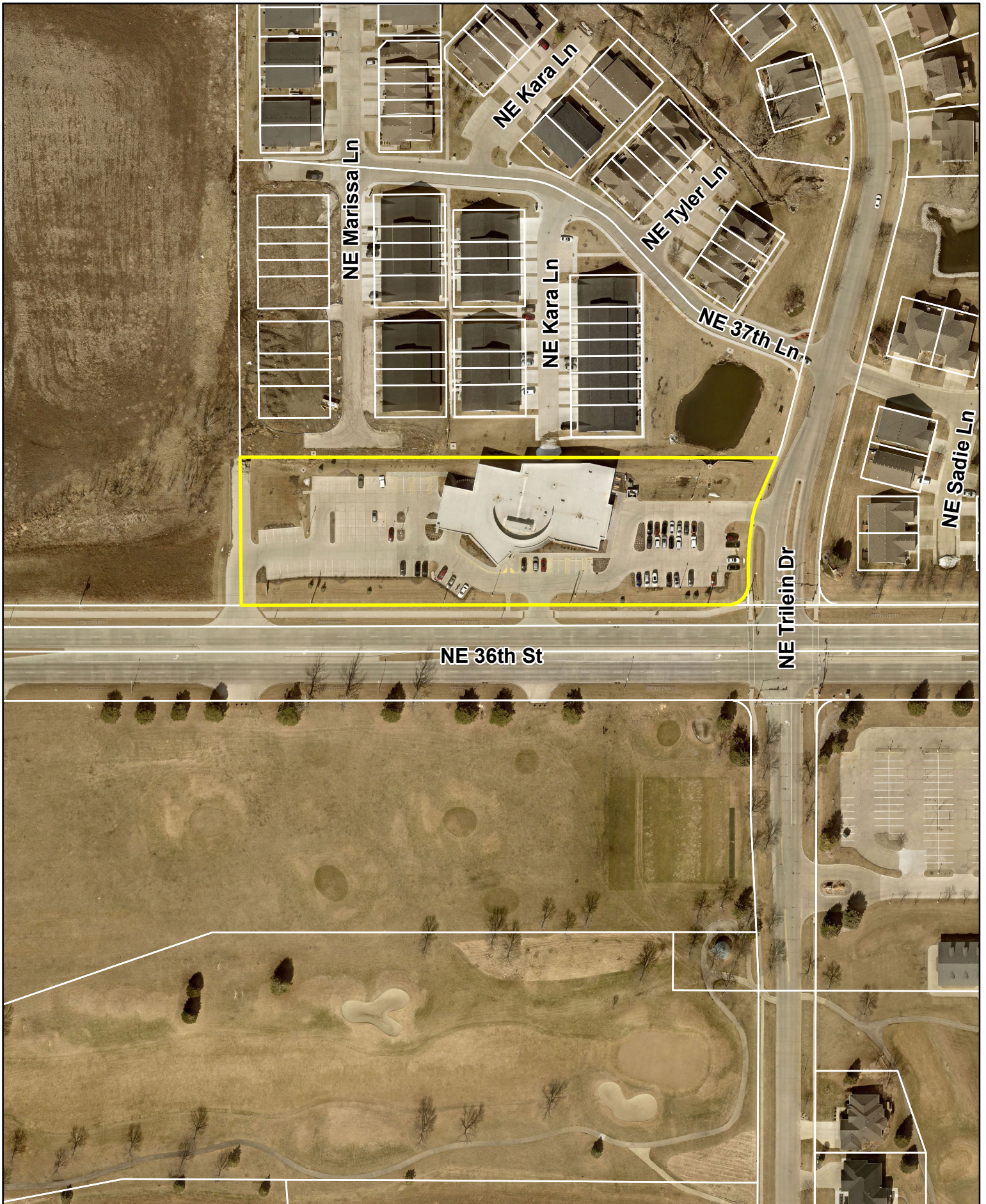
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 350 NE 36th Street, DMOS Temporary MRI Trailer; allowing the temporary MRI trailer to remain on site until November 2023.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Site Plan
	MRI Trailer Photos



1 inch = 150 feet
Date: 3/29/2023

350 NE 36th Street
DMOS Temporary MRI Trailer Site Plan



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 4, 2023

Agenda Item: 350 NE 36th Street – DMOS Temporary MRI Trailer
Report Date: March 30, 2023
Prepared by: Jake Heil *ETC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 350 NE 36th Street, DMOS Temporary MRI Trailer; allowing the temporary MRI trailer to remain on site from April to November 2023.

Project Summary:

The subject property at 350 NW 36th Street totals 2.59 acres (+/-), and is situated on Lot 1 Ankeny DMOS Office Park; north of NE 36th Street and west of NE Trilein Drive. The site is zoned PUD. The proposed site plan is for a temporary MRI Trailer to be located in the north part of the parking lot, near the front entrance. The temporary MRI Trailer looks similar to a semi-trailer and is 48' long, pictures of the trailer are at the end of this staff report. DMOS wants to determine the need of future expansion possibilities with this temporary trailer and requests for it to be on site from April to November 2023. This is the same location and temporary MRI Trailer that were approved by the Plan and Zoning Commission last year on September 20, 2022.

The site's current parking lot has 104 spaces with 18 being handicap. The MRI Trailer will take up five handicap stalls, reducing the overall number of parking spaces to 99, which still meets the sites required 85 parking stalls and handicap stalls. All landscaping on site is to remain and stormwater detention for the site will not be negatively impacted.

Site Plan Worksheet
350 NE 36th Street
DMOS Temporary MRI Trailer 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 original building, site accesses and overall layout will not change. The trailer is only temporary, but is located towards the back of the site and is partially screened with the existing landscaping.

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

The site complies with all required setbacks and screening requirements.

- 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. The temporary MRI trailer takes up five handicap parking stalls. Parking onsite still meets the required parking requirements of the code. Removing these 5 spots has no negative effects to 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.**

The site will maintain all three of its current accesses. The temporary MRI Trailer will not cause any congestion or decrease safety on 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.**

Parking and parking area landscaping generally meet the requirements for off-street parking as stated in Chapter 194.01(6) (A).

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

There are no proposed service areas with this site plan.

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

All services will be underground.

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

Site lighting will be directed away from adjoining property and downward.

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

The current storm water detention for the site will not be impacted by this site plan.

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 applicant will maintain the same water and sewer connections to the 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.**

Open space is provided primarily towards the middle and southern portions of the site.

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

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

B. Building Design

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

The proposed trailer is located to where it has minimal impact and is further screened by landscaping already on the property.

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

The MRI trailer is only temporary, there will be no changes to the existing building.

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 mechanical equipment or storage areas proposed with this development.

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

There is only one building proposed on this site.

C. Signs

There are no signs with the submitted plans; however final design and allowances will be determined with future sign permits if necessary.

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.

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

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

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

The MRI trailer is only temporary.

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.



ANKENY • DES MOINES • WEST DES MOINES

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

RE Site Plan for Temporary MRI Trailer Within Existing Property Line

Dear Planning and Zoning Commissioners and City Council Members,

On behalf of Des Moines Orthopedic Surgeons, we respectfully request consideration and approval of the enclosed Site Plan for a temporary MRI trailer. This unit will be parked on the northwest section of our current parking lot, adjacent to our building located at 350 NE 36th Street, Ankeny, Iowa, 50316.

Our objective for the temporary structure is to measure the volume of Orthopedic MRIs within the greater Ankeny community as a means of determining future expansion opportunities from April to November, 2023. We would move the trailer off of our existing property by November, 2023.

Please accept this submittal for the next meeting. We appreciate your time and consideration for this request. Please do not hesitate to contact us with any further questions or concerns.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rich Green", is written over a light blue horizontal line.

Rich Green
Chief Executive Officer
DMOS

A handwritten signature in blue ink, appearing to read "Brent Smith", is written over a light blue horizontal line.

Brent Smith
Facilities Director
DMOS

Enc. (1)

GREEN/slw

DMOS ANKENY

350 NE 36th Street
Ankeny, IA 50021

*Orthopaedic Care & Surgery
Physical & Hand Therapy
MRI (Extremity) • Urgent Injury
Clinic • X-ray*

DMOS DES MOINES

1301 Penn Avenue, Suite 213
Des Moines, IA 50316

*Orthopaedic Care & Surgery
Physical & Hand Therapy • X-ray*

DMOS WEST DES MOINES

6001 Westown Parkway
West Des Moines, IA 50266

*Orthopaedic Care & Surgery
Regenerative Medicine • Physical & Hand
Therapy • MRI • Spine Center • Urgent Injury
Clinic • Interventional Physiatry • X-ray*

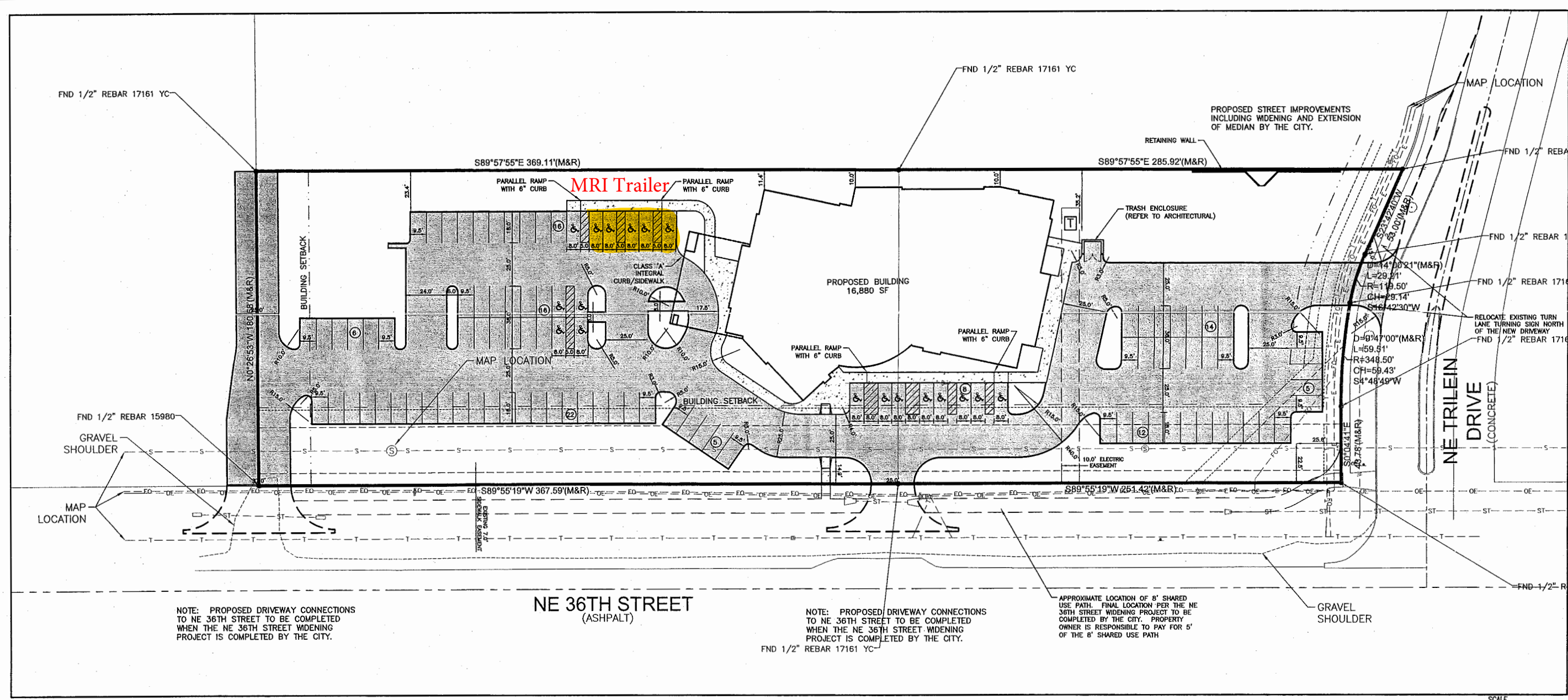
DATE	REVISIONS
6/14/16	SUBMITTAL #1 TO CITY
6/09/16	SUBMITTAL #2 TO CITY
5/26/16	SUBMITTAL #3 TO CITY
5/09/16	SUBMITTAL #4 TO CITY
4/23/16	SUBMITTAL #5 TO CITY

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



ANKENY, IOWA
CIVIL DESIGN ADVANTAGE
ENGINEER

ANKENY DMOS
NE 36TH STREET
DIMENSION PLAN / NOTES



GENERAL NOTES

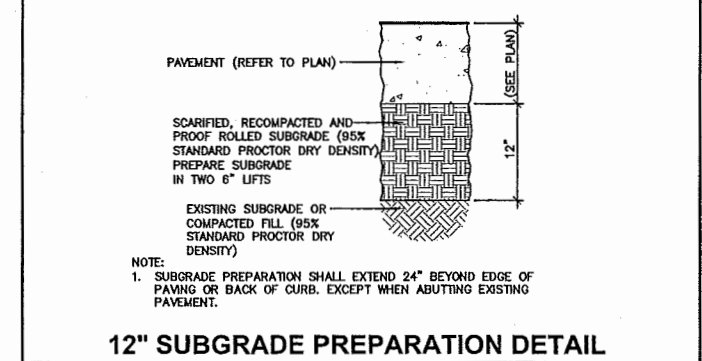
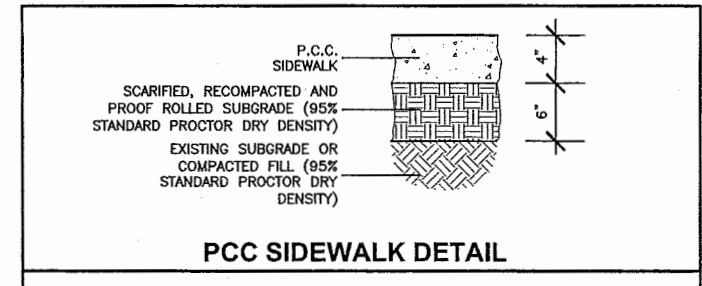
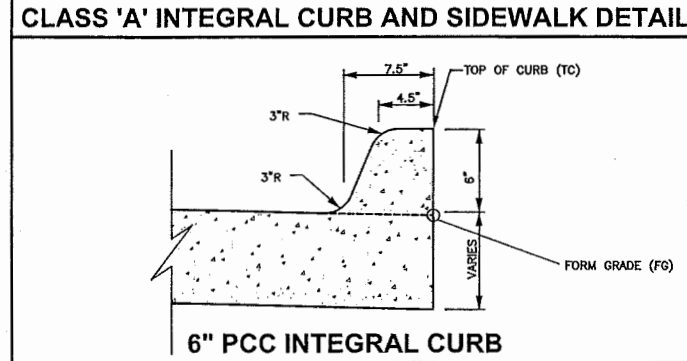
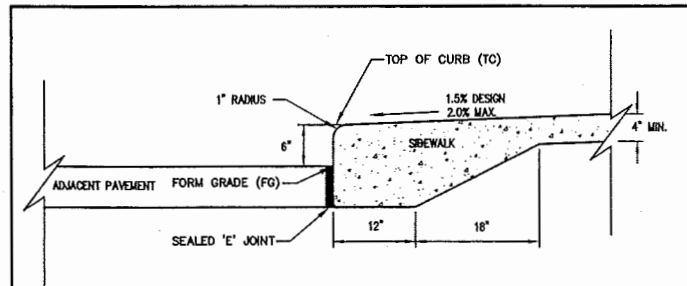
- THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH PROWAG AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS. INSTALL SOD UNDER ALL SCOUR STOP AND TURF REINFORCEMENT MAT (TRM).
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

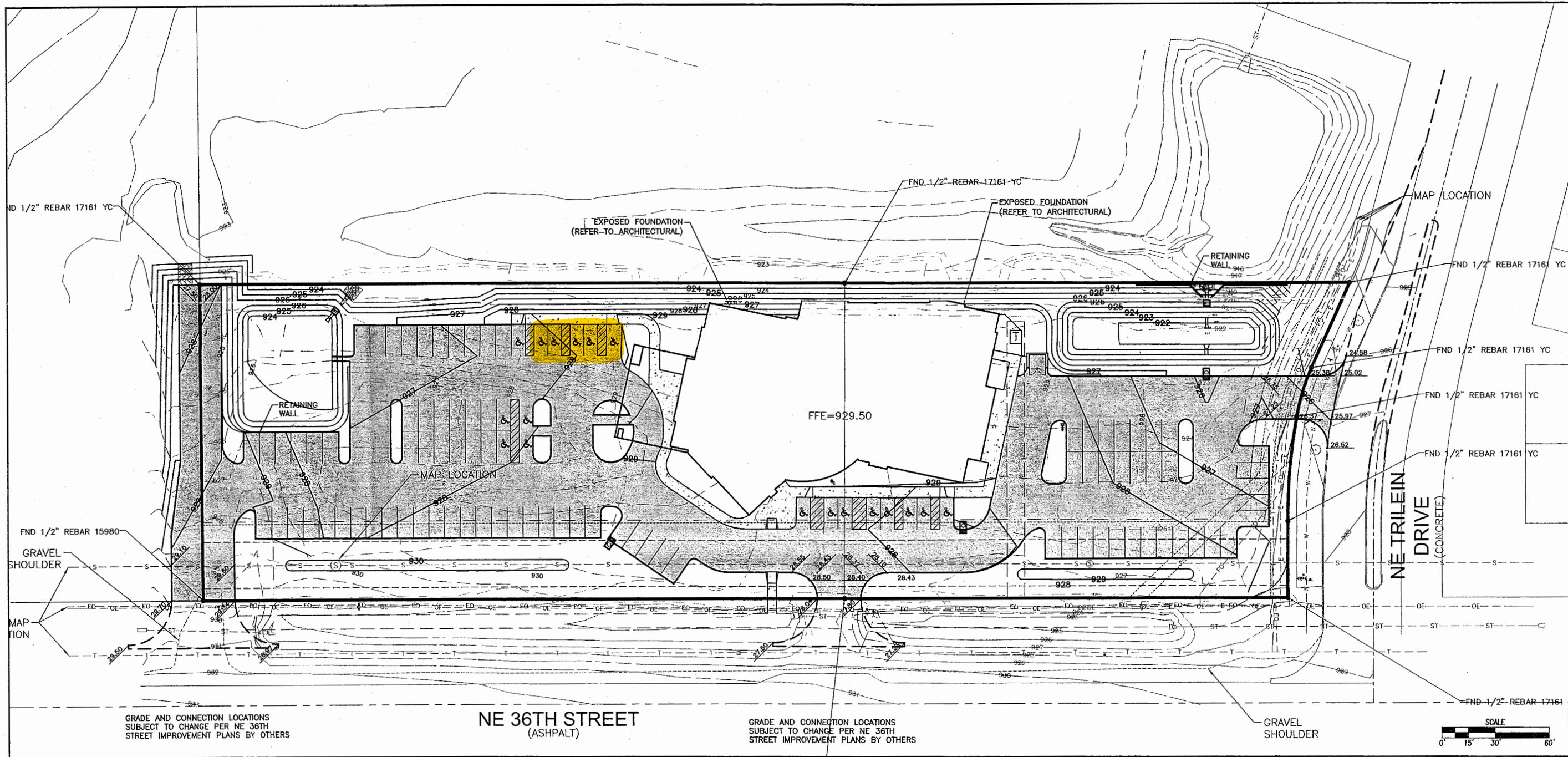
PAVEMENT THICKNESS

- | | |
|-----------------------------------|-----------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK RAMPS | 6" P.C.C. |
| 3. DRIVES AND PARKING | 6" P.C.C. |
| 4. DUMPSTER ENCLOSURE & FRONT 20' | 8" P.C.C. |

TRAFFIC CONTROL NOTES

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

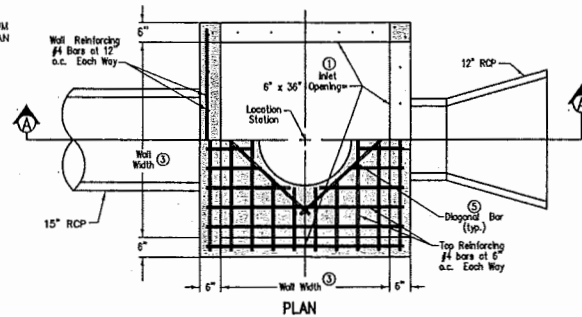
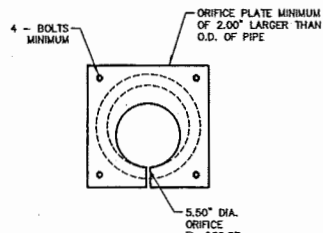




GENERAL NOTES REFER TO SHEET 2

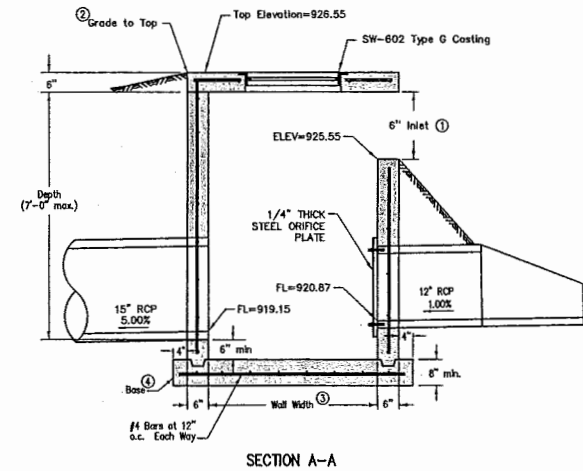
GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SIDEWALKS:
MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 1.5% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



DETENTION OUTLET DETAIL #1

NOT TO SCALE



- Construct 3 inlet openings with 12-inch #4 epoxy-coated bars at 8 inches on center. Embed bars a minimum of 3 inches into walls and top of all openings. Construct 3 inlet openings 6\"/>
- Grade to inlet elevation on open side. Grade to top elevation on closed sides.
- Wall widths are 36\"/>
- Cast-in-place base shown. If base is present integral with walls, the footprint of base is not required to extend beyond the outer edge of the walls.
- Install four #4 diagonal bars at all pipe openings.

DATE	REVISIONS	TECH	ENGINEER
6/14/16	SUBMITTAL #5 TO CITY	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	ANKENY, IOWA
6/09/16	SUBMITTAL #5 TO CITY		
5/26/16	SUBMITTAL #4 TO CITY		
5/09/16	SUBMITTAL #3 TO CITY		
4/25/16	SUBMITTAL #2 TO CITY		
3/27/16	SUBMITTAL #1 TO CITY		

ANKENY DMOS
NE 36TH STREET
GRADING PLAN

3/5
1506288











PLAN AND ZONING COMMISSION

April 4, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

1505 NE 36th Street - Talons of Tuscany Pavilion 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 1505 NE 36th Street, Talons of Tuscany Pavilion.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Site Plan
 Pavilion Photo
 Zoning Map





*Plan and Zoning Commission
Staff Report*

Meeting Date: April 4, 2023

Agenda Item: 1505 NE 36th Street – Talons of Tuscany Pavilion Site Plan

Report Date: March 29, 2023

Prepared by: Ryan Kirschman
Planner

ESC

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 1505 NE 36th Street, Talons of Tuscany Pavilion.

Project Summary:

The property at 1505 NE 36th Street is located on Lot 2, Albaugh Golf and Commercial—west of Interstate 35, south of NE 36th Street, and east of Otter Creek. The subject site is 11.26 acres (+/-), and is zoned C-2, General Retail and Highway-Oriented Commercial District—surrounded by properties to the north, west, and south also zoned C-2, General Retail and Highway-Oriented Commercial District, while properties to the east across Interstate 35 are zoned Otter Creek PUD. The proposed development includes a 3,220 square-foot (+/-) pavilion, storm water management, and associated site improvements.

The site will continue to be accessed by the existing private drive from NE 36th Street. Traffic for this site has been addressed by City staff, with a determination that the pavilion will not significantly increase site trips. Pedestrians may access the site from the existing golf cart path located west of the subject building.

No trash enclosure, other outdoor storage area, or signs are shown on the submitted plans; however, any future signs will be approved through the sign permitting process. Parking is located east of the building—more than 300 feet from the NE 36th Street right-of-way, and 500 feet from the I-35 right-of-way. Existing, mature landscaping and grade changes between the parking areas and rights-of-way will reduce the impact on public streets to meet the requirements for off-street parking, as stated in Chapter 194.01.

The site will continue to utilize water service from the existing 8” water main along the private drive into the site, as well as the existing 8” sanitary sewer located south of the attached starter shack. This sewer will carry wastewater southerly off-site and ultimately into the Four Mile Interceptor Sewer. Additional storm sewer will be installed with this development to facilitate the conveyance of stormwater to the existing stormwater management easement located north of the proposed building addition. Stormwater will then outlet southwest off-site into Otter Creek, and ultimately convey into Four Mile Creek.

