



Meeting Agenda

Plan and Zoning Commission

Tuesday, March 22, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Glenn Hunter, Chair

Ted Rapp, Vice Chair

Trina Flack
Randall Weisheit

Lisa West

Annette Renaud
Todd Ripper

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

CALL TO ORDER:

A. ROLL CALL:

B. AMENDMENTS TO AGENDA:

Consider MOTION to approve and accept the March 22, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the March 8, 2022 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. 133 SE Delaware Avenue - Ramada Inn/Wyndham Garden Building Elevations

Consider MOTION to deny the request to allow building materials that do not comply with the Building Material Standards of the Site Plan Ordinance for 133 SE Delaware Avenue, Ramada Inn/Wyndham Garden Hotel.

3. Grove View, 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 Grove View, LLC to rezone property from R-1, One Family Residence District, to PUD, Planned Unit Development.

4. Fourstar Development, LLC request to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District

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

I. OLD BUSINESS:

J. REPORTS:

1. March 21, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for April 5, 2022

Set Public Hearing(s): Set hearing for Tuesday, April 5, 2022 at 6:30 p.m. to consider:

**Amendment to the Ankeny Plan 2040 Future Land Use Map; and
Rezone property owned by Hardship Land, LLC from R-1 to R-3.**

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

April 4, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

March 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the March 8, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, March 8, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the March 8, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the March 8, 2022 agenda without amendments. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

Chair G.Hunter asked to have the record reflect that members of the Commission received correspondence from the following individuals regarding Agenda Item #5:

Jeanne Uhl, 2350 NE 126th Avenue, Elkhart, Iowa

Todd Rueter, Rueter's Equipment, 2425 NE 126th Avenue, Elkhart, Iowa.

Jason and Linda Wattonville, 12702 NE 22nd Street, Alleman

Chris Seuntjens, 2075 NE 126th Avenue, Alleman

Kelly and Katie Grove, 2013 NE 126th Avenue, Alleman

Kevin and Emily Huss, 1957 NE 126th Avenue, Alleman

Alleman Mayor Robert Kramme, 14000 NE 6th Street, Alleman

Motion by T.Flack to receive and file correspondence. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

CITIZEN'S REQUEST

Alleman Mayor Robert Kramme, 14000 NE 6th Street, Alleman, provided correspondence to the Commission in regard to the proposed annexation and said he is disputing the annexation. He provided some history to the Commission as it relates to when Ankeny annexed land north of the North Polk School District boundaries. He said that the annexation has caused serious damage to the City of Alleman because it has flooded their city with vehicles that are destroying their infrastructure. Mayor Kramme said the only way to fix the infrastructure issue is for Alleman to annex out to the NW corner of the I-35 bridge. He said that he met with Ankeny's Mayor, and Ankeny wants everything south of 126th Avenue, possibly giving up the NE corner to Elkhart. He explained that Alleman has no commercial businesses and does not have the same ambition for their property tax base as Ankeny. He reiterated that all the traffic that comes to the North Polk School System from Ankeny is destroying Alleman's streets. He said with the growth in Elkhart and Polk City, the only salvation for property tax dollars for Alleman is the NW corner of the I-35 interchange. He stated that he would like the Plan and Zoning Commission to table the annexation process until he can sit down with the City of Ankeny and their Mayor to come to an agreement. Mayor Kramme said he has about 1,500 acres already signed up to annex into the City of Alleman. He shared that Alleman's goal for their boundaries to protect their city will be the I-35 bridge/I-35, NW 126th Avenue all the way to NW 16th (Irvinedale Road), north to the county line. He said Alleman will never have a city center because they want to protect their farmers. He commented that Alleman's boundaries should be respected and feels Ankeny has not been a nice neighbor to Alleman. The boundaries presented, is Alleman's only opportunity to have any kind of meaningful property tax base. He again, asked the Commission to table the annexation proposal until Alleman and Ankeny sit down and put together an agreement. He thanked the Commission for their time.

CONSENT AGENDA ITEMS**Item #1. Minutes**

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

Item #2. Grove Landing Plat 6 Final Plat

Motion to recommend City Council approval of the Grove Landing Plat 6 Final Plat.

Motion by T.Flack to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by L.West.

Motion carried 5 – 0 – 1 (Abstain: R.Weisheit)

PUBLIC HEARINGS**Item #3. Grove View, LLC request to rezone property owned by TJL Investments, LLC from R-1, One-Family Residence District to PUD, Planned Unit Development**

B.Morrissey reported that the applicant, Grove View, LLC is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development. He said the area subject to the proposed rezoning consists of an approximate 19.25-acres and is located near the intersection of NW 18th Street and NW Abbie Drive in the NW quadrant of Ankeny. B.Morrissey stated the subject area is currently zoned R-1, One-Family Residence District, which was the standard zoning the property was assigned when it was annexed into the City in 2007. The neighboring properties to the north are zoned R-1, and the properties to the east are zoned R-3, with restrictions and the property to the south is zoned Grove Landing PUD. He shared that the Ankeny Corporate Limits border the property to the west, which is county and is zoned Agricultural Transition District. B.Morrissey noted that the proposed rezoning request generally aligns with the Ankeny Plan 2040 Future Land Use Map as the subject area has been identified as being utilized for medium and low density residential. A PUD book has been included as part of this request that outlines proposed streets, utility layouts, parkland and bulk regulations. B.Morrissey reviewed the proposed access to the development, utility connections and the Master Plan. He said the Master Plan is intended to satisfy the need for a preliminary plat in the future. B.Morrissey said the applicant has submitted the required rezoning petitions, notifications were mailed to all properties within 250' of the subject property, a legal notice was published and public notification signage was posted on the property. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 22, 2022.

L.West asked what the land designation is on the Future Land Use Map for the property to the east of this property. B.Morrissey responded, medium density.

Jake Becker, McClure Engineering Company, 1360 NW 121st Street, Clive, representing the developer said staff did a good job with the request. He asked the Commission if they had any questions.

There were no questions from the Commission.

There was no one in the audience to speak for or against the request.

Motion by T.Rapp to close the public hearing, and receive and file documents. Second by L.West. Motion carried 5 – 0 – 1 (Abstain: R.Weisheit).

Chair G.Hunter informed the audience that this item will be back before the Commission on March 22, 2022.

Item #4. Fourstar Development LLC request to rezone property owned by Helen Moeckly Trust and Edward Ferrier & Annette Voegtlin from R-1, One-Family Residence District to PUD, Planned Unit Development

R.Hulstrom reported that the applicant, Fourstar Development LLC, is requesting to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District. She said the area subject to the proposed rezoning consists of two parcels and totals approximately 194 acres and is located in the northwest quadrant of Ankeny, south of NW 54th Street and east of NW Irvinedale Drive. She noted that the neighboring properties to the east are zoned R-1 while the neighboring properties to the south are zoned R-2, One-Family and Two-Family Residence District. Properties to the west are located in Polk County and zoned LDR, Low Density Residential and/or Medium Density Residential and the property to the north is also in the County and zoned AG, Agricultural District. She stated the proposed rezoning generally aligns with the Ankeny Plan 2040 Future Land Use Map, which identifies the subject area as primarily LDR, Low Density Residential with the remaining area designated as MDR, Medium Density Residential or NMU, Neighborhood Mixed Use. R.Hulstrom presented the Master Plan that was provided by the applicant for this area and explained in detail the proposed zoning uses and bulk regulations for each of the parcel areas represented on the plan. She further shared the proposed street

layout for this development, information on the water main, sanitary sewer and stormwater detention basins. She stated the applicant has submitted the required rezoning petitions, notifications were mailed to all properties within 250' of the subject property, a legal notice was published and public notification signage was posted on the property. Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 22, 2022.

R.Weisheit asked what the zoning designation is for the properties to the south (Area A) of the development. R.Hulstrom said they are zoned R-2 and noted that it will be a mix of single family detached and bi-attached units.

T.Ripper asked for more details on the decision that was made regarding NW State Street and NW Irvinedale Drive. R.Hulstrom said she would provide that in her staff report on March 22, 2022.

Bart Turk, Civil Engineering Consultants, 2400 86th Street, Des Moines representing Fourstar Development, LLC. He said the biggest concern that City staff had was the area for smaller lots. He shared that it has been a trend to develop smaller lots economically. Bart Turk explained that they are proposing to provide some walking trails and open space areas around the detention basins along with a clubhouse and pool, which would be privately owned and part of the HOA. He asked if the Commission had any questions.

There were no questions from the Commission.

Alleman Mayor Robert Kramme, 14000 NE 6th Street, Alleman said the City of Alleman wants to establish the boundary of NW 54th Avenue, on the north side, as their city limits and he hopes the Commission will take that into consideration.

John Ryan, 2922 NW 44th Street, Ankeny, said his concern is the 60% of signatures. He shared that when the developer/representative came by their home, he told them it was already a done deal and requested that they sign the form with no explanation. He chose not sign along with some of his neighbors. He wonders if they were misleading people, and questions the 60% of signatures from the neighborhood. He thanked the Commission for their time.

Motion by T.Rapp to close the public hearing, and receive and file documents. Second by T.Ripper. Motion carried 5 – 0 – 1 (Abstain: R.Weisheit).

Chair G.Hunter reminded the audience that this item will be back before the Commission on March 22, 2022.

BUSINESS ITEMS

Item #5. Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny

J.Heil reported the owners of 17 parcels are requesting that 584.16 acres of land be voluntarily annexed into the City of Ankeny. The land currently Petitioned for annexation is 492.75 acres. He said that there are 11 non-consenting parcels that make up the remaining 91.55 acres of the annexation. J.Heil explained that if petitions are not received for the non-consenting parcels, 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. J.Heil stated the Petitioned area is zoned Agricultural District on the Polk County Zoning Map; and Agricultural on the Polk County Future Land Use Map. He explained that the annexation area is currently identified in the Ankeny Plan 2040 Comprehensive Plan as primarily Low Density Residential with an area of High and Medium Density Residential, Community Commercial, Office/Business Park, and Neighborhood Mixed Use. J.Heil said if the property is annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. He presented a map representing the City's future development plan to provide water and sewer to this area, if annexed and developed and said the proposed annexation area is in the Fourmile Creek Drainage area. J.Heil stated that the area is currently in the City of Ankeny Fire Protection District and will remain in the North Polk Community School District; and further stated, the addition of area and population would affect police coverage areas, as does all new development. He noted that a Consultation Meeting was held on March 2, 2022 and no members from the public attended the meeting. J.Heil proceeded to provide information to the Commission answering the questions that were raised from the Commission, and the public, during the public hearing on February 22, 2022. J.Heil stated the proposed annexation complies with the City of Ankeny's annexation policy and is identified as a future growth area in the Ankeny Plan 2040 Comprehensive Plan. Staff is recommending that the Plan and Zoning Commission recommend City Council approval of the annexation.

T.Flack brought up that Ankeny currently has certain properties that lie within the City that are not City property and wondered how those properties are handled as it relates to road maintenance, etc. E.Jensen said that in this instance, where it is actually County property, the City has 28E agreements with the County that addresses perimeter road maintenance along with other things. T.Flack asked if there were any concerns brought up in the Consultation Meeting by the townships? J.Heil stated he only received a call from the North Polk Community School District Superintendent as he was new to his position and wanted a better understanding of the process. T.Flack said she wanted to make it clear that school district boundaries rarely completely align with city boundaries, and not just in our community. J.Heil noted that the City Development Board is the deciding factor whether the petitioned and non-petitioned land become Ankeny or Alleman.

T.Flack shared that she has concerns about the property owners who do not want to be annexed into Ankeny. T.Ripper asked what the impacts would be to those property owners? Discussion between staff and the Commission included water and sewer connection fees, lifestyle issues such as loud noise, burn piles, etc., and taxes. The school districts would stay the same. R.Weisheit asked about paving driveways? E.Jensen responded, that for new buildings that are built on the property, driveways would need to be paved but existing homesteads with gravel drives would be able to stay gravel.

T.Rapp inquired about the Rueter's letter raising the question of zoning on their two parcels of land. E.Jensen shared that staff responded letting them know the City can not commit to changing the Land Use Plan or rezoning property as part of an annexation. They reassured them that the comprehensive plan shows Community Commercial as the land use and the C-2 zoning allows their current use and is consistent with the current Land Use Plan.

The attorney for the Rueter family asked to speak. The Commission chose to not take additional outside testimony since the public hearing was opened and closed on February 22, 2022.

E.Jensen shared that the Commission is a recommending body and will make a recommendation to the City Council. There will be a public hearing at the City Council and anyone who wants to speak will have the ability to do so or provide written testimony. He shared that everything that was provided in writing to this meeting will be included in the packet that goes to the City Council.

G.Hunter responded to Mayor Klemme's comment by stating that he does not see a benefit to tabling this action. It would not accomplish anything since the Commission is not a decision-making body. L.West concurred.

There were no more questions from the Commission.

T.Flack supports the annexation but said the Commission does have the option to exclude the property owners who want to be excluded. T.Ripper concurred with T.Flack.

The Commission continued their discussion on all the information that has been provided by staff, the applicant and the public. G.Hunter said whoever makes a motion has the ability to exclude or accept as given. T.Rapp stated that the communication from the Rueter's parcel seems to be amenable to annexation, so would that complicate a motion to exclude. E.Jensen said that some of the non-consenting properties would not be able to be excluded as islands are not allowed. He said the Huss, Klein, Grove, Seuntjens and Taylor & Hebner properties could be left out without it impacting the rest of the annexation, but it is not consistent with the City Council's policy on uniform boundaries.

Motion by T.Flack to recommend City Council approval of the request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny excluding the Huss, Klein, Grove, Seuntjens and Taylor & Hebner property. Second by T.Rapp. All voted. Motion failed 3 – 3 (Nay: G.Hunter, L.West, R.Weisheit).

G.Hunter said, in his opinion, carving out the five properties does not accomplish anything. Some of the letters from the property owners indicate that they are allowed to do things on their property in the County that would not be allowed by City code. T.Flack commented that a new homeowner abutting the city/county line would need to decide as neighbors, things you can and can't do, regardless of where the city/county line is. R.Weisheit said that the activity that takes place on the county homesteads such as burning, could cause the surrounding property owners to call the Ankeny Police even though they would not be in a position to do anything about it. This would not set a good relationship between neighbors.

Motion by G.Hunter to recommend City Council approval of the request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny as submitted. Second by L.West. All voted. Motion failed 2 – 4 (Nay: T.Flack, T.Rapp, T.Ripper, R.Weisheit).

E.Jensen suggested to the Commission that they could table the item until they have all Commissioners present at a meeting. The Commission did not see a benefit to tabling the item.

Motion by G.Hunter to recommend City Council deny the request by Hope Kimberley LLC for the 80/20 voluntary annexation of property into the City of Ankeny as submitted. Second by T.Rapp. All voted. Motion carried 4 – 2 (Nay: T.Flack and L.West).

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the March 7, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 22, 2022 Plan and Zoning Commission meeting and the February 2022 Building Permit Report.

Commissioner's Reports

T.Ripper said this is the second meeting where he has heard in a public meeting that the developer has not been real kind as they go out and get their signatures. T.Rapp said without the Commission being there it is hard to tell how the conversation went. T.Ripper said he apologizes for the Alleman Mayor insulting staff as he presented his comments to the Commission.

E.Jensen provided some history to the Commission regarding the annexation line agreement between Alleman and Ankeny, along with the attempts Ankeny has made to reach a new agreement. He said some of this could have been avoided had an agreement been reached.

G.Hunter, L.West and T.Flack welcomed Randy Weisheit to the Commission.

MISCELLANEOUS ITEMS

March 21, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Meeting adjourned at 7:56 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

March 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Enhance Quality of Life

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

133 SE Delaware Avenue - Ramada Inn/Wyndham Garden Building Elevations

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 deny the request to allow building materials that do not comply with the Building Material Standards of the Site Plan Ordinance for 133 SE Delaware Avenue, Ramada Inn/Wyndham Garden Hotel.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Aerial Map
 Staff Report
 Applicant Letter
 Existing Building Photos
 Site Plan
 Elevations



N



1 inch = 200 feet

Date: 3/11/2022

133 SE Delaware Ave.



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 22, 2022

Agenda Item: 133 SE Delaware Avenue – Ramada Inn/Wyndham Garden Building Elevations
Report Date: March 10, 2022
Prepared by: Eric Carstens, AICP
Planning Manager

Staff Recommendation:

That the Plan and Zoning Commission deny the request to allow building materials that do not comply with the Building Material Standards of the Site Plan Ordinance.

Project Summary:

The subject property is 133 SE Delaware Avenue and is generally located south of E 1st Street, east of SE Delaware Avenue and west of Interstate 35. The site is zoned C-3, Limited Highway Oriented Commercial District.

The applicant is proposing a project to renovate the Ramada Inn portion of the existing building to convert it to a Wyndham Garden Hotel. The project will require a site plan to be administratively approved by staff and building permit issuance for the proposed work. Therefore, the requirements of the Site Plan Ordinance must be met.

The exterior of the existing Ramada Inn is brick and vinyl siding. Photos have been included. The applicant is proposing updated elevations along the east (Interstate 35 frontage) and north (1st Street frontage). The building material proposed for these updated elevations is Hardie Board siding. The Building Material Standards of the Site Plan Ordinance requires a minimum 3-foot base of primary materials in addition to an overall wall percentage requirement. In the case of this C-3 zoned property, public facing elevations are required to be at least 70% primary materials. The other 30% of the wall area can be secondary materials. The Building Material Standards identify Hardie Board siding as a secondary material and not a primary material. Therefore, the proposed elevations do not meet the requirements of the code in regards to the required base or the percentage of primary materials required. Staff recommends denial of the request.

This is a request to be placed on the March 22nd meeting to discuss our request for exception to Ordinance 2041.

Property – Ramada Inn, 133 SE Delaware Ave.

This property is undergoing some major renovation inside and out to upgrade this facility to a new Wyndham Garden Hotel. Wyndham Garden is a national chain that has developed a new look for all future Wyndham Garden hotels to follow to modernize and standardize their brand on this hotel chain.

We are asking for exception to Ordinance 2041 for the East (facing interstate I-35) and the North sections of the hotel and attached restaurant.

Points of support and discussion:

- This property is currently in a “run down” condition and the new owner and Wyndham Garden Hotels are willing to put a significant amount of money into this property to modernize it and make it a beautiful, up to date facility within the City of Ankeny.
- We believe Table 192.02.01 “public facing” does not apply to this property as this property sits so far off of the main road that there is no true “front” of the building and what one may think of as the “front” is set back a long way from any street. If the board is in agreement to this, we are asking for an exception to the “other facades” section of this table.
- Brick that is along south side and back side of the property will remain and be updated in color to match the upgrades to the rest of the exterior of the property.
- Decorative tiles are being used in the project both on the new carport structure and the parapet structure which we believe to offset this ordinance.

In summary, we are requesting approval of our current plans for exterior material as shown in the plans provided to develop this property into a revitalized, beautiful, vibrant part of the Ankeny Community.

