



Meeting Agenda

Plan and Zoning Commission

Tuesday, April 2, 2024

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Ted Rapp, Chair

Randy Weisheit, Vice Chair

Trina Flack
Glenn Hunter

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the April 2, 2024 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the March 19, 2024 minutes of the Plan and Zoning Commission meeting.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

2. **Request to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, for property owned by Commerce Center, LLC**

Consider MOTION to recommend City Council approval of the request by Commerce Center, LLC, to amend a portion of the I-80 Commerce Center PUD, Planned Unit Development, to add an alternate land use for a data center and electrical substation.

3. **Berwick Holdings, LLC, request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development.**

Consider MOTION to recommend City Council approval of the request by Berwick Holdings, LLC, to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development.

I. OLD BUSINESS:

J. REPORTS:

1. April 1, 2024 City Council Report - Staff

2. Director's Report

Tentative agenda items for Tuesday, April 16, 2024

Public Hearing(s): Set public hearing for Tuesday, April 16, 2024 at 6:30 p.m.

Amendment to the Ankeny Plan 2040 Future Land Use Map for property owned by Hope K Farms, LLC from:

Office/Business Park to Low Density Residential - Amendment #1 (57.74 acres)

Office/Business Park to Medium Density Residential - Amendment #2 (15.71 acres)

Office/Business Park to High Density Residential - Amendment #3 (6.36 acres)

Low Density Residential to High Density Residential - Amendment #4 (8.37 acres)

Request by Hope K Farms, LLC to rezone property from:

R-1 to PUD - Area A (88.86 acres)

R-1 to R-3 restricted to 10 units/acre - Area B (15.71 acres)

R-1 to R-3 restricted to 20 units/acres - Area C (14.73 acres)

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

April 15, 2024 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.