Site Plan Worksheet

1505 NE 36th Street – Talons of Tuscany Pavilion

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

A. Site Development

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

The site will continue to be accessed by the existing private drive from NE 36th Street, and pedestrians may access the site from the existing golf cart path located west of the subject building. The pavilion is compatible with the surrounding buildings.

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

This site plan conforms with the landscaping and parking lot requirements of the code. Existing mature landscaping will remain in place. The existing landscaping and grade change between the parking areas and the right-of-way will be compatible with the existing streetscape.

- 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 adequate parking and circulation for both vehicular and pedestrian traffic. In a previous site plan they were approved to add 57 parking spots that will be completed along with this project. Pedestrians will have access to the site via the existing golf cart path.

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

The site will be accessed by the existing private drive that connects to NE 36th street. The traffic for this site has been addressed by City Staff which previously had an additional 57 parking stalls added. Pedestrians will be able to access this site from the golf cart paths currently on the site.

- 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 is located east of the building, more than 500 feet from the I-35 right-of-way, and 300 feet from NE 36th Street right-of-way. Existing mature landscaping and grade changes between the parking areas and rights-of-way will mitigate negative impacts to meet the requirements for off-street parking as stated in Chapter 194.01.

- 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.

No proposed service/storage areas or trash enclosures have been indicated on the submitted plans; however, any future trash enclosure shall be constructed of materials consistent with the surrounding buildings and site.

- 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.**

Additional storm sewer will be installed with this development to facilitate the conveyance of stormwater to the existing stormwater management easement located north of the proposed building addition. Stormwater will then outlet southwest off-site into Otter Creek, and ultimately convey into Four Mile Creek.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The site will continue to utilize water service from the existing 8" water main along the private drive into the site, as well as the existing 8" sanitary sewer located south of the existing portion of the building. This sewer will carry wastewater southerly off-site and ultimately into the Four Mile Interceptor Sewer.

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

This site provides open space primarily on the north and east portions of the site for stormwater detention along NE 36th Street and I-35.

- 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 existing site has a significant number of mature trees and open space, and the proposed parking lot shading conforms to the landscape requirements of the Code.

B. Building Design

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

The proposed 3,220 square-foot pavilion will be a maximum height of 12 feet to the uppermost point. The design is consistent with the rest of the building to the east.

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

The pavilion does not have exterior walls, the visible features will be compatible with the surrounding buildings on the site.

- 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.**

No rooftop mechanical equipment, storage areas, or trash enclosures have been indicated on the submitted site plan and building elevations.

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

The proposed pavilion will maintain the design features and materials of the existing building to the north and east.

C. Signs

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

No signs have been indicated on the site plan and building elevations, but any proposed sign designs and allowances will be determined with future sign permits.

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

No building signs have been indicated on the submitted building elevations, but any proposed building sign designs and allowances will be determined with future sign permits.

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

No ground sign has been indicated on the site plan, but any proposed ground sign design and allowance will be determined with future sign permits.

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

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

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 building meets all setbacks required by code, and will share similar form and function with neighboring buildings as a private golf course.

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

The proposed access, parking areas, and drive aisles are appropriate for the site, and will not adversely affect traffic flow of vehicles and pedestrians through the site. The existing open space provided along or near public view will be maintained.

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

The proposed 3,220 square-foot pavilion will be a maximum height of 12 feet to the uppermost point. The design is consistent with the rest of the building to the north and east.

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.



March 24, 2023

Plan and Zoning Commission
City of Ankeny
1250 SW District Drive
Ankeny, Iowa 50023

RE: SITE PLAN - RESUBMITTAL
TALONS OF TUSCANY PAVILION
1505 NE 36TH STREET
ANKENY, IOWA
S&A Project No. 123.0143.01

Dear Plan and Zoning Commission:

On behalf of DRA Properties, LC, as Applicant and Owner, please find accompanying the revised Site Plan and associated information for the above referenced project. This document has been prepared in accordance with City of Ankeny standards. We respectfully request the City's review and approval of the Site Plan. The document illustrates development for the pavilion and associated improvements.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff.

Please find accompanying the following items:

- Two (2) copies of the Comment Response letter indicating any substantial design changes and how the comments have been addressed,
- Six (6) copies of the revised Site Plan, and
- Six (6) copies of a colored photo of similar pavilion.

We are anticipating this project being placed on the April 4, 2023 Plan and Zoning Commission agenda.

If additional questions or comments come forth on this project, please contact me at your convenience.
Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

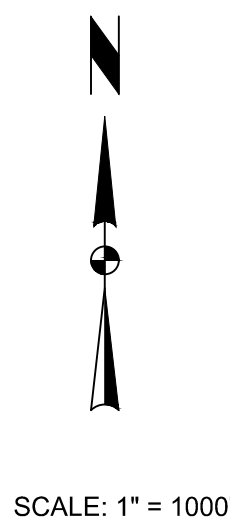
A handwritten signature in blue ink, appearing to read 'Brent K. Culp', is written over a light blue horizontal line.

Brent K. Culp

cc: Steve Olson, DRA Properties, LC (w/enclosures emailed)
File (electronic)

SITE PLAN
FOR
CONDOS OF TUSCANY PAVILION
1505 NE 36TH STREET
CITY OF ANKENY, POLK COUNTY, IOWA

DRA PROPERTIES, L.C.
1515 NE 36TH STREET
ANKENY, IA 50021
CONTACT: STEVE OLSON
PHONE: 515-419-3900



city of
Ankeny
bringing it all together

C100 TITLE SHEET
C101 PROJECT INFORMATION
C102 OVERALL SITE SITUATION PLAN
C200 DIMENSION PLAN
C300 GRADING AND UTILITY PLAN

[illegible]

TITLE SHEET

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



Sheet C100

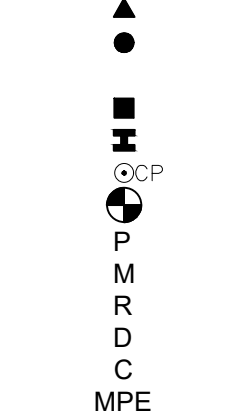
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LEGEND

FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



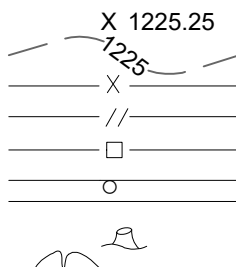
SET



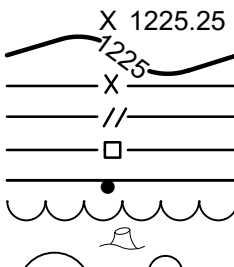
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



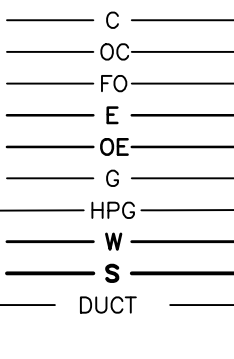
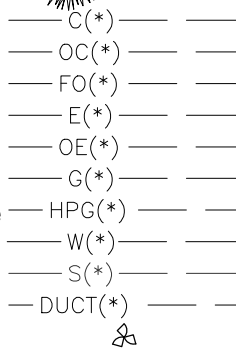
Deciduous Tree \ Shrub



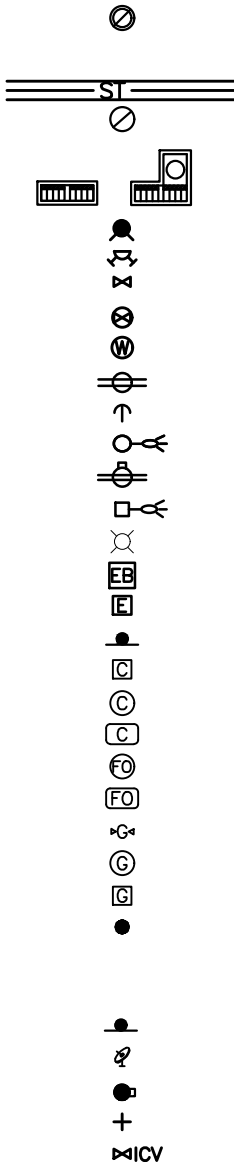
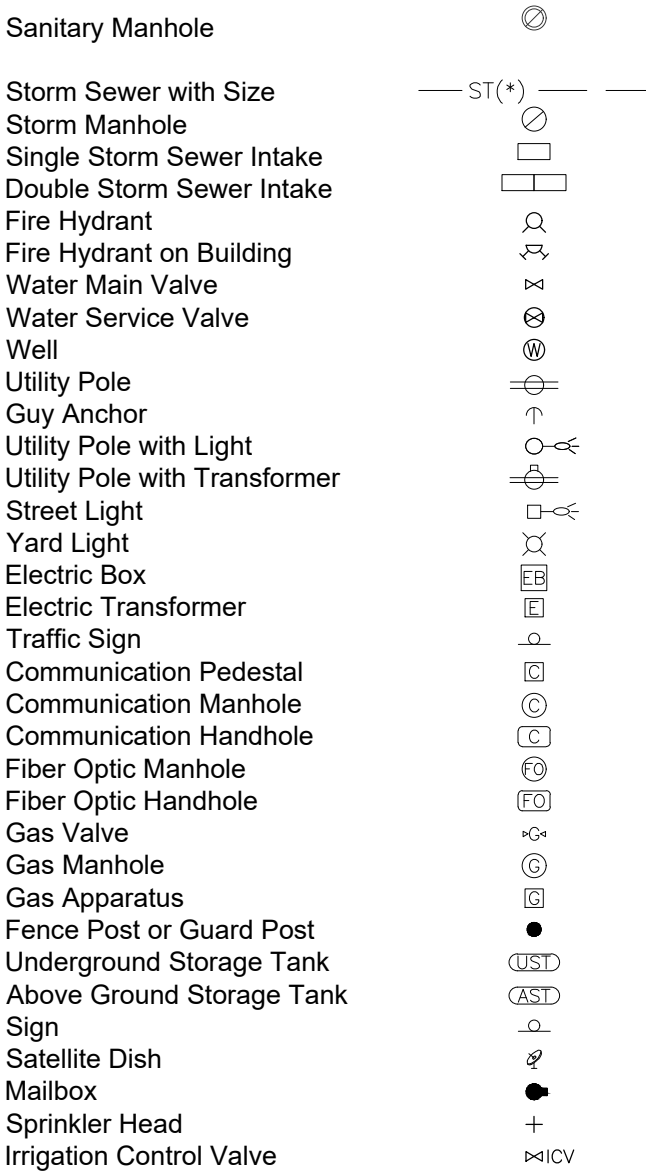
Coniferous Tree \ Shrub



Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/D



(*) Denotes the survey quality service level for utilities



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (Q) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH
QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2023 SUDAS URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER, AND THE CITY OF ANKENY AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF ANKENY, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

UTILITY CONTACT INFORMATION

G1-GAS MAIN UE1-UNDERGROUND ELECTRIC	MIDAMERICAN ENERGY MATT DAVITT 515-242-4289 matthew.davitt@midamerican.com
W1-WATER MAIN	CITY OF ANKENY - WATER SHAWN BUCKNER 515-963-3524 sbuckner@ankenyiowa.gov
ST1-STORM SEWER	CITY OF ANKENY - STORMWATER JARED BRIGHT 515-963-3534 jbright@ankenyiowa.gov
S1-SANITARY SEWER	CITY OF ANKENY - SANITARY SEWER ROGER MCFARLAND 515-965-6483 rmcfarland@ankenyiowa.gov
FO1-FIBER OPTIC	CENTURYLINK DUSTIN WITHERS 515-263-7202 dustin.withers@centurylink.com
FO2-FIBER OPTIC	AUREON NETWORK SERVICES Jeff Klocko 515-830-0445 jeff.klocko@aureon.com

CONTROL POINTS

POLK COUNTY LOCAL COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP100	N=126058.19 E=100662.98 Z=941.48 CUT 'X' TOP CURB @ STORM INTAKE, +/- 50' SOUTH OF CART HOUSE, +/- 50' NORTH OF CAR SHOP, +/- 50' EAST OF PUTTING GREEN
CP200	N=126017.65 E=100465.16 Z=933.77 CUT 'X' TOP CURB ON CART PATH, +/- 100' WEST OF CAR SHOP, +/- 50' SOUTH OF PUTTING GREEN
CP201	N=125923.22 E=100473.36 Z=935.28 CUT 'X' TOP CURB @ CURB DROP ON CART PATH, +/- 50' WEST OF CAR SHOP, +/- 15' WEST OF PATH STORM INTAKE, +/- 100' SOUTH OF PUTTING GREEN

DATE OF SURVEY

JANUARY 13, 2023

POLLUTION PREVENTION PLAN NOTES

- POLLUTION PREVENTION AND EROSION PROTECTION
1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.
- STORM WATER DISCHARGE PERMIT
1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- POLLUTION PREVENTION PLAN
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
h. RESPREAD A MINIMUM OF 4 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

PROPERTY DESCRIPTION

LOT 1 ALBAUGH GOLF AND COMMERCIAL AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA.

PROPERTY ADDRESS

1505 NE 36TH STREET
ANKENY, IA 50021

ZONING

C-2 GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT

BULK REGULATIONS

FRONT YARD SETBACK = 35'
REAR YARD SETBACK = 40'
SIDE YARD SETBACK = NONE
EXCEPT WHEN ADJACENT RESIDENTIAL DISTRICT = 25'
MAXIMUM HEIGHT = 45'
MAXIMUM STORIES = 3

ERU CALCULATIONS

4,701 SF / 4,000 = 2 ERU

FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON PANEL NUMBER 19153C00065F EFFECTIVE FEBRUARY 1, 2019 WITH LATEST LETTER OF MAP REVISION EFFECTIVE DATE MAY 6, 2022.

TALONS OF TUSCANY PAVILION

PROJECT INFORMATION

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |

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

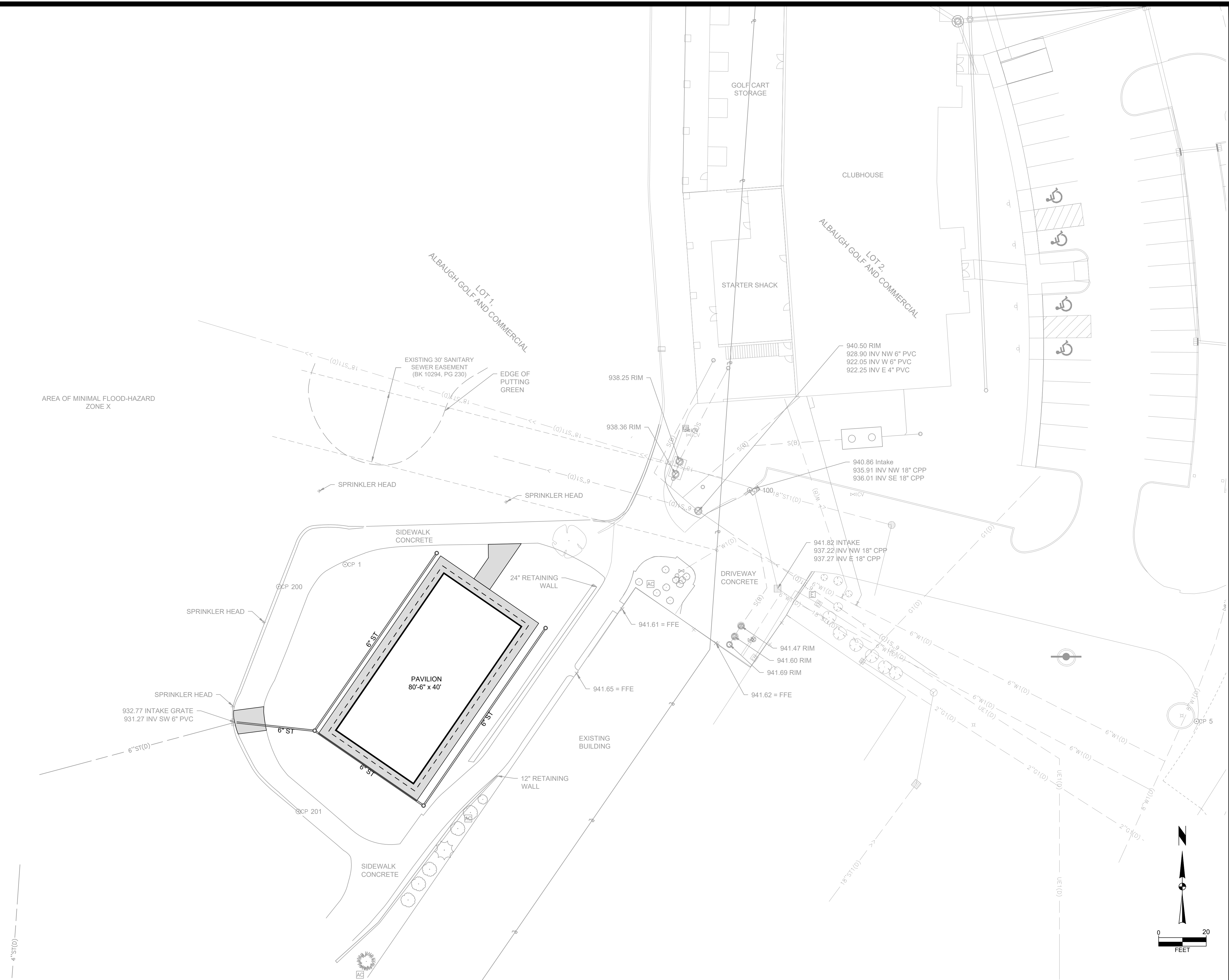
Sheet C101

Project No: 123.0143.01

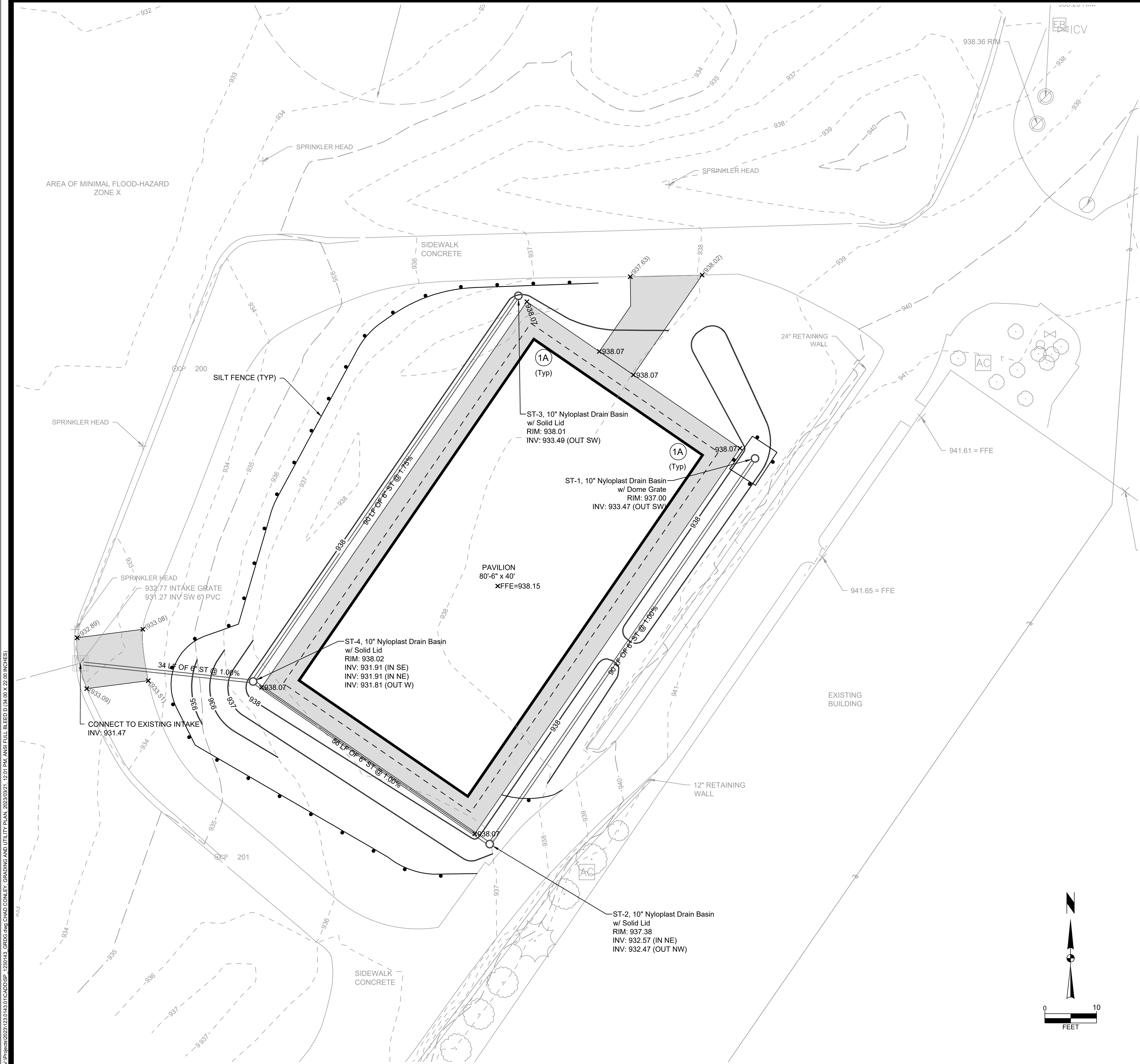
Project No: 123.0143.01

Sheet C101





V:\Projects\2023\123.0143.01\CAD\DWG\1230143_01\CD\DWG\GRADING AND UTILITY PLAN 20230321 12:01 PM ANS\FULL BLEED D (34.00 X 22.00 INCHES)



UTILITY PLAN CONSTRUCTION NOTES

1. PROVIDE STORM SEWER IMPROVEMENTS AS SHOWN:
A. CONNECT DOWNSPOUTS TO STORM SEWER SYSTEM AT 2% SLOPE.

GRADING NOTES

2. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 8" DEPTH TO FINISH GRADES.
3. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
4. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALLY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
5. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

QUANTITIES

SEEDING AND MULCHING = 0.15 AC
SILT FENCE = 238LF

CONTROL POINTS

- POLK COUNTY LOCAL COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET
- CP100 N=126058.19 E=100662.98 Z=941.48
CUT 'X' TOP CURB @ STORM INTAKE, +/- 50' SOUTH OF CART HOUSE, +/-50' NORTH OF CAR SHOP, +/- 50' EAST OF PUTTING GREEN
- CP200 N=126017.65 E=100465.16 Z=933.77
CUT 'X' TOP CURB ON CART PATH, +/-100' WEST OF CAR SHOP, +/- 50' SOUTH OF PUTTING GREEN
- CP201 N=125923.22 E=100473.36 Z=935.28
CUT 'X' TOP CURB @ CURB DROP ON CART PATH, +/- 50' WEST OF CAR SHOP, +/- 15' WEST OF PATH STORM INTAKE, +/- 100' SOUTH OF PUTTING GREEN

DATE OF SURVEY

JANUARY 13, 2023

TALONS OF TUSCANY PAVILION

GRADING AND UTILITY PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 123.0143.01