Thank you,

Chris Pike - GC

Blue Point Construction

Julian Caselli - GC

Caselli Construction



Ankney

Diner

133







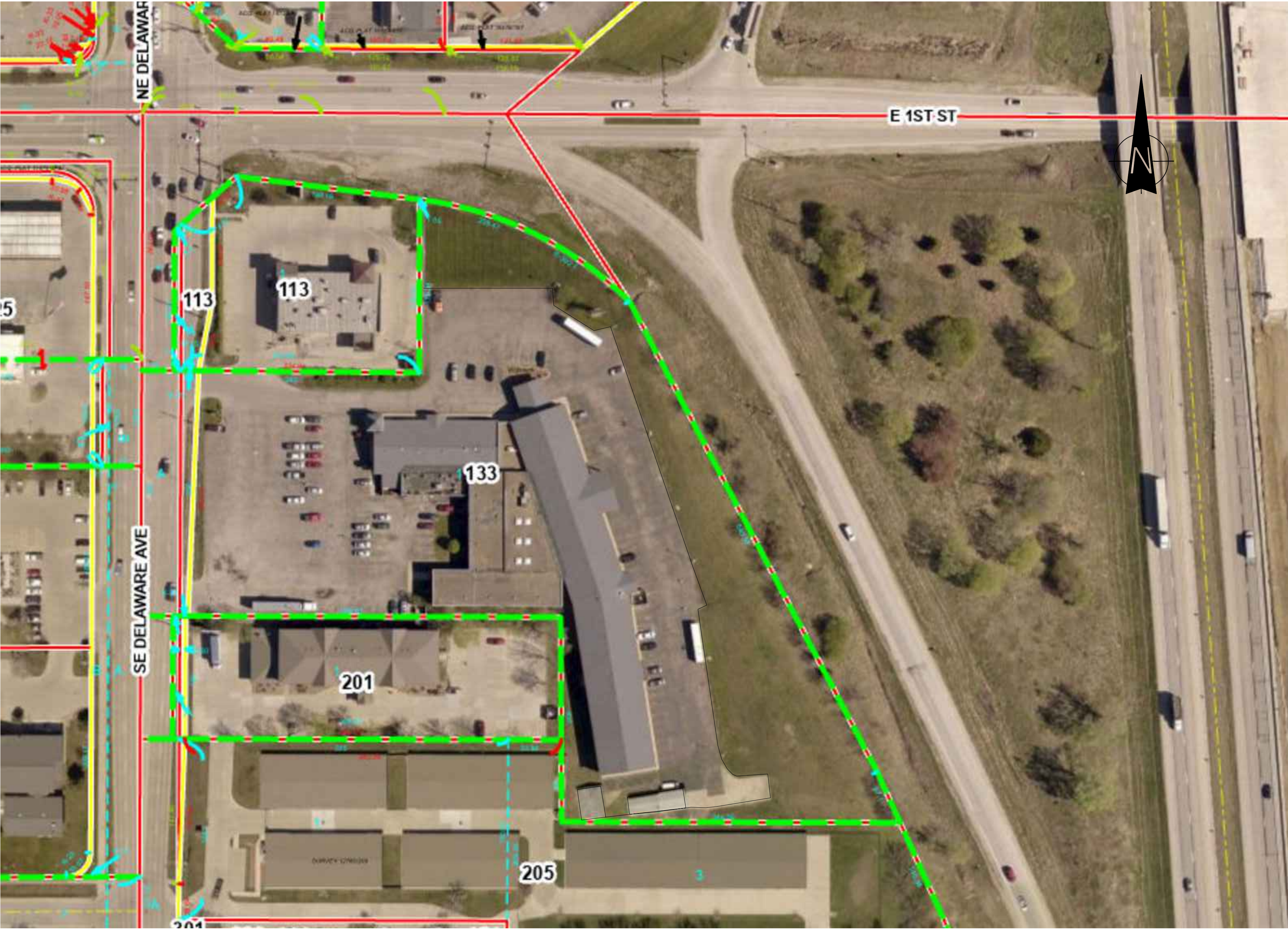



VAN
ACCESSIBLE

WARNING - LOW CLEARANCE - 10FT







133 SE DELAWARE AVE. ANKENY, IA

SHEETS

- G-100 -- COVER
- AD-100 --SITE PLAN / DEMO
- AD-200 -- EXISTING ELEVATION / DEMO
- A-100 -- FLOOR PLAN
- A-101 -- ROOF PLAN- HOTEL
- A-102 -- ROOF PLAN- HOTEL
- A-103 -- PORTE COCHERE PLAN
- A-104 -- SITE DETAILS
- A-200 -- ELEVATIONS
- A-201 -- ELEVATION / WALL SECTION
- A-202 -- PORTE COCHERE ELEVATIONS
- A-300 -- SECTIONS/ DETAILS



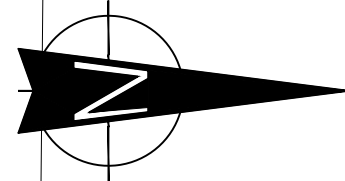
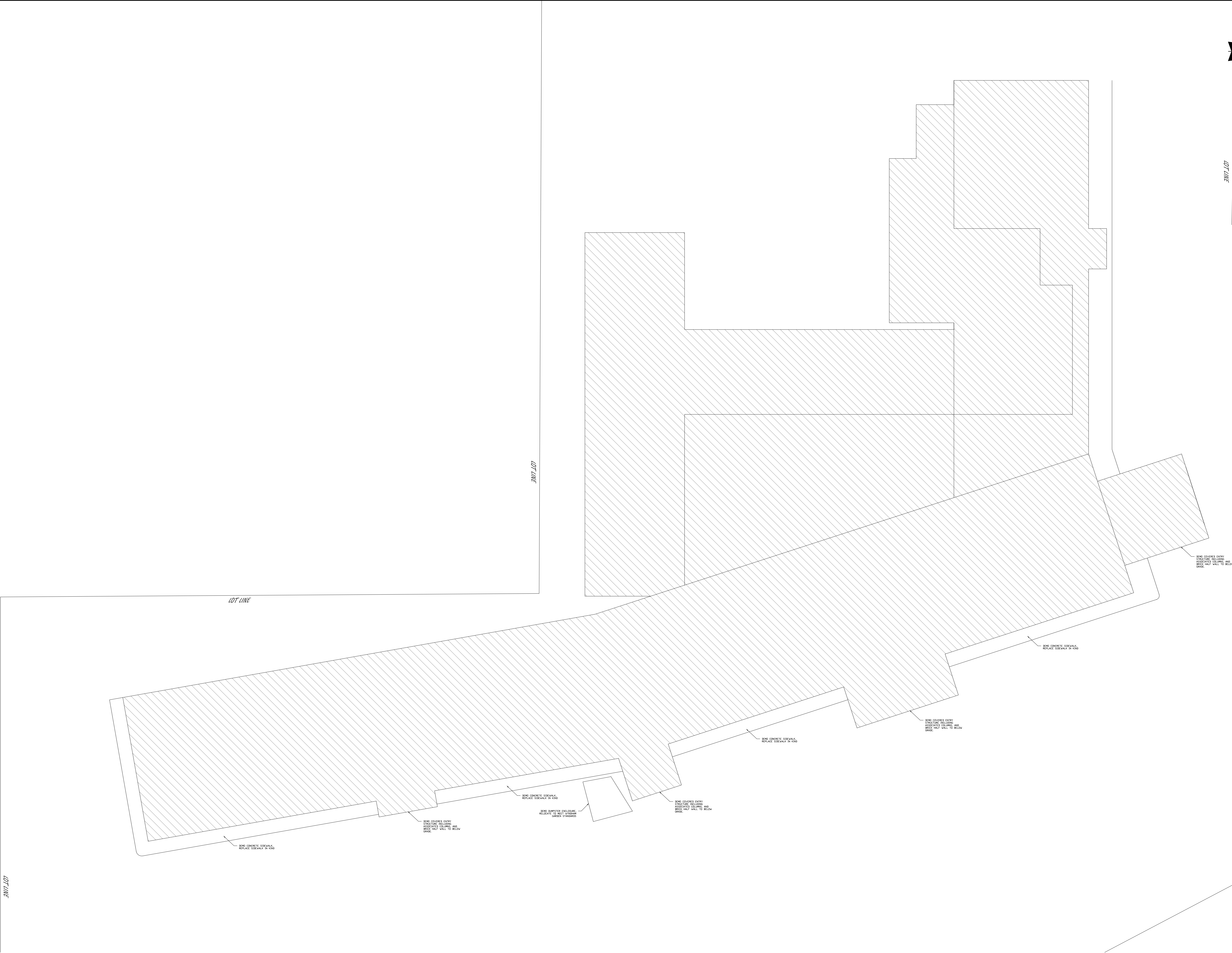
NIE DRAFTING AND DESIGN LLC

PROJECT #:	####
DRAWN BY:	BJN
DATE:	3/9/22

HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR AND/OR OWNER SHALL NOTIFY US IMMEDIATELY IF ANY ERRORS OR OMISSIONS ARE FOUND SO THE POSSIBLE CORRECTION CAN BE MADE PRIOR TO THE START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED, INCLUDING COMPLIANCE WITH THIS PLAN WITH APPLICABLE BUILDING CODES REQUIREMENTS ARE MADE.

COVER
G-100
SCALE: VARIES



LOT LINE

NIE DRAFTING AND DESIGN LLC

2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555

PH 886066-1486

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/22

HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

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SITE PLAN

AD-100

SCALE: 1/16"=1'

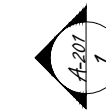
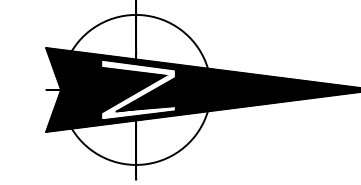


SCALE: 1/8"=1'

CODE ANALYSIS:
1. OCCUPANCY TYPE: R-1
2. CONSTRUCTION TYPE: V, B
3. FIREWALL SEPARATION: 3 HOUR FIREWALLS

1

HOTEL PLAN

$$1/16'' = 1'-0'$$


DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR AND/OR OWNER SHALL NOTIFY US IMMEDIATELY IF ANY ERRORS OR OMISSIONS ARE FOUND SO THE POSSIBLE CORRECTION CAN BE MADE PRIOR TO THE START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED, INCLUDING COMPLIANCE WITH THIS PLAN WITH APPLICABLE BUILDING CODES REQUIREMENTS ARE MADE.

PLAN

A-100

SCALE: 1/16"=1'

NIE DRAFTING AND DESIGN LLC

2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555
PH (816)666-1436

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/

HOTEL RENOVATION

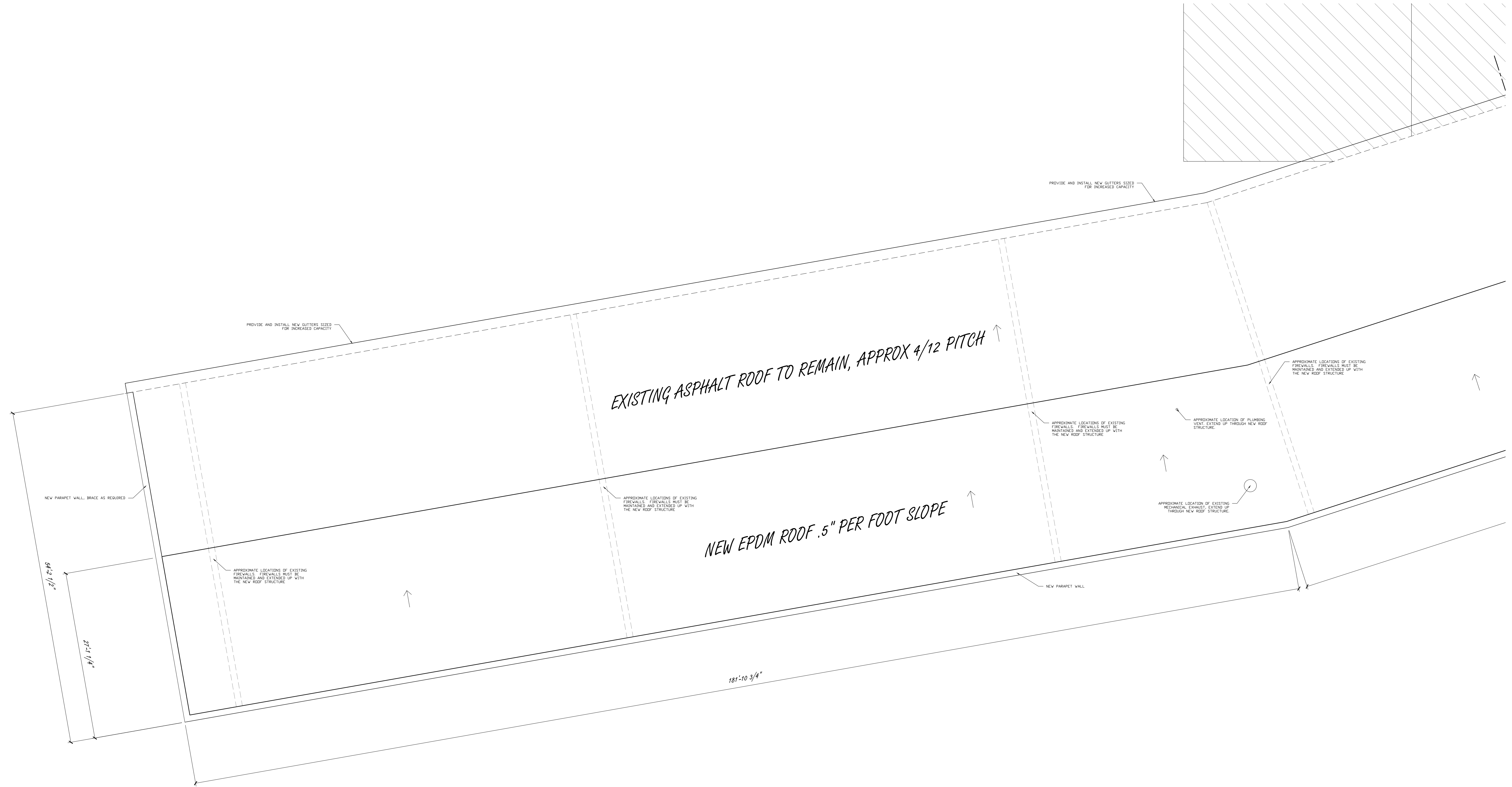
MAHA LAXMI INC.

PROJECT LOCATION:

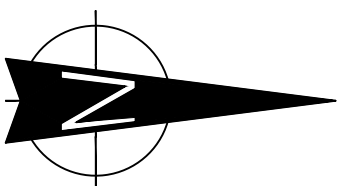
ANKENY, IA

1. OCCUPANCY TYPE: R-1
2. CONSTRUCTION TYPE: V, B
3. FIREWALL SEPARATION: 3 HOUR FIREWALLS

NEW EPDM AREA OF APPROX. 9791 SQ. FT.
APPROX. AREA OF ASPHALT SHINGLES TO REMAIN: 11223 SQ. FT.



HOTEL ROOF PLAN, SOUTH PORTION

$$1/8^n = 1 \cdot 0^n$$


NIE DRAFTING AND DESIGN LLC
2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555
PH 781.646.6666 FAX 781.646.6666

PH (816)666-1436

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/22

MAHA LAXMI INC.

PROJECT LOCATION.
133 SE DELAWARE AVE.
ANKENY, IA

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ROOF PLAN

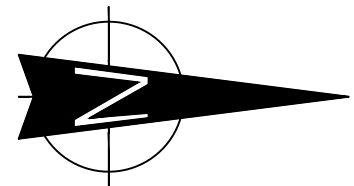
A-101

SCALE: 1/8"=1'

CODE ANALYSIS:
1. OCCUPANCY TYPE: R-1
2. CONSTRUCTION TYPE: V, B
3. FIREWALL SEPARATION: 3 HOUR FIREWALLS



1 HOTEL ROOF PLAN, NORTH PORTION
1/8" = 1'-0"



NIE DRAFTING AND DESIGN LLC

2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555
PH (816)666-1436

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/22

HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

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ROOF PLAN

A-102

SCALE: 1/8"=1'



NIE DRAFTING AND DESIGN LLC

NIE DRAFTING
2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555
PH (816)666-1436

HOTEL RENOVATION

MAHA LAXMI INC.

PROJECT LOCATION:

133 SE DELAWARE AVE.

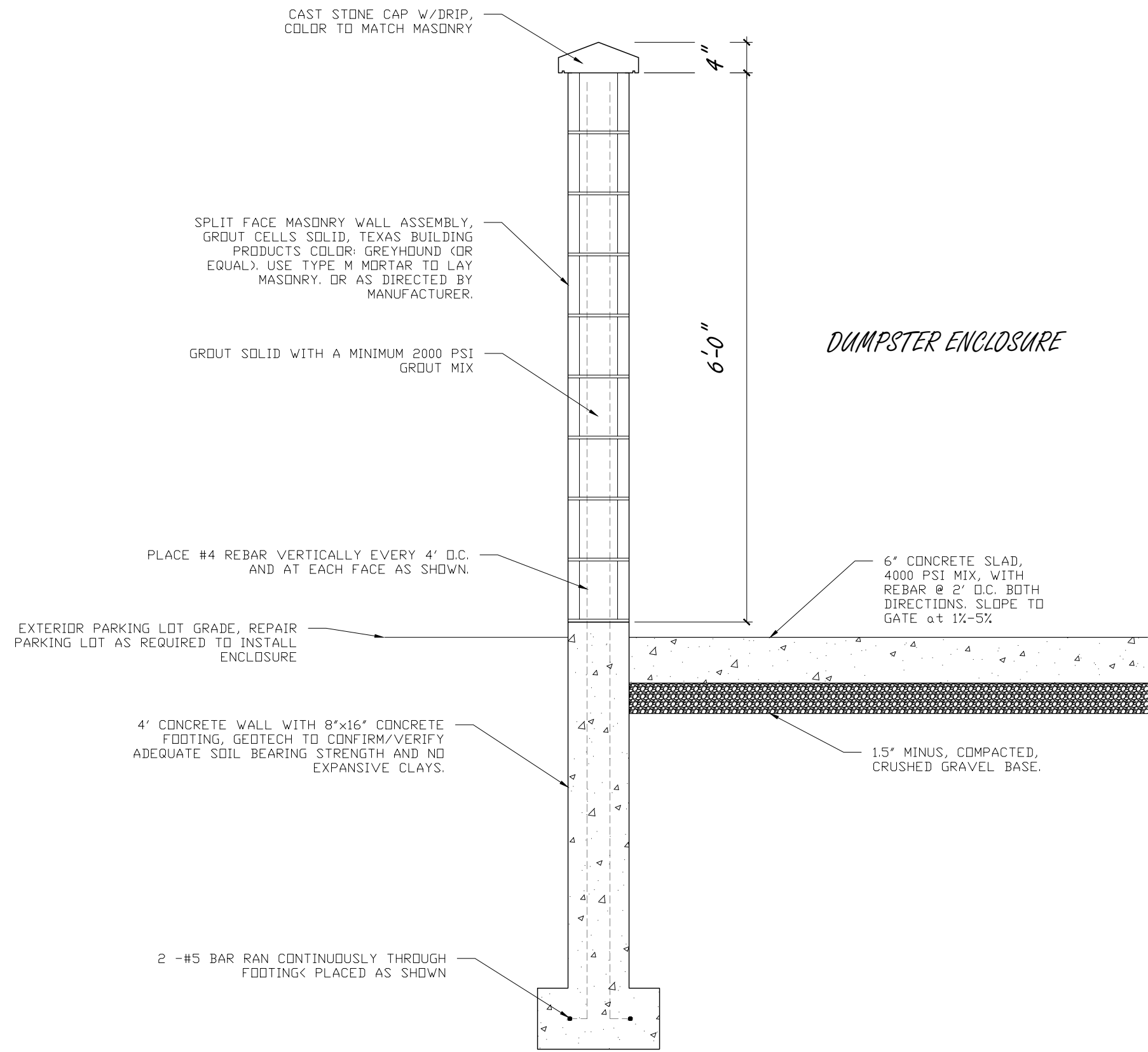
ANKENY, IA

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PORTE COCHERE PLAN

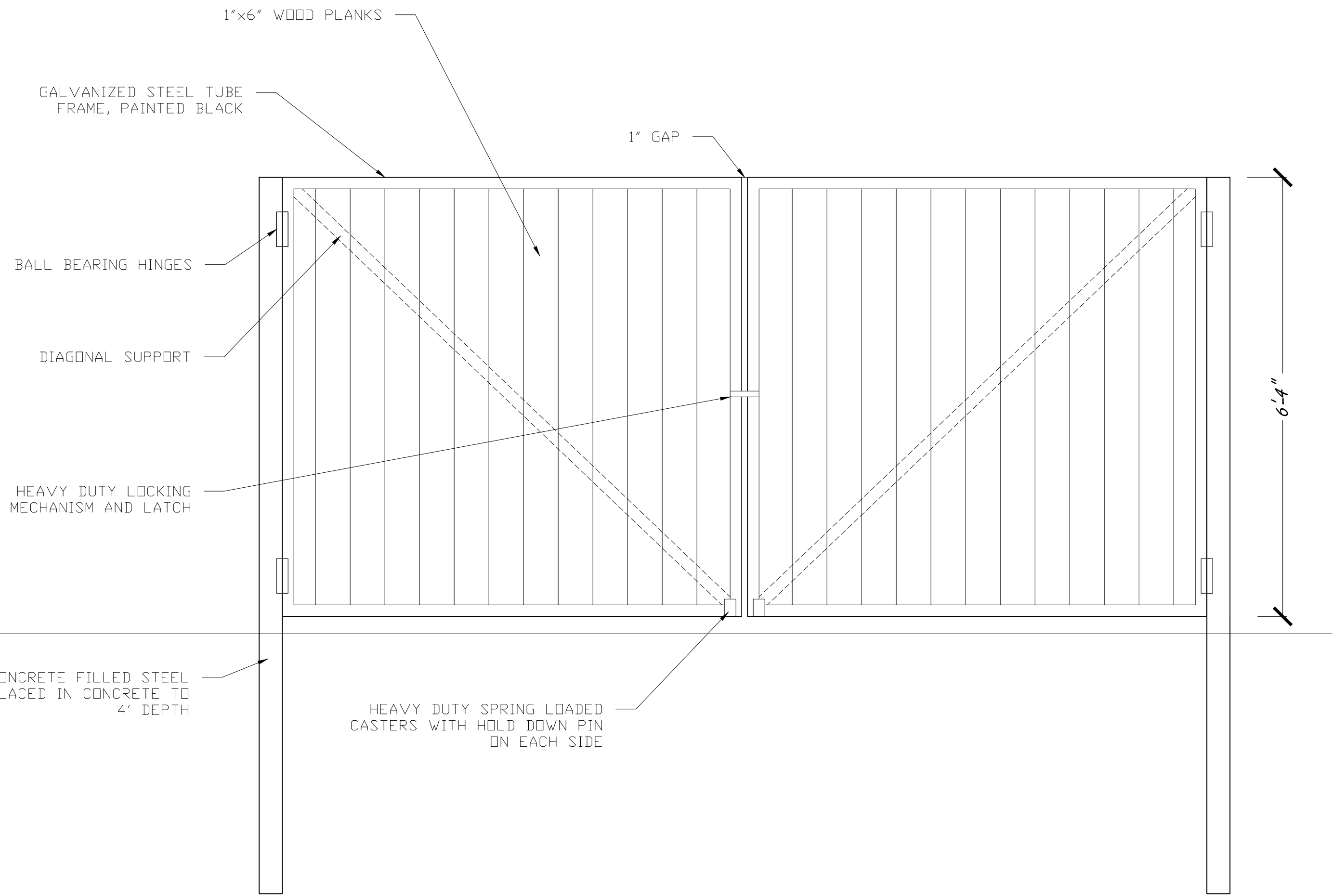
A-103

SCALE: 1/4"=1'