Sheet C300

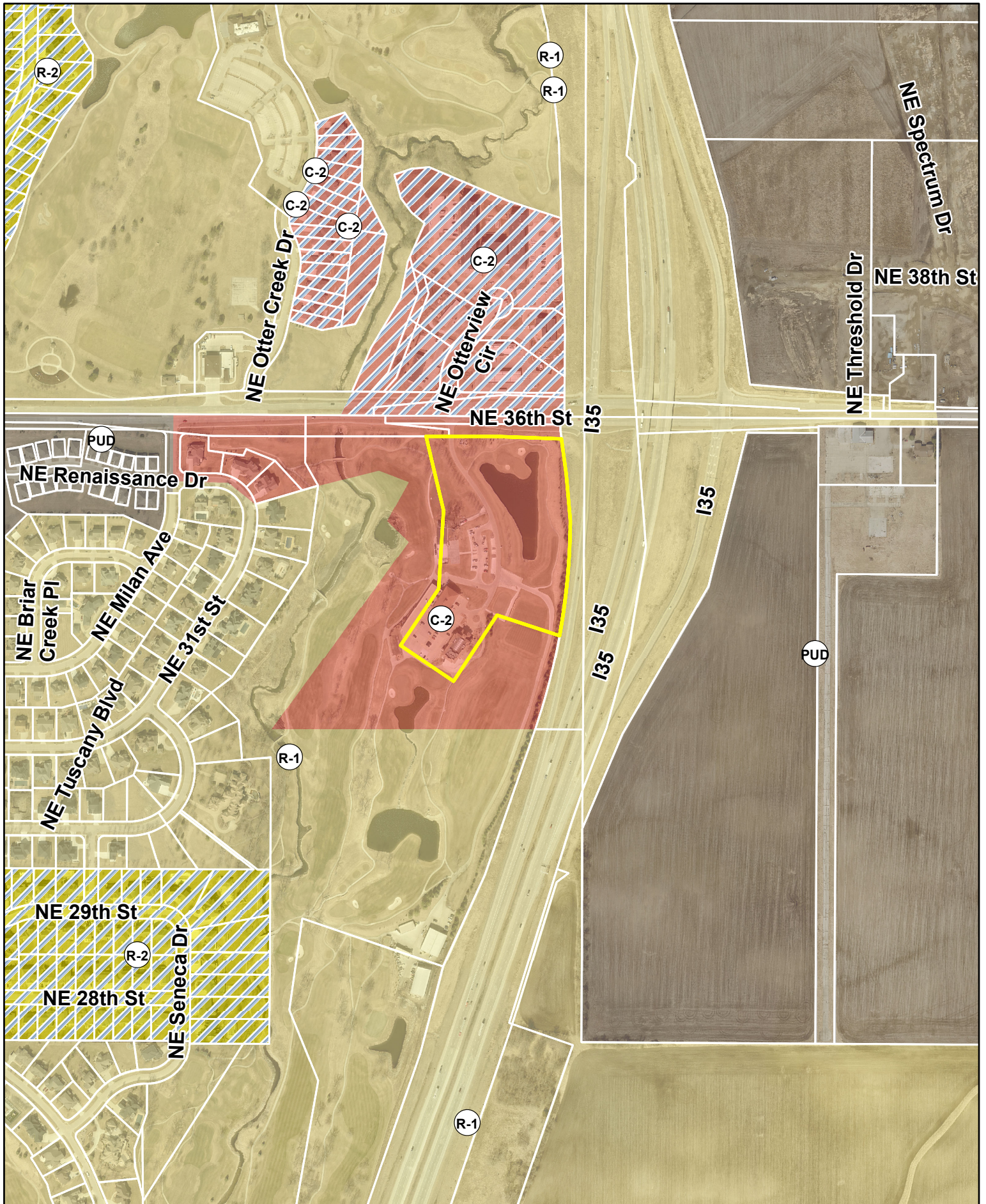
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

Sheet C300

Project No: 123.0143.01

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	5-24-2023	CMC
Engineer: CDD	Checked By: BKC	Scale: 1" = 10'	
Technician: CMC	Date: 03-03-2023	T-R-S: 80N-23W-07	





N



1 inch = 518 feet

Date: 3/30/2023

Talons of Tuscany Pavilion - Site Plan Zoning Map



PLAN AND ZONING COMMISSION

April 4, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

2012 SE Delaware Avenue - Chase Bank Site Plan

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

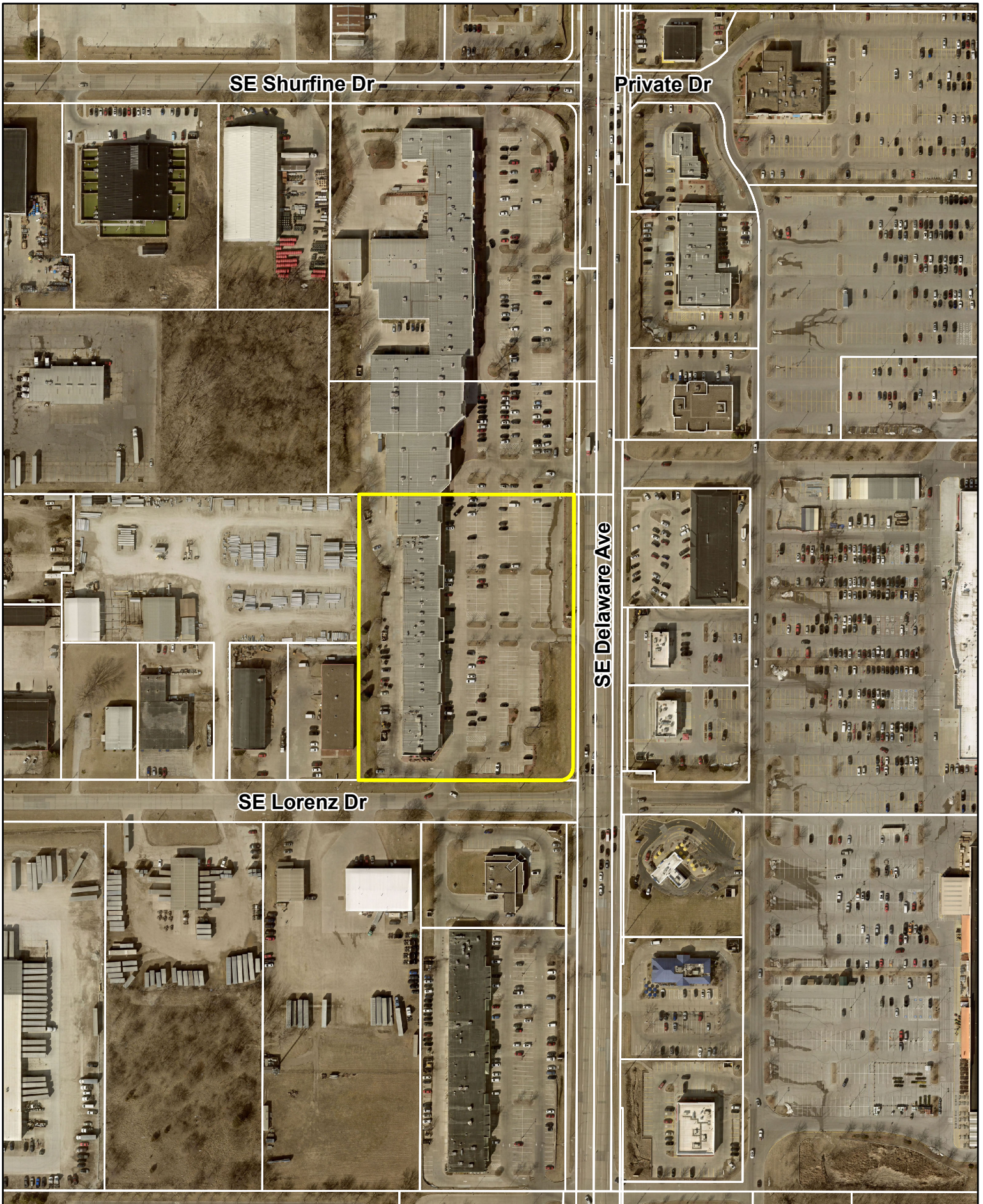
ACTION REQUESTED:

Action: Consider MOTION to approve the site plan for 2012 SE Delaware Avenue, Chase Bank, subject to an approved easement and storm water management plan.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



1 inch = 233 feet

Date: 3/28/2023

Chase Bank - Site Plan Aerial Map

Agenda Item: 2012 SE Delaware Avenue – Chase Bank

Report Date: March 30, 2023

Prepared by: Ryan Kirschman *ETC*
Planner

Staff Recommendation:

That the Plan and Zoning Commission approve the site plan for 2012 SE Delaware Avenue, Chase Bank, subject to an approved easement and storm water management plan.

Project Summary:

The property at 2012 SE Delaware Avenue is located on Lot 2 Delaware Centre Plat 2 – west of SE Delaware Avenue, north of SE Lorenz Drive, south of SE Shurfine Drive, and east of the existing retail stores and restaurants. The property is zoned C-2 General Retail, Highway Oriented, and Central Business Commercial District. The site is surrounded by C-2 General Retail, Highway Oriented, and Central Business Commercial District. The future land use for the property is Community Commercial per The Ankeny Plan 2040 Figure 12.10 Ankeny Future Land Use Map. The use of the proposed building aligns with the zoning and future land use designation. The proposed Chase Bank is 3,418 sq. ft. The current use of the site is a parking lot for the Delaware Centre II.

The site will lose 38 stalls bringing the lot total to 631 spaces. The site would require 681 spaces with a previously approved parking space waiver. The site can be accessed via SE Delaware Avenue, SE Shurfine Drive, and SE Lorenz Drive. The project is not anticipated to significantly impact the traffic pattern in the area.

The exterior of the building is composed of mainly cast stone and colored brick. The façade also features some glass and anodized aluminum. These materials are similar to the adjacent buildings along SE Delaware Avenue. These materials comply with the building materials requirements established in the Ankeny Municipal Code Chapter 192.02(B)(6).

The site has adequate landscaping being added to account for shading and open space requirements. There are 5 trees being added for shading purposes. Additionally, there will be 4 trees and 12 shrubs added for the open space requirement. There will be screening of the transformer on site with shrubs. The site is adequately screened along SE Delaware Avenue with a mixture of trees and shrubs. The storm water on the site will be addressed with the existing storm sewer on site.

Site Plan Worksheet

2012 SE Delaware Avenue – Chase Bank

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

A. Site Development

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

The site is located at the Delaware Centre II, it is currently a parking lot, and is consistent with the surrounding buildings along SE Delaware Avenue.

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

The project is on an existing retail lot which is accessed off of SE Delaware Avenue.

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

The site will have sufficient parking stalls. The new building removes 38 stalls bringing the lot total to 631. However, based on the large site and mix of businesses with varying times of peak traffic, the director has approved a parking waiver for the existing and proposed development. There are safe paths for pedestrians and bicyclists to access the building.

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

The site will be accessed via the existing entrances off of SE Delaware Avenue. The project is not anticipated to significantly impact the traffic pattern in the area.

5. **Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

The site has adequate landscaping being added to account for shading and open space requirements. There are 5 trees being added for shading purposes. Additionally, there will be 4 trees and 12 shrubs added for the open space requirement. There will be screening of the transformer on site with shrubs.

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

The project is screened from the public right of way with shrubs and trees along SE Delaware Avenue. The dumpster is enclosed with masonry to maintain consistency with the building.

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

All services to the building will be underground.

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

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

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

Storm water on the site will be addressed with a curb concrete flume that is currently on the property.

- 10. Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

The site will connect to existing connections servicing other businesses on the site.

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

The overall site layout provides for adequate open space.

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

The proposed parking lot shading and open space landscaping conform to the landscape requirements of the Code. The existing site has a few mature trees that will be preserved.

B. Building Design

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

The building will maintain the existing look that conforms to the existing architecture of adjacent buildings.

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

The building materials are consistent with buildings along SE Delaware Avenue.

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

The trash enclosure is on the north side of the building, composed of masonry to maintain consistency with the building and make it not visible to the public.

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

The proposed site is consistent with the surrounding buildings along SE Delaware Avenue.

C. Signs

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

Building and ground signs have been indicated on the site plan and building elevations, but any proposed sign designs and allowances will be determined with future sign permits.

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

Building signs have been indicated on the submitted building elevations, but any proposed building sign designs and allowances will be determined with future sign permits.

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

Ground signs been indicated on the site plan, but any proposed ground sign design and allowance will be determined with future sign permits.

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

All signs submitted for permit in the future shall comply with Chapter 195: Signs.

D. Factors for Evaluation

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

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

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

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

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

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

The site layout is consistent with the surrounding layout.

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

The proposed bank conforms with the surrounding architecture along SE Delaware Avenue.

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.



Eric Carstens, AICP
Planning Manager
Community Development – Planning
City of Ankeny
1210 NW Prairie Ridge Dr.
Ankeny, IA 50023

December 9, 2022

Re: Project narrative for the property 2012 SE Delaware Avenue

Dear Mr. Carstens,

This letter is to detail our application for Site Plan Approval to build a new single-story 3,310SF freestanding retail banking center with an attached through-the-wall drive-up ATM. The proposed JPMC development will be located at an outlot, which is at the northeast portion of the parcel addressed 2010 SE Delaware Avenue, in the Delaware Centre II Shopping Center. The proposed Chase Bank building and associated parking lot will be located on the 0.67-acre piece of land which currently is a public parking lot. New parking stalls and landscaping, to improve the aesthetics of the area. The proposed grading at the parking lot/building pad will mimic existing site. The design intent of the proposed Chase Bank is to compliment the surrounding architecture of the commercial development in the area. The proposed Banking Center is comprised of cultured stone (limestone color), “midnight black” brick, “platinum” brick and aluminum composite panels along with a black anodized storefront system. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

The proposed schedule has construction commencing by April 10, 2023 (pending regulatory approvals) and an anticipated occupancy date of late fall 2023.

Parties Involved:

Applicant
Ed Arp
Civil Engineering Consultants, Inc.

Architect of Record
Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Owner
DLE Seven LLC.
Denny Elway
Sevn Way Trust

Landscape Architect
Ed Arp
Civil Engineering Consultants, Inc.

Civil Engineer
Kent Zarley
Civil Engineering Consultants, Inc.

Ground Lessee
Michael Braun
obo JPMChase Bank, NA



Zoning Classification:

The property in question is in a zoning district classified as C-2 General Retail, Highway Oriented, and Central Business Commercial District.

Type of Business:

The type of business is a retail banking center with a drive-through service lane for use of an automatic teller machine (ATM). The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The eight employees will consist of (1) teller, (1) lead teller, (2) bankers, (1) branch manager, (1) mortgage loan officers, (1) financial advisor and (1) business banker.

Lighting Design and Locations:

To provide the best and most efficient lighting design and locations a photometric study has been developed and included in this submittal.

Phase 1 Summary:

The Phase I ESA did not identify any on-site nor off-site Recognized Environmental Conditions (REC).

Stormwater Management Summary:

General site grades and grades for exterior surface features will be set to direct surface drainage away from buildings, across large, paved areas and away from walkways.

Sustainability Components:

The project will contain the following components which would contribute to sustainability practices the City is encouraging:

- Bike racks and increased pedestrian connectivity to public ROW and adjacent development to encourage alternative methods of transportation
- Installation of additional trees/landscaping within development area
- LED lighting

Transportation Impacts:

The proposed bank will not significantly alter the current circulation and traffic flow into the development and to the neighboring properties.



Soil Summary:

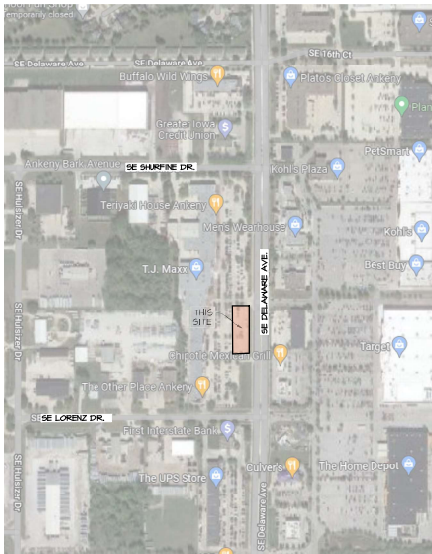
The existing fill encountered varies in consistency and composition but is generally composed of sandy lean clay with variable amounts of gravel. This fill should not be used as structural support below footings. This fill is 5 to 7 feet deep. Groundwater is near 14 feet below existing grade.

A handwritten signature in black ink, appearing to read 'Tim Meseck'. The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Timothy R. Meseck
The Architects Partnership, LTD.

SITE PLAN FOR CHASE BANK - ANKENY BRANCH

2012 SE DELAWARE AVE., ANKENY, IOWA 50021



VICINITY SKETCH



APPLICANT:

THE ARCHITECTS PARTNERSHIP, LTD.
200 SOUTH HIGHWAY AVENUE, SUITE 1020
CHICAGO, ILLINOIS 60604
ATTN: TERRY HIGHT
312.569.1800 X 150
EMAIL: HIGHT@TAFCHICAGO.COM

PROPERTY ADDRESS:

2012 SE DELAWARE AVE.
ANKENY, IA 50021

SITE PLAN PREPARED BY:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET #2
DES MOINES, IA 50322
515.276.4884

COMPREHENSIVE PLAN LAND USE

COMMUNITY COMMERCIAL

ZONING

C-2, GENERAL RETAIL & HIGHWAY COMMERCIAL
BUSINESS DISTRICT

SITE AREAS (UNDER THIS DEVELOPMENT)

	3,415 SF	11.67%
BUILDING	11,460 SF	65.30%
IMPERVIOUS (PAVED AREA)	6,143 SF	23.03%
PERVIOUS	24,301 SF	100.00%

IMPERVIOUS AREA

TOTAL IMPERVIOUS SURFACE = 22,468 SF
PARKING AREA: 11,110 SF
BR: 22,258 / 4,000 = 6

OPEN SPACE REQUIREMENT

TOTAL SITE 24,301 SF, OPEN SPACE REQUIRED: 20%
OPEN SPACE REQUIRED: 5,860 SF
OPEN SPACE PROVIDED: 6,143 SF (23.21%)

BENCHMARK

CUT "X" ON WEST SIDE OF POLE LIGHT BASE, APPROX. 1' SOUTH OF MONUMENT SIGN AND 3' EAST OF CURB. ELEVATION: 156.56

LEASE AREA DESCRIPTION

A PARCEL OF LAND IN LOTS 1 AND 2, DELAWARE CENTRE PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 10051, PAGE 88, CITY OF ANKENY, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SE CORNER OF SAID LOT 1 AND ON THE WEST RIGHT-OF-WAY LINE OF SE DELAWARE AVENUE AS IT IS PRESENTLY ESTABLISHED, THENCE S00°10'04"W, 200.73 FEET ALONG THE EAST LINE OF SAID LOT 2 AND SAID WEST RIGHT-OF-WAY LINE TO A POINT, THENCE N84°46'20"W, 94.00 FEET TO A POINT, THENCE N00°18'34"W, 50.63 FEET TO A POINT, THENCE N84°26'00"W, 31.54 FEET TO A POINT, THENCE N00°04'34"E, 11.53 FEET TO A POINT, THENCE S68°34'18"E, 31.24 FEET TO A POINT, THENCE N00°18'34"E, 104.01 FEET TO A POINT, THENCE S84°54'24"E, 16.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE, THENCE S00°11'04"W, 21.65 FEET ALONG SAID EAST LINE OF LOT 1 AND SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 24,301 SQUARE FEET.

PARKING

REQUIRED PARKING: CURRENT COUNT - 664
ORIGINAL SITE PLAN REQUIRED 666 ACCOUNTING FOR THE 45 STALL HAVER.
GIVEN CURRENT TENANTS: 51000 (RETAIL) + 101000 (RESTAURANT) THE REQUIREMENT IS NOW 126, LESS THE STALL HAVER = 691.
CHASE BANK REQUESTS 36 STALLS (N/A)
ACTUAL PARKING COUNT AFTER CHASE BANK IS COMPLETED = 691.

BUILDING

5124 615'
PARAPET HT. = 29'-4"

FRONT YARD SETBACKS

FRONT YARD SETBACK: 35 FEET
SIDEYARD SETBACK: N/A
REAR YARD SETBACK: N/A

PROPERTY OWNER:

NATHAN BARBER - AGENT
2001 ELLERIE PARKWAY, L.L.
2401 SE TONES DR, STE 11
ANKENY, IOWA 50021-8886
515-944-1061

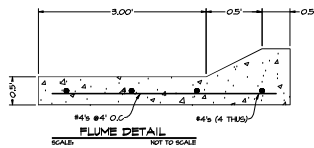
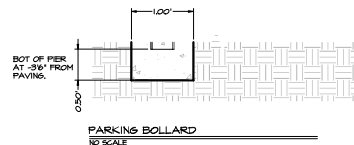
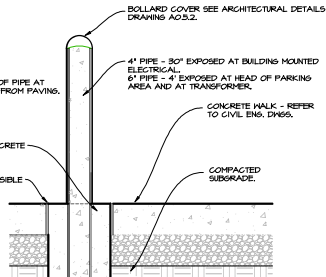
Civil Drawings List Table	
Drawing Number	Drawing Title
1	COVER
2	GENERAL NOTES AND INFORMATION
3	DEMOLITION PLAN
4	DIMENSION PLAN
5	GRADING PLAN - NORTH
6	GRADING PLAN - SOUTH
7	UTILITY PLAN
8	LANDSCAPING PLAN
9	TRAFFIC CONTROL PLAN

GENERAL LEGEND	
PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	--- SANITARY/STORM MANHOLE
--- LOT LINE	--- WATER VALVE
--- CENTERLINE	--- FIRE HYDRANT
--- EASEMENT LINE	--- STORM SEWER SINGLE INTAKE
--- FLARED END SECTION	--- STORM SEWER DOUBLE INTAKE
--- DRAIN BASIN OR SEDIMENT RISER	--- STORM SEWER ROUND INTAKE
--- DRAIN BASIN WITH SOLID GRATE	--- FLARED END SECTION
--- WATER VALVE	--- DECIDUOUS TREE
--- FIRE HYDRANT ASSEMBLY	--- CONIFEROUS TREE
--- BLOW-OFF HYDRANT	--- SHRUB
--- SCOUR STOP MAT	--- POWER POLE
--- TURF REINFORCEMENT MAT	--- STREET LIGHT
--- STORM SEWER WITH SIZE	--- GUY ANCHOR
--- WATER SEWER WITH SIZE	--- ELECTRIC TRANSFORMER
--- WATER SERVICE	--- GAS METER
--- PROPOSED CONTOUR	--- TELEPHONE RISER
--- SILT FENCE	--- SIGN
--- ADDRESS	--- CATV - UNDERGROUND TELEVISION
--- RIPRAP	--- USE - UNDERGROUND ELECTRIC
	--- G - UNDERGROUND GAS
	--- FIBER - UNDERGROUND FIBER OPTIC
	--- TEL - UNDERGROUND TELEPHONE
	--- OH - OVERHEAD ELECTRIC
	--- SAN - SANITARY SEWER WITH SIZE
	--- ST - STORM SEWER WITH SIZE
	--- WM - WATER MAIN WITH SIZE
	--- EX - EXISTING CONTOUR
	--- UNO - UNLESS NOTED OTHERWISE
	--- AHJ - AUTHORITY HAVING JURISDICTION

CERTIFICATION

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. BY: <u>Edward H. AHP</u> DATE: <u>3-30-23</u> MY LICENSE RENEWAL DATE IS: <u>JUNE 30, 2024</u> PAGES OR SHEETS COVERED BY THIS SEAL: _____
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT HAS BEEN PREPARED 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. BY: <u>Jeffrey A. Gaddis</u> DATE: <u>3/30/2023</u> MY LICENSE RENEWAL DATE IS: <u>DECEMBER 31, 2024</u> PAGES OR SHEETS COVERED BY THIS SEAL: _____
	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN 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: <u>Cody T. Weaver</u> DATE: <u>3-30-2023</u> MY LICENSE RENEWAL DATE IS: <u>DECEMBER 31, 2024</u> PAGES OR SHEETS COVERED BY THIS SEAL: _____





GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY:
 - APPLICANT
 - CITY OF ANKENY DEVELOPMENT ENGINEERING DEPARTMENT
 - CITY OF ANKENY ENGINEERING DEPARTMENT
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF S.D.A.S. AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES. ALL RADI NOTED, 5.0' TYPICAL.
- LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE TO BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION CONTRACTOR SHALL CALL IOWA ONE-CALL TO FIELD LOCATE EXISTING UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHOWN ON PLAN ARE APPROXIMATE AND MUST BE VERIFIED. (8-800-252-8484)
- CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED UTILITY TO SATISFACTION OF UTILITY OWNER AT NO ADDED COST TO OWNER/APPLICANT. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
- CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF ANKENY RIGHT-OF-WAY AND ADJOINING PROPERTY IMMEDIATELY.
- AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL, AND/OR STOCKPILED FILL BE STORED IN CITY OF ANKENY RIGHT-OF-WAY.
- APPLICANT IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS.
- ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
- NO CHANGES TO APPROVED PLAN MAY BE MADE WITHOUT PRIOR APPROVAL BY CITY OF ANKENY AND CIVIL ENGINEERING CONSULTANTS.
- ALL WORK WITHIN CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH S.D.A.S. AND CITY OF ANKENY GENERAL SUPPLEMENTAL SPECIFICATIONS TO 2022 S.D.A.S. AND REQUIRES ROAD PERMIT.
- TRANSFORMERS, JUNCTION BOXES AND CONDITIONERS OVER 8 FEET IN HEIGHT OR OTHER SUCH ITEMS MAY NOT BE LOCATED IN REQUIRED SETBACK AREAS UNLESS PERMITTED AND ALLOWED BY ALL MINIMUM REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON DATE OF SITE PLAN APPROVAL.
- ANY ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED FROM STREET LEVEL VIEW.
- ANY AMENDMENTS OR CHANGES TO PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON SITE PLAN MUST BE APPROVED BY CITY AND CIVIL ENGINEERING CONSULTANTS PRIOR TO INSTALLATION / CONSTRUCTION.
- LIGHTING MUST BE LOW GLARE CUT-OFF TYPE FIXTURES TO REDUCE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
- ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
- BUILDING HEIGHT AS FOLLOWS:
 - BUILDING, 21'-6"
- ALL EXTERIOR SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY BY CITY. ALL REQUIRED SIGN PERMITS, AGREED, AND PAID BY CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTAL OF ALL DOCUMENTS REQUIRED FOR ALL CONSTRUCTION AND DEMOLITION PERMITS. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS.
- BUILDING SIGNAGE IS NOT REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. SEPARATE PERMIT APPLICATION AND REVIEW IS REQUIRED FOR SIGN PERMIT FOR ALL.
- CONTRACTOR IS TO RECONNECT ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC ROADS/RIGHTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, CONTRACTOR SHALL CONTACT ANKENY DEVELOPMENT ENGINEERING DEPARTMENT TO OBTAIN APPLICABLE CITY PERMITS AND REQUIREMENTS.
- ALL CONSTRUCTION WITHIN PUBLIC ROADS/RIGHTS AND/OR ANY CONSTRUCTION TO PUBLIC SEWERS AND STREETS SHALL STANDSTILL WITH ANKENY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND DES MOINES METROPOLITAN DESIGN STANDARDS MANUAL.

SEEDING NOTES

- FERTILIZER (10-10-10) SHALL BE APPLIED TO AREA TO BE SEED OR SODDING AT RATE OF 650 LBS/Acre.
- AREA TO BE SEED OR SODDING SHALL BE SMOOTH AND GULLIES FILLED TO MEET DESIRED CROSS SECTION. AREAS ACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3". AREAS INACCESSIBLE TO MACHINERY SHALL BE CULTIVATED TO DEPTH OF 3".
- FERTILIZER SHALL BE INCORPORATED INTO SOIL TO DEPTH OF 3" WITH MECHANICAL ROCK PICKER OR SPRING TOOTH CULTIVATOR.
- ON ALL AREAS ACCESSIBLE TO MACHINERY, DROP-TYPE SEEDER ATTACHED TO LANDSCAPE ROLLER SHALL BE USED TO SEED TO MACHINERY CYCLOE SEEDER SHALL BE PERMITTED. NO OTHER HAND SEEDING METHOD IS ACCEPTABLE.
- ALL SEEDING AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING BY APPLYING 2 TONS OF DRY MULCH PER Acre.
- MULCH MAY CONSIST OF STRAW, BARK, HAY, OR BEEF HAY. BROMELADE, THATCH, ORGARD GRASS, ALFALFA OR CLOVER SHALL NOT BE USED. ALL MATERIAL MUST BE FREE FROM ALL NOXIOUS WEEDS.
- ALL SEEDING AREAS SHALL BE WATERED BY HAND OR TEMPORARY AUTOMATIC IRRIGATION SYSTEM. MINIMUM OF TWICE PER DAY FOR FIRST WEEK AFTER INSTALLATION, AND ONCE PER DAY DURING SECOND AND THIRD WEEK AFTER INSTALLATION.

SODDING NOTES

- SOD SHALL BE FOUR WAY BLEND WHICH SHALL CONTAIN 25% OF EACH OF FOLLOWING: KENTUCKY BLUE GRASS AND ONE OTHER BLUE GRASS, CREEPING RED FESCUE, AND TALL FESCUE. ABOVE CONTENT MAY VARY UP TO 5%.
- SOD SHALL BE CUT AT UNIFORM THICKNESS OF APPROXIMATELY 1" ± 1/4".
- BEFORE STRIPPING, SOD SHALL BE MOVED TO UNIFORM HEIGHT OF 2-1/2 INCHES.
- SOD SHALL BE REASONABLY FREE FROM DISEASE AND SOIL-BORNE INSECTS.
- SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.
- SOD SHALL BE HARVESTED WHEN MOISTURE CONTENT EXCEEDS 10% (WET) MAY NOT ADVERSELY AFFECT SURVIVAL OF SOD.
- SOD SHALL BE CUT, DELIVERED AND INSTALLED IN THE PERIOD OF 36 HOURS.
- SOD BED SHALL BE IN FIRM BUT UNCOMPACTED CONDITION WITH RELATIVELY FINE TEXTURE AND FREE OF FOOTPRINTS DEEPER THAN 1/2 INCH AT TIME OF SODDING.
- SOD SHALL BE LAID WITH STAGGERED JOINTS AT RIGHT ANGLES TO DIRECTION OF SLOPE. IN DITCH BOTTOMS, SOD SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF FLOW OF WATER.
- SOD SHALL BE STAKED ON ALL SLOPES THAT ARE 4:1 OR STEEPER.
- IN AREAS OF ADEQUATE RAINFALL, SOD SHALL BE WATERED BY CONTRACTOR AFTER INSTALLATION TO DEPTH OF AT LEAST 4-INCHES. SUBSEQUENT WATERINGS SHALL MAINTAIN MOISTURE TO DEPTH OF 4-INCHES.
- SOD SHALL NOT BE MOVED UNTIL IT IS FIRMLY ROOTED. NO MORE THAN 1/2" OF GRASS LEAF SHALL BE REMOVED AT ANY ONE TIME.
- SEEDING NOTES 1 & 2 APPLY TO THESE NOTES FOR SODDING.

PLANTING NOTES

- ALL SITE WORK, SODDING AND LANDSCAPING SHALL MEET REQUIREMENTS OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS 2022 (S.D.A.S.).
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
- CONTRACTOR SHALL REMOVE TREE STAKES ONE YEAR AFTER INSTALLATION.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF LANDSCAPE ARCHITECT AND ANKENY COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL TREES, SHRUBS, BEDS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED HARDWOOD MULCH (NO). CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER OF UTILITY.
- ONE WEEK PRIOR TO INSTALLATION CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL, BEFORE DIGGING HOLES.
- REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, MUST BE MAINTAINED FOR LIFE OF CERTIFICATE OF OCCUPANCY.
- TOPSOIL SHALL BE LOAM SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY DPW. REGARDLESS, TOPSOIL SHALL NOT BE MIXTURE OF CONTRASTING TEXTURED SOILS, AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF COBBLES, STONES, SLAGS, MAGNETS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- ALL DISTURBED AREAS SHALL BE SEED OR SODDING. SEE PLAN.

GRADING NOTES

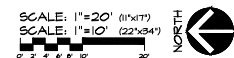
- FINISHED GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FOOT OF PLAN GRADE. PAVED AREAS SHALL BE WITHIN 0.10 FOOT, WITH POSITIVE DRAINAGE OF ALL AREAS.
- CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF UTILITY OWNER.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- TOPSOIL SHALL BE SPREAD TO MINIMUM THICKNESS OF 8-INCHES ON ALL LANDSCAPED AREAS, BACKFILL, TO TOP OF ALL CURBS.
- ALL ELEVATIONS ARE TO GUTTER GRADE UNLESS NOTED OTHERWISE.
- COVER AND ADJOINING FILTER SOCK AROUND ALL INTAKES PRIOR TO PAVING TO PREVENT SEDIMENT FROM ENTERING STORM SEWER.
- ALL DEBRIS SPILLED ON CITY ROAD AND ADJOINING PROPERTY SHALL BE REMOVED BY THE CONTRACTOR TO UTILIZE EASTERN PORTION OF LOT FOR STAGING AND SOIL STOCKPILES. CONFORM WITH APPLICANT, ALL DISTURBED AREA IS TO BE SUBJECT TO REQUIREMENTS OF SWPPP.

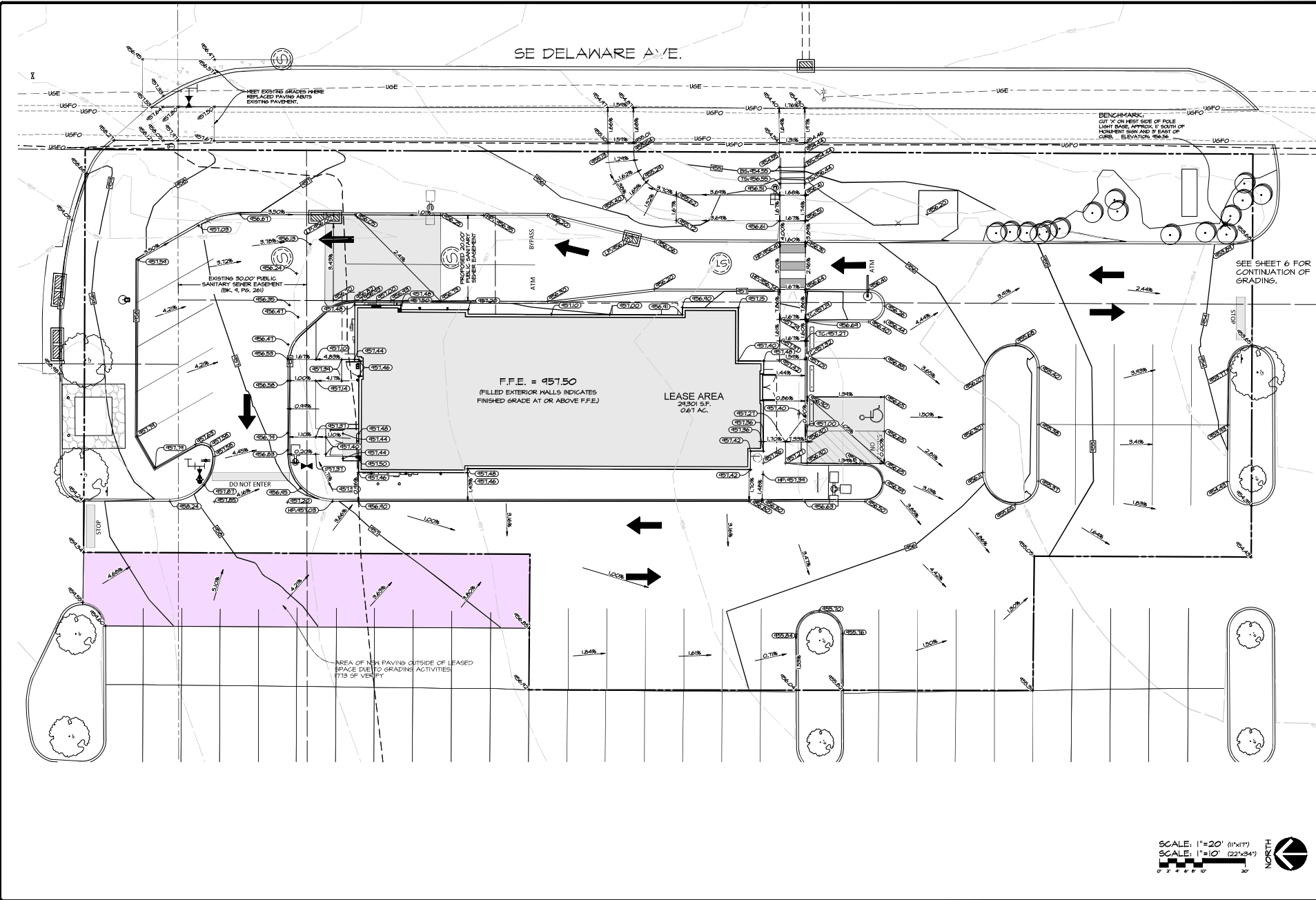
PAVING NOTES

- JUST PRIOR TO PAVING, COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY FOR DEPTH OF ONE FOOT.
- REMOVE & REPLACE SOIL AS REQUIRED IN AREAS OF CUT OR TRANSITION.
- PROOF ROLL ALL PAVING SUBGRADES IN PRESENCE OF GEOTECHNICAL ENGINEER TO LOCATE SOFT SPOTS. ALL SOFT SPOTS TO BE REPAIRED PRIOR TO TESTING FOR DENSITY.
- PROVE IN PLACE FIELD DENSITY TESTS, RECOMPACT & RETEST AREAS THAT FAIL DENSITY SPECS AT NO COST TO OWNER.
- ALL EXPOSED CONCRETE SHALL HAVE 5-7% ENTRAINMENT AIR, F_c = 4000 PSI MIN. AND ALL AGGREGATE SHALL MEET ASTM C-39.
- ALL ON SITE PAVING SHALL CONFORM TO REQUIREMENTS OF LATEST IOWA STATEWIDE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS INCLUDING ALL CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS.
- CONTRACTOR SHALL PREPARE AND SUBMIT FOR ALL REQUIRED CITY OF ANKENY PERMITS AND PAY NECESSARY FEES.
- PARKING STALL STRIPING SHALL BE DONE WITH TWO COATS 4" WIDE WHITE PAVEMENT PAINT.
- NEW PAVING SHALL BE 4-INCH P.C.C. EXCEPT NOTED OTHERWISE. ALL SIDEWALKS TO BE MINIMUM 4" THICK P.C.C. OVER 6" PREPARED SUBGRADE.
- PROVIDE 2" CONCRETE BOUTON AROUND ALL INTAKES AND HANDLES WITHIN PAVED AREAS.
- ALL PAVING WITHIN ROAD TO BE MINIMUM 11" THICK P.C.C.
- USE APPROPRIATE MEASURES TO PREVENT SLURRY FROM SAW-CUTTING OPERATIONS FROM ENTERING STORM SEWERS AND DRAINAGEWAYS.

UTILITY NOTES

- ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH S.D.A.S. 2022 "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" AND CITY OF ANKENY SUPPLEMENTAL SPECIFICATIONS. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT UTILITIES OR STRUCTURES AT SITE. CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR SHALL NOTIFY PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER TO RESOLVE CONFLICT.
- ALL SERVICES SHALL BE CONSTRUCTED TO WITHIN 5 FEET OF THE OUTSIDE OF BUILDING WALLS.
- SIZE AND MATERIALS OF SANITARY SEWER SERVICE SHALL COMPLY WITH PLUMBING CODE.
- ALL EXISTING TILE LINES ENCOUNTERED SHALL BE RESTORED OR ROUTED TO STORM SEWER WHETHER ACTIVE OR NOT.
- ALL STORM & SANITARY SEWER SHALL BE CONSTRUCTED WITH APPROPRIATE PERMITS.
- ALL UTILITIES SHALL BE UNDERGROUND.
- CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES TO PROPOSED GRADE ELEVATION.
- ALL CONNECTIONS TO EXISTING PUBLIC SANITARY SEWERS TO BE CORE-DRILLED.
- ALL SANITARY MANHOLES TO BE TO CITY OF ANKENY STANDARD.
- PRIVATE WATER MAIN TO BE ANKA C90 DRAIN WITH TRACER WIRE, NO. 12 ANK 50 SLD STEEL CORE HARD DRAWN EXTRA HIGH STRENGTH TRACER WIRE TO BE PLACED AT LOWER QUADRANT OF PIPE. BRING TRACER WIRE TO SURFACE AT FIRE HYDRANTS, VALVES, AND DEAD ENDS. CONNECT THEM TRACER WIRE TO EXISTING TRACER WIRE WITH WATERPROOF SPLICE.
- FIRE HYDRANTS ARE TO BE PLACED 3-1/2 FEET FROM WATER MAIN EXCEPT WHERE CONFLICTS WITH PAVING.
- WATER MAIN SHALL HAVE 5.5 FEET BURY MINIMUM TYPICAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY OF ANKENY CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
- ONE WEEK PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT CITY OF ANKENY WATER DEPARTMENT AT 319-385-4495.
- WATER MAIN SHALL BE SEPARATED FROM GRAVITY SANITARY SEWER AND STORM SEWER MAINS BY HORIZONTAL DISTANCE OF 10 FEET MINIMUM. WATER MAINS CROSSING SANITARY OR STORM SEWERS SHALL BE LAID TO PROVIDE MINIMUM VERTICAL DISTANCE OF 18-INCHES MINIMUM BETWEEN OUTSIDE OF PIPES. WHERE STORM SEWER CROSSES OVER, OR LESS THAN 18-INCHES BELOW WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL, OR REINFORCED CONCRETE PIPE (RCP) WITH FLEXIBLE G-RING GASKET. JOINTS SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM WATER MAIN.
- EXISTING SANITARY SEWER MAIN MUST BE VIDEOED AFTER CONNECTION IS MADE, AND PROVIDED TO CITY FOR REVIEW AND APPROVAL.



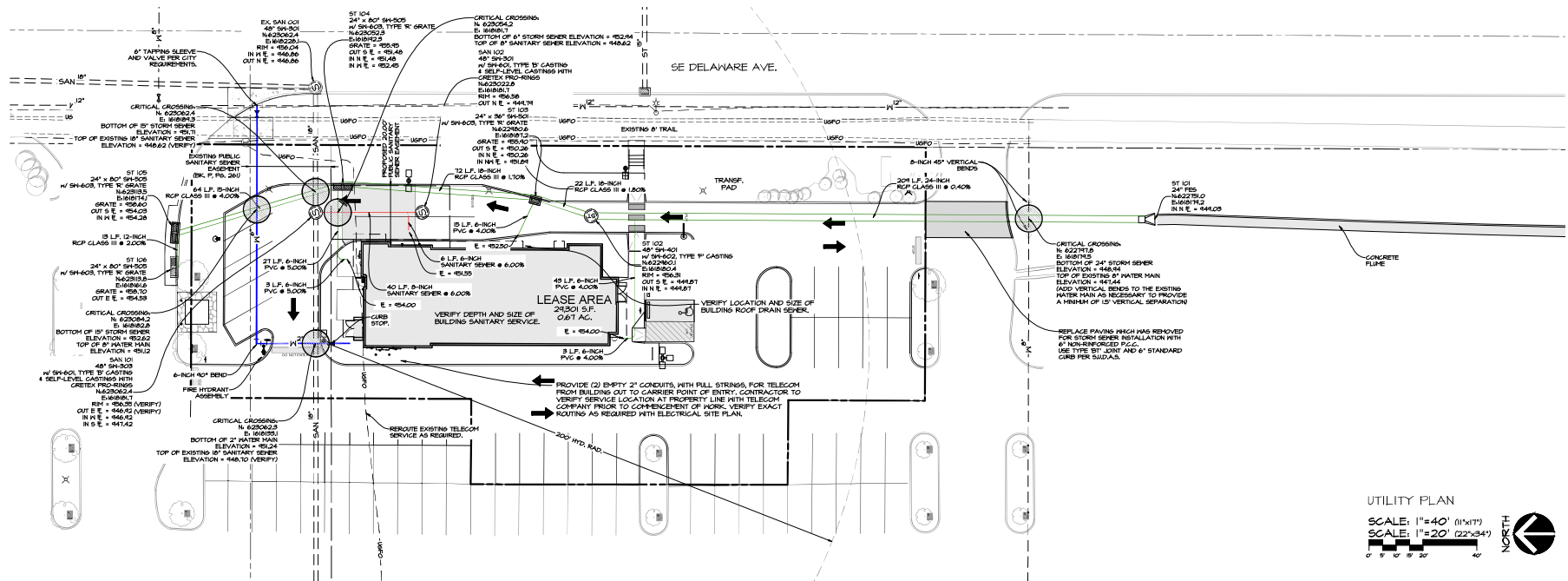


SCALE: 1"=20' (11'x17')
 SCALE: 1"=10' (22'x34')

CHASE BANK - ANKENY BRANCH
 2012 SE DELAWARE AVE., ANKENY, IOWA 50021
GRADING PLAN - NORTH

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

DATE:	2023-5-30 - FINAL	SHEET:	4	PROJECT:	A-2182
DATE OF SURVEY:	2022-11-08 - PRELIMINARY	DESIGNED BY:	JAC	DRAWN BY:	STW



UTILITY PLAN
 SCALE: 1"=40' (11"x17")
 SCALE: 1"=20' (22"x34")

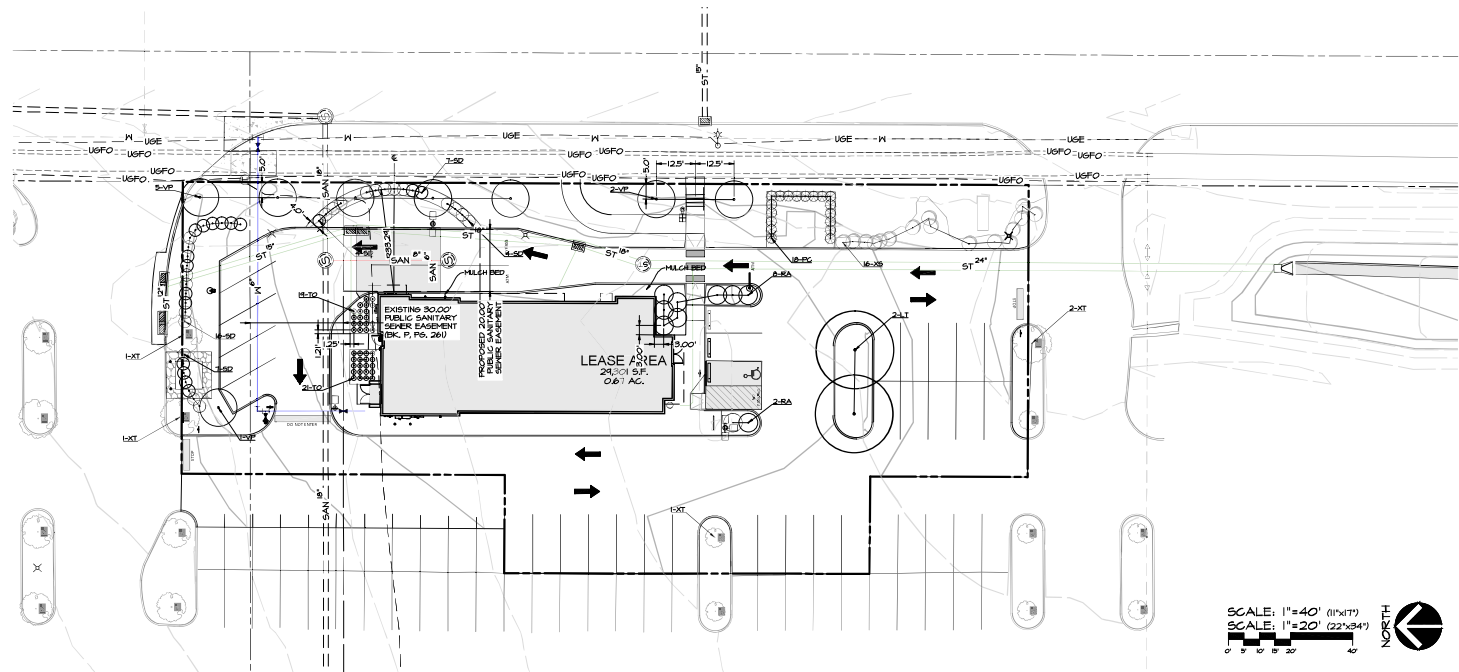
CHASE BANK - ANKENY BRANCH
 2012 SE DELAWARE AVE., ANKENY, IOWA 50021

UTILITY PLAN

CEC
 Civil Engineering Consultants, Inc.
 2410 86th Street - Unit 12 Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com

DATE:	2023-5-30 - FINAL	SHEET:	7	
DATE OF SUBMITTAL:	2022-12-14 - SECOND SUBMITTAL	OF	4	
DATE OF SURVEY:	2022-11-08 - FIELD WORK			
DESIGNED BY:	JAG			
DRAWN BY:	STW			

A-2102



SCALE: 1"=40' (11"x17")
SCALE: 1"=20' (22"x34")

PLANT SCHEDULE

MARK	Botanical name COMMON NAME	QUAN.	SIZE	ROOT TYPE	REMARKS
HH	NOT USED				
LT	<i>Crataegus bicuspidata</i> 'SP. 05'	2	2" CAL.	B&B	MATCHED SPECIMEN
PC	<i>Pinus strobus</i> 'Shade'	18	30" HT.	CONT.	MATCHED SPECIMEN, MULCH BED 3.5' WIDE 3" OC, 2" FROM ROOT
RA	<i>Quercus macrocarpa</i>	10	24" SPK.	CONT.	MATCHED SPECIMEN, MULCH BED
SD	<i>Sorbus domestica</i>	38	15" HT.	CONT.	MATCHED SPECIMEN, 4" WIDE MULCH BED
TD	<i>Thuja occidentalis</i> 'Spiral'	43	12" SPK.	CONT.	MATCHED SPECIMEN, MULCH BED
VF	<i>Viburnum acerifolium</i>	8	1" CAL.	CONT.	MATCHED SPECIMEN, TREE FORM
XS	<i>Blackberry</i> 'Viburnum'	16			25" OC
XT	Caring tree	5	6'-12"		PROTECT & RETAIN IF POSSIBLE

SIZES NOTED IN PLANT SCHEDULE ARE STRICT MINIMUM SIZES AND WILL BE VERIFIED DURING INITIAL ACCEPTANCE INSPECTION.

MINIMUM OF 10% OF EACH SPECIES SPECIFIED ARE TO HAVE PLANT IDENTIFICATION TAGS ATTACHED DURING INITIAL ACCEPTANCE. TAGS SHALL BE REMOVED AFTER PLANT MATERIAL HAS BEEN ACCEPTED.