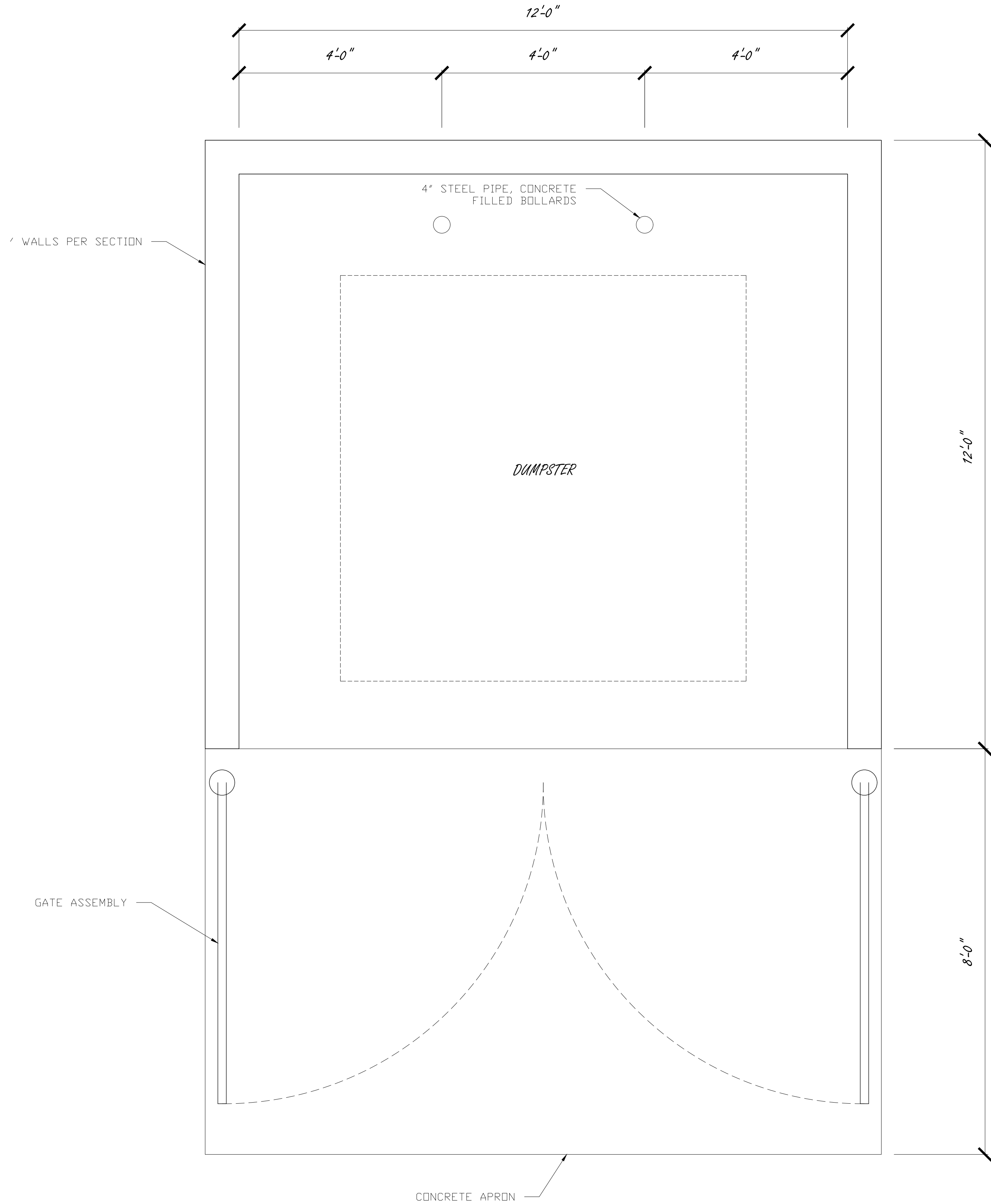
2 DUMPSTER ENCLOSURE WALL SECTION

3/4" = 1'-0"



3 DUMPSTER GATE ENCLOSURE

3/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN

3/4" = 1'-0"

NIE DRAFTING AND DESIGN LLC

2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555
PH (816)666-1436

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/22

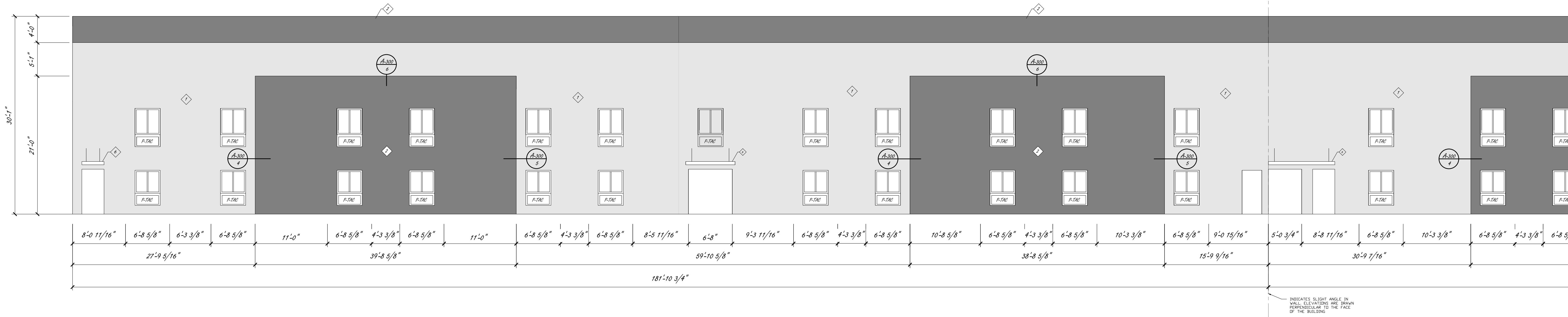
HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

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SITE DETAILS

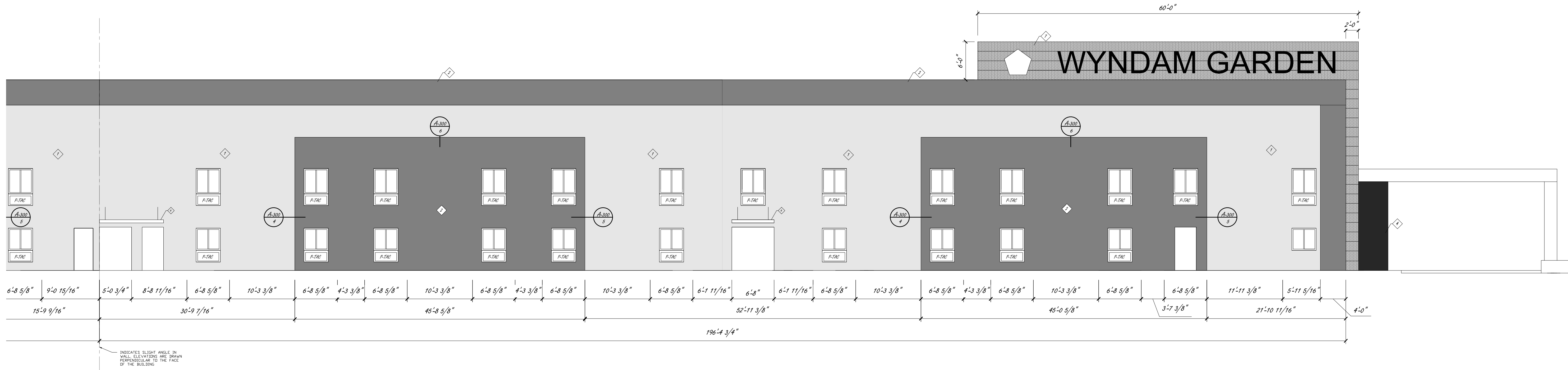
A-104

SCALE: 3/4"=1'



1 PROPOSED EAST ELEVATION - SOUTH PORTION

1/8" = 1'-0"



2 PROPOSED EAST ELEVATION - NORTH PORTION

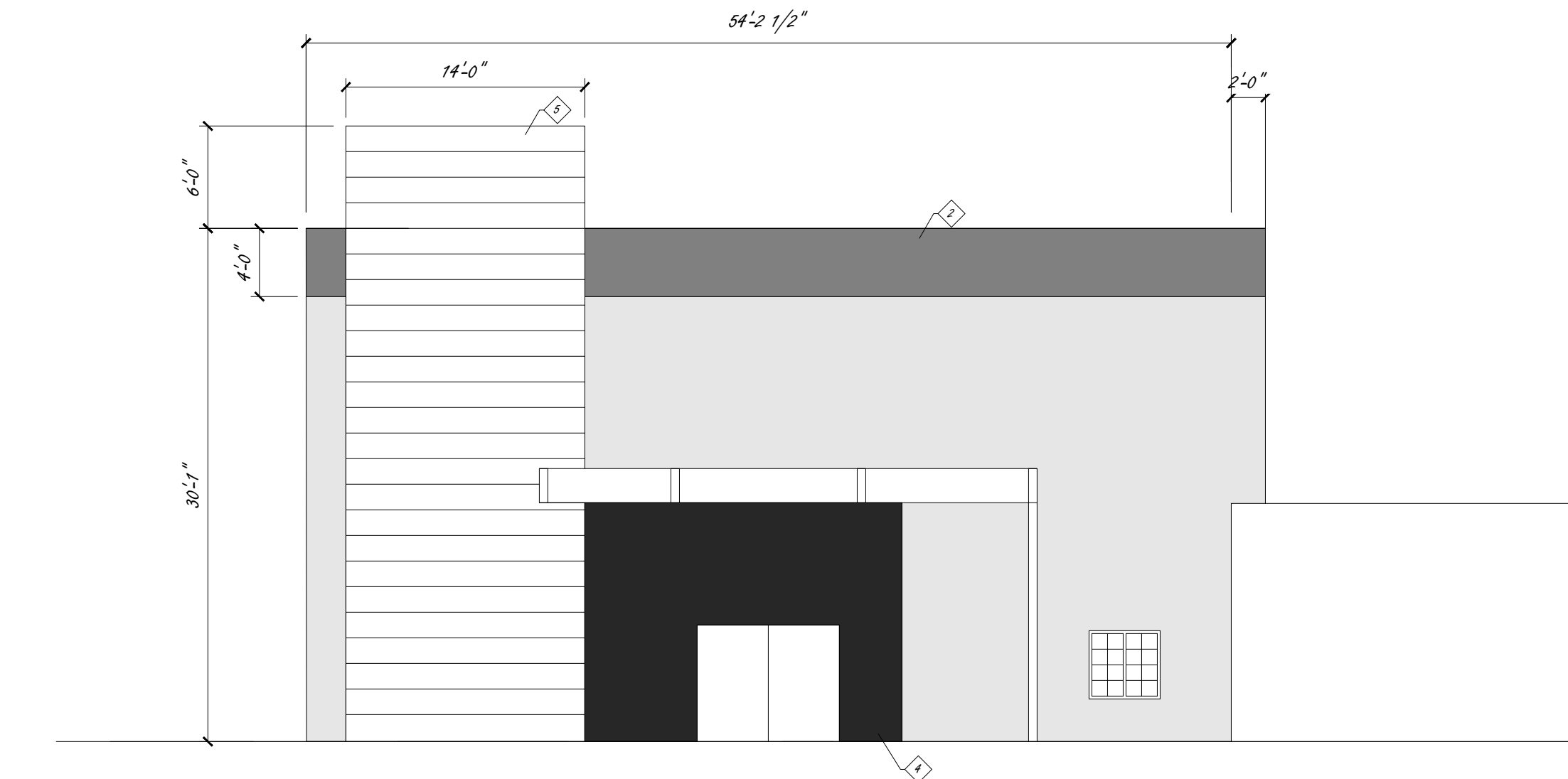
1/8" = 1'-0"

KEYED NOTES

- HARDIE BOARD SIDING, PAINT PER WYNDHAM STANDARDS, SW 6070 HERON PLUME
- HARDIE BOARD SIDING, PAINT PER WYNDHAM STANDARDS, SW 7066 GRAY MATTERS
- HARDIE BOARD SIDING, PAINT PER WYNDHAM STANDARDS, SW 6732 ORGANIC GREEN
- HARDIE BOARD SIDING, PAINT PER WYNDHAM STANDARDS, SW 7674 PEPPERCORN
USED AROUND 3 SIDES OF ENTRANCE VESTIBULE
- HARDIE BOARD SIDING, PAINT PER WYNDHAM STANDARDS, SW 7553 FRAJIE BEAUTY
USED AT BACKSIDE OF PARAPET WALLS
- AWNINGS CUSTOM DESIGN BUILD BY METAL FABRICATOR. PROVIDE BLOCKING AT ANCHOR POINTS,
COORDINATE WITH FABRICATOR. AWNING TO BE ALL METAL WITH BLACK FINISH.
- VENTILATED TILED FACADE SYSTEM. DETAIL PER MANUFACTURER'S RECOMMENDATION.
MANUFACTURERS INCLUDE: MSI SURFACES INC. AND QV FACADES ARCHITECTURAL SYSTEMS

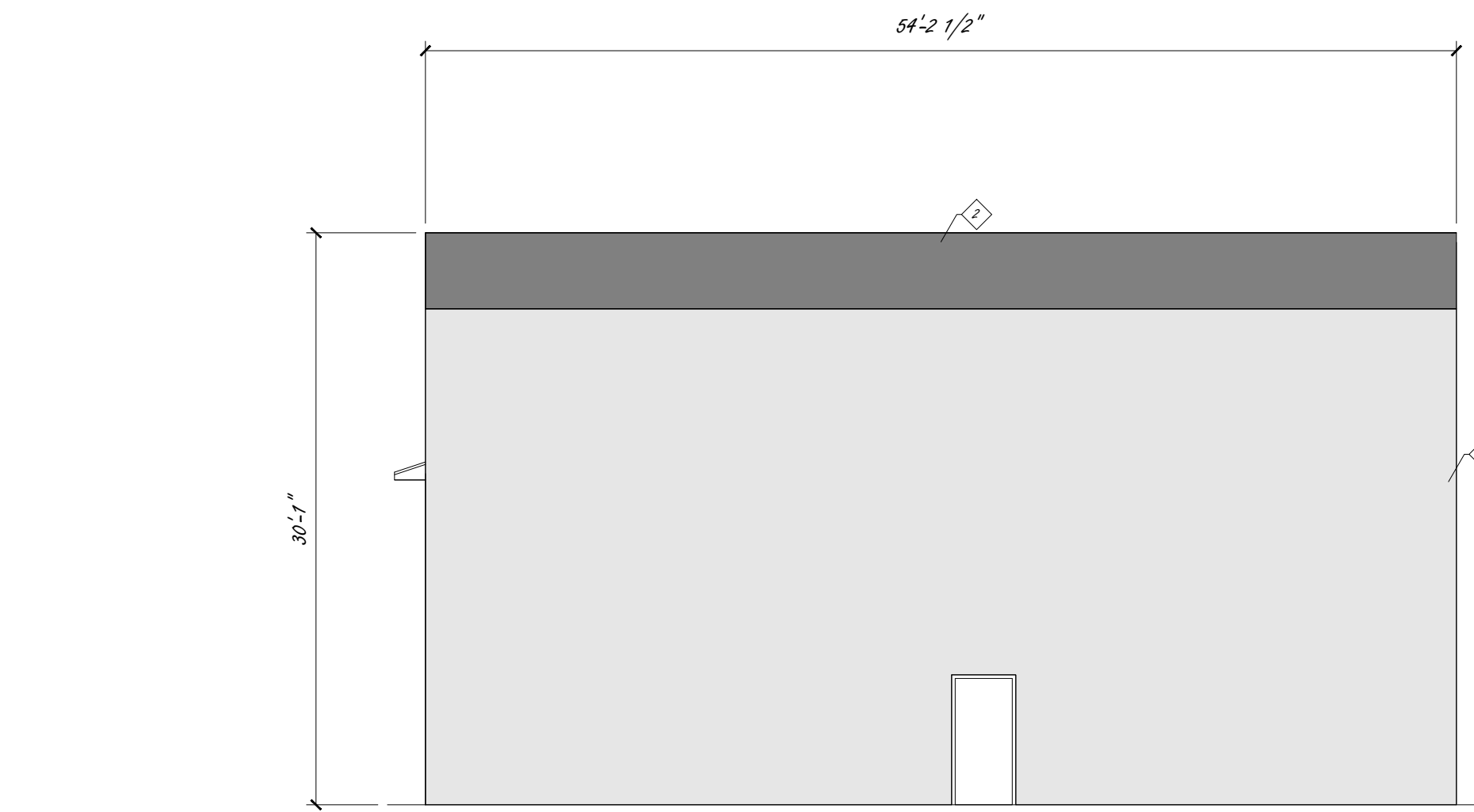
GENERAL NOTES

- ALL WINDOWS ON EAST ELEVATION TO BE REPLACED TO MEET WYNDHAM GARDEN STANDARDS
- NEW AC P-TAG UNITS TO BE INSTALLED BELOW WINDOWS IN EACH ROOM SHOWN. UNITS TO BE SIZED BY MECHANICAL SUPERVISOR
- FIRE RISK EXTERIOR WALL TO ACCOMMODATE NEW HARDIE BOARD SIDING, WOOD Furring SHALL BE TREATED IF IN CONTACT WITH MASONRY OR EXPOSED TO WEATHER.



3 PROPOSED NORTH ELEVATION

1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION

1/8" = 1'-0"

NIE DRAFTING AND DESIGN LLC

2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555
PH (816)666-1486

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/22

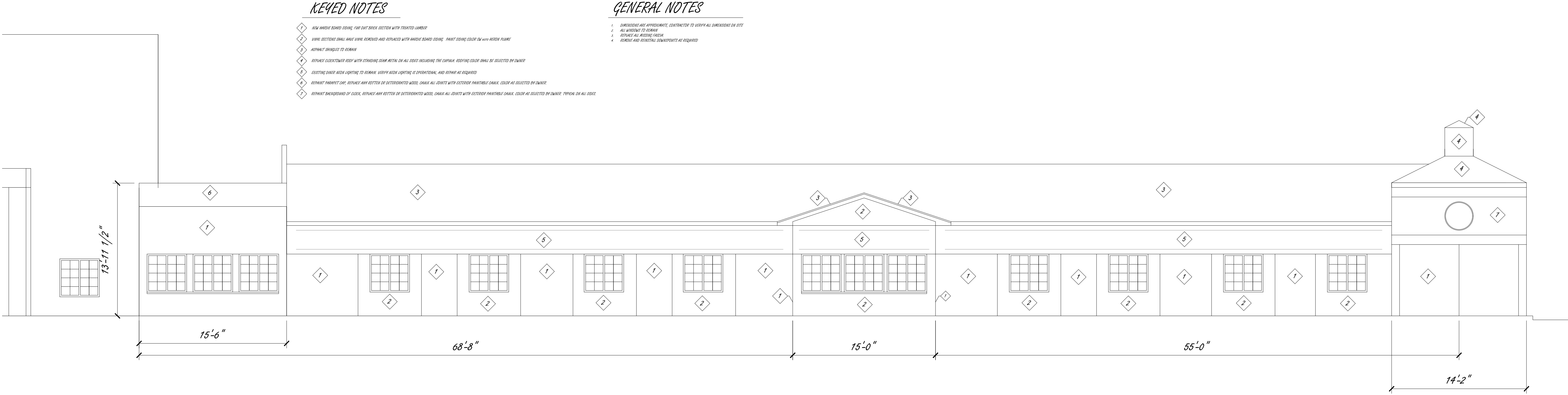
HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

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ELEVATIONS

A-200

SCALE: 1/8" = 1'



1 NORTH DINER ELEVATION
3/16" = 1'-0"

NIE DRAFTING AND DESIGN LLC

2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555

PH (816)666-1486

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/22

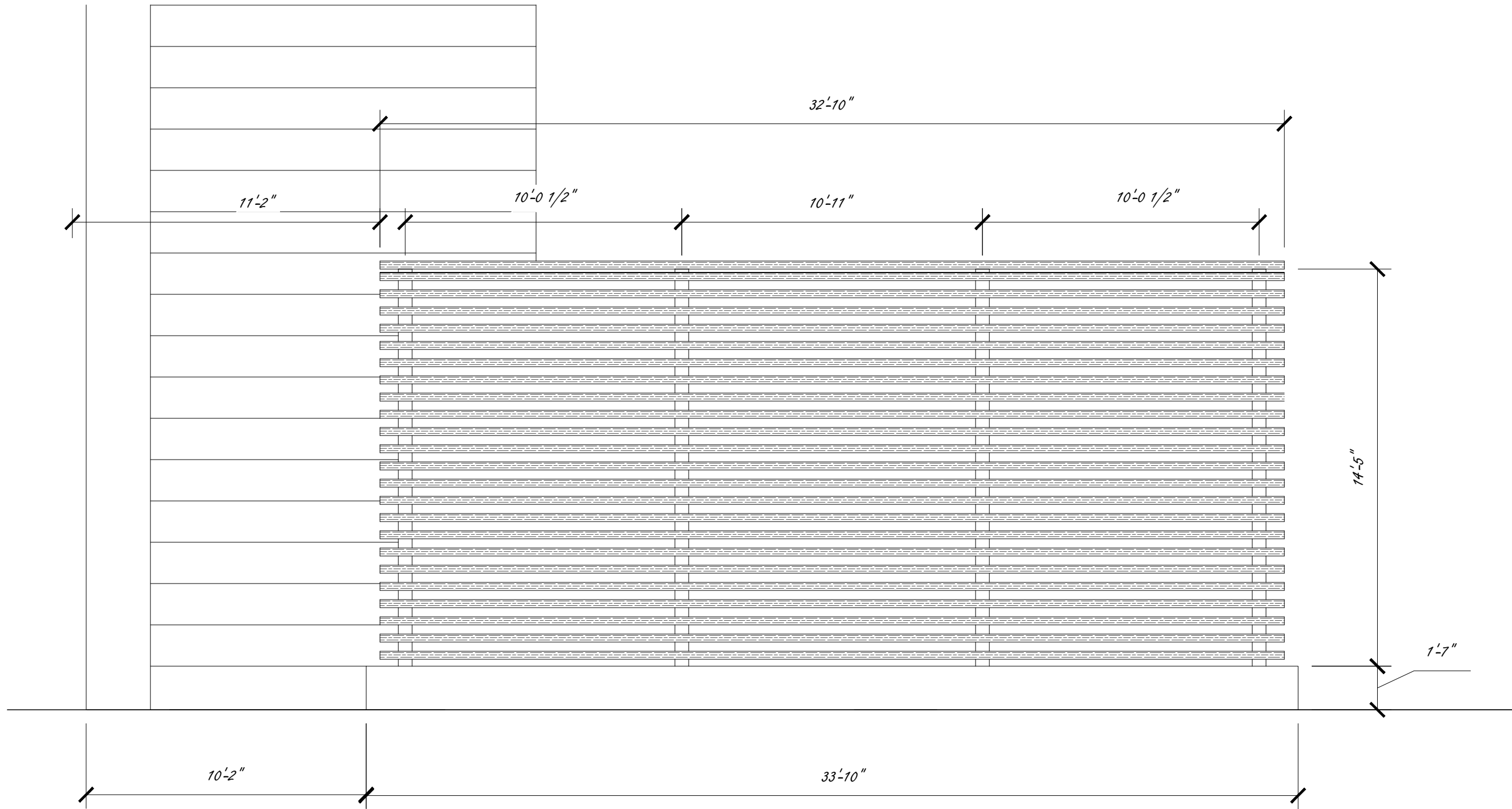
HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

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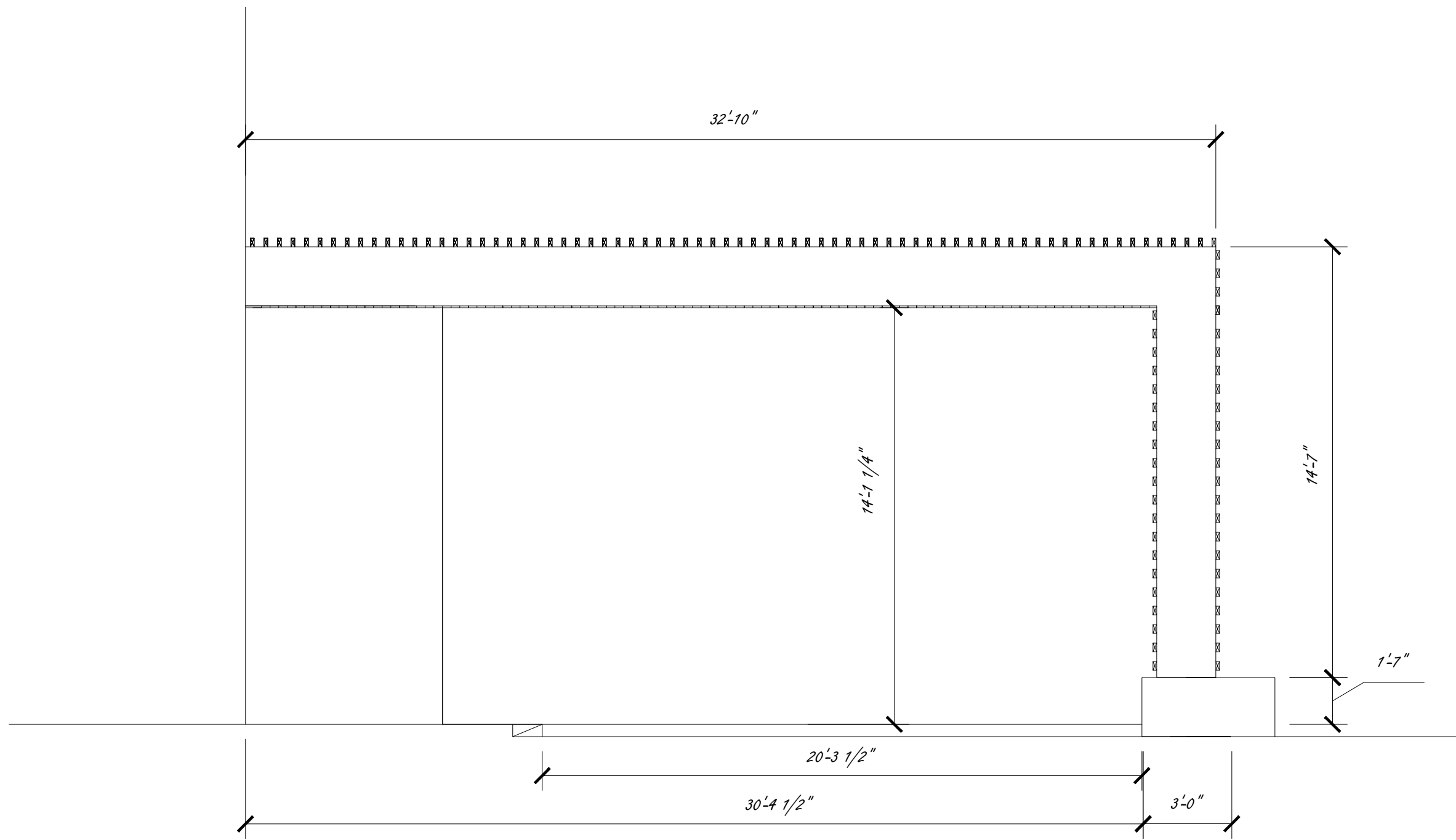
DINER ELEVATIONS

A-201

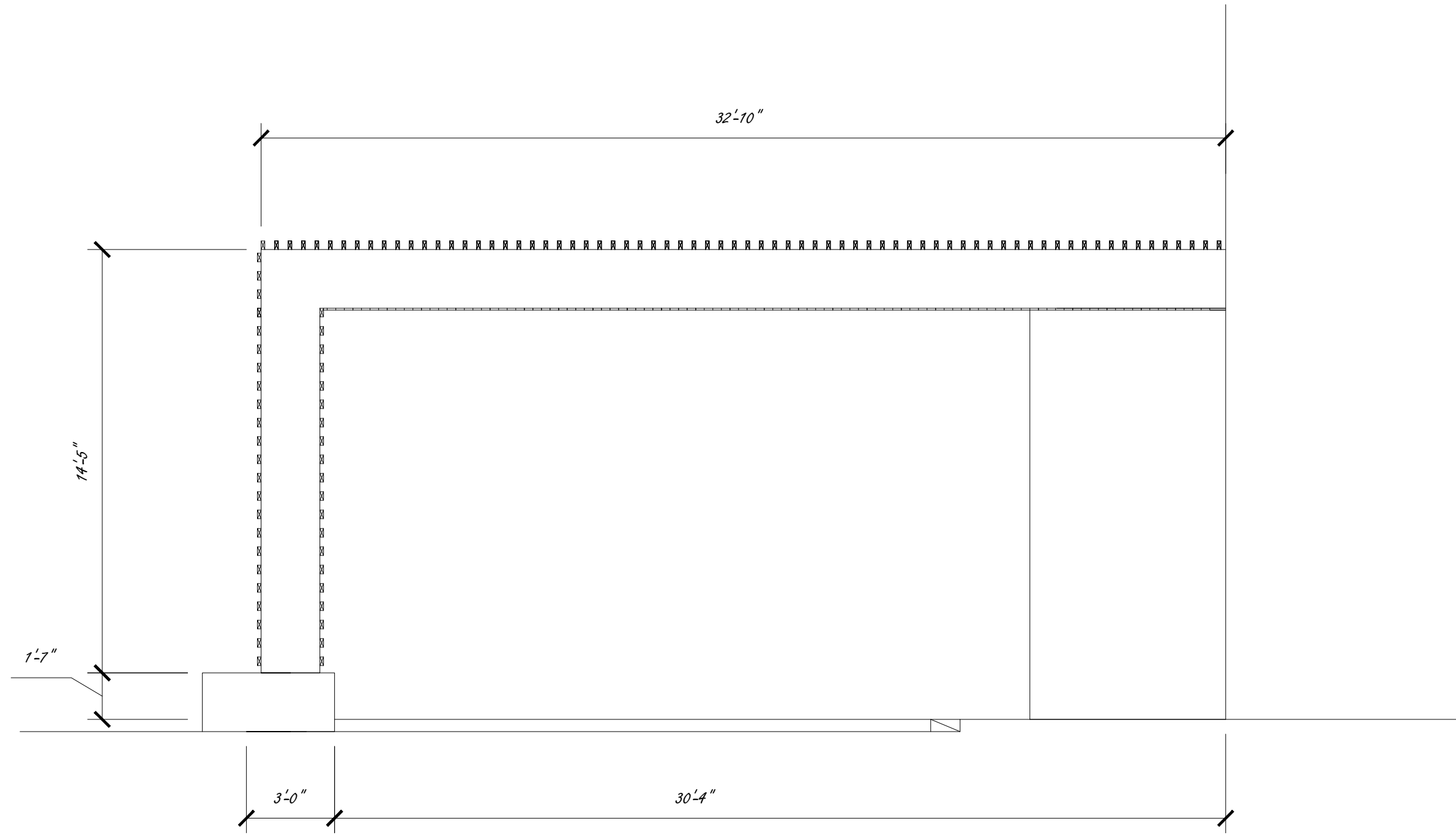
SCALE: 3/16" = 1'



1 PORTE COCHERE NORTH ELEVATION
1/4" = 1'



2 PORTE COCHERE EAST ELEVATION
1/4" = 1'



3 PORTE COCHERE WEST ELEVATION
1/4" = 1'

NIE DRAFTING AND DESIGN LLC

2878 LOESS HILLS TRL. MISSOURI VALLEY IA 51555
PH (816)666-1436

PROJECT #:	#####
DRAWN BY:	BJN
DATE:	3/9/22

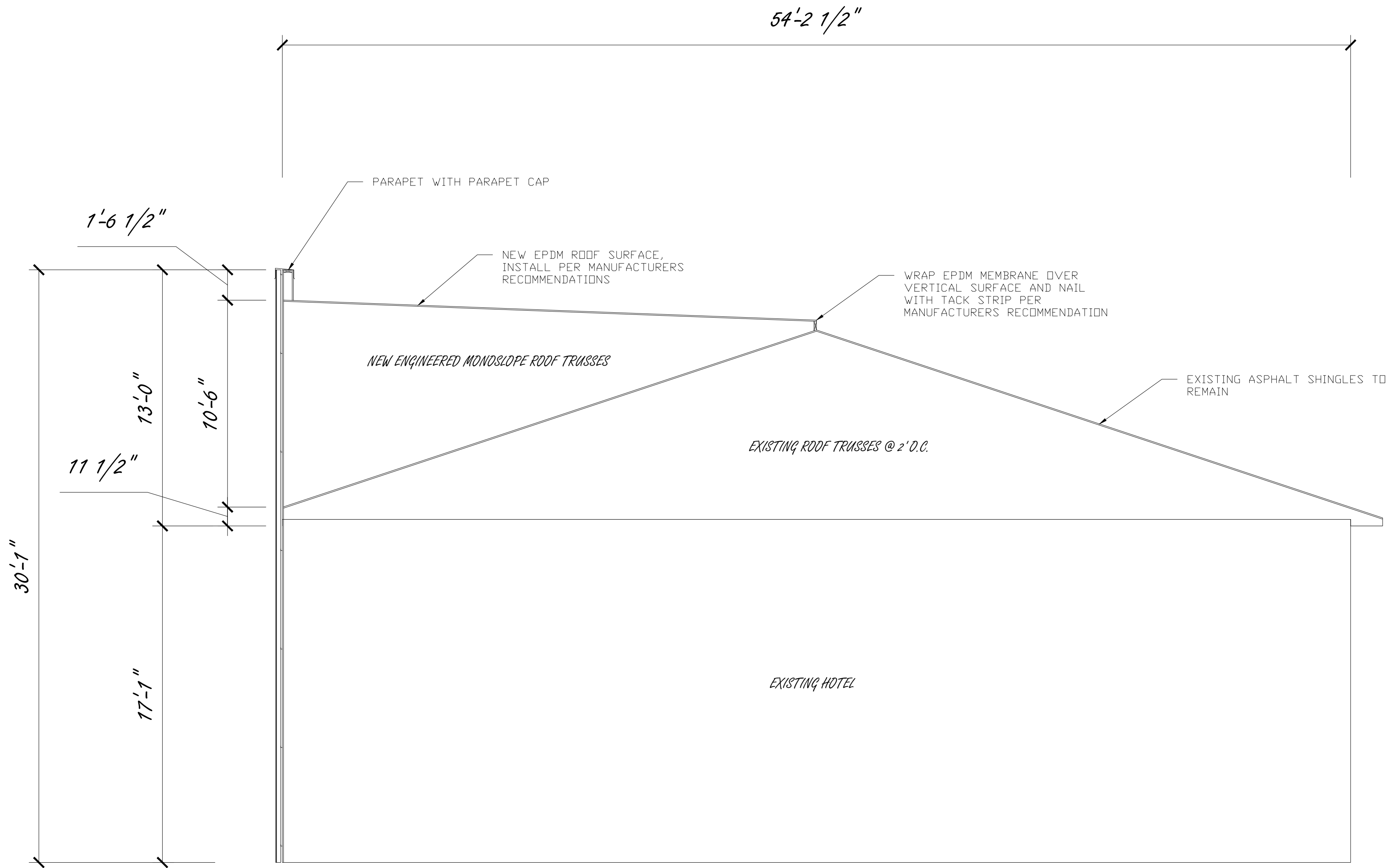
HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

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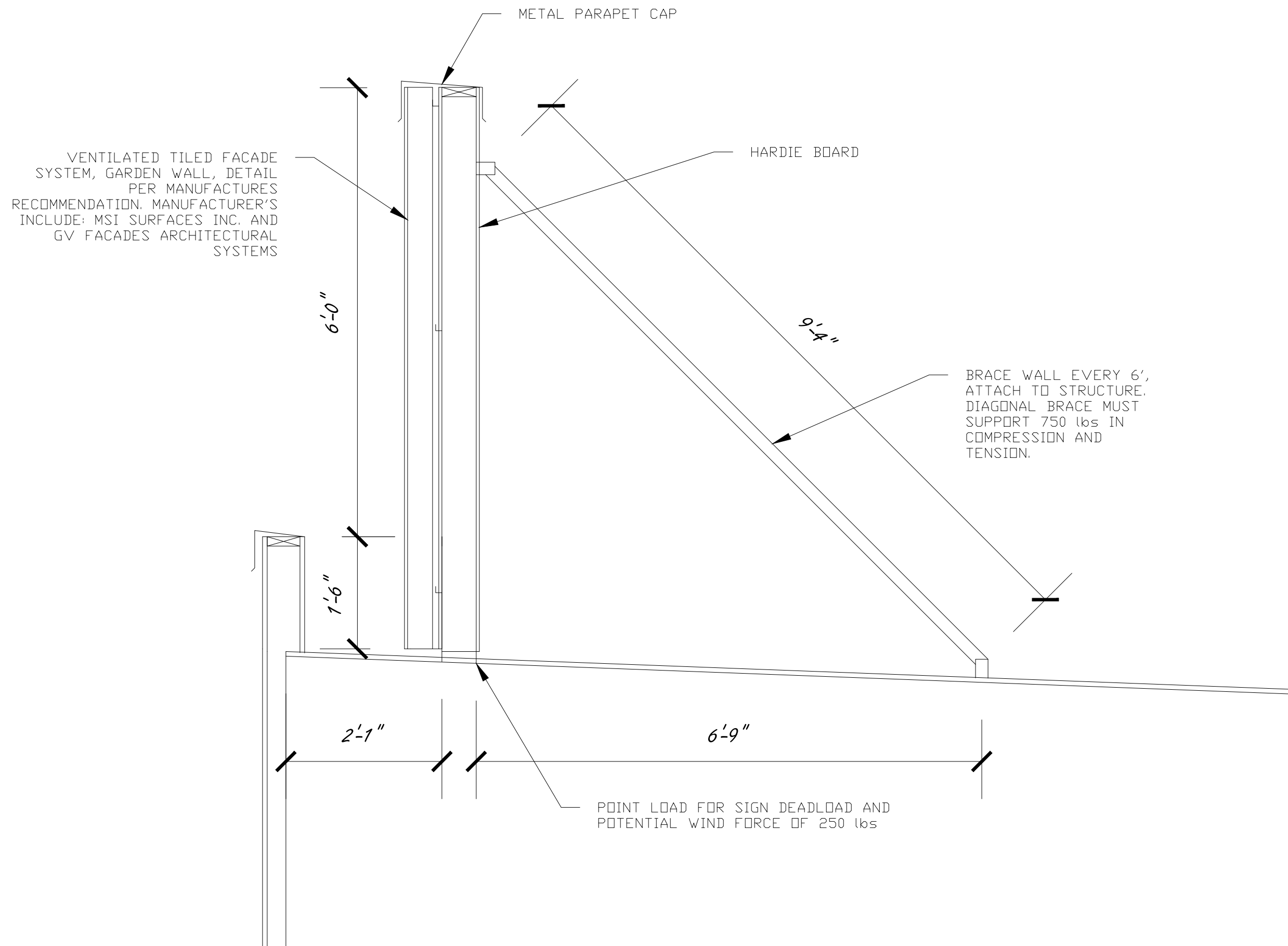
PORTE COCHERE ELEVATIONS

A-202

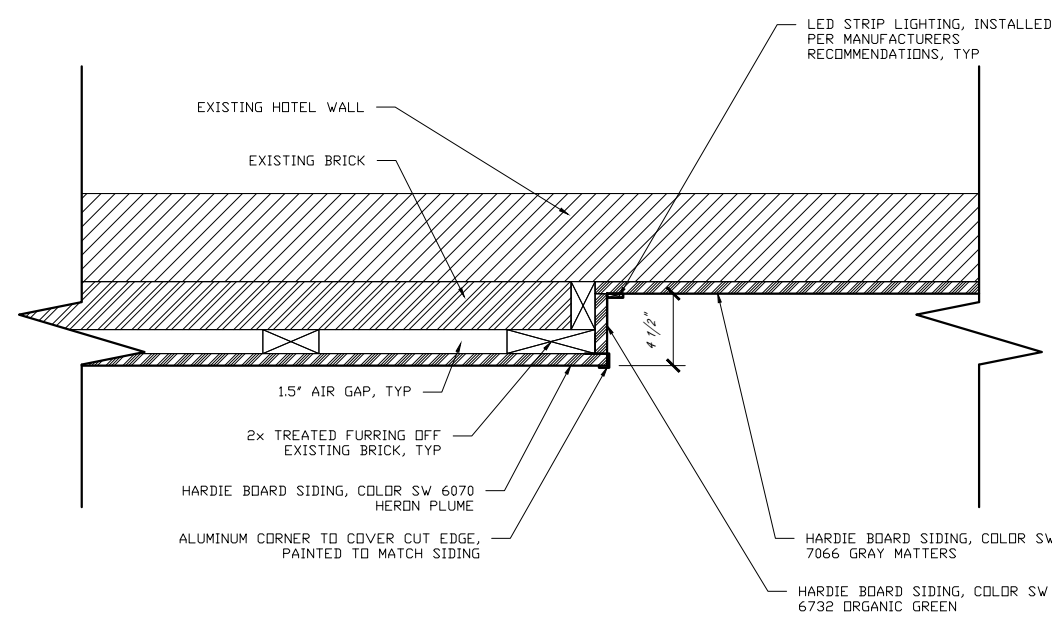
SCALE: 1/4" = 1'



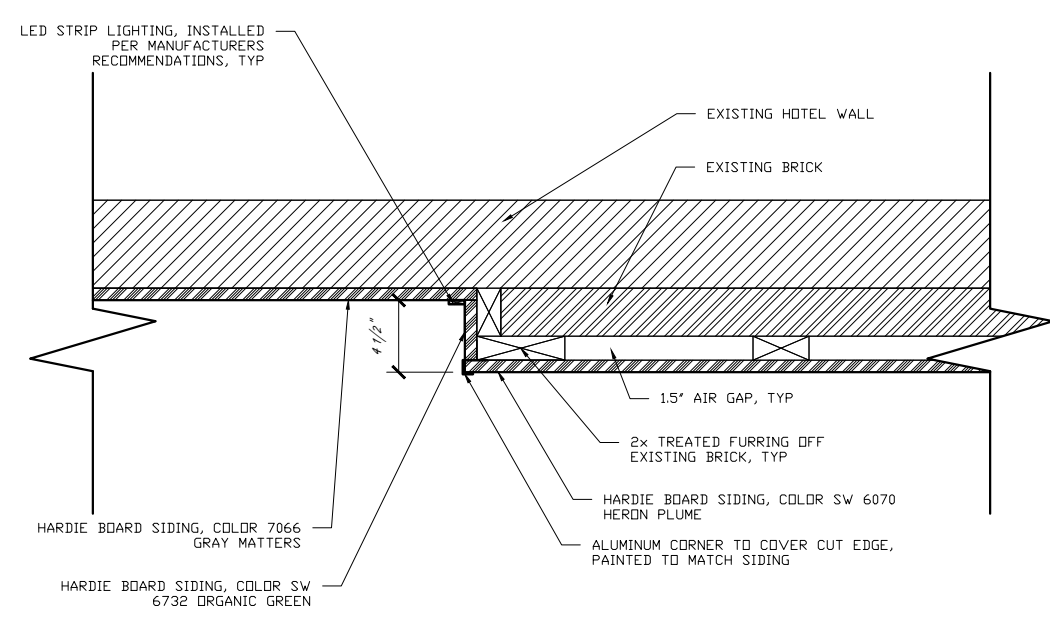
1 HOTEL ROOF SECTION
1/4" = 1'-0"