ALL DECIDUOUS TREES ARE TO BE WRAPPED WITH TREE WRAP AND SHALL BE ATTACHED WITH COTTON STRIPS, TAPES AND PLASTIC FASTENERS ARE NOT ACCEPTABLE.

OPEN SPACE PLANTING

LEASED SITE: 24,001 S.F.
REQUIRED OPEN SPACE: 20% = 4,800 S.F.
PLANT INT. 7,800 S.F. = USE PLANTING UNITS OF 2 TREES AND 6 SHRUBS
REQUIRED OPEN SPACE PLANTING = 4 TREES AND 12 SHRUBS.

SHADING REQUIREMENT

SHADE 30% OF PAVED VEHICLE AREA WITH OVERSTORY TREES EACH AT TOP OF
PAVED AREA = 1170 S.F. + 20% = 3404 S.F. TO BE SHADED.
80% / 100' = 4.0% TREES REQUIRED TO MEET THE SHADING REQUIREMENT.
PROVIDED: 5 TREES AT 100% + 4 TREES AT 50% + 5 SHADING TREES.

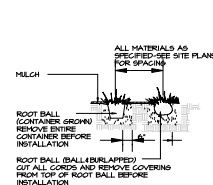
PLANT MATERIAL SUMMARY

REQUIRED LANDSCAPING:
OPEN SPACE: 4 TREES + 12 SHRUBS
SHADING: 5 TREES
PROVIDED LANDSCAPING:
OPEN SPACE: 12 TREES + 10 SHRUBS
SHADING: 4 TREES + 5 SHRUBS + 5 TREES AT 100% + 5 TREES

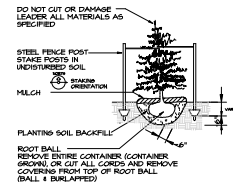
STAKING OF TREES TO BE AS STATED IN PLANTING DETAILS.
ALL LIKE SPECIES PLANT MATERIAL TO BE MATCHED AND SPECIMEN.

GENERAL LANDSCAPING NOTES:
MULCH: SHREKED HARDWOOD MULCH MATERIAL COLOR: 3" THICK UNLO.
SOIL: ENTIRE AREA OF DISTURBED SITE NOT COVERED BY BUILDING, MULCH BEDS, OR SIDEWALKS.
ALL MULCH BEDS TO HAVE SPADE CUT EDGE UNLO.

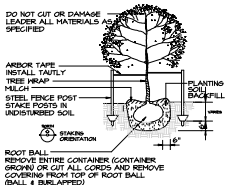
REPLACE ALL TREES SCHEDULED TO BE PROTECTED AND RETAINED.
THAT ARE DAMAGED IN ANY WAY WITH 2" CALIBER TREES AS SELECTED
BY LANDSCAPE ARCHITECT AND APPROVED BY CITY OF ANKENY.



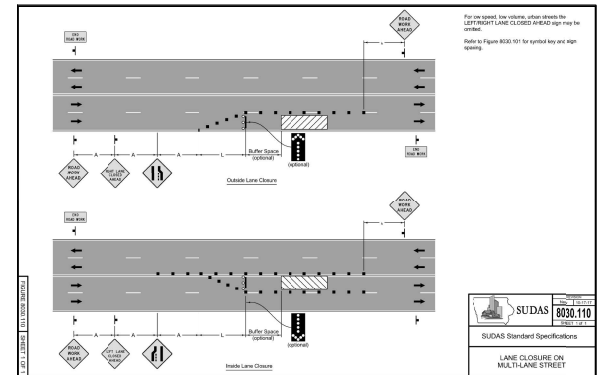
SHRUB & HERBACEOUS PLANTING DETAIL
NO SCALE



EVERGREEN TREE
PLANTING AND STAKING DETAIL
NO SCALE



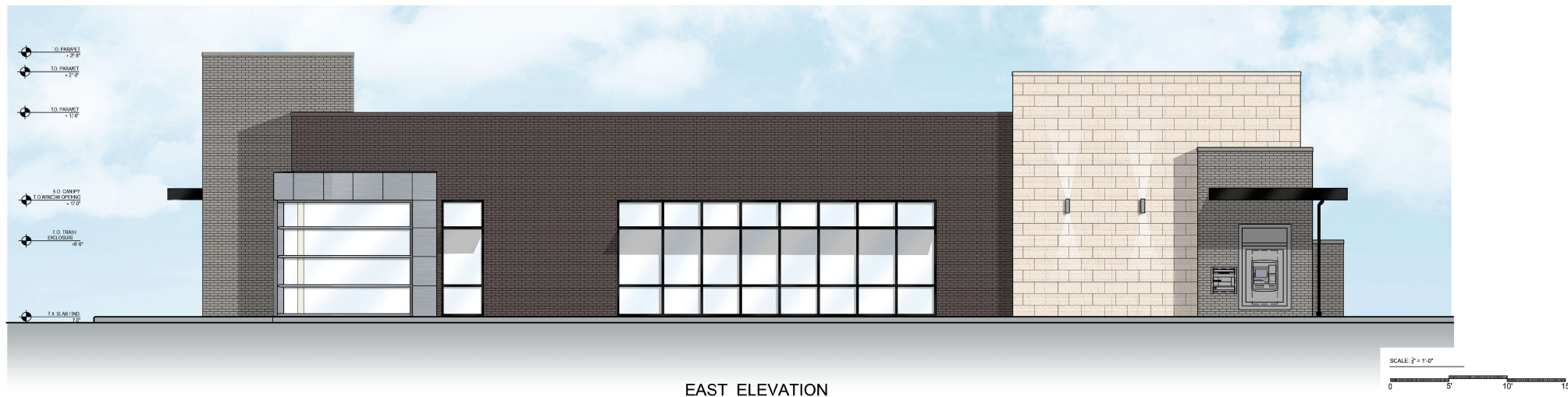
DECIDUOUS TREE
PLANTING AND STAKING DETAIL
NO SCALE

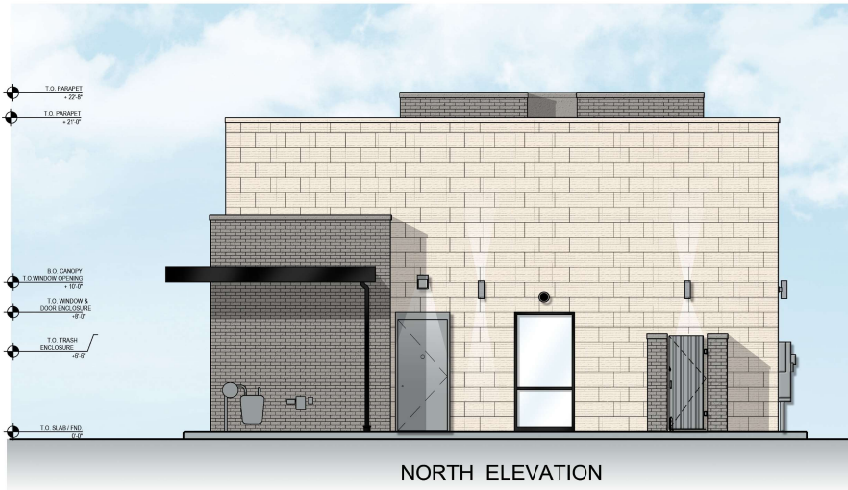




Façade: South		
Total Square Footage:	827	
Classes of Material	SF	%
Class I: Brick	393	48
Class II: Cast Stone	81	10
Class I: Glass	242	29
Class II: ACM	111	13

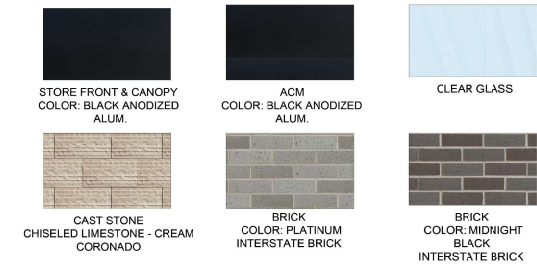
Façade: East		
Total Square Footage:	1353	
Classes of Material	SF	%
Class I: Brick	893	48
Class II: Cast Stone	390	21
Class I: Glass	394	21
Class II: ACM	176	10





Façade: North		
Total Square Footage:	826	
Classes of Material	SF	%
Class I: Brick	205	24
Class II: Cast Stone	527	64
Class I: Glass	28	4
Class II: ACM	66	8

Façade: West		
Total Square Footage:	1834	
Classes of Material	SF	%
Class I: Brick	825	45
Class II: Cast Stone	515	28
Class I: Glass	340	19
Class II: ACM	154	8



ANKENY
2012 SE Delaware Avenue
Ankeny, IA 50021

ARCHITECTURAL ELEVATIONS

12.08.2022

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 22023





ANKENY
2012 SE Delaware Avenue,
Ankeny, IA 50021

ARCHITECTURAL ELEVATIONS

01.20.2023

Architect/Designer
The Architects Partnership, Ltd.
200 South Michigan Avenue
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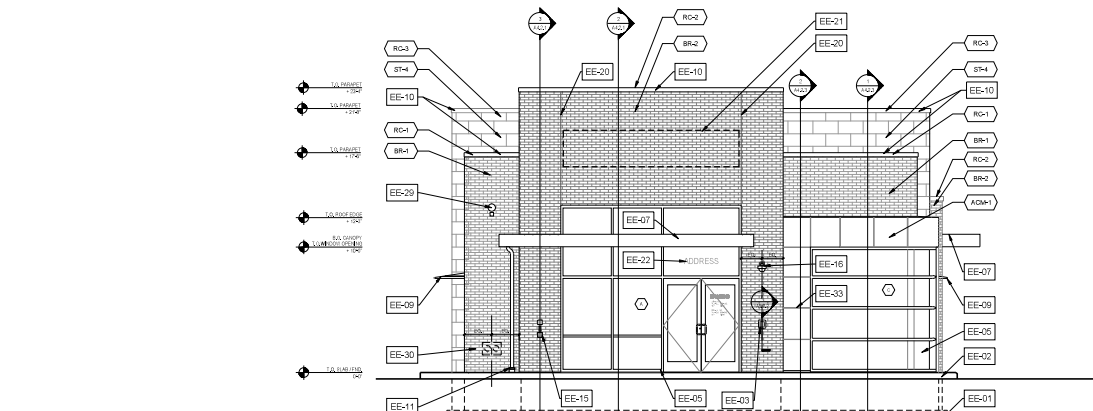


EXTERIOR FINISH MATERIALS	
ST-3	CAST STONE BROOMFACE (S.S., CAPS, ETC.) MINI VENEER TOP FACE AND CHASE CUT
	MANUFACTURER HARVEY CEMENT PRODUCTS INC. (OR APPROVED EQUAL)
	PRODUCT SAVANNA STONE
	COLOR MATCH ADJACENT MATERIAL
	FINISH SMOOTH
ST-4	CAST STONE - ROCKFACE (FIELD UNITS)
	MANUFACTURER COLORADO STONE PRODUCTS
	PRODUCT MANUFACTURED STONE VENEER
	COLOR CREAM
	FINISH CHISELED LIMESTONE
ST-5	GROUT
	PORTLAND CEMENT GROUT TO MATCH STONE COLOR
	FINISH SMOOTH
	COLOR MATCH ADJACENT MATERIAL
	FINISH SMOOTH

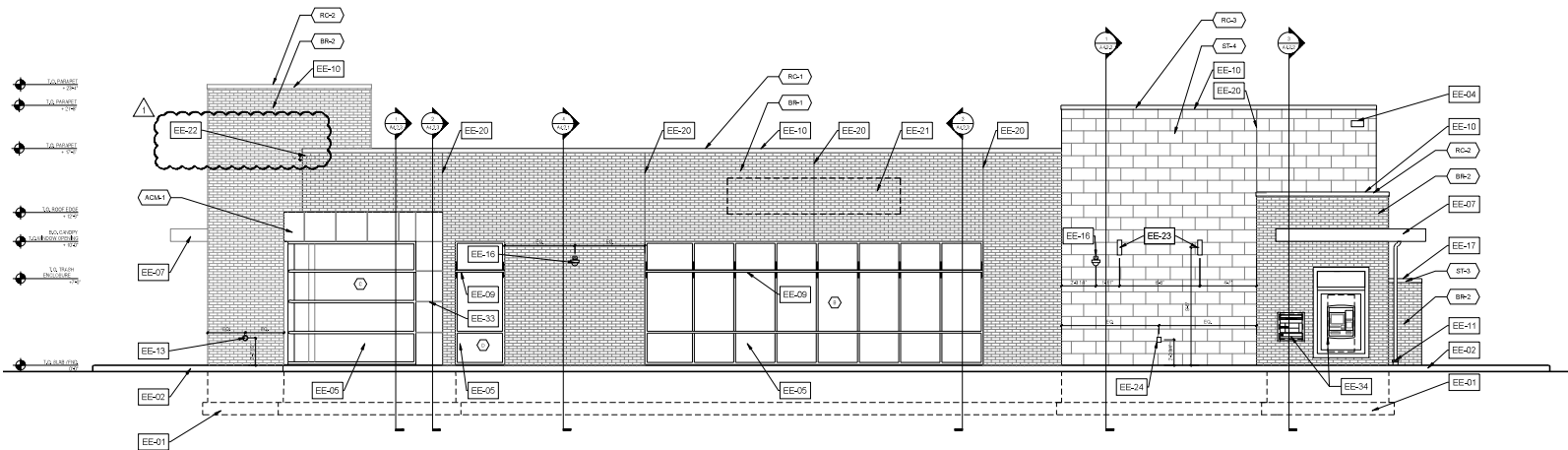
BR-1	MINI VENEER	INTERSTATE BRICK COMPANY (OR APPROVED EQUAL)
	MANUFACTURER	2-1/4" MODULAR COMMERCIAL
	PRODUCT	PLAIN
	COLOR	SMOOTH
	FINISH	SMOOTH
BR-2	MINI VENEER	INTERSTATE BRICK COMPANY (OR APPROVED EQUAL)
	MANUFACTURER	2-1/4" MODULAR COMMERCIAL
	PRODUCT	MIDNIGHT BLACK
	COLOR	SMOOTH
	FINISH	SMOOTH
RC-1	ROOF COPING	PETERSEN ALUMINUM (PAC-CLAD)
	MANUFACTURER	PAC-CONTINUOUS
	PRODUCT	SANDSTONE
	COLOR	SMOOTH
	FINISH	SMOOTH

RC-3	ROOF COPING	PETERSEN ALUMINUM (PAC-CLAD)
	MANUFACTURER	PAC-CONTINUOUS
	PRODUCT	TO MATCH BR-2
	COLOR	SMOOTH
	FINISH	SMOOTH
ACB-1	ALUMINUM COMPOSITE MATERIAL	ALDAMA ARCHITECTURAL PRODUCTS
	MANUFACTURER	REYNOLDS
	PRODUCT	DURAGLOSS 9000 CHASE PROGRAM "CHASE QUARTZ"
	COLOR	SMOOTH
	FINISH	SMOOTH

ELEVATION GENERAL NOTES	
1	NOT ALL KEYNOTES ARE USED BY PROJECT
2	AT 16' DOOR CASE STONE CORNERS UNLESS "L" SHAPED CAST STONE IN PLACE OR METERS CORNERS
3	SEE SHEET A2.2 FOR WINDOW SCHEDULE
4	PROVIDE MAINTENANCE SEALER/GROUT CONTROL ON ALL MASONRY SURFACES FROM GRADE TO TOP OF FINISH, MIN. 4" AFF.
ELEVATION NOTES	
EE-01	CONCRETE FOOTINGS/FOUNDATIONS REFER TO STRUCTURAL UNITS.
EE-02	CONCRETE CURB AND SLABS REFER TO ARCHITECTURAL SITE PLAN AND DRIVE UP CANOPY PLAN
EE-03	EMERGENCY ACCESS KEY BOX: WHEN REQUIRED BY LOCAL CODE ONLY - RECESS-ANCHOR IN WALL, CONSTRUCTION AS REQ. TO SET FACE FLUSH WITH ADJACENT WALL. FINISH VERIFY FINAL LOCATION WITH AUTHORITY HAVING JURISDICTION
EE-04	LIGHTING TIMER SYSTEM PHOTO SENSOR REFER TO ELECTRICAL DRAWINGS
EE-05	IRRIGATION SYSTEM PHOTO SENSOR REFER TO ELECTRICAL DRAWINGS
EE-06	IRRIGATION SYSTEM CONTROL BOX
EE-07	ENTRANCE CANOPY (BY GC) SHIP FABRICATED AND ANCHORED CUSTOM ALUMINUM RAIL WITH INTEGRAL ELECTRICAL & DRAINAGE SYSTEMS FASTENED TO BUILDING STRUCTURE - REFER TO ROCK PLAN & WALL SECTION
EE-08	CONTROL EXPANSION JOINT: VERTICAL EXPANSION JOINT CONTINGUOUS THROUGH VENEER MATCH COLOR TO VENEER COLOR. ALSO PLACE CONTROL JOINTS AT EACH INSIDE CORNER AND SHAPINGLY INDICATED
EE-09	SUN SHADE: GLASS SYSTEM MANUFACTURER'S STANDARD INTEGRAL SHADE ACCESSORY - REFER TO WALL SECTION. MATCH GLASS SYSTEM FINISH
EE-10	COPING: REFER TO ROOF PLAN
EE-11	SMALL CANOPY DOWNPOUT: FINAL ALUMINUM DOWNPOUT FINISH TO MATCH CANOPY COATING TO CAST IRON DRAINAGE AT GRADE AND EXTEND SUBSURFACE TO SITE DRAINAGE SYSTEM. REFER TO ROOF PLAN AND CAN.
EE-12	SCUPPER: REFER TO ROOF PLAN AND DETAILS
EE-13	DOWNPOUT RIGGLE WITH INTEGRAL WEED SCREEN REFER TO PLUMBING DRAWINGS AND PLUMBING FUTURE SCHEDULE
EE-14	SURFACE MOUNTED EMERGENCY LIGHT FIXTURE: REFER TO ELECTRICAL DRAWINGS
EE-15	READY-RECESSED FLUSH WITH WALL SURFACE. DO NOT SURFACE MOUNT. REFER TO DETAIL SH-2A
EE-16	SECURITY CAMERA: REFER TO ELECTRICAL DRAWINGS
EE-17	STONE COPING: REFER TO DETAILS SHEET A2.2
EE-18	PHOTOVOLTAIC SYSTEM FUSED DISCONNECT SWITCH REFER TO ELECTRICAL DRAWINGS
EE-19	ROSLAND: CONCRETE RATED STEEL PIPE EMBEDDED IN CONCRETE CURB WITH PLASTIC COVER. REFER TO SITE PLAN. DRIVE UP CANOPY PLAN AND DETAIL - SHIP AT POSITIONS NOT ADJACENT TO VEHICULAR LANE (LANDSCAPE, WALK, ETC.)
EE-20	MASONRY CONTROL JOINT, SEALANT COLOR TO MATCH MATERIAL ST-4
EE-21	SHADE: BY OWNER'S SIGN VENDOR ALL - PROVIDE ROUND ELEC. BOX AND BLOCORING IN WALL AS REQ. FOR VENDOR INSTALLATION
EE-22	BUILDING ADDRESS NUMBER: WHITE VINYL NUMBERS WITH 1/2" INDE STRIKE APPLIED TO INTERIOR FACE OF GLASS FINISH OR 1/2" INDE STRIKE OR AS REQ. BY LOCAL CODE, PROVIDED BY GC.
EE-23	LIGHT FIXTURE: REFER TO LIGHT FUTURE SCHEDULE
EE-24	HOSE BIB: SET ALIGN WITH FACE OF MASONRY VENEER - REFER TO PLUMBING FUTURE SCHEDULE. S.C. TO PAINT TO MATCH ADJACENT EXTERIOR MATERIAL.
EE-25	ELECTRICAL OUTLET: SET ALIGN WITH FACE OF MASONRY VENEER - PROVIDE METAL COVER COMPLIANT WITH NEC. S.C. TO PAINT TO MATCH ADJACENT EXTERIOR MATERIAL.
EE-26	FUTURE PHOTOVOLTAIC SYSTEM DISCONNECT SWITCH AND PERFORMANCE METER REFER TO ELECTRICAL DRAWINGS
EE-27	RAIN WATER, S.C. TO PAINT SURFACE MOUNTED EQUIPMENT TO MATCH ADJACENT EXTERIOR MATERIAL.
EE-28	ELECTRICAL SERVICE C.T. METER CABINET S.C. TO PAINT TO MATCH ADJACENT EXTERIOR MATERIAL.
EE-29	FIRE ALARM SYSTEM BELL AND STROBE: WHEN REQUIRED BY LOCAL CODE ONLY - VERIFY FINAL LOCATION WITH LOCAL AUTHORITY HAVING JURISDICTION
EE-30	SHADE CONNECTION: FIRE SUPPRESSION SYSTEM EXTERIOR CONNECTION WHEN REQ. BY LOCAL CODE ONLY - VERIFY FINAL LOCATION WITH LOCAL AUTHORITY HAVING JURISDICTION. S.C. TO PAINT TO MATCH ADJACENT EXTERIOR MATERIAL.
EE-31	TELEPHONE UTILITY CONNECTION: COORDINATE FINAL LOCATION WITH CUB. ENGINEER, S.C. TO PAINT TO MATCH ADJACENT EXTERIOR MATERIAL.
EE-32	LANDSCAPE IRRIGATION SYSTEM: CONTROLLER, WIRED IN NETWORK CONNECTOR, AND SENSATOR MP POWER OUTLET, S.C. TO PAINT TO MATCH ADJACENT EXTERIOR MATERIAL.
EE-33	HORIZONTAL ALUM. PANEL JOINT: ALUM. WITH C.C. OF MILLION BE SELF-ADJACENT. U/L/D.
EE-34	DRIVE UP ATM: FURNISHED AND INSTALLED BY BANK EQUIPMENT VENDOR



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

CHASE

ANKENY
RETAIL BANKING CENTER
2010 SE DELAWARE AVE
ANKENY, IA 50021

ARCHITECT/ENGINEER OF RECORD

tap
The Architects Partnership

SEAL



EXPIRES 06/30/2024

DATE	DATE	DESCRIPTION
01/24/2023	01/24/2023	ISSUE FOR PERMITS
02/24/2023	02/24/2023	PERMITS

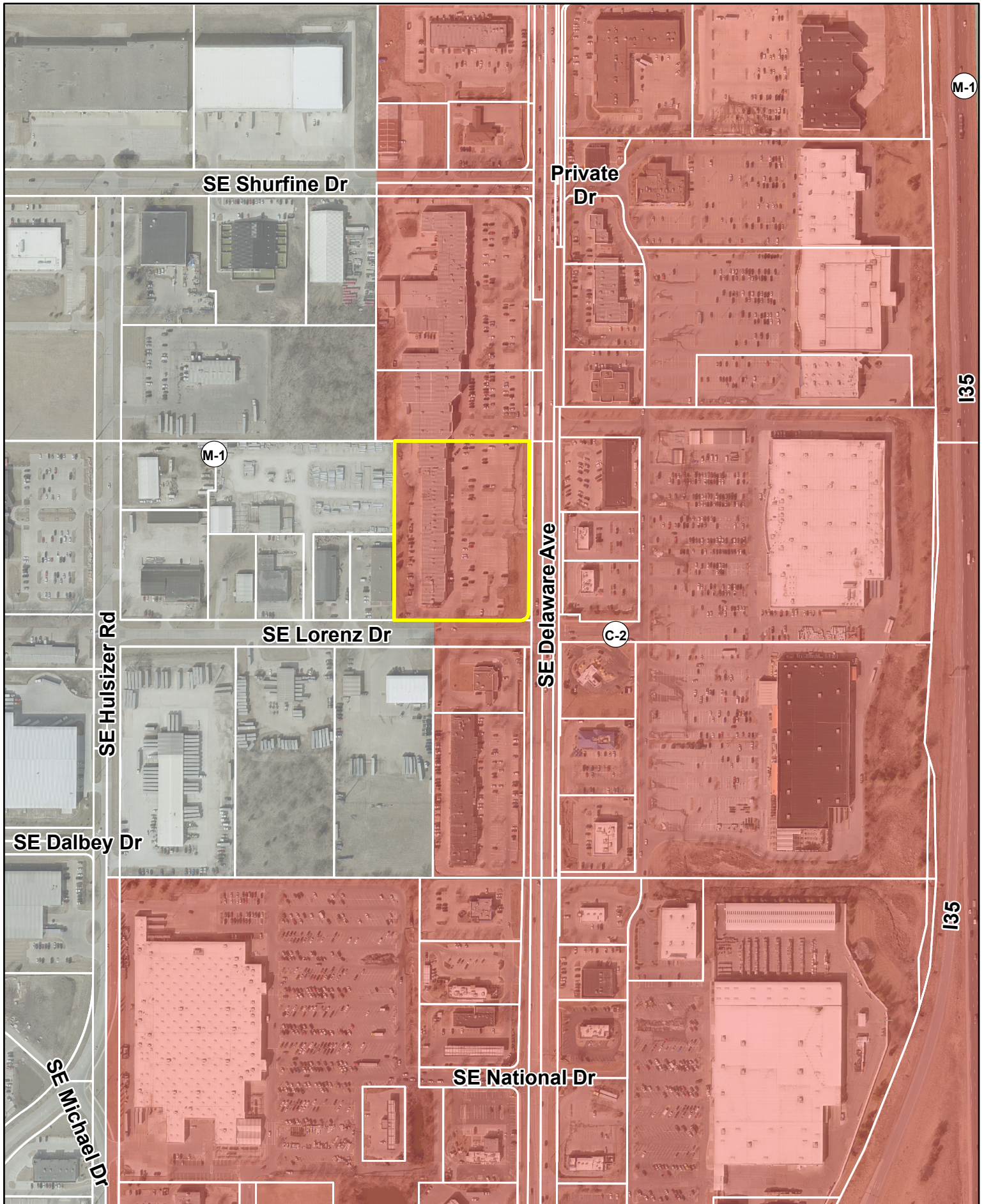
PROJECT INFORMATION BLOCK	
PROJECT	ANKENY RETAIL BANKING CENTER
LOCATION	2010 SE DELAWARE AVE, ANKENY, IA 50021
CHECKED BY	ANKENY

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1





PLAN AND ZONING COMMISSION

April 4, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request by Hope K. Farms, LLC and Clayton Mitchell Living Trust for 80/20 voluntary urbanized annexation of property into the City of Ankeny

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

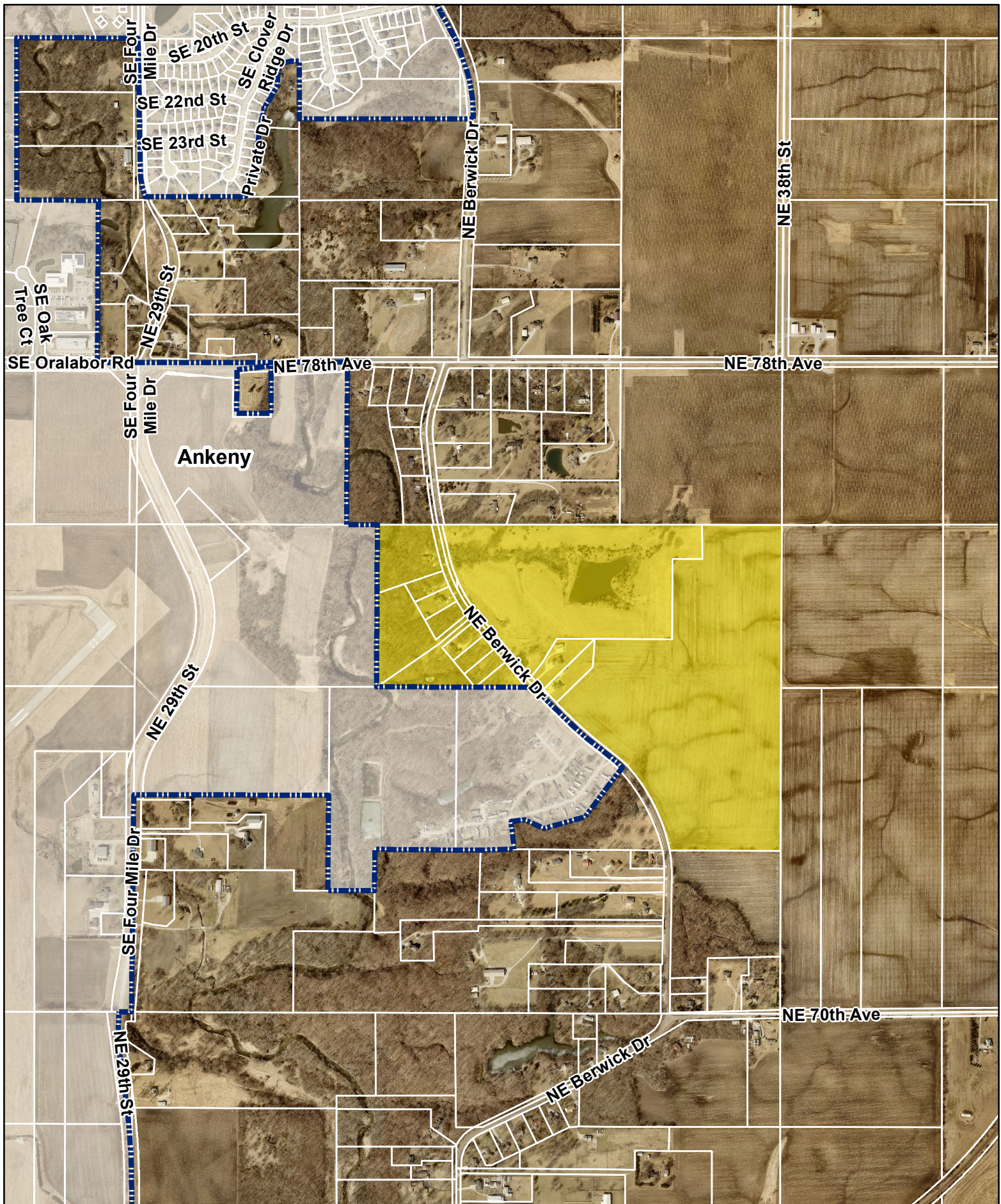
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the Berwick-ATI Group 80/20 Voluntary Urbanized Annexation.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Annexation Applications
 Annexation Map
 Land Ownership Map
 Future Land Use Map
 Zoning Map
 Urbanized Proximity Map
 Utility Map



N



1 inch = 1,000 feet

Date: 3/8/2023

**Berwick-ATI Group
80/20 Voluntary Urbanized Annexation**



*Plan and Zoning Commission
Staff Report*

Meeting Date: April 4, 2023

Agenda Item: Berwick-ATI Group 80/20 Voluntary Urbanized Annexation
Report Date: March 28, 2023
Prepared By: Derek Silverthorn *EJC*
Associate Planner

Recommendation:

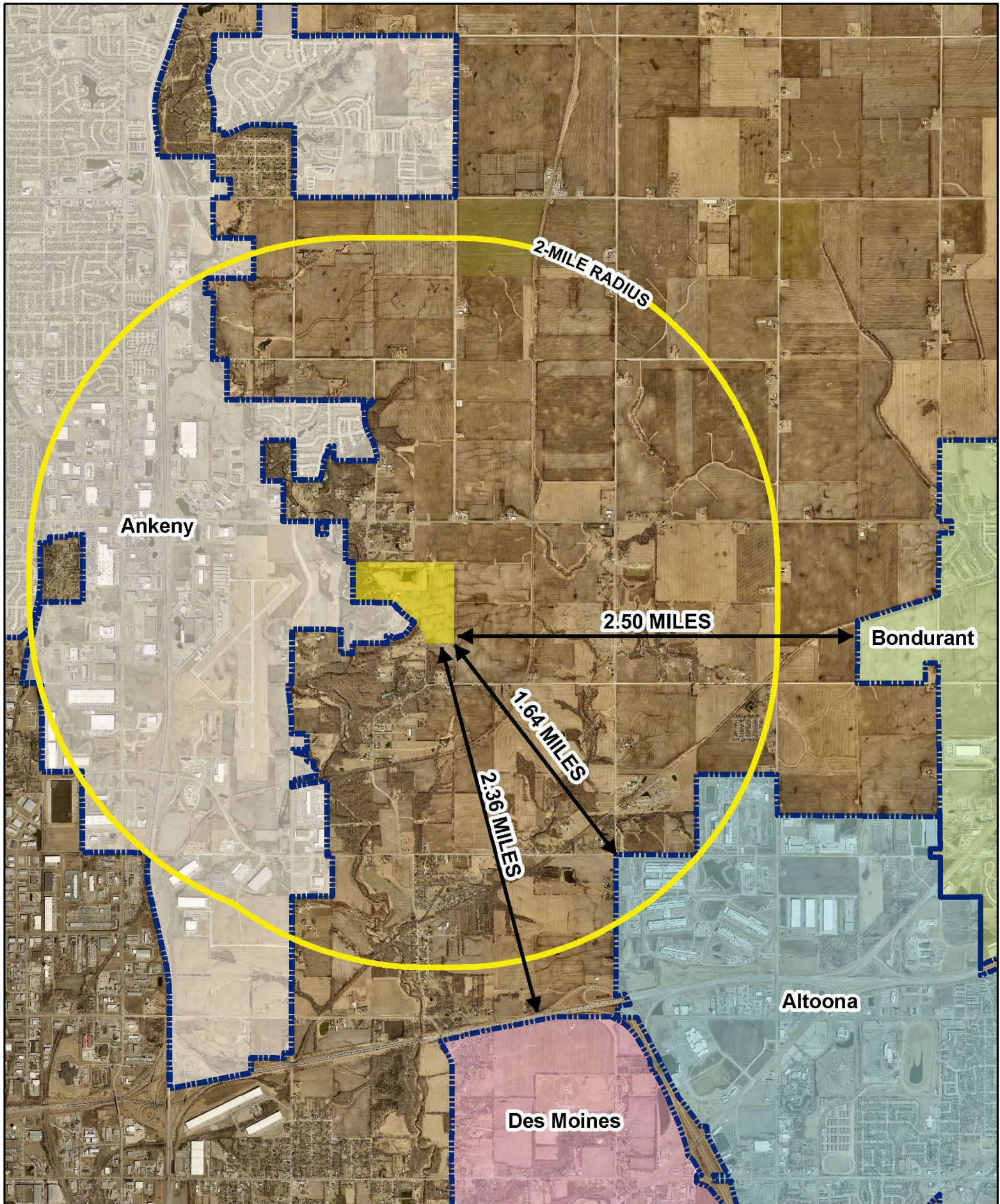
That the Plan and Zoning Commission recommend that City Council approve the Berwick-ATI Group 80/20 Voluntary Urbanized Annexation.

Discussion:

The City of Ankeny has received a request for annexation of certain territory located adjacent to the City's southeastern boundary, generally located ¼-mile south of the intersection at SE Oralabor Road/NE 78th Avenue and NE Berwick Drive—and within two miles of the City of Altoona. The annexation territory consists of 140.40 total acres, including 111.18 acres (80.98%) which are owned by property owners who consent to the annexation, 26.11 acres (19.02%) are owned by non-consenting property owners whose land is included in the annexation to avoid the creation of islands and to provide for uniform boundaries, and 3.11 acres of public road right-of-way.

At this time, two of the 14 properties included in the proposed annexation have provided petitions. If petitions are not received for all 14 properties, the Code of Iowa allows cities to annex up to 20% of the total land area to be annexed from non-consenting owners in order to avoid the creation of islands or to create more uniform boundaries. The current petitioned land area is approximately 111.18 acres, which equals 80.98% of the 137.29 total calculated acres, excluding Polk County road right-of-way. The land area of the 12 remaining non-petitioned properties is 26.11 acres, equaling 19.02% of the calculated land area, excluding Polk County road right-of-way.

The annexation area is currently identified in The Ankeny Plan 2040 Comprehensive Plan as Low-Density Residential and Open Space. If the land is annexed, it 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.



N

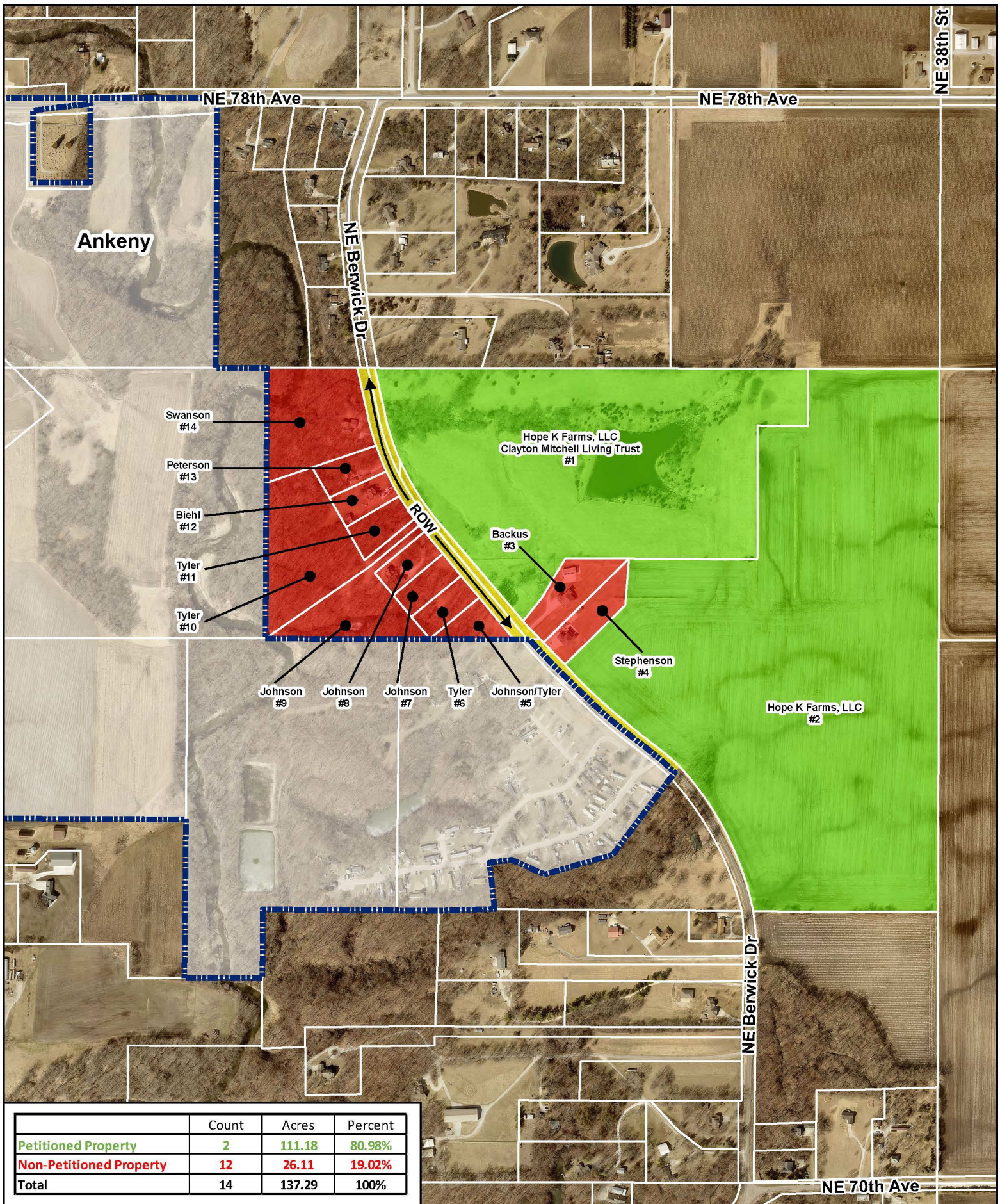


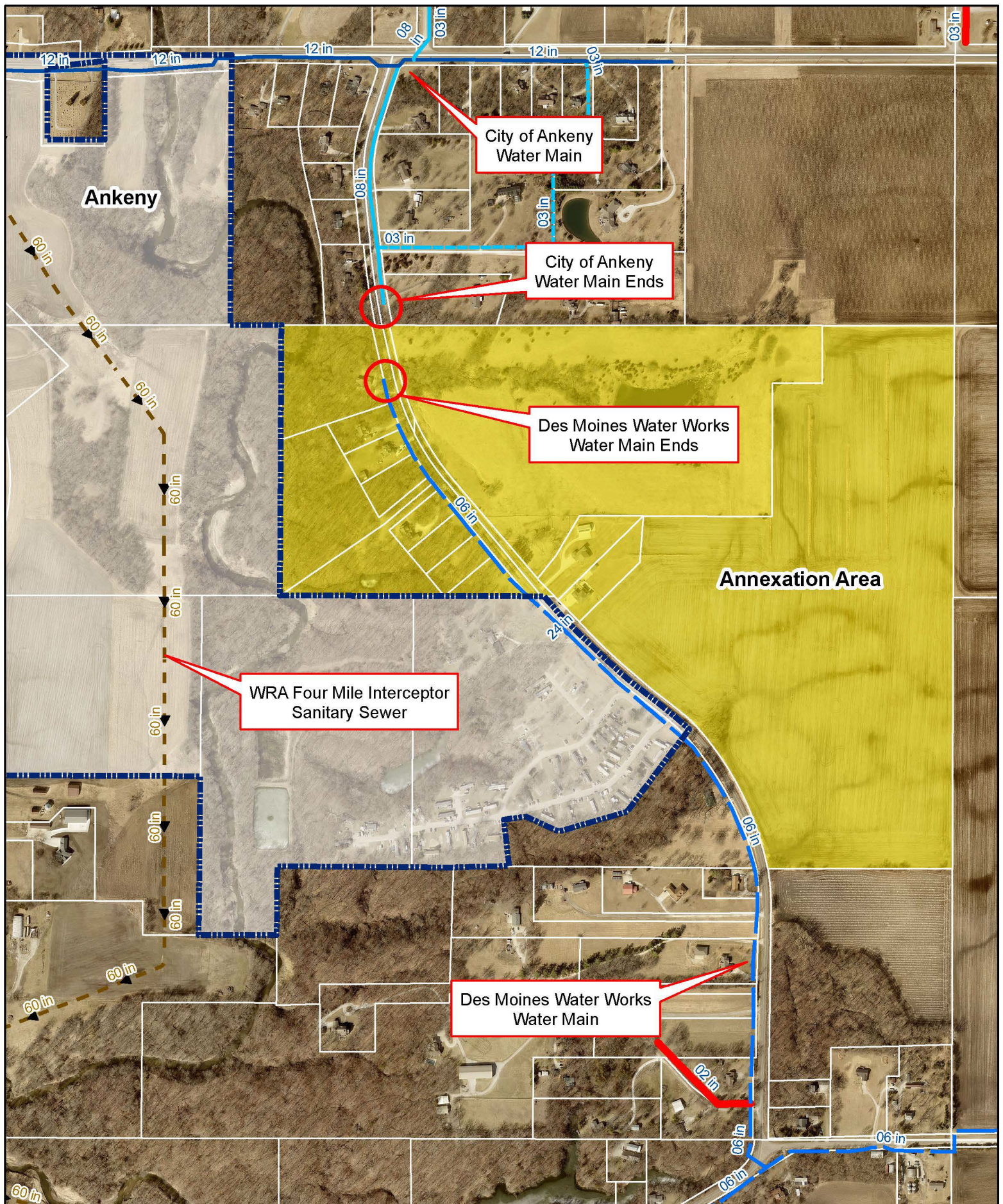
1 inch = 4,000 feet

Date: 3/28/2023

Berwick-ATI Group
80/20 Voluntary Urbanized Annexation
Urbanized Proximity

 **Ankeny**
bringing it all together.





A. Consenting Property Owners' Petitions:

The City of Ankeny received written voluntary annexation petitions from the following property owners:

Consenting Properties	Acreage
#1: Hope K Farms, LLC / Clayton Mitchell Living Trust	39.65
#2: Hope K Farms, LLC	71.53
Total Consenting Properties	111.18

B. General Statement of Proposal / Integration of Smart Planning Principles:

This 80/20 voluntary urbanized annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which was developed with consideration to the Smart Planning Principles of Chapter 18B of the Iowa Code.

The Ankeny Plan 2040 is a Comprehensive Plan with goals and objectives that establish the community's vision for the future. It does not dictate how the community is to be developed, but it is meant to outline a possible future that could occur over time through the use of planning and investment policies, and regulatory tools. The Comprehensive Plan contains policy goals for many aspects of the community including land use, transportation, housing, parks and open space, infrastructure, community facilities and economic development. The Ankeny Plan's 2040 goals are as follows:

1. Ensure that growth occurs within the context of new "neighborhoods", and not separate disconnected developments.
2. Provide infrastructure investments that correspond to the community's growth potential.
3. Ensure that new development is marked by attractive design and contributes to the community's character.
4. Ensure that development within Ankeny and on Ankeny's periphery demonstrates environmentally responsibility and adheres to the City's long-term growth goals.
5. Maintain the unique, separate character of the City, while acknowledging Ankeny's increasing important role as a member of the metropolitan Des Moines community.
6. Assure that the transportation system is adequate to meeting future demands.
7. Maintain variety in the City's housing stock, with dwelling units affordable to a variety of income levels and age groups.
8. Provide additional opportunities for commercial, industrial, and small business growth and ensure appropriate location in accordance with the City's overall transportation and land use plan.
9. Encourage the development of an interconnected system of parks, trails and civic parkways and maintain a high level of service for recreational facilities as new neighborhoods emerge.
10. Promote the emergence of Ankeny as a major employment center within the area by stimulating growth in office, industrial and business park development.
11. Strengthen Ankeny's traditional City Center and civic campus as the focus of the community.
12. Promote a sense of community and premier quality of life as growth occurs.
13. Seek opportunities for collaboration between the City and the Ankeny Community School District to address growth and quality of life issues in Ankeny.

This annexation furthers the foregoing goals, adds land to the City of Ankeny's developable land inventory, and assures compact, efficient development to urbanized standards.

C. Current and Projected Land Uses:

The annexation territory is currently classified as Agricultural Transition District (AT) on the Polk County Zoning Map, and Urban Fringe on the Polk County Future Land Use Map. The annexation territory is located within the City of Ankeny Planning Boundary, and is currently identified as Low-Density Residential (LDR) and Open Space (OS) with consideration for existing topography, hydrology, and other natural features. The Ankeny Plan 2040 Comprehensive Plan defines these land uses as the following:

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 square feet. 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.

Open Space (OS): This land use category includes land within the floodplain, contains wetlands, nature preserves, steep slopes, or significant tree cover. Typical uses include natural areas, land devoted to agricultural use or crop production, and very low-density residential development. Residential dwellings should be limited to no more than 1 dwelling unit per 20 acres. This land use also includes city-managed greenspace, such as greenbelts that have remained more natural and provide passive, low-impact recreational activities.

The proposed annexation area consists of single-family residential and agricultural land uses. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as is all newly annexed land. The current land uses may continue in their current capacities; however, any proposed development or redevelopment must align with the allowable uses in the R-1 zoning district (single-family residential, churches, schools, public facilities, or non-retail agricultural uses). If a property is to be developed as anything not allowed in the R-1 zoning district, appropriate rezoning will be required. Development concepts will be evaluated as part of the rezoning and platting processes to ensure that proposed development plans align with the Comprehensive Plan. Any proposed changes to the future land uses identified in the Comprehensive Plan would require a land use plan amendment prior to consideration for rezoning.

D. Current Municipal Services:

The City of Ankeny does not currently provide municipal services other than Fire and EMS to the annexation territory; however, the City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory.

E. Reasons for Annexation:

1. City Council annexation policy.

The City Council has adopted a policy document regarding the annexation of land into the City of Ankeny, requiring all annexations to be consistent with Comprehensive Plan of the City. These annexation policies set forth a framework for managing the growth of the City of Ankeny. The primary goal of these policies is to ensure that adequate land is available to accommodate future growth, while allowing for efficient delivery of public services in a manner that is most beneficial to the current and future citizens of the community. The relevant policy statements are discussed below:

d. Comprehensive planning and zoning.

- I. Ankeny will consider annexations within the urban growth area established in the Ankeny Comprehensive Plan.

This policy means that the City will consider annexations if the land is located within the urban growth area of the Comprehensive Plan, which is defined as the Planning Boundary on the Future Land Use Map of the Comprehensive Plan. As previously indicated, the annexation area is located within the City's Planning Boundary.

e. Extension of services.

- I. Ankeny will support extensions of public water and sewer services within the urban growth area that are consistent with...applicable studies authorized and/or adopted by the Ankeny City Council.
- V. The City of Ankeny will use development policies such as utility extension policies and development fees to encourage growth consistent with the City's ability to effectively manage such growth.

The City will utilize tools such as the infrastructure extension requirements of the City's Subdivision Ordinance and financing mechanisms via connection fee districts or development agreements when making annexation decisions to encourage orderly growth. The annexation area is adjacent to existing public infrastructure which can be extended to serve the area.

2. The City of Ankeny has a need for developable land.

The City of Ankeny has experienced significant residential, commercial, and industrial growth throughout the city, as the population of Ankeny has exceeded 70,000. The Ankeny Plan 2040 Comprehensive Plan identifies an estimated total of 4,713 to 9,828 acres of developable land to accommodate the future growth of Ankeny. In 2022, the City of Ankeny recorded 30 plats creating 749 lots on 493 acres, permitted 1133 new dwelling units and 34 new commercial and industrial buildings, and added \$528,705,923 in valuation. While the southeast quadrant of Ankeny is mostly comprised of industrial/office/flex land uses, The Ankeny Plan 2040 Comprehensive Plan identifies that the City of Ankeny still demonstrates a demand between 1,785 and 3,871 acres of residential land over the next decade.