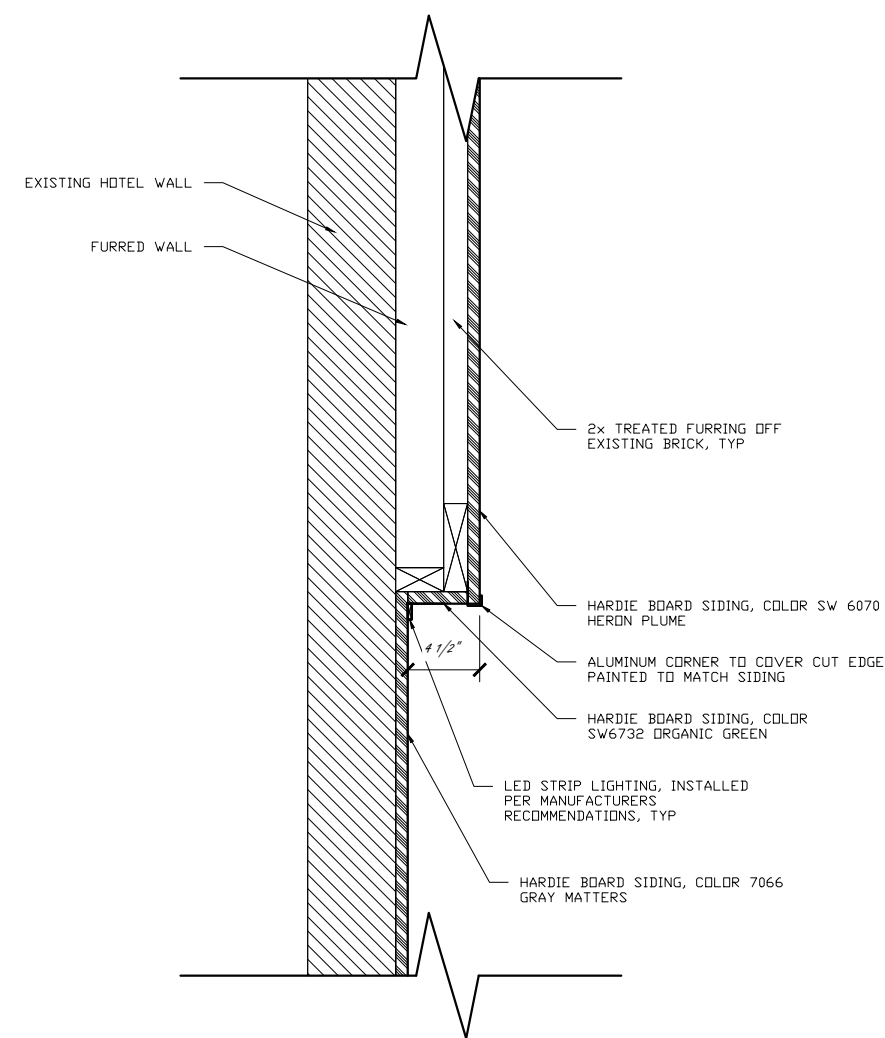
2 GARDEN WALL SECTION
3/4" = 1'-0"



4 SIDING DETAIL
1" = 1'-0"



5 SIDING DETAIL
1" = 1'-0"



6 SIDING DETAIL
1" = 1'-0"

NIE DRAFTING AND DESIGN LLC

2878 LEXES HILLS TRL. MISSOURI VALLEY, IA 51555
PH (515) 665-1456

PROJECT #: #####
DRAWN BY: BJN
DATE: 3/9/22

HOTEL RENOVATION
MAHA LAXMI INC.
PROJECT LOCATION:
**133 SE DELAWARE AVE.
ANKENY, IA**

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SECTIONS / DETAILS

A-300

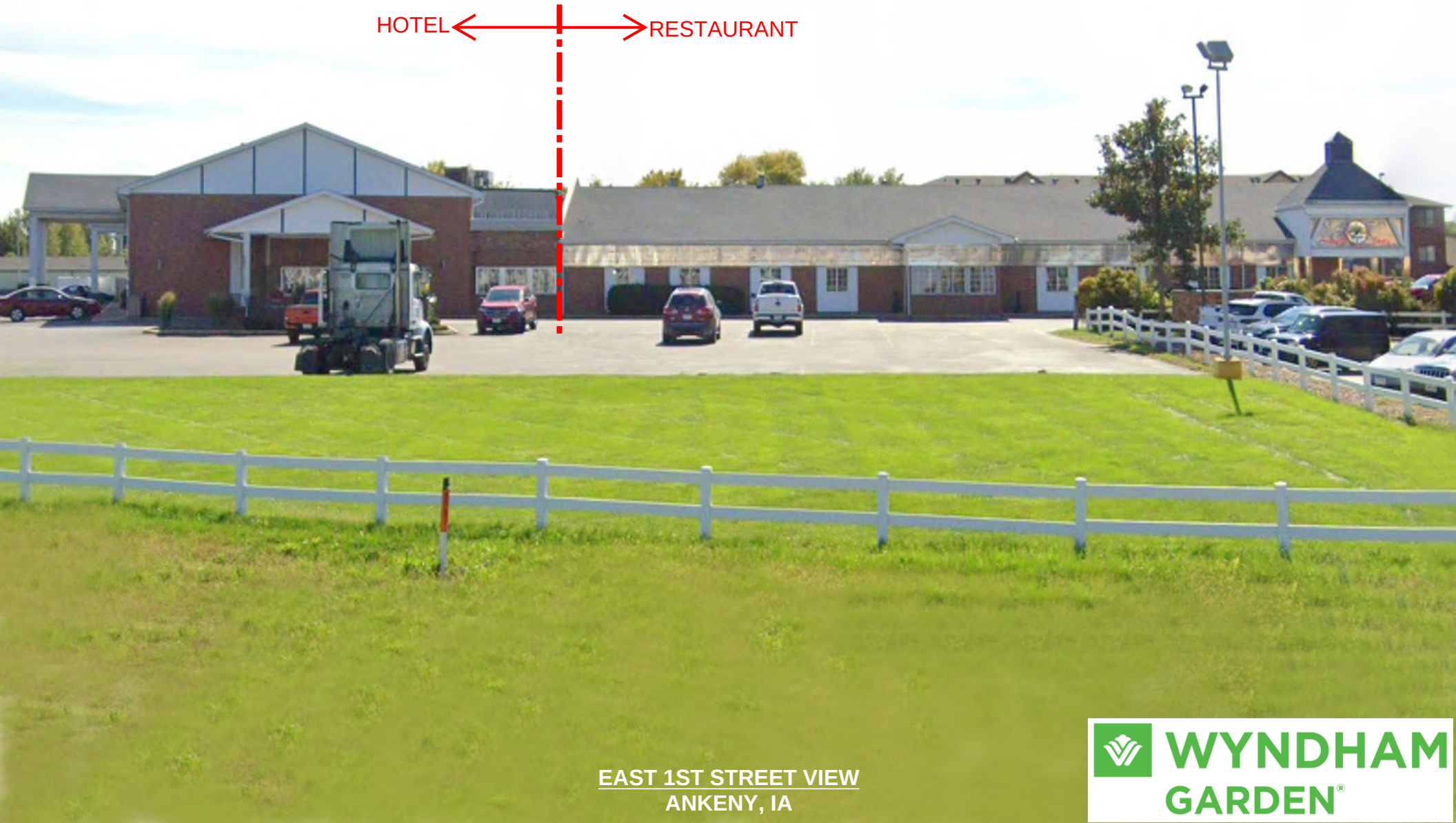
SCALE: VARIES



RAMADA CONVERSION/WYNDHAM GARDEN
ANKENY, IA



HOTEL ← → RESTAURANT



EAST 1ST STREET VIEW
ANKENY, IA



NOTES:

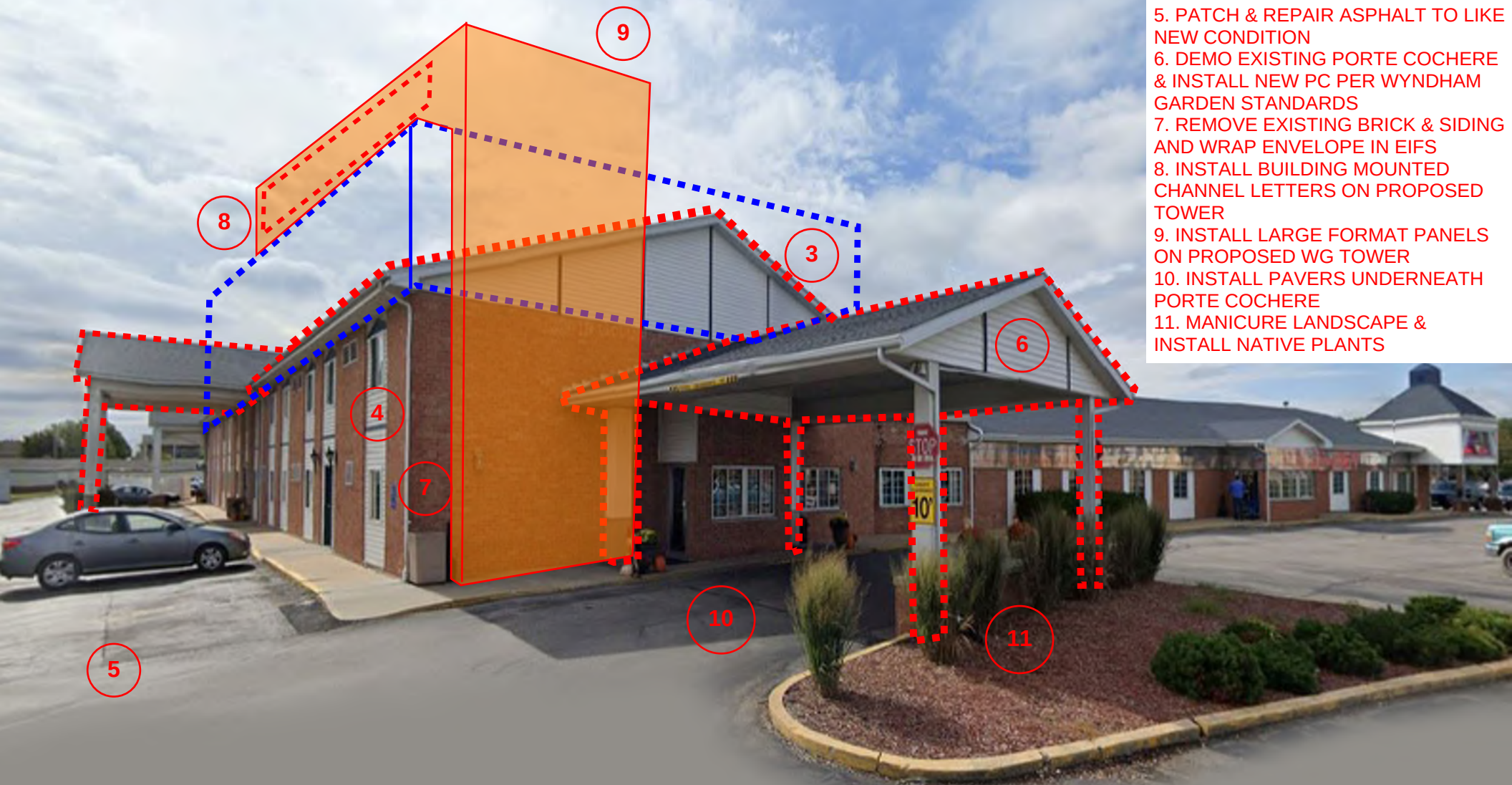
1. UPDATE PYLON SIGN
PER WYNDHAM GARDEN SIGNAGE
REQUIREMENTS
2. UPDATE EXTERIOR SITE LIGHTING TO
LED
3. REMOVE EXISTING ROOF STRUCTURE
& ADD THIRD FLOOR
4. UPDATE WINDOW TYPE PER WYNDHAM
GARDEN STANDARDS
5. PATCH & REPAIR ASPHALT TO LIKE
NEW CONDITION
6. DEMO EXISTING PORTE COCHERE &
INSTALL NEW PC PER WYNDHAM GARDEN
STANDARDS
7. REMOVE EXISTING BRICK & SIDING AND
WRAP ENVELOPE IN EIFS
8. INSTALL BUILDING MOUNTED CHANNEL
LETTERS ON PROPOSED TOWER
9. INSTALL LARGE FORMAT PANELS ON
PROPOSED WG TOWER
10. INSTALL PAVERS UNDERNEATH
PORTE COCHERE
11. MANICURE LANDSCAPE & INSTALL
NATIVE PLANTS



RAMADA CONVERSION/WYNDHAM GARDEN
ANKENY, IA

NOTES:

1. UPDATE PYLON SIGN
PER WYNDHAM GARDEN SIGNAGE
REQUIREMENTS
2. UPDATE EXTERIOR SITE LIGHTING
TO LED
3. REMOVE EXISTING ROOF
STRUCTURE & ADD THIRD FLOOR
4. UPDATE WINDOW TYPE PER
WYNDHAM GARDEN STANDARDS
5. PATCH & REPAIR ASPHALT TO LIKE
NEW CONDITION
6. DEMO EXISTING PORTE COCHERE
& INSTALL NEW PC PER WYNDHAM
GARDEN STANDARDS
7. REMOVE EXISTING BRICK & SIDING
AND WRAP ENVELOPE IN EIFS
8. INSTALL BUILDING MOUNTED
CHANNEL LETTERS ON PROPOSED
TOWER
9. INSTALL LARGE FORMAT PANELS
ON PROPOSED WG TOWER
10. INSTALL PAVERS UNDERNEATH
PORTE COCHERE
11. MANICURE LANDSCAPE &
INSTALL NATIVE PLANTS



RAMADA CONVERSION/WYNDHAM GARDEN
ANKENY, IA



WYNDHAM
GARDEN®



NOTES:

1. UPDATE PYLON SIGN
PER WYNDHAM GARDEN SIGNAGE
REQUIREMENTS
2. UPDATE EXTERIOR SITE LIGHTING
TO LED
3. REMOVE EXISTING ROOF
STRUCTURE & ADD THIRD FLOOR
4. UPDATE WINDOW TYPE PER
WYNDHAM GARDEN STANDARDS
5. PATCH & REPAIR ASPHALT TO LIKE
NEW CONDITION
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& INSTALL NEW PC PER WYNDHAM
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CHANNEL LETTERS ON PROPOSED
TOWER
9. INSTALL LARGE FORMAT PANELS
ON PROPOSED WG TOWER
10. INSTALL PAVERS UNDERNEATH
PORTE COCHERE
11. MANICURE LANDSCAPE &
INSTALL NATIVE PLANTS

RAMADA CONVERSION/WYNDHAM GARDEN
ANKENY, IA



WYNDHAM
GARDEN®



NOTES:

1. UPDATE PYLON SIGN
PER WYNDHAM GARDEN SIGNAGE
REQUIREMENTS
2. UPDATE EXTERIOR SITE LIGHTING
TO LED
3. REMOVE EXISTING ROOF
STRUCTURE & ADD THIRD FLOOR
4. UPDATE WINDOW TYPE PER
WYNDHAM GARDEN STANDARDS
5. PATCH & REPAIR ASPHALT TO LIKE
NEW CONDITION
6. DEMO EXISTING PORTE COCHERE
& INSTALL NEW PC PER WYNDHAM
GARDEN STANDARDS
7. REMOVE EXISTING BRICK & SIDING
AND WRAP ENVELOPE IN EIFS
8. INSTALL BUILDING MOUNTED
CHANNEL LETTERS ON PROPOSED
TOWER
9. INSTALL LARGE FORMAT PANELS
ON PROPOSED WG TOWER
10. INSTALL PAVERS UNDERNEATH
PORTE COCHERE
11. MANICURE LANDSCAPE &
INSTALL NATIVE PLANTS

RAMADA CONVERSION/WYNDHAM GARDEN
ANKENY, IA



WYNDHAM
GARDEN®



PROPOSED 3-STORY EXTERIOR
ANKENY, IA



 WYNDHAM GARDEN

PROTOTYPICAL WYNDHAM GARDEN
FOR REFERENCE ONLY





PLAN AND ZONING COMMISSION

March 22, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Grove View, LLC request to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on March 8, 2022.

PUBLIC OUTREACH EFFORTS:

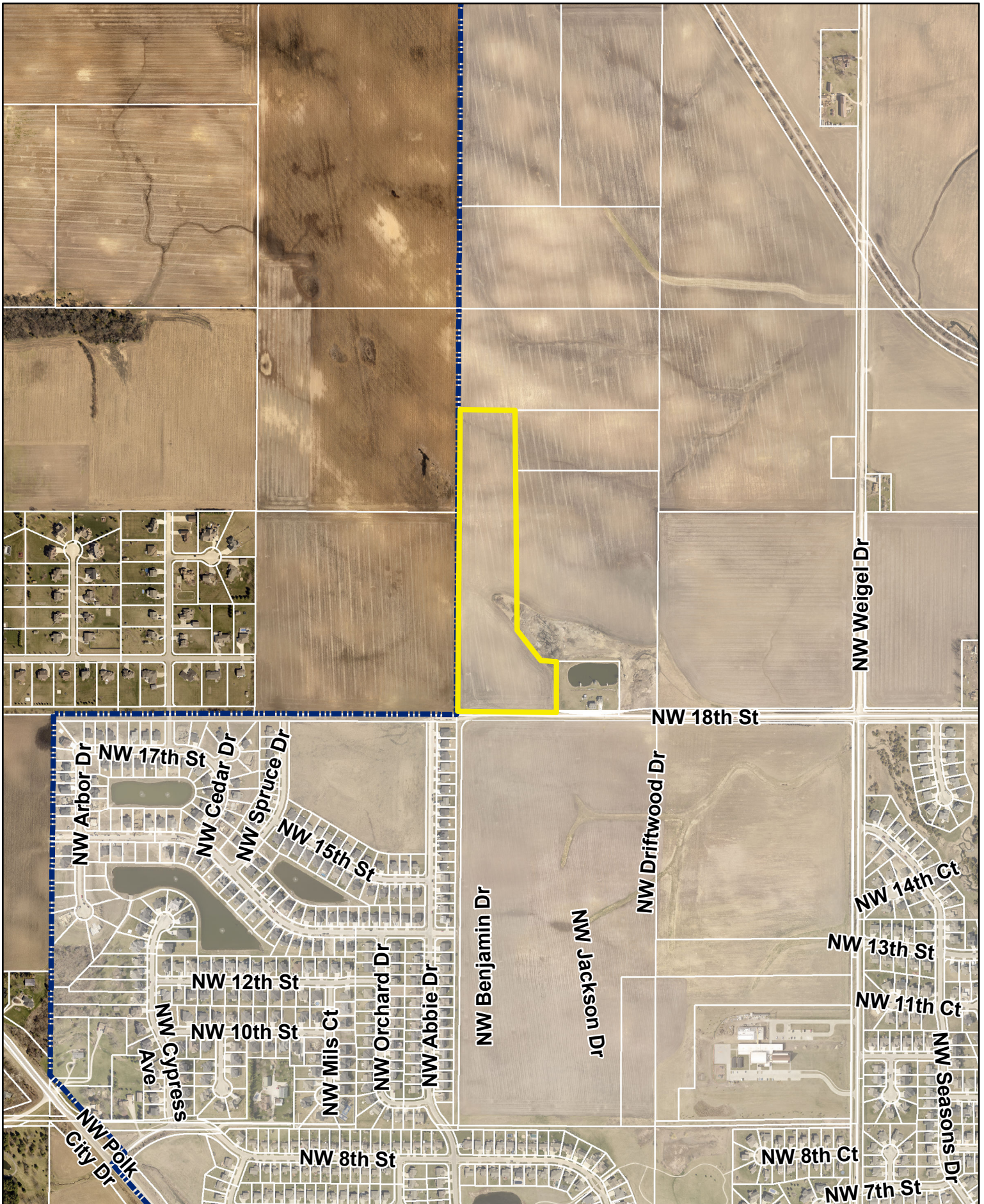
ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Rezoning Exhibit
	PUD Document
	PUD Master Plan
	Zoning Map
	Future Land Use Map



N



1 inch = 800 feet

Date: 2/15/2022

Grove View PUD

Agenda Item: Grove View PUD Rezoning – Action
Report Date: March 9, 2022
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request by Grove View, LLC to rezone property from R-1, One Family Residence District, to PUD, Planned Unit Development.

Project Report

The applicant, Grove View, LLC is requesting to rezone property from R-1, One-Family Residence District, to PUD, Planned Unit Development.

The area subject to the proposed rezoning consists of a 19.25-acre (+/-) portion of property located northeast of the intersection at NW 18th Street and NW Abbie Drive—adjacent to the northwestern corporate limits of Ankeny. The property is currently zoned R-1, One-Family Residence District, and is surrounded by properties to the north that are zoned R-1, One-Family Residence District, properties to the east that are zoned R-3, Multiple-Family Residence District w/Restrictions, and properties to the south that are zoned Grove Landing PUD, which is generally comprised of medium-density residential land uses. Surrounding properties to the west are unincorporated—zoned under Polk County as AT, Agricultural Transition District.

The subject property was annexed into the City of Ankeny as a petitioned property of the 1,600-acre Northwest Annexation in 2007. The applicant, Grove View, LLC, is now proposing to rezone the property owned by TJL Investments, LLC from R-1, One-Family Residence District to PUD, Planned Unit Development. The proposed rezoning generally aligns with The Ankeny Plan 2040 Comprehensive Plan, *Figure 12.10, Future Land Use Map*, which indicates the area subject to rezoning as Medium-Density and Low-Density Residential.

Language in the PUD book discusses parkland dedication requirements, landscaping, utility services, and architectural character with examples of the single-family detached and bi-attached residential products that could be located within their respective areas identified on the Land Use Plan. The Grove View PUD Master Plan outlines the general plan for development of the site with tentative residential lot lines, public streets, utility layouts and storm water detention. It's the applicant's intent that the PUD Master Plan provides enough detail that a standard preliminary plat may not be needed, so long as any final plats in the future generally conform to said master plan.

Access to the development will come via NW 18th Street with the continuation of NW Jackson Drive, while two local streets are shown that will allow for future street connections when development of the surrounding area occurs. Pedestrian trails are not proposed within the development, although all of the proposed streets will have five-foot sidewalks extended on both sides. Utility connections are anticipated to come via NW 18th Street and will extend water, storm, and sanitary services throughout the development. Storm water will be captured via one of the multiple intakes in the development before being detained in Outlot 'Z'. The proposed PUD Master Plan indicates Parcel A as being utilized for single family detached homes, while Parcel B is indicated as being utilized for bi-attached homes, which generally aligns with what's shown for the subject area in The Ankeny Plan 2040 Future Land Use Map. The bulk regulations for Parcels A and B are as follows:

- Single Family
 - Minimum lot area: 5,000 sf
 - Minimum lot width: 50 ft
 - Maximum story height: 2
 - Front setback: 25 ft
 - Side setback: 10 ft total; 5 ft minimum on each side
 - Rear setback: 30 ft
- Two-Family
 - Minimum lot area: 4,000 sf
 - Minimum lot width: 40 ft
 - Maximum story height: 2
 - Front setback: 25 ft
 - Side setback: 10 ft total; 5 ft minimum on each side
 - Rear setback: 25 ft

The developer has submitted rezoning petition owner signatures consisting of 100% of the land area subject to the rezoning, exceeding the minimum required 50% of property owners; and 65.6% of the land area within 250' of the subject property—not including City of Ankeny or Polk County—encompassing 3 of 10 such property owners, and exceeding the minimum required 60% of surrounding petitioned property.

Notifications of the public hearing were mailed to the surrounding property owners within 250' of the property on February 23, 2022; and a legal notice of the proposed rezoning was published on February 25, 2022. The Zoning Ordinance also requires that the applicant of a proposed rezoning post public notification signage on the property to inform the public of the proposed change, as well as the time and place of the public hearing. The applicant posted the signage on Tuesday, March 1, 2022, providing the minimum required seven days of notification for the proposed rezoning before this public hearing.

Public Hearing

The Plan and Zoning Commission held a public hearing for the proposed rezoning on March 8, 2022. There were no questions or comments from the public. A complete recap of the public hearing can be found in the minutes from the meeting.



01/22/2022

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

1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

RE: Grove View PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

On behalf of ATI Group, we are pleased to submit a rezoning request for approximately 19 acres in the City of Ankeny north of NW 18th Street and respectfully request your approval of said rezoning request.

This proposal is to rezone the property from R-1 to the Grove View PUD. The development plan as presented is generally consistent with the City's Comprehensive Land Use Plan and represents strategic and thoughtful residential growth for the City of Ankeny. Additionally, we believe the proposed PUD zoning offers the following advantages to the City of Ankeny and its residents:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide a variety of housing types and price points that encourages diverse opportunities for a wider range of potential citizens
- Provide adequate information for the City, general public, and neighbors who may be living near or interacting with the development to understand the big picture
- Provide adequate information for future Developers, homebuilder partners, and homebuyers to set expectations of current and future development

This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

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

Jake Becker, PE
Project Manager

Cc: ATI Group

Rezoning Exhibit

FOR Grove View PUD Ankeny, Iowa

Developer

Grove View, LLC
1615 SW Main Street, Suite #207
Ankeny, IA 50023
Attn: Eric Bohnenkamp
(712) 540-3756

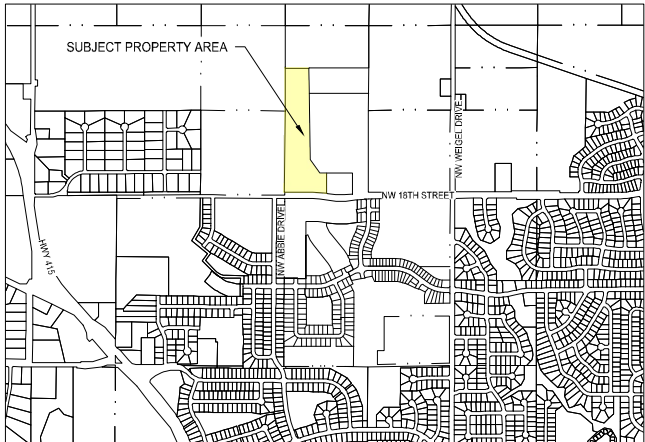
Owner

TJL Investments, LLC
1360 NW 121st Street
Clive, IA 50325
Attn: Terry Lutz
(515) 964-1229

Zoning

Existing - R-1 (ONE-FAMILY
RESIDENCE)

Proposed - Grove View PUD
(19.25 acres)



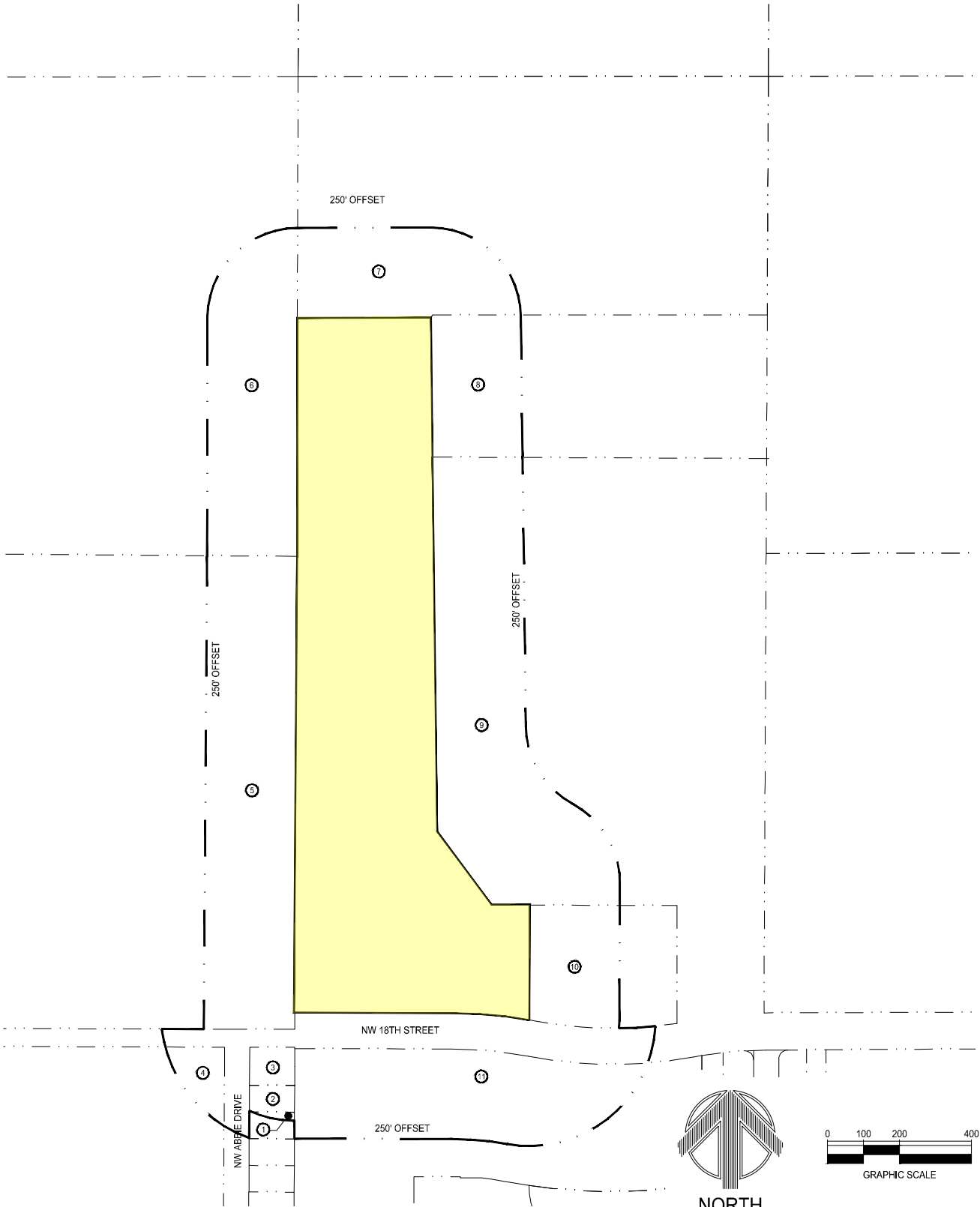
 **Vicinity Sketch**
Scale: 1" = 1,500'

Rezoning Table

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Gregory Sullivan	Lot 17 The Grove Plat 3	8024-17-204-003	1621 NW ABBIE DR ANKENY, IA 50023-9382	9,252 sf	1,863 sf	0.1%
2	Nicole White & Chris Guenther	Lot 18 The Grove Plat 3	8024-17-204-002	1703 NW ABBIE DR ANKENY, IA 50023	9,252 sf	9,305 sf	0.6%
3	JORDAN RIES WANDREY	Lot 19 The Grove Plat 3	8024-17-204-001	1707 NW ABBIE DR ANKENY, IA 50023	13,195 sf	13,195 sf	0.9%
4	ANKENY COMM SCHOOL DIST	LOT 65 THE GROVE PLAT 3	8024-17-203-001	306 SW SCHOOL ST ANKENY, IA 50023	663,312 sf	22,882 sf	1.5%
5	WILLIAM KIMBERLEY DEVELOPMENT CORP	SW 1/4 SE 1/4 EX S 50F SEC 8-80-24	8024-08-400-015	4121 NW 110TH AVE POLK CITY, IA 50226	1,676,757 sf	328,807 sf	21.9%
6	MOECKLY FAMILY FARM LLC	NW 1/4 SE 1/4 SEC 8-80-24	8024-08-400-001	1613 NW Abbie Dr, Ankeny, IA 50023	1,742,400 sf	214,495 sf	14.3%
7	HARDSHIP LAND LLC	N 1/2 NE 1/4 SE 1/4 SEC 8-80-24	8024-08-400-002	HARDSHIP LAND LLC 303 LOCUST ST STE 400 DES MOINES, IA 50309-1770	871,200 sf	140,082 sf	9.3%
8	TJL INVESTMENTS LLC	S 1/2 NE 1/4 SE 1/4 & SE 1/4 SE 1/4 -EX PARCEL 2019-236 BK 17573 PG 282- & -EX PARCEL A BK 10865 PG 248- & -EX BEG SW COR SE 1/4 SE 1/4 SEC 8 THIN N 50F E 439.83F SELY ALNG CRV 215.72F S 31.43F W 654.51F TO POB- SEC 8-80-24	8024-08-400-014	1360 NW 121ST ST CLIVE, IA 50325	1,215,419 sf	98,756 sf	6.6%
9	DANNY C JURY	EX BEG SE COR SEC THN W 248.05F N 23.65F NELY ALNG CRV 29.24F NELY ALNG CRV 219.43F E 1.05F S 50F TO POB- PARCEL 2019-236 BK 17573 PG 282 BEG SE COR SEC 8 THN W 248F N 352F W 410F W 106.5F NW 254.01F N 1039.1F E 934F S 268F S 1325.92F TO POB LESS 0.23A RD E 1/2 SE 1/4 SEC 8-80-24	8024-08-400-013	2110 NW 107TH ST ANKENY, IA 50023	1,209,356 sf	367,502 sf	24.5%
10	DAN & BEVERLY JURY	PARCEL A BK 10865 PG 248 BEG 248F W OF SE COR THN W41OF N352F E410F S 352F TO POB SE 1/4 SE 1/4 LESS .31A RD SEC 8-80-24	8024-08-400-010	2110 NW 10TH ST ANKENY, IA 50023	130,680 sf	83,723 sf	5.6%
11	TJL INVESTMENTS LLC	E 1/2 NE 1/4 N OF PARCEL 2021-60 BK 18674 PG 295 -EX PARCEL 2019-235 BK 17598 PG 588- & -EX BEG NE COR THN S 50F SWLY 201.99F WLY 462.91F NWLY 212.87F W 439.98F N 50F E 1312.56F TO POB- & -EX PARCEL 2021-30 BK 18409 PG 495- & -EX PARCEL 2021-31 BK 18409 PG 493- & -EX BEG SE COR LT A THE GROVE PLAT 1 THN N 2620.86F E 114.06F SW ALNG CRV 164.37F S 2487.33F W 33F TO POB- SEC 17-80-24	8024-17-200-012	1360 NW 121ST ST CLIVE, IA 50325	968,154 sf	219,028 sf	14.6%

ZONING TABLE NOTES:

- 1) RIGHT-OF-WAY AREA IS NOT INCLUDED
- 2) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 1/10/2022
- 3) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA



Rezoning Area Description

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°24'28" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF NW 18TH STREET AS SHOWN ON THE WARRANTY DEED RECORDED IN BOOK 18392 PAGE 299 AND THE POINT OF BEGINNING; THENCE NORTH 00°24'28" EAST ALONG SAID WEST LINE, 1265.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°04'29" EAST ALONG SAID WEST LINE, 665.06 FEET; THENCE NORTH 89°47'18" EAST, 370.62 FEET; THENCE SOUTH 00°42'00" EAST, 387.93 FEET TO THE NORTHWEST CORNER OF PARCEL 2019-236 WHICH IS RECORDED IN BOOK 17573 PAGE 282-283; THENCE SOUTH 00°42'00" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2019-236, A DISTANCE OF 1039.10 FEET; THENCE SOUTH 36°30'02" EAST ALONG SAID WESTERLY LINE, 254.01 FEET; THENCE SOUTH 89°47'04" EAST ALONG SAID WESTERLY LINE, 106.50 FEET TO THE NORTHWEST CORNER OF PARCEL 'A' WHICH IS RECORDED IN BOOK 10865 PAGE 248; THENCE SOUTH 00°12'34" WEST ALONG THE WEST LINE OF SAID PARCEL 'A', 320.71 FEET TO SAID NORTH RIGHT OF WAY OF NW 18TH STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1250.00 FEET, WHOSE ARC LENGTH IS 215.76 FEET AND WHOSE CHORD BEARS NORTH 84°51'34" WEST, 215.49 FEET; THENCE NORTH 89°48'15" WEST ALONG SAID NORTH RIGHT OF WAY, 439.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.25 ACRES THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



building **strong** communities.

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

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

GROVE VIEW PUD REZONING EXHIBIT

ANKENY, IOWA
20218009
JANUARY 2022

REVISIONS
2/16/2022

ENGINEER
J. BECKER

DRAWN BY
B. FLAHERTY

CHECKED BY
-

FIELD BOOK NO.
-

DRAWING NO.

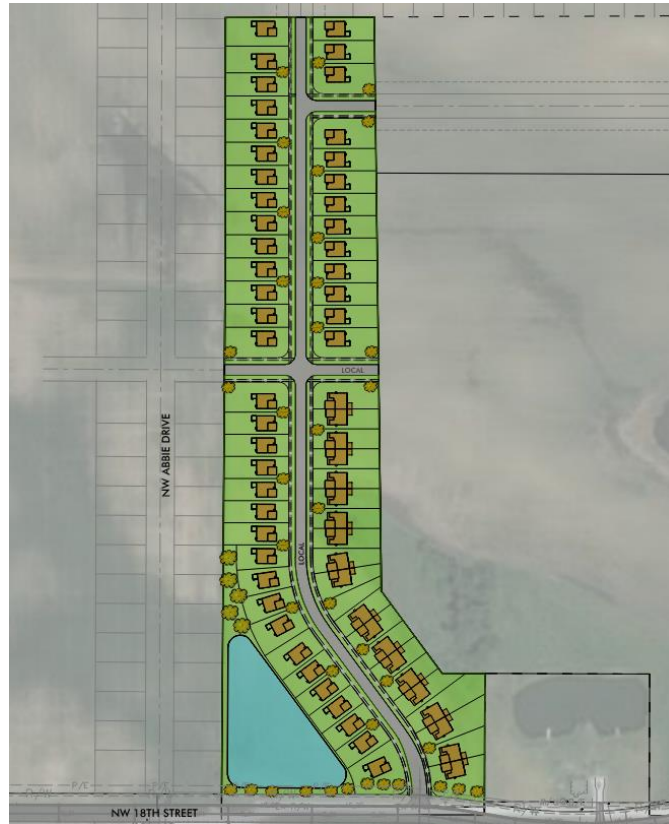
SHEET NO.

RZ-01

1 / 1

GROVE VIEW

PLANNED UNIT DEVELOPMENT
CITY OF ANKENY



PREPARED BY:



PREPARED ON:
01/03/2022

REVISIONS:
2/25/22
3/11/22

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01/22/2022

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RE: Grove View PUD – Rezoning

Dear Honorable Mayor, City Council, and Plan & Zoning Commission Members,

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This letter of request is included as part of the PUD submittal package that establishes the framework for the next highly sought-after area in the City of Ankeny. We thank you for your consideration of approval of this project.

Sincerely,

McClure Engineering Company

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

Jake Becker, PE
Project Manager

Cc: ATI Group

GROVE VIEW PUD

SECTION 1 - PURPOSE The primary and technical purpose of this PUD document is to provide the framework and basis to change the official zoning of the parcel of ground as described in Section 2 herein from R-1 to PUD.

Additionally, the following purposes are also considered vital to the intents this PUD document:

- Simultaneously offer flexibility in development yet establish general structure and framework of the planned property
- Provide sufficient and expanded details so that a Preliminary Plat is not necessary for future development proceedings
- Provide adequate information for approving entities (City Council, P&Z, City Staff, etc.) to feel comfortable approving this PUD and future development proceedings
- Provide adequate information for future Developers, homebuilder partners, and homebuyers to set expectations of current and future development
- Provide adequate information for the general public and neighbors who may be living near or interacting with the development to understand the big picture

SECTION 2 - LEGAL DESCRIPTION The Official Zoning Map of the City of Ankeny, Iowa, is proposed to be amended from R-1 to PUD, for the property legally described as follows:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GROVE VIEW PUD

SECTION 3 - MASTER PLAN ADOPTION Attached hereto and made a part of this rezoning approval, for concept description and delineation is the Grove View Master Plan listed as Appendix A. The Master Plan is adopted to establish the rules, regulations, and development guidelines for the land use and performance standards pursuant to Section 192.15 of the Municipal Code of the City of Ankeny, Iowa, for the development of the Grove View PUD. The Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide.

Individual parcels within the PUD may be developed independent of other parcels or tracts, provided the minimum requirements are met, unless modified herein, and the development of the parcel allows for the proper development of other parcels or tracts within the PUD.

It is recognized that shifts or modifications to the Master Plan layout and reasonable adjustments to the PUD Land Use Parcel boundaries may be made in order to establish workable street patterns, storm water management systems or facilities, elevations, grades, and/or usable building sites. Any modifications to the Master Plan considered by the Zoning Administrator to be major or significant and any amendments to the PUD text shall be made pursuant to Subsection 192.15 of the Municipal Code of the City of Ankeny, Iowa.

SECTION 4 - REQUIRED PLANS The following plans shall be required as a part of the processing of any development application for any property within the Grove View PUD.

1. Preliminary Plat: The Master Plan provides sufficient detail that a Preliminary Plat is not necessary and may be excluded from the development review process.
2. Construction Drawings or Site Plans: Standard City of Ankeny processes and procedures shall be utilized for preparing, reviewing, and approving drawings to facilitate construction of public or private infrastructure. These are generally referred to Construction Drawings for public subdivision work and Site Plans for private site work. Said Drawings or Plans shall generally conform to the Master Plan and shall demonstrate that properly sized and located public sanitary sewers, storm sewers, water mains, and streets will be constructed adjacent to or across the respective property in order to fully serve other areas within the PUD.
3. Platting: Prior to, or in conjunction with development of any portion of the PUD, said area shall be platted in accordance with the City of Ankeny subdivision regulations to delineate within a plat the parcel to be developed except as noted in this ordinance.
 - a. Final Plats: A Final Plat shall be the mechanism to create a buildable lot on property within this PUD. Final Plats shall conform to City standards including content, review, and approval.
 - b. Plats-of-Surveys: In order to facilitate the sale or transfer of ownership of property within the PUD, a Plat-of-Survey may be created in accordance with State Law and submitted to the City of Ankeny for its review and approval following a finding of general compliance within the intent of the PUD. It is understood that the transfer of title of any property in the PUD is an interim measure to facilitate development of the PUD and will ultimately culminate in the Final Platting of the respective property. Parcels created by Plat-of-Survey shall not be buildable and no building permit shall be issued until the parcel is platted as part of a Subdivision Plat is approved and the final plat is recorded. No public or private infrastructure improvements are required to

be installed or surety posted for any parcels created by Plat-of-Survey.

- c. Outlots: As part of a Subdivision Plat, Outlot(s) may be created to facilitate the sale or transfer of ownership. Outlots shall not be buildable and no building permit shall be issued until such time that a Subdivision Plat is approved and the final plat is recorded that replats said Outlot(s) into one or more regular Subdivision Lots. No public or private infrastructure improvements are required to be installed or surety posted for any Outlots created by Subdivision Plat.
- d. Acquisition Plats: Public street rights-of-way may be established by Acquisition Plat following the review and approval by the City.
- e. Postage Stamp Lots: Individual lots created within a common lot or outlot that is owned and controlled by an Owner's Association or condominium regime, commonly referred to as a *Postage Stamp Lot*, may be permitted provided it is within an approved master planned development and the surrounding common lot or outlot meets the City's requirements for lot frontage, and provides for cross access/egress and public utilities for the Postage Stamp Lots. This type of lot is restricted to land use Parcel A.

SECTION 5 - GENERAL CONDITIONS The following general site development criteria are applicable to the Grove View PUD:

1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Ankeny, Iowa, the requirements of the Municipal Code shall be enforced.
2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Ankeny Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Ankeny, pertaining thereto, unless otherwise stated within this Ordinance or approved by City Council. To allow for creative residential community design, alternate public ROW sections may be considered to allow for flexibility in unit design and layout.
3. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation. No building shall be erected within 25-feet of any major drainage (as determined by the storm water management plan), storm water detention basin or pond, unless approved by the City.
4. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in effect at the time of development unless otherwise addressed in an approved Development Agreement.

GROVE VIEW PUD

SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY Appendix A shows a conceptual roadway circulation system including the classification of each road. The minimum standards of each road classification are as follows:

NW Jackson Drive (Local):

- 60' Right of Way
- 27' wide paving
- Widened to 37' wide and 3-lanes at intersection with NW 18th Street
- Parking on west side of street
- 5' sidewalk on both sides
- No lots shall have direct access to NW 18th Street

Residential Local Streets:

- 60' Right of Way
- 27' wide paving
- Parking on south side of street
- 5' sidewalk on both sides

At a minimum, the Developer of each area shall design the street circulation system and shall extend designated roadways across its plat to adjacent areas. Public street right-of-way shall be dedicated to the City at the time of platting consistent with the above standards or as approved by City Council.

Private streets may be utilized if approved in a site-specific Site Plan and shall establish a private street easement. Said easement shall detail the private street ownership, maintenance, private access rights, and the right of use by the general public and city emergency service vehicles for access and circulation. Alternate curb sections may be allowed on private streets if reviewed and approved by City Council at the time of development.

SECTION 7 - PEDESTRIAN TRAILS

Pedestrian trails or "oversized" sidewalk are not proposed within this development.

SECTION 8 - OPEN SPACE

1. All common open space intended for public use (i.e., pedestrian trails or stormwater detention) shall generally be contained within an Outlot or easement. Outlots shall be owned and maintained by the HOA.

SECTION 9 - PARKLAND DEDICATION

1. All development within this PUD shall comply with the City's parkland dedication requirements. Provisions provided as part of this Section are intended to fully satisfy the parkland dedication requirements for the entire Grove View development.
2. A payment in lieu of dedication is proposed by the developer utilizing the City of Ankeny's standard parkland calculation for area and value.

LAND USE PARCEL	LAND USE	AREA	PARKLAND REQUIRED	PARKLAND REQUIRED
		(ACRES)	(%)	(ACRES)
A	MDR	14.3	10%	1.4
B	MDR	5	10%	0.5
TOTAL PARKLAND REQUIRED:				1.9

3. Should future PUD modifications occur that would result in an increase in required parkland dedication, the difference in parkland dedication shall be satisfied with the first Plat in the modified Parcel(s).

SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE Each Developer shall extend sanitary and storm sewers across its plat at sufficient capacity and appropriate elevations and locations to serve the respective service areas. The Developer of all areas within the PUD shall submit to the City for its review and approval, as part of the Subdivision Plat and any Site Plan review and approval process, a sanitary sewer service and storm water drainage plan which satisfies the City's development standards and regulations. Sanitary sewer plan and profile pages in Construction Drawings and/or Site Plans and a site-specific Storm Water Management Plan would generally suffice for the purposes of this Section's requirements.

Sufficient service is defined herein as sanitary sewer and storm water drainage facilities (pipes, structures, drainageways, detention ponds, and similar facilities) adequately sized and designed, including location and depth/elevation, to accommodate the expected flows generated within the service area. Furthermore, the design shall provide for the extension of the facilities across or through the respective Subdivision Plat and/or Site Plan so that all areas within the service area including those located 'upstream' from the Plat and/or Site Plan shall be adequately served.

As previously stated, the Master Plan in Appendix A contains certain pages that are more detailed than necessary in traditional PUD documents. One of the reasons for this is to provide a baseline for utility extensions as it relates to the overall development. The GN-series pages function essentially as a Preliminary Plat. As such, Developers shall generally adhere to utility plans depicted in Appendix A in regard to utility extensions to adjacent sites. Since more detail is provided in a traditional PUD Master Plan, special consideration should be made to reasonable modifications and deviations of Construction Drawings, Site Plans, and/or Final Plats from this Master Plan in regard to specific configuration, lot sizing, utility layout, and other provisions.

SECTION 11 - STORM WATER MANAGEMENT A Master Storm Water Management Plan (titled "Grove View Master Storm Water Management Plan") is prepared and approved coincident with this PUD. This Master SWMP provides calculations and discussions in regard to storm water detention requirements for a majority of the site. As a part of the review and approval for each Subdivision Plat or Site Plan, a storm water management plan for the area within the Subdivision Plat and/or Site Plan shall be submitted to the City for its approval. Subsequent, plat/site-specific SWMPs will serve the purpose of establishing compliance with the Master SWMP and to provide specific storm water details (i.e., intake and pipe capacity calculations). All storm water management plans shall generally comply with the Master SWMP or provide calculations justifying changes.

SECTION 12 - LAND USE DESIGN CRITERIA The following land use design criteria shall apply to the respective Land Use parcels designated on the Grove View Master Plan. The intent of this section is to establish bulk regulation criteria for each Land Use parcel similar to traditional City of Ankeny zoning criteria. Criteria specifically listed herein shall be the governing standards, however a similar City of Ankeny zoning classification is also listed in an effort to direct users to supplemental data for criteria not explicitly listed herein.

1. **Land Use Parcels A and B:** The intent of these parcels is to develop into primarily smaller or specialty detached single-family or attached duplex units. The closest similar City of Ankeny zoning classification is R-3 with restrictions. Land Use Parcel sizes and gross densities are planned as shown below:

GROVE VIEW PUD

Parcel	Size	Maximum* Units	Maximum* Gross Density
A	14.3 Acres	72 Units	5.0 DU per Ac.
B	5.0 Acres	25 Units	5.0 DU per Ac.

*Maximum listed in this table may not reflect the Master Plan or subsequent approval process, but in no case shall the Master Plan or subsequent approval process propose more than the number listed in this table.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-1, R-2, and R-3 districts. Setbacks are modified in accordance with the following table for each land use.
- b. Bulk Regulations: All setbacks shall be in accordance with the Height and Bulk Regulations for the R-1, R-2, and R-3 districts, except as modified herein.

Use	Lot Area	Lot Width	Story Height Limit	Front Setback	Side Setback	Sum of Side Setbacks	Rear Setback
Single Family	5,000 sf	50 ft	2	25 ft	5 ft	10 ft	30 ft
Two-Family	4,000 sf	40 ft	2	25 ft	5 ft	10 ft	25 ft

SECTION 13 - GENERAL LANDSCAPE STANDARDS

1. All areas not covered by building or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs, and/or trees in accordance with open space and landscaping requirements set forth the City Zoning Ordinance.
2. It is anticipated that the Restrictive Covenants will provide specific requirements on individual lots in regard to landscaping requirements, specifically tree lots in land use Parcels A and B. Such requirements would be implemented in an effort to create a canopy of overstory trees decades after development is completed. Specific requirements and species would be specified in the Restrictive Covenants.
3. 25' Buffer Easements are proposed along NW 18th Street. These easements will be allowed to overlap PUEs and Gas Easements. No fences or sheds are allowed within the Buffer Easements. Tree/buffer requirements per Ankeny City code are to be within the Buffer Easements.

GROVE VIEW PUD

SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS

1. All structures shall comply with the City's architectural standards set forth in the City Zoning Ordinance.
2. All structures shall comply with the Restrictive Covenants as prepared with each respective phase of development.
3. Appendix B includes general examples of the expectations of architectural character of the structures within Grove View.
4. Side-by-side usage of the exact same frontage elevation for a single-family home shall be avoided where practical. When same front elevations are located side-by-side, differing colors and/or building materials shall be applied. For the sake of clarity, this requirement will not apply to duplex-style homes.

SECTION 15 - SIGNAGE All signage shall be in compliance with the City Zoning Code regulations.

SECTION 16 - DEFINITION The term "Developer" for the purpose of the Ordinance, shall mean any person, individual, firm, partnership, association, corporation, estate, trust, entity, or agent or same acting or proposing to subdivide land, improve or develop land including grading or installation of utilities, or plat a Land Use Area Parcel (or fractional part therein) within the PUD by improving or grading the parcel, installing utilities, or for the construction of a building or buildings or amenities.

SECTION 17 - VIOLATIONS AND PENALTIES Any person who violates the provision of this Ordinance upon conviction shall be punished as set forth in the Municipal Code of the City of Ankeny, Iowa.

SECTION 18 - OTHER REMEDIES In addition to the provisions set out in Violation and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 19 - REPEALER All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 20 - SEVERABILITY CLAUSE In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 21 - EFFECTIVE DATE This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

APPENDICIES:

Appendix A – Grove View Master Plan (pgs 1-5)
Appendix B – Architectural Character

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GROVE VIEW MASTER PLAN

Owner / Developer

Grove View, LLC
1615 SW Main Street, Suite #207
Ankeny, IA 50023
Attn: Eric Bohnenkamp
(712) 540-3756

Engineer / Designer

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
Attn: Jake Becker, PE
(515) 964-1229

Zoning

EXISTING - R-1 (ONE-FAMILY RESIDENCE DISTRICT)
PROPOSED - GROVE VIEW PUD

NOTES

1. THE INTENT OF THIS MASTER PLAN IS TO PROVIDE SUFFICIENT DETAIL SUCH THAT A TRADITIONAL PRELIMINARY PLAT IS NOT REQUIRED TO DEVELOP PORTIONS OF THIS PROPERTY THAT GENERALLY CONFORM TO THIS MASTER PLAN.
2. THE GRAPHICAL RENDERING PROVIDED ON THIS SHEET IS CONCEPTUAL IN NATURE AND INTENDED TO DEMONSTRATE THE GENERAL CHARACTER OF THE DEVELOPMENT. FINAL LAYOUT, CONFIGURATION, AND PRODUCT TYPE MAY REASONABLY DEVIATE FROM THIS PLAN.

SHEET LIST TABLE		
Sheet Number	Sheet Title	Sheet Description
1	MP-01	MASTER PLAN COVER SHEET
2	MP-02	PROPOSED LAND USE PLAN
3	EX-01	EXISTING CONDITIONS
4	GN-01	GENERAL LAYOUT AND GRADING PLAN
5	GN-02	GENERAL LAYOUT AND GRADING PLAN



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fax 515-964-2370

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**MASTER PLAN
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NORTH



**GROVE VIEW PUD
MASTER PLAN**

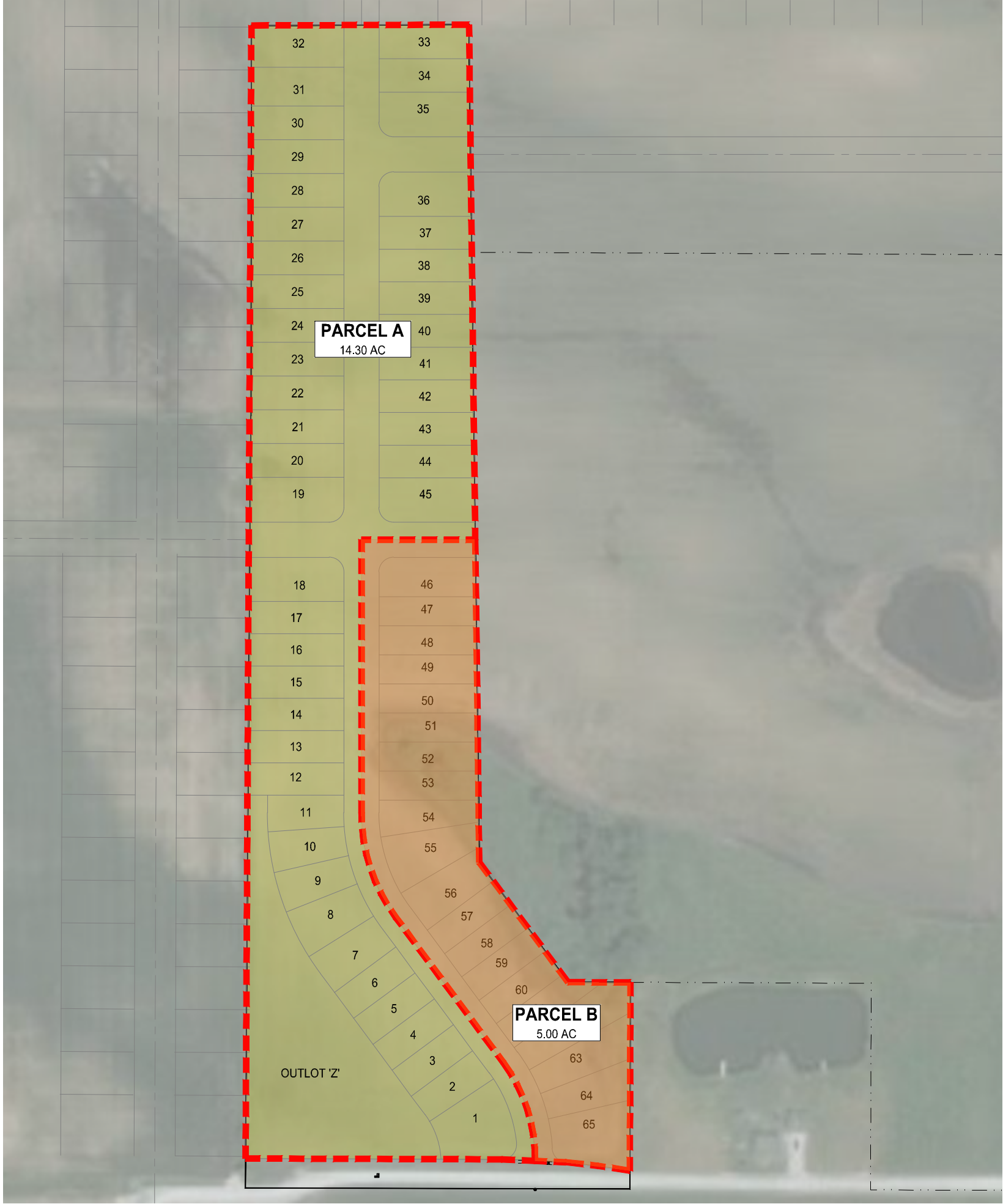
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2/25/2022
3/11/2022

ENGINEER
J BECKER
DRAWN BY
C SMITH
CHECKED BY
J BECKER
FIELD BOOK NO.
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GROVE VIEW LAND USE PLAN

BULK REGULATIONS
SEE PUD TEXT FOR BULK REGULATION TABLES AND DISCUSSION

DENSITY CALCULATIONS

PARCEL	SIZE (ACRES)	MAXIMUM UNITS (UNITS)	MAXIMUM GROSS DENSITY (DU / ACRE)
A	14.3	72	5
B	5.0	25	5
TOTAL	19.3	97	5.0

PARKLAND DEDICATION CALCULATION:

LAND USE PARCEL	LAND USE	AREA (ACRES)	PARKLAND REQUIRED (%)	PARKLAND REQUIRED (ACRES)
A	MDR	14.3	10%	1.4
B	MDR	5	10%	0.5
TOTAL PARKLAND REQUIRED:				1.9

- NOTES**
- ROW ACQUISITION FOR 18TH STREET CONSTRUCTION IS NOT INCLUDED IN THESE AREAS.
 - PARKLAND AREA IS GENERAL AND MAY NOT BE THE FINAL ACREAGE DEDICATED TO THE CITY. FINAL ACREAGE WILL BE DETERMINED DURING FINAL PLATTING OF RESPECTIVE AREAS. THE INTENT OF THIS MAP IS TO PROVIDE A GENERAL FRAMEWORK FOR PARKLAND DEDICATION AND/OR PAYMENT.
 - AREA INTERFACE LINES ARE BASED ON THE GRAPHICAL CONCEPT AND MAY REASONABLY ADJUST BASED ON FINAL LAYOUT PROPOSED DURING FINAL PLATTING STAGES.

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**PROPOSED
LAND USE PLAN**



**GROVE VIEW PUD
MASTER PLAN**

ANKENY, IA
20218009
JANUARY 7, 2022

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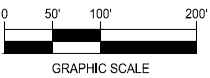
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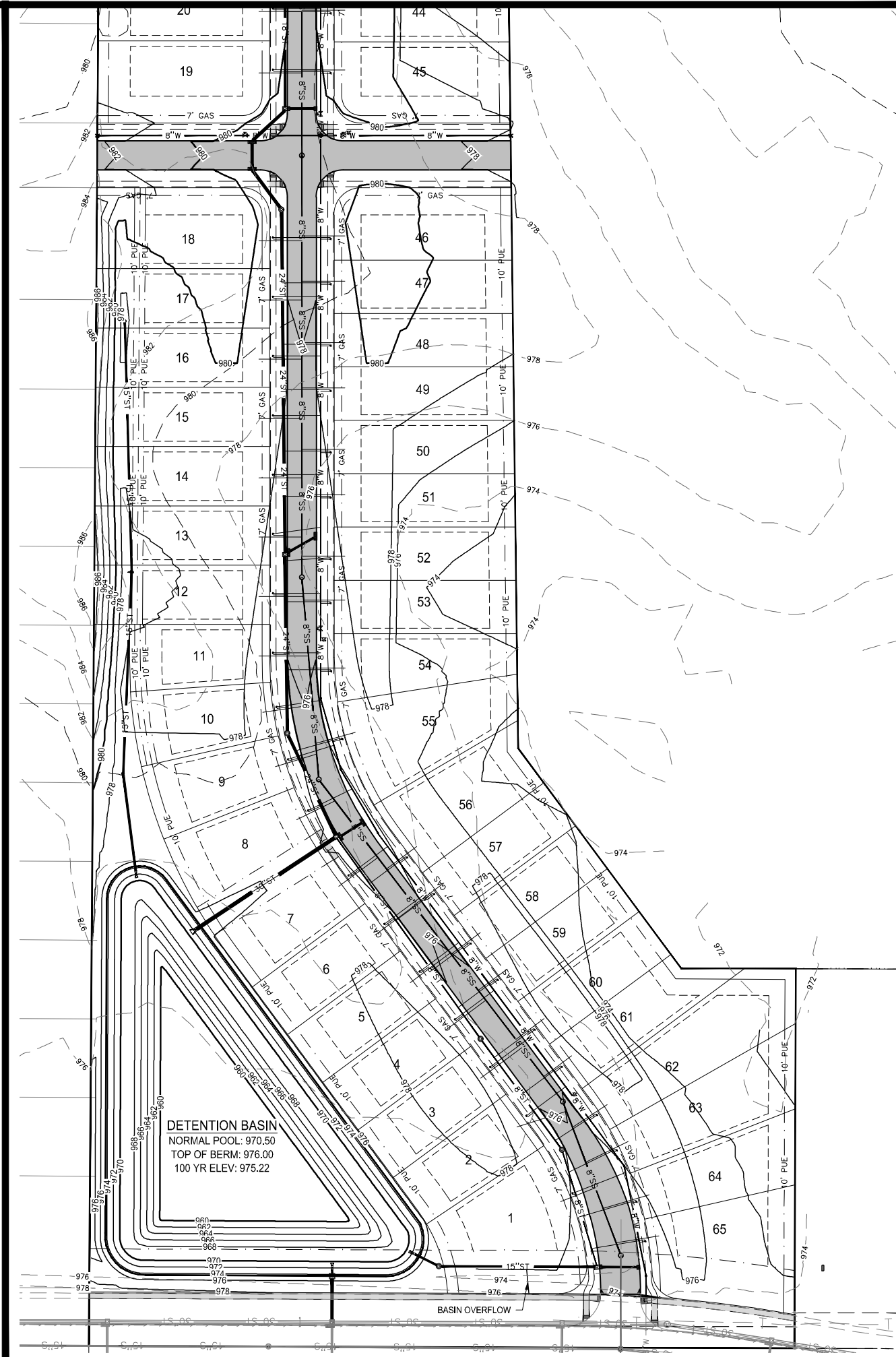
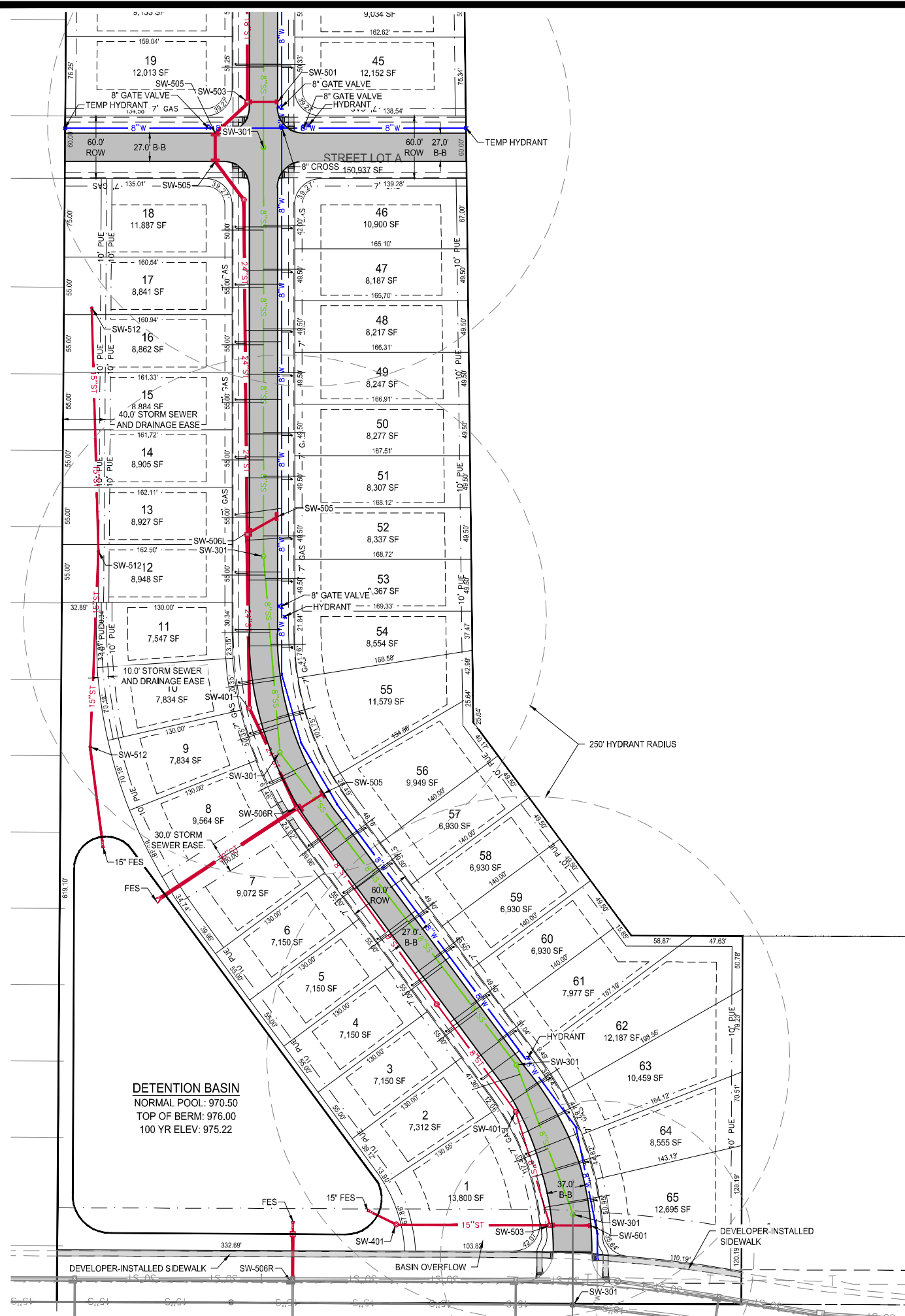
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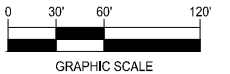


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GENERAL LAYOUT
AND GRADING PLAN



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GROVE VIEW PUD
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SINGLE FAMILY PRODUCT EXAMPLES

ALLOWED IN ALL LAND USE PARCELS



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6

TWO-FAMILY PRODUCT EXAMPLES

ALLOWED IN LAND USE PARCEL B



Figure 7



GROVE VIEW MASTER PLAN

Owner / Developer

Grove View, LLC
1615 SW Main Street, Suite #207
Ankeny, IA 50023
Attn: Eric Bohnenkamp
(712) 540-3756

Engineer / Designer

McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325
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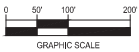
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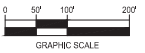
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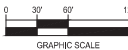
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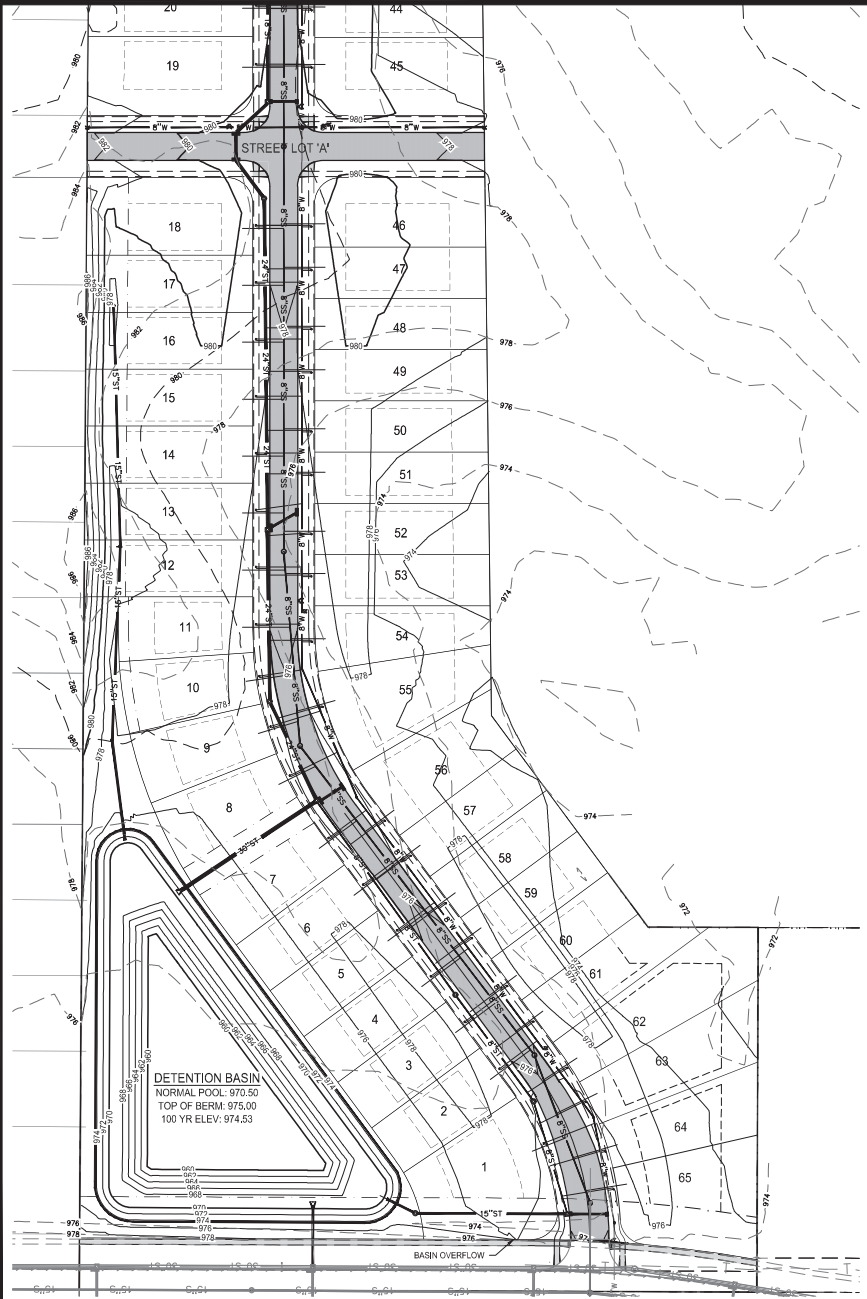
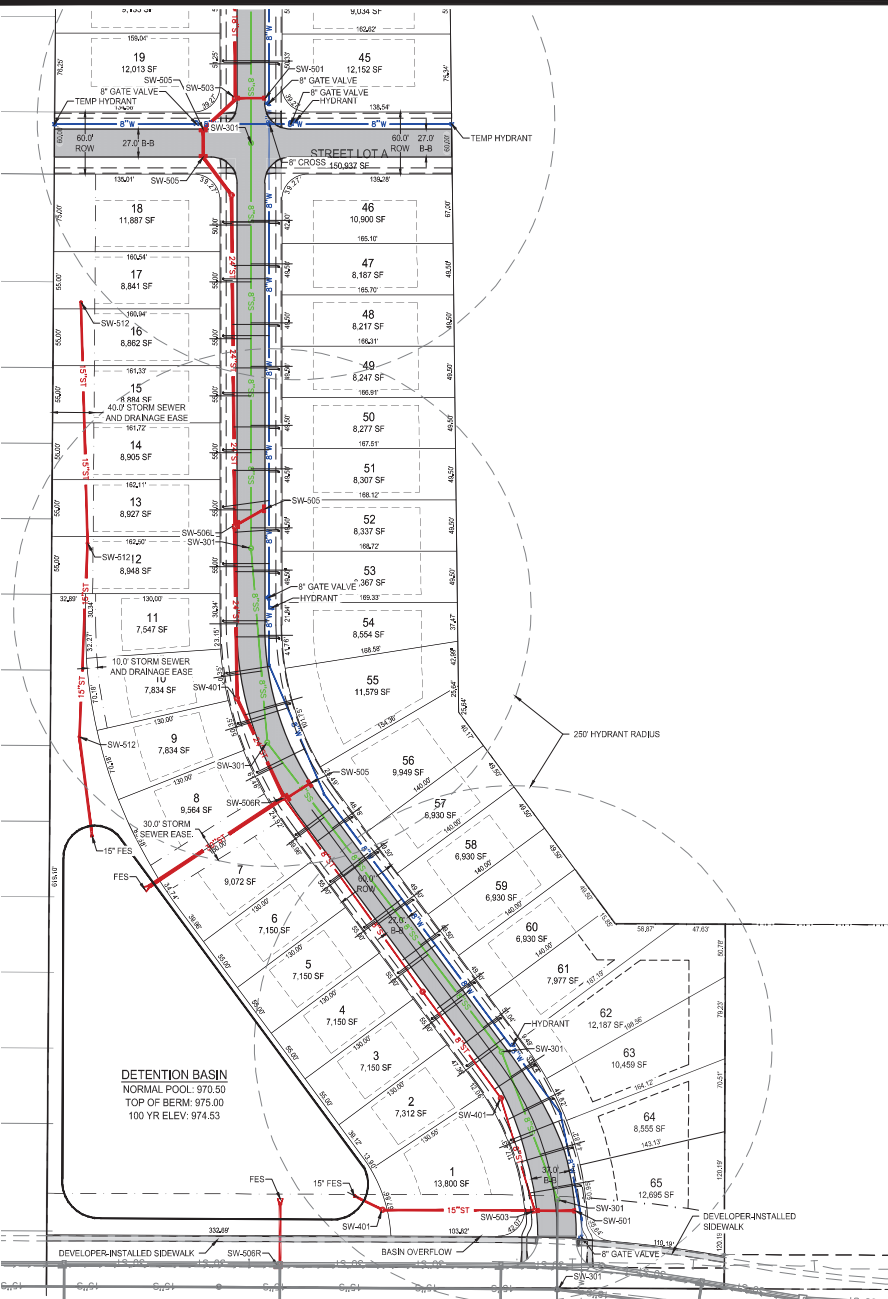
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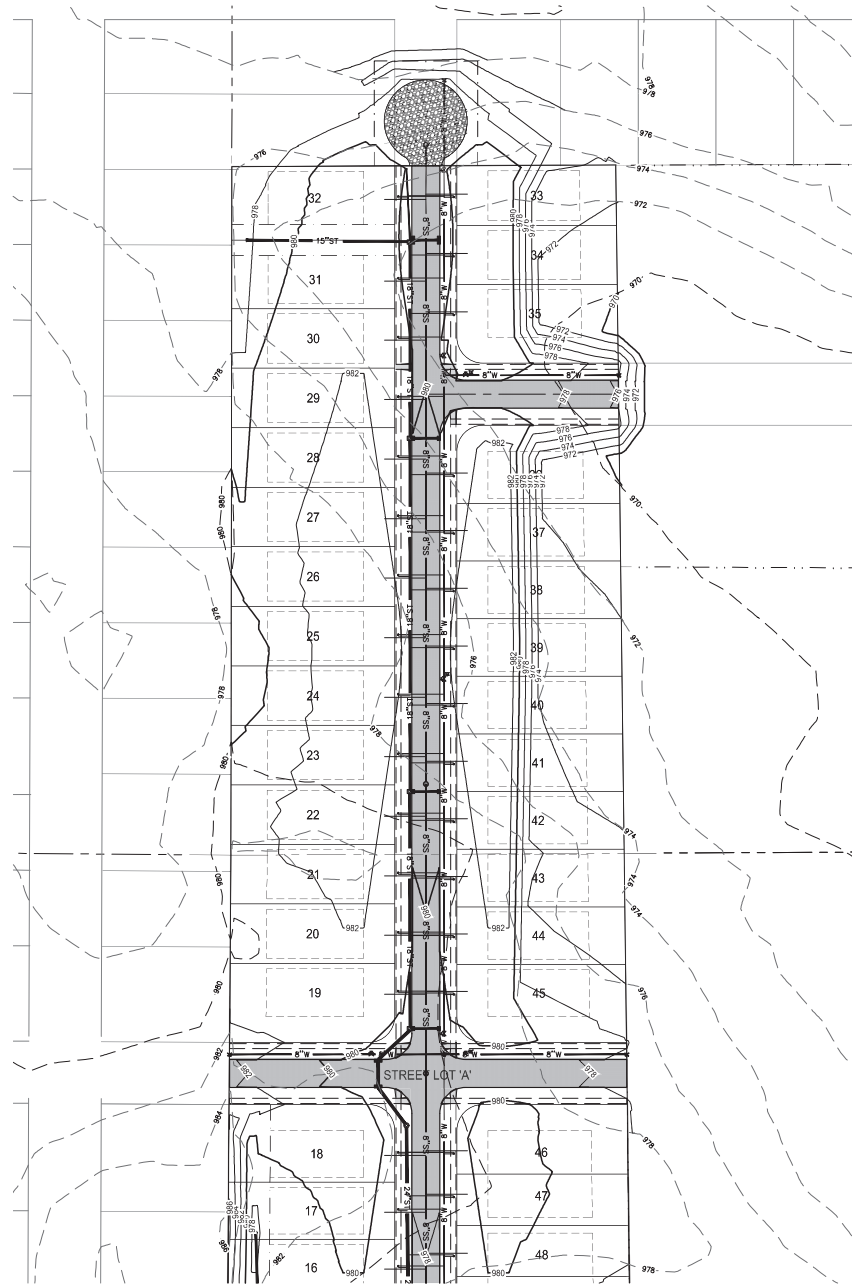
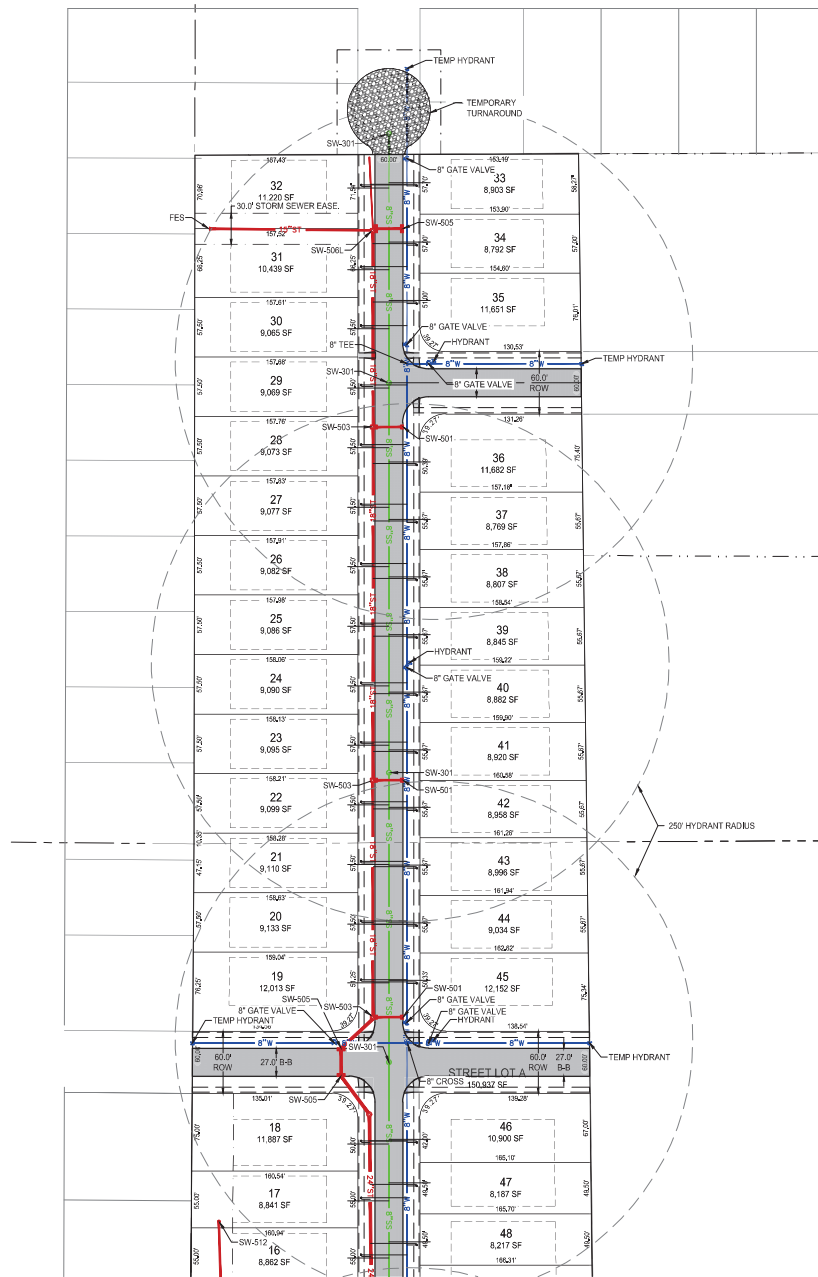
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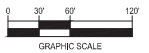
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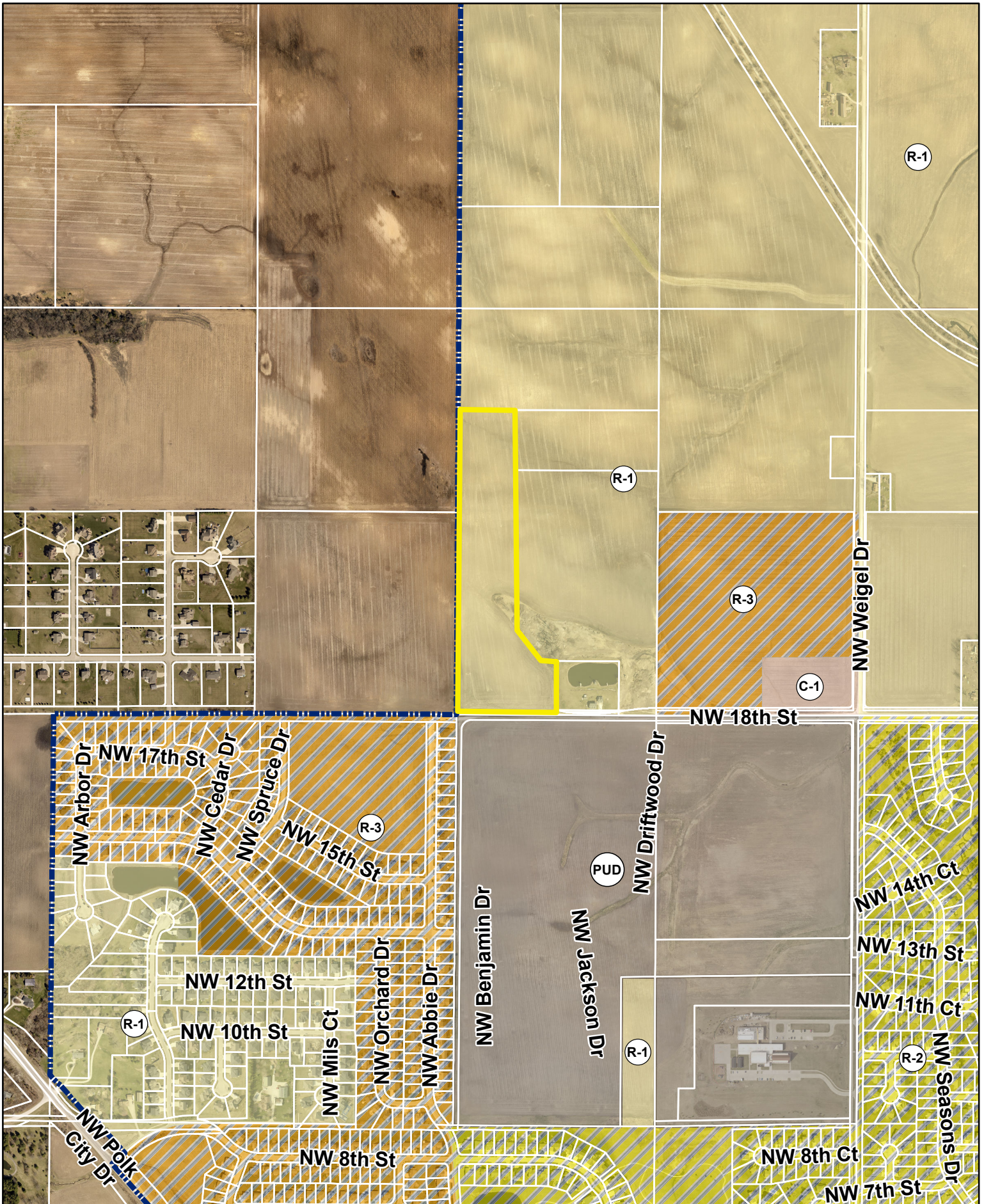
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