3. The annexation territory is in accord with Smart Planning Principles integrated into The Ankeny Plan 2040 Comprehensive Plan.

This annexation is in accordance with the Ankeny Plan 2040 Comprehensive Plan, which takes into consideration the Smart Planning Principles of Chapter 18B of the Iowa Code.

4. The City of Ankeny has fiscal and physical capabilities of providing municipal services to the annexation territory.

Consistent with the foregoing, the City of Ankeny has the fiscal and physical capabilities of providing substantial municipal services to the annexation territory:

a. Sanitary Sewer:

Existing sanitary sewer via City of Ankeny and WRA are shown on the provided utility map. The 60-inch WRA Four Mile Interceptor exists west of the annexation area, generally along Four Mile Creek, and any future development will require extension from this sewer. All sanitary sewer constructed within the development is the responsibility of the developer; however, the City will provide cost participation for 15-inch sanitary sewer oversizing. Other sanitary sewer trunk mains extended to serve future development are often installed through connection fee districts and/or development agreements.

b. Water:

Existing water main via City of Ankeny and Des Moines Water Works are shown on the provided utility map. Eight-inch water main (City of Ankeny) exists along NE Berwick Drive north of the annexation area, and six-inch water main (Des Moines Water Works) also exists along NE Berwick Drive within the annexation area, which continues south. The developer will be responsible for the construction of water main within their development; however, the City will provide cost participation for the oversizing of water mains that are 12-inch or larger and serve areas beyond the development.

c. Law Enforcement:

Ankeny has a professional law enforcement department headed by the Police Chief, and supported by a Criminal Division comprised of 1 captain, 1 lieutenant, 8 detectives, 1 police technician, 1 records supervisor, and 5 records clerks and the Operations Division comprised of 1 captain, 2 lieutenants, 5 sergeants, 34 police officers and 3 community service officers. The Criminal Division provides crime scene response and investigation, and records requests, and the Operations Division provides basic police services while responding to calls for service.

The annexation area can be expected to develop with low-density residential and open space land uses. The additional territory will impact police coverage areas, as does all new development. Members of the Ankeny Police Department regularly attend Technical Review Committee meetings, and coordinate with the Community Development Staff on design concerns. It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

d. Fire and EMS:

All employees of the Ankeny Fire Department are public safety professionals who are trained in fire suppression, rescue and emergency medical services. The Fire Department provides Advanced Life Support (ALS) ambulances, fire suppression, extraction, boat-based water rescue, fire investigation, and other services 24 hours a day, 7 days per week via 3 fire stations. The Ankeny Fire Department's Emergency Medical Services Division provides Basic Life Support and Advanced Life Support service to the City of Ankeny, City of Alleman, City of Elkhart, and the surrounding area.

This annexation territory is currently located within the City of Ankeny Fire Protection District. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed. It is not anticipated that there will be any additional staff or equipment

needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

e. Public Works:

The City of Ankeny has a fully staffed Public Works Department consisting of a Director and 44 full-time employees. The Public Works Department is comprised of Roadway Engineering, Operations, Storm Water and Environmental, and Traffic Engineering. The Ankeny Public Works Department provides the residents, businesses and visitors with safe, reliable and clean infrastructure that is maintained in an economical and efficient manner. That is accomplished through comprehensive annual programs that include: public improvement construction plans, street pavement preservation and maintenance, storm water and drainage, recycling events, snow and ice removal, street cleaning, and traffic control maintenance. Ankeny has a full complement of trucks, tractors, loaders, mowers and other equipment necessary to assure Ankeny's roads and public ways are properly maintained.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

f. Community Development:

The City of Ankeny has a fully staffed Community Development Department consisting of a Director and 25 full-time employees. The Community Development Department is comprised of building, planning, permitting, rental housing, code enforcement and other related staff. These departments will oversee development of the annexation territory in accordance with the City's comprehensive plan and applicable ordinances. The Community Development Department's mission is to ensure that Ankeny is recognized as a safe and sustainable community. This ongoing effort is accomplished by managing city development in accordance with the Municipal Code, the Ankeny Comprehensive Plan, Plan and Zoning Commission recommendation and City Council policy; and by enforcing adopted construction, zoning, subdivision, housing and nuisance codes and ordinances.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

g. Municipal Utilities:

The City of Ankeny has a fully staffed Municipal Utilities Department consisting of a Director and 35 full-time employees. The Municipal Utilities Department is comprised of Development Engineering, Wastewater Utility, and Water Utility. These departments oversee the technical review process for private development within the City of Ankeny corporate limits, maintenance activities associated with wastewater collection system including two lift stations, activities related to the delivery of drinking water; including storage, pump stations and water mains.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that

additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

h. Library, Parks & Recreation:

The City of Ankeny has amenities such as the public library, multiple parks, the Albaugh Family Senior Center, and numerous recreation programs administered by the City's Parks and Recreation Department, which enhance the quality of life in Ankeny. The Parks and Recreation Department is staffed by a Director and 35 full-time employees, and the Library is staffed by a Director and 22 employees.

It is not anticipated that there will be any additional staff or equipment needed to initially serve the annexation territory. As the annexation territory develops, the City of Ankeny recognizes that additional staff and equipment may be needed, and that the City has fiscal capabilities of providing such.

i. Fiscal:

The City of Ankeny's bond rating is Aa1, and is currently bonded to 34% of its total bondable capacity. This high rating is due to its rapidly growing tax base; healthy financial profile characterized by prudent management, strong reserve levels, and significant revenue raising flexibility; elevated debt profile; and manageable exposure to unfunded pension liabilities based on participation in two statewide cost-sharing plans. These efforts recognized the City of Ankeny with the Distinguished Budget Presentation Award for fiscal year July 1, 2020. Ankeny's general fund levy of \$6.05 per \$1,000 of taxable property valuation remains the lowest of any sizable city in Polk County, and is significantly below the \$8.10 statutory cap. Ankeny has a property tax levy of \$9.95 per \$1,000 of taxable property valuation, which is the lowest among the largest Iowa cities. Ankeny's FY22 budget marks the eighth straight year of property tax levy reductions. The City of Ankeny is professionally managed, fiscally sound, and has the fiscal wherewithal to provide substantial municipal services to the annexation territory.

F. Urban Services Agreement and Boundary:

The City of Ankeny currently has an urban service agreement with Polk City, which is not applicable in relation to the proposed annexation. No other 28E agreements or annexation moratorium agreements would be breached by virtue of this annexation.

G. Combined Legal Descriptions:

The composite legal description of the annexation territory is listed in the annexation map included with this report. The annexation includes all abutting road right-of-way to the centerline of the adjacent road, specifically NE Berwick Drive.

H. Polk County Auditor Verification:

The City of Ankeny provided copies of the landowners' annexation petitions and legal descriptions, as well as a composite legal description of the entire annexation territory to the Polk County Auditor. On March 20, 2023, the Polk County Auditor's Officer confirmed that Ankeny staff has properly identified the ownership and the legal descriptions of the affected properties within the annexation territory.

I. Maps of the Annexation Territory and Two-Mile Notification Requirement:

The annexation territory is located within two miles of the urbanized area of the City of Altoona, lying approximately 1.64 miles from the City of Altoona corporate limits. In relation to other surrounding cities, the annexation territory is located approximately 2.36 miles from the City of Des Moines corporate limits and 2.50 miles from the City of Bondurant corporate limits.

J. State-Owned and County-Owned Right-of-Way:

The annexation territory contains no State of Iowa right-of-way, but does contain 3.11 acres of Polk County right-of-way.

K. Certification of Compliance with Other Notice Requirements:

A consultation meeting is scheduled to be held on April 10, 2023. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors and Douglas Township Trustees; and by regular mail to Polk County Planning & Development and Ankeny Community School District. Written comments regarding the proposed annexation may be received by staff within seven days following the meeting.

L. Transition of Taxes:

The City of Ankeny is not offering property tax abatement with this annexation.

M. Identification of Non-Consenting Property Owners and Legal Descriptions:

The representation of non-consenting properties is outlined in the following table and legal descriptions below:

Non-Consenting Properties	Acreage
#3: Richard H. Backus / Marlis J. Backus	2.03
#4: Robert L. Stephenson / Shelli R. Stephenson	1.73
#5: Bradley O. Johnson / Harold C. Tyler / Thomas L. Tyler	0.96
#6: Thomas L. Tyler	1.01
#7: Bradley O. Johnson	1.01
#8: Bradley O. Johnson	1.01
#9: Bradley O. Johnson	3.55
#10: Thomas L. Tyler	6.19
#11: Thomas L. Tyler	1.13
#12: Wayne W. Biehl / Robyn R. Biehl	1.05
#13: Elizabeth Peterson / Derek Peterson	1.10
#14: Andrew W. Swanson / Rhonda L. Swanson	5.35
Total Non-Consenting Properties	26.11

PROPERTY OWNER: RICHARD H. BACKUS & MARLIS J. BACKUS (#3)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00513-401-000

LEGAL DESCRIPTION: LOT 1, DRA ACRES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 15393, PAGES 121 THROUGH 134 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 2.03 ACRES

PROPERTY OWNER: ROBERT L. STEPHENSON & SHELLI R. STEPHENSON (#4)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00513-403-000

LEGAL DESCRIPTION: LOT 2, DRA ACRES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 15393, PAGES 121 THROUGH 134 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 1.73 ACRES

PROPERTY OWNER: BRADLEY O. JOHNSON, HAROLD C. TYLER, & THOMAS L. TYLER (#5)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-201-000

LEGAL DESCRIPTION: LOT 1, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 0.96 ACRES

PROPERTY OWNER: THOMAS L. TYLER (#6)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-202-000

LEGAL DESCRIPTION: LOT 2, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 1.01 ACRES

PROPERTY OWNER: BRADLEY O. JOHNSON (#7)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-203-000

LEGAL DESCRIPTION: LOT 3, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 1.01 ACRES

PROPERTY OWNER: BRADLEY O. JOHNSON (#8)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-204-000

LEGAL DESCRIPTION: LOT 4, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 1.01 ACRES

PROPERTY OWNER: BRADLEY O. JOHNSON (#9)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-205-000

LEGAL DESCRIPTION: LOT 5, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 3.55 ACRES

PROPERTY OWNER: THOMAS L. TYLER (#10)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-206-000

LEGAL DESCRIPTION: LOT 6, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 6.19 ACRES

PROPERTY OWNER: THOMAS L. TYLER (#11)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-207-000

LEGAL DESCRIPTION: LOT 7, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 1.13 ACRES

PROPERTY OWNER: WAYNE W. BIEHL & ROBYN R. BIEHL (#12)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-208-000

LEGAL DESCRIPTION: LOT 8, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 1.05 ACRES

PROPERTY OWNER: ELIZABETH PETERSON & DEREK PETERSON (#13)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-209-000

LEGAL DESCRIPTION: LOT 9, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 1.10 ACRES

PROPERTY OWNER: ANDREW W. SWANSON & RHONDA L. SWANSON (#14)

POLK COUNTY DISTRICT/PARCEL NUMBER: 200/00541-210-000

LEGAL DESCRIPTION: LOT 10, OAKWOOD HEIGHTS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

PROPERTY AREA: 5.35 ACRES

N. Parcel Acreage and Percentage of Consenting, Non-Consenting, and Public Right-of-Way:

The following table outlines the acreage of each property, as well as road right-of-way, within the annexation territory:

Consenting Properties	Acreage
#1: Hope K Farms, LLC Clayton Mitchell Living Trust	39.65
#2: Hope K Farms, LLC	71.53
Total Consenting Acres	111.18
Non-Consenting Properties	Acreage
#3: Richard H. Backus / Marlis J. Backus	2.03
#4: Robert L. Stephenson / Shelli R. Stephenson	1.73
#5: Bradley O. Johnson / Harold C. Tyler / Thomas L. Tyler	0.96
#6: Thomas L. Tyler	1.01
#7: Bradley O. Johnson	1.01
#8: Bradley O. Johnson	1.01
#9: Bradley O. Johnson	3.55
#10: Thomas L. Tyler	6.19
#11: Thomas L. Tyler	1.13
#12: Wayne W. Biehl / Robyn R. Biehl	1.05
#13: Elizabeth Peterson / Derek Peterson	1.10
#14: Andrew W. Swanson / Rhonda L. Swanson	5.35
Total Non-Consenting Acres	26.11
Total Annexation Acres (minus road right-of-way)	137.29
Polk County Road Right-of-Way	3.11
Total Annexation Acres	140.40

O. Map of Annexation Territory Related to the City of Ankeny:

Maps included depict the annexation territory, consenting landowners, public right-of-way, and the relationship of the annexation territory to Ankeny and surrounding cities.

P. Property Taxes:

The following table sets forth an example of the property tax implications between Polk County and the City of Ankeny for a current residential property with an assessed valuation of \$150,000. The City of Ankeny will not be offering any property tax abatement with this annexation.

Jurisdiction	Valuation	Gross Tax
Polk County	\$150,000	\$3,010.05*
City of Ankeny	\$150,000	\$3,368.50*
*These numbers are an example and for reference only.		

Q. Impact on Other Governmental and Quasi-Governmental Entities:

If the annexation is approved, there will be no impact on any other governmental or quasi-governmental entities, except that the public water supply services will be transitioned from Des Moines Water Works to the City of Ankeny in accordance with the agreement for the transition of such services.

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned Douglas Township, East of NE Berwick Drive, South of NE 78th Avenue and north of NE 70th Avenue

Legal Description (if necessary, provide attachment) See attached.

Property Owner(s): HOPE K. FARMS, LLC. Clayton Mitchell Living Trust
Address: 4500 Westown Parkway 5929 Booneville Road
Address: West Des Moines, Iowa 50266 West Des Moines, Iowa 50266
Phone #: 515-381-3925 515-480-2125

Signed by: [Signature] **Date:** 03/10/2023
Property Owner Signature *
Reza Kargarzadeh, Manager Hope K Farms
 Name (Print/Type)

[Signature] **Date:** 03/10/2023
Property Owners Signature
Clayton Mitchell, Trustee
 Name (Print/Type)

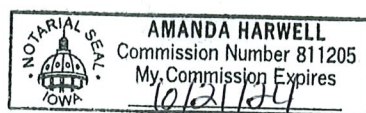
Date: _____
Property Owners Signature
 Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 10th day of March, 20 23, before me,
 a Notary Public in and for Polk County, personally appeared
Reza Kargarzadeh, to me known to be the person named
 in and who executed the foregoing instrument, and acknowledged
 that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa
Amanda Harwell

(Notary Stamp)

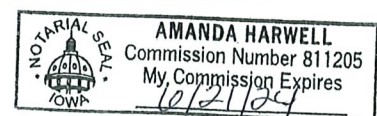


STATE OF IOWA, COUNTY OF POLK, ss

On this 10th day of March, 20 23, before me,
 a Notary Public in and for Polk County, personally appeared
Clayton Mitchell, to me known to be the person named
 in and who executed the foregoing instrument, and acknowledged
 that he/she executed the same as voluntary act and deed.

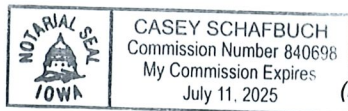
Notary Public in and for Polk County, Iowa
Amanda Harwell

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this 13 day of March, 2023, before me, a Notary Public in and for Polk County, personally appeared Eric Bohnenkamp manager (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Eric Bohnenkamp, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.



(Notary Stamp)

Notary Public in and for Polk County, Iowa

Applicant / Contact Berwick Holdings LLC

Address: 1615 SW main Street #207 Ankeny IA 50023

Phone #: 712-540-3756

Signed by: E. Bohnenkamp

Date: 3.13.23

Applicant/Contact

Eric Bohnenkamp, manager

Name (Print/Type)

*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

**The Annexation Application will not be considered complete
unless it complies with all the submittal requirements.**

RECEIVED

MAR 13 2023

CITY OF ANKENY

Legal Description

PARCEL 'O', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15089, PAGE 430 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.

ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned Douglas Township, East of NE Berwick Drive, South of NE 78th Avenue and north of NE 70th Avenue

Legal Description (if necessary, provide attachment) See attached.

Property Owner(s): HOPE K. FARMS, LLC.

Address: 4500 Westown Parkway

Address: West Des Moines, Iowa 50266

Phone #: 515-381-3925

Signed by:

*Property Owner Signature **

Reza Kargarzadeh, Manager Hope K Farms

Name (Print/Type)

Date:

03/10/2023

Property Owners Signature

Date:

Name (Print/Type)

Property Owners Signature

Date:

Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 10th day of March, 2023, before me, a Notary Public in and for Polk County, personally appeared Reza Kargarzadeh, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and Polk County, Iowa

Amanda Harwell

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

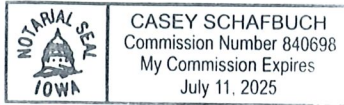
On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this 13 day of March, 2023, before me, a Notary Public in and for Polk County, personally appeared Eric Bohnenkamp, to me personally known, who being by me duly sworn, did say that that person is the Manager (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that Eric Bohnenkamp, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.



Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Berwick Holdings, LLC
Address: 1615 SW Main Street #207 Ankeny IA 50023
Phone #: 712-540-3756
Signed by: E. Bohnenkamp Date: 3-13-23
Applicant/Contact
Eric Bohnenkamp, Manager
Name (Print/Type)

*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

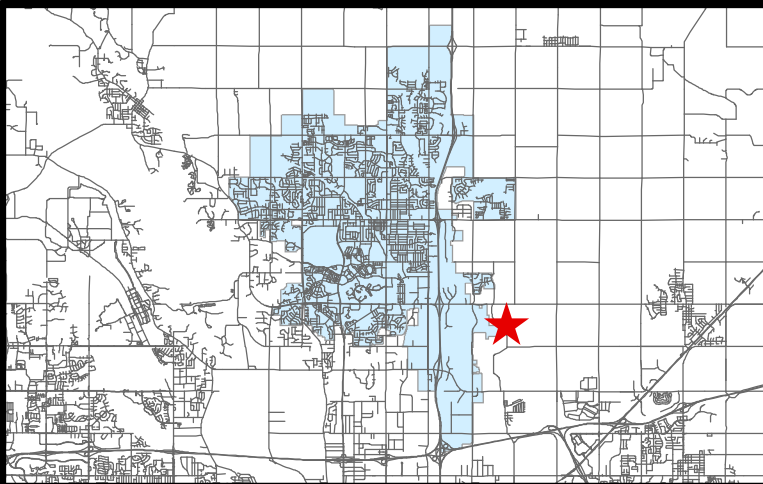
RECEIVED

MAR 13 2023

CITY OF ANKENY

Legal Description

OUTLOT X, DRA ACRES PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA, AS SHOWN ON THE PLAT RECORDED IN BOOK 15393, PAGES 121 THROUGH 134 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.



Vicinity Map

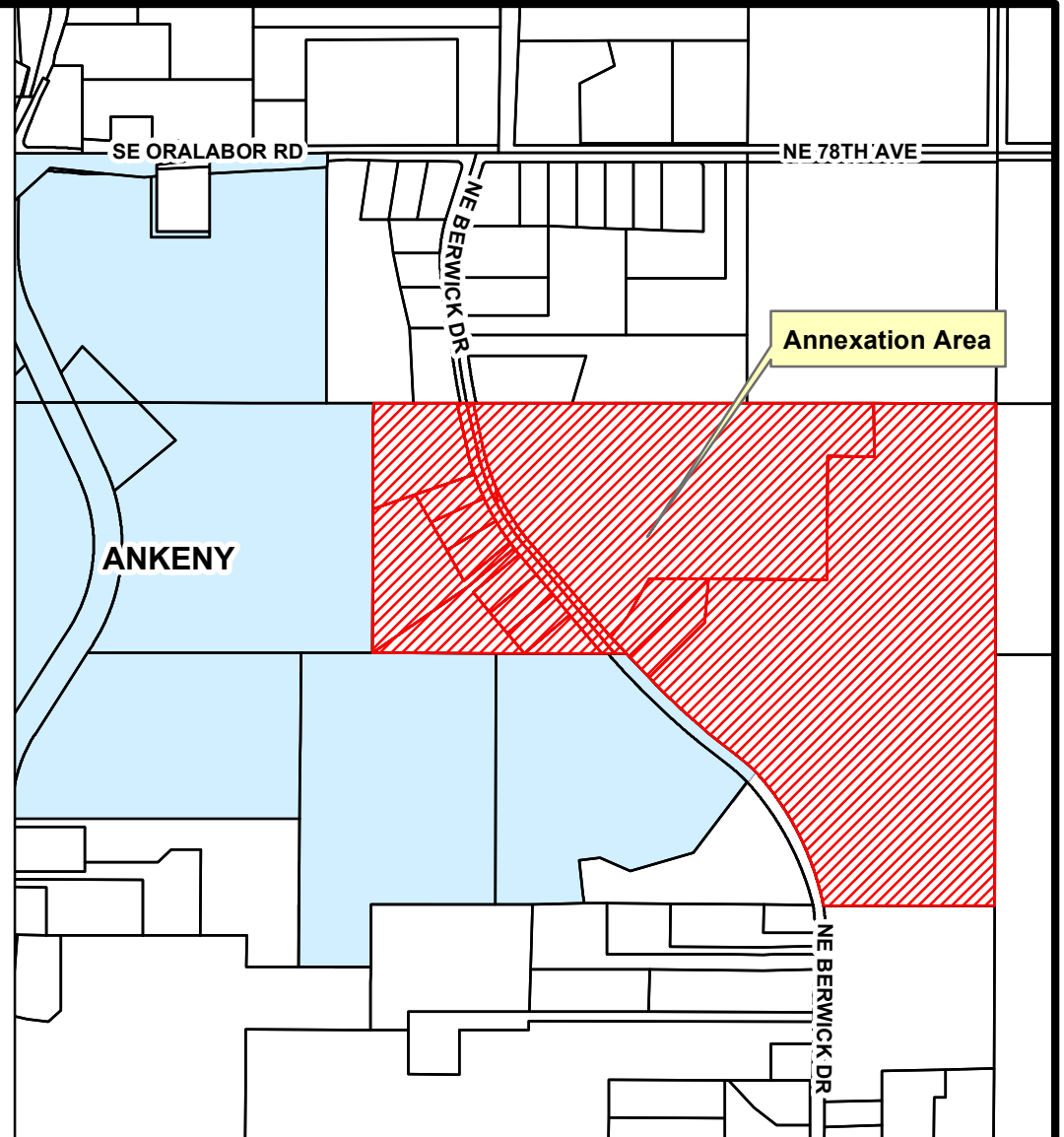
Legal Description:

THAT PART OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA, INCLUDING THE ENTIRETY OF DRA ACRES PLAT 1, AN OFFICIAL PLAT, AS SHOWN ON THE ON THE PLAT RECORDED IN BOOK 15393, PAGES 121 THROUGH 134 IN THE OFFICE OF THE RECORDER, POLK COUNTY, IOWA, AND THE ENTIRETY OF PARCEL 'O', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15089, PAGE 430 IN SAID OFFICE OF THE RECORDER, AND THE ENTIRETY OAKWOOD HEIGHTS, AN OFFICIAL PLAT, AS SHOWN ON THE PLAT RECORDED IN BOOK 6794, PAGES 411 THROUGH 419 IN SAID OFFICE OF THE RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE S00°02'07"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1325.24 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 32; THENCE S00°07'49"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1316.81 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°58'34"W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 894.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE BERWICK DRIVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1594.16 FEET, WHOSE ARC LENGTH IS 797.86 FEET AND WHOSE CHORD BEARS N28°04'03"W, 789.56 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 283.00 FEET, WHOSE ARC LENGTH IS 38.49 FEET AND WHOSE CHORD BEARS N46°18'08"W, 38.46 FEET; THENCE NORTH 59°11'56"W WEST ALONG SAID EASTERLY RIGHT-OF-WAY, 39.91 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 2033.00 FEET, WHOSE ARC LENGTH IS 67.37 FEET AND WHOSE CHORD BEARS N51°08'54"W, 67.37 FEET; THENCE N52°05'51"W ALONG SAID EASTERLY RIGHT-OF-WAY, 130.63 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE NORTHEASTERLY, WHOSE RADIUS IS 1907.00 FEET, WHOSE ARC LENGTH IS 65.14 FEET AND WHOSE CHORD BEARS N51°08'56"W, 65.14 FEET; THENCE N50°12'00"W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 58.84 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 2967.00 FEET, WHOSE ARC LENGTH IS 309.64 FEET AND WHOSE CHORD BEARS N47°12'37"W, 309.50 FEET; THENCE N44°13'14"W CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, 227.740 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE N89°46'55"W ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 54.10 FEET TO THE SOUTHEAST PLAT CORNER OF AFORESAID OAKWOOD HEIGHTS; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, BEING THE SOUTH PLAT LINE OF SAID OAKWOOD HEIGHTS, N89°46'55"W, A DISTANCE OF 626.51 FEET TO THE CENTER OF SAID SECTION 32; THENCE N89°53'33"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, BEING THE SOUTH PLAT LINE OF SAID OAKWOOD HEIGHTS, A DISTANCE OF 654.27 FEET TO THE SOUTHWEST PLAT CORNER OF SAID OAKWOOD HEIGHTS; THENCE N00°18'17"E ALONG THE WEST PLAT LINE OF SAID OAKWOOD HEIGHTS, A DISTANCE OF 1322.32 FEET TO THE NORTHWEST PLAT CORNER OF SAID OAKWOOD HEIGHTS; THENCE S89°57'28"E ALONG THE NORTH PLAT LINE OF SAID OAKWOOD HEIGHTS, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 493.57 FEET TO THE NORTHEAST PLAT CORNER OF SAID OAKWOOD HEIGHTS, ALSO BEING THE NORTHWEST CORNER OF AFORESAID PARCEL 'O'; THENCE S89°57'28"E ALONG THE NORTH LINE OF SAID PARCEL 'O', BEING THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 160.30 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE S89°51'29"E ALONG THE NORTH LINE OF SAID PARCEL 'O' AND THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 2,639.84 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 140.4 ACRES +/- . THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

Property Owners:

Hope K. Farms, LLC., Clayton Mitchell Living Trust, Richard H. Backus, Marlis J. Backus, Robert L. Stephenson, Shelli R. Stephenson, Bradley O. Johnson, Brian C. Johnson, Harold C. Tyler, Thomas L. Tyler, Wayne W. Biehl, Robyn R. Biehl, Derek Peterson, Elizabeth Peterson, Andrew W. Swanson, Rhonda L. Swanson



1 inch = 1,000 feet

Annexation Map



BERWICK-ATI GROUP ANNEXATION



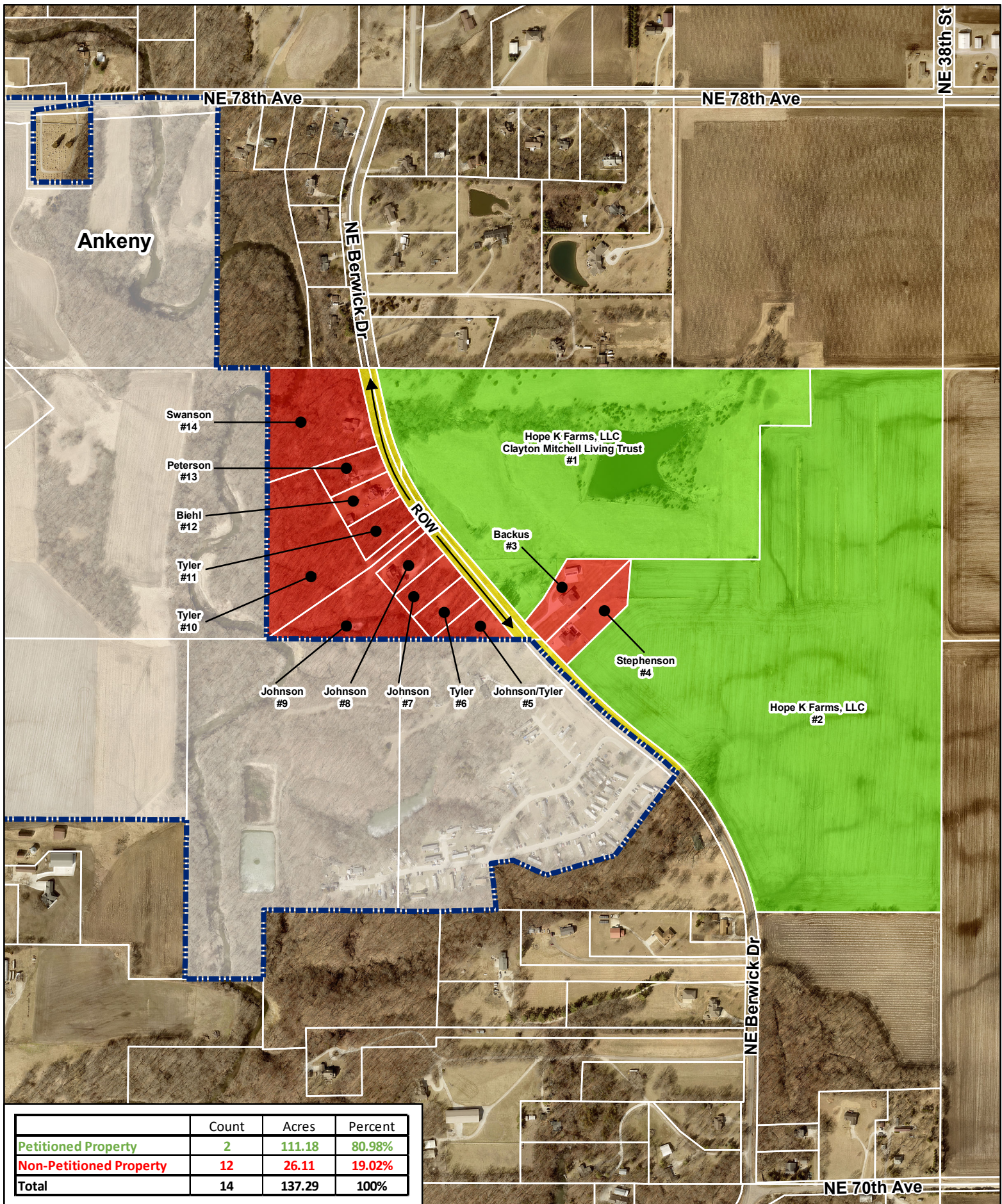
Sheet No.
1 of 15

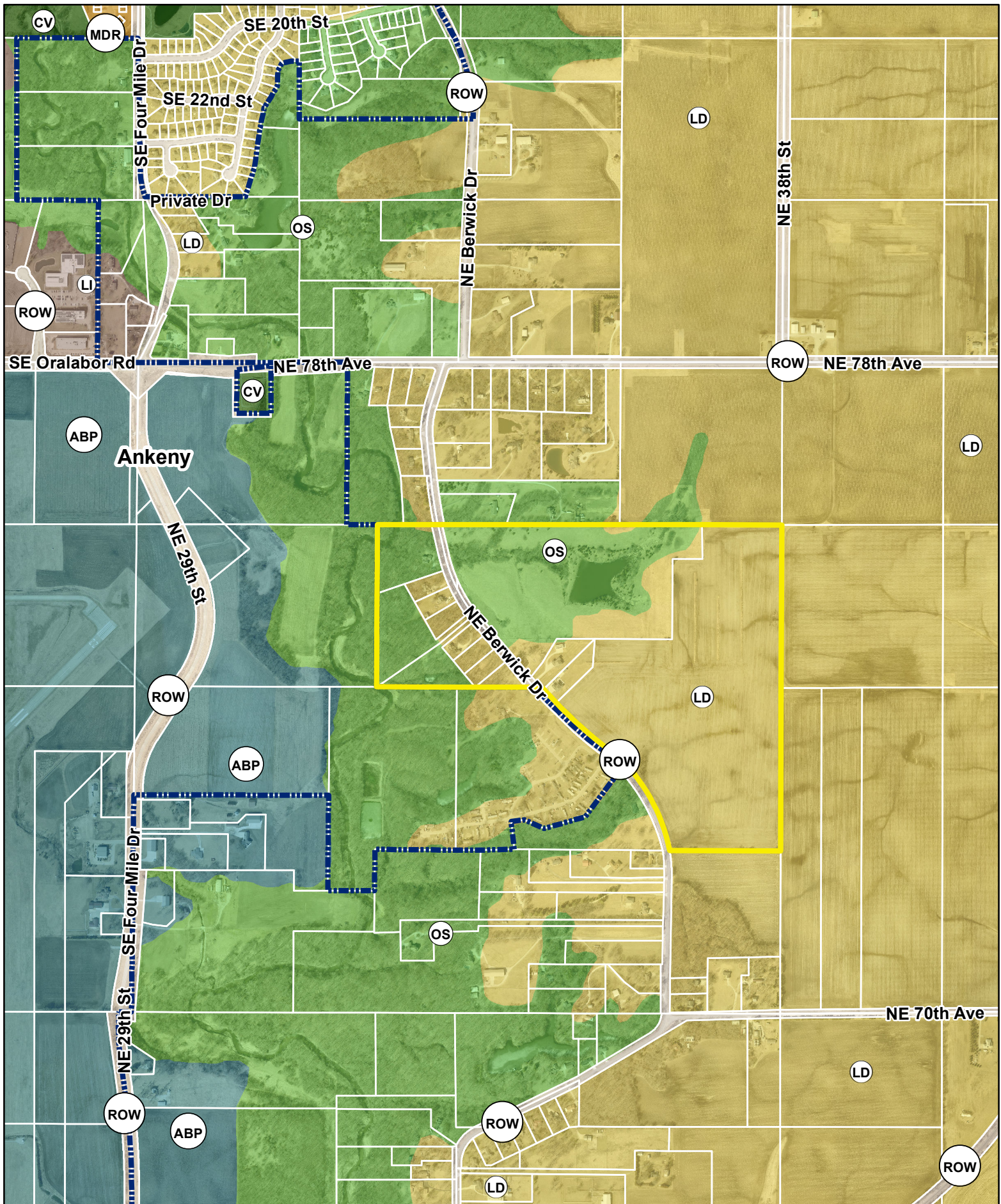
Community Development
Department

Drawn By: DS

Checked By: EB

Date: March 20, 2023







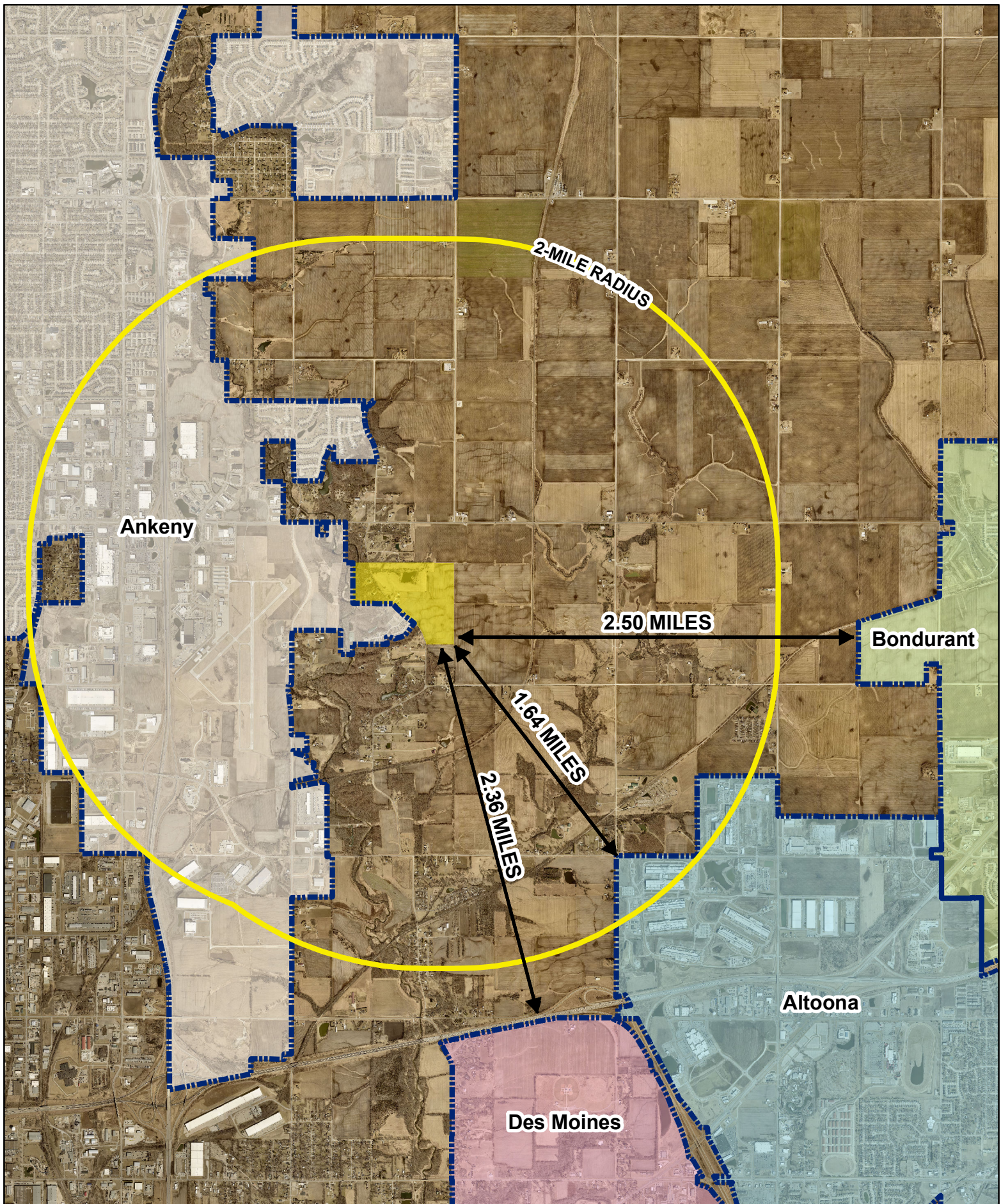
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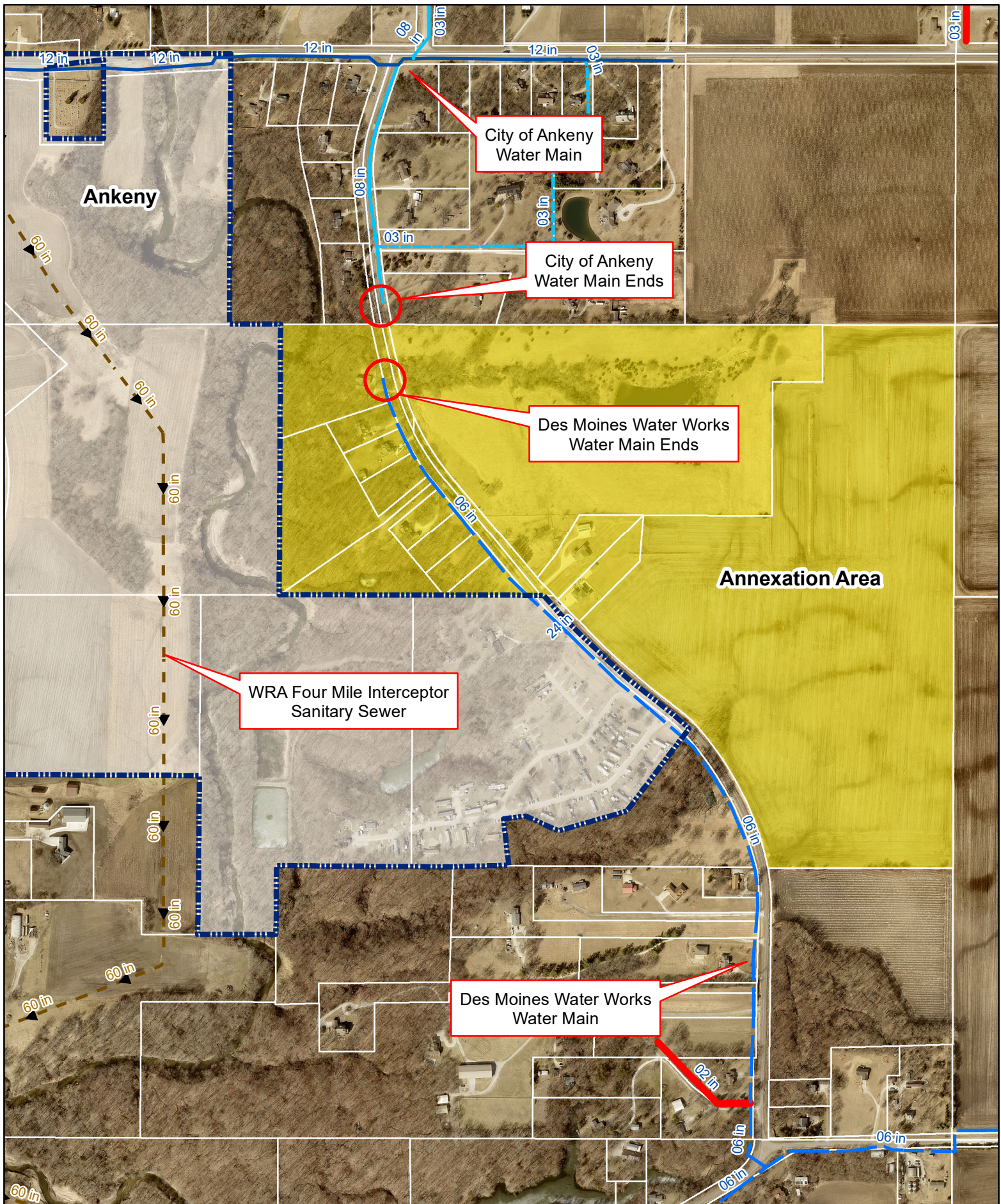


1 inch = 1,000 feet

Date: 3/8/2023

**Berwick-ATI Group
80/20 Voluntary Urbanized Annexation
Zoning Map**







PLAN AND ZONING COMMISSION

April 4, 2023

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to vacate a portion of Roadway Easement along SW 3rd Street at 2943 SW 3rd Street

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

Convert nontaxable right-of-way into taxable property.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request to vacate a portion of Roadway Easement along SW 3rd Street at 2943 SW 3rd Street.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Vacation Plat





Plan and Zoning Commission
Staff Report

Meeting Date: April 4, 2023

Agenda Item: 2943 SW 3rd Street – Roadway Easement Vacation
Report Date: March 29, 2023
Prepared By: Deb Gervais,
Senior Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request to vacate a portion of Roadway Easement along SW 3rd Street at 2943 SW 3rd Street.

Discussion

The City has received a request to vacate a portion of Roadway Easement along SW 3rd Street at 2943 SW 3rd Street. This location is south of W 1st Street and east of SW Irvinedale Drive, north of John Deere and Ankeny Baptist Church.

The Roadway Easement was filed and recorded February 11, 1947 by the United States of America. In 1970, Polk County assigned the easement to the City of Ankeny. In November 1973, a plat of survey was recorded for the applicant's property, which did not show or acknowledge the full width of the Roadway Easement. Also in November 1973, a building permit for a single-family home was issued. The Certificate of Occupancy was issued February 1975. In May 1982, the City Engineer sent a letter to the property owners bringing this easement to their attention. The property has transferred ownership since then. At this time, a home sale is pending due to the home's location within the Roadway Easement area.

The current property owners have requested a portion of the Roadway Easement be vacated. The Public Works Department has requested that the City retain at least 30-feet from the centerline of the road. The applicant has surveyed the property and requested that the City vacate the excess Roadway Easement area as shown on the vacation plat.

Chapter 153 of Ankeny Municipal Code states, *"Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Plan and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission."*

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

From: [Dusty](#)
To: [Deb Gervais](#)
Cc: [Amy Portwine](#); [amy.beattie](#); [Tammy Albright](#); [2843](#)
Subject: Fw: [External] Letter of Request
Date: Monday, March 27, 2023 3:01:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Community Development Director

From: Michael and Donna Westbrook, owners of 2943 SW 3rd Street

Subject: Partial Vacation of ROW Easement

Snyder and Associates has submitted a plat of survey of part of a ROW Easement along SW 3rd Street at Irvinedale (2943 SW 3rd Street) which removes the southern edge from 79 ft to 33 ft from the centerline of the road. We request that the City review and approve the vacation of the area within the plat of survey and convey ownership to Kara Bixby Rodriguez and Joel Rodriguez, 2943 SW 3rd Street, Ankeny, Iowa, 50023. The purpose is to have the house present on the property to be clear of the easement line and as close to the specified setback as possible enabling the completion of a sale.

We request the City waive the second and third readings for this request.

Thank you

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIC J. MILLER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
ERICMILLER@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT S3/4 OF NW1/4
SEC. 22-80-24
REQUESTED BY:
MICHAEL WESTBROOK

RIGHT-OF-WAY VACATION PLAT

VACATION DESCRIPTION

A PART OF SW 3RD STREET RIGHT-OF-WAY LOCATED IN THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAIDSECTION 22; THENCE SOUTH 00°10'19" WEST ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 658.10 FEET TO THE NORTH LINE OF SAID SOUTH 3/4; THENCE NORTH 89°35'43" EAST ALONG SAID NORTH LINE, 67.00 FEET; THENCE SOUTH 00°24'17" EAST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°35'43" EAST, 289.06 FEET TO THE WEST LINE OF PARCEL "A" AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 6183, PAGE 210 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 00°28'32" WEST ALONG SAID WEST LINE OF PARCEL "A", A DISTANCE OF 37.90 FEET; THENCE NORTH 89°45'53" WEST, 288.49 FEET; THENCE NORTH 00°24'17" WEST, 34.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES (10,479 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

REQUEST BY

MICHAEL J WESTBROOK
2943 SW 3RD ST
ANKENY, IA 50023-5119

DATE OF SURVEY

MARCH 17, 2023

OWNER

MICHAEL J WESTBROOK
2943 SW 3RD ST
ANKENY, IA 50023-5119

BASIS OF BEARING

THE WEST LINE OF THE NW 1/4 OF SECTION 22 IS ASSUMED TO BEAR SOUTH 00°10'19" WEST FOR THE PURPOSES OF THIS SURVEY.

LEGEND

Survey

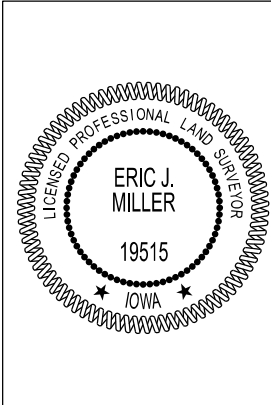
Section Corner
1/2" Rebar, Orange Plastic Cap #19515
1/2" Rebar, Yellow Plastic Cap
(Unless Otherwise Noted)
ROW Rail
Calculated Point
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

▲
●
I
+
P
M
R
D
C

Set

△
○



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.

Eric J. Miller, PLS Date 3/24/23

License Number 19515
My License Renewal Date is December 31, 2024

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PT OF S3/4 OF THE NW1/4 OF SECTION 22-80-24

R.O.W. VACATION PLAT



SNYDER
& ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2
PN: 123.0421
FLD BK:1264D PG: 67
DATE: 03/24/2023
PM/TECH: EJM/SDB

RIGHT-OF-WAY VACATION PLAT

W 1ST STREET

NW CORNER
SEC. 22-80-24
FND 1" COPPER DISC IN CONCRETE
CORNER CERT BK 12495, PG 460

SW IRVINEDALE DRIVE

Lot 2
Golfview Terrace
Plat 2

Lot 1
Budget
Storage
Addition

Exsting Roadway Easement
Bk 2054, Pg 53

S00°17'14"W 72.86'M
N0°25'28"E 72.79'P

S00°10'19"W 2632.55'M
S00°36'39"W 2632.43'P

S00°10'19"W 658.10'M
S00°36'39"W 658.10'P
648.12'D

N89°35'43"E 67.00'M
S89°57'31"E 67.00'P

S00°24'17"E 33.00'

N89°35'43"E 531.16'M
S89°57'31"E 530.74'P

POINT OF BEGINNING

S00°24'17"E
67.68'M
67.00'P

SW 3RD
STREET

Parcel "A"
Bk 6183, Pg 210

S89°45'53"E
174.82'M
N89°14'54"W
174.83'P

Found 1/2" Rebar

Found 1/2" Rebar with Yellow Plastic Can't Read

Parcel "B"
Bk 6183, Pg 210

S00°17'14"W 67.16'M
N0°25'28"E 67.21'P

SE Corner
Parcel "A"

SW Corner Parcel "B"
Found 1/2" Rebar

SE Corner
Parcel "A"
Found 1/2" Rebar with Yellow Plastic Can't Read

PT S3/4 of NW1/4
Sec. 22-80-24

LINE TABLE

- ① N89°35'43"E 289.06'
- ② S00°28'32"W 37.90'
- ③ N89°45'53"W 288.49'
- ④ N00°24'17"W 34.68'

W1/4 CORNER
SEC. 22-80-24
FND 2" ALUM DISC #22468
CORNER CERT BK 19283, PG 80



SCALE (FEET)



PT OF S3/4 OF THE NW1/4 OF SECTION 22-80-24

R.O.W. VACATION PLAT

SHEET 2 OF 2

PN: 123.0421

FLD BK:1264D PG: 65

DATE: 03/24/2023

PM/TECH: EJM/SDB



SNYDER
& ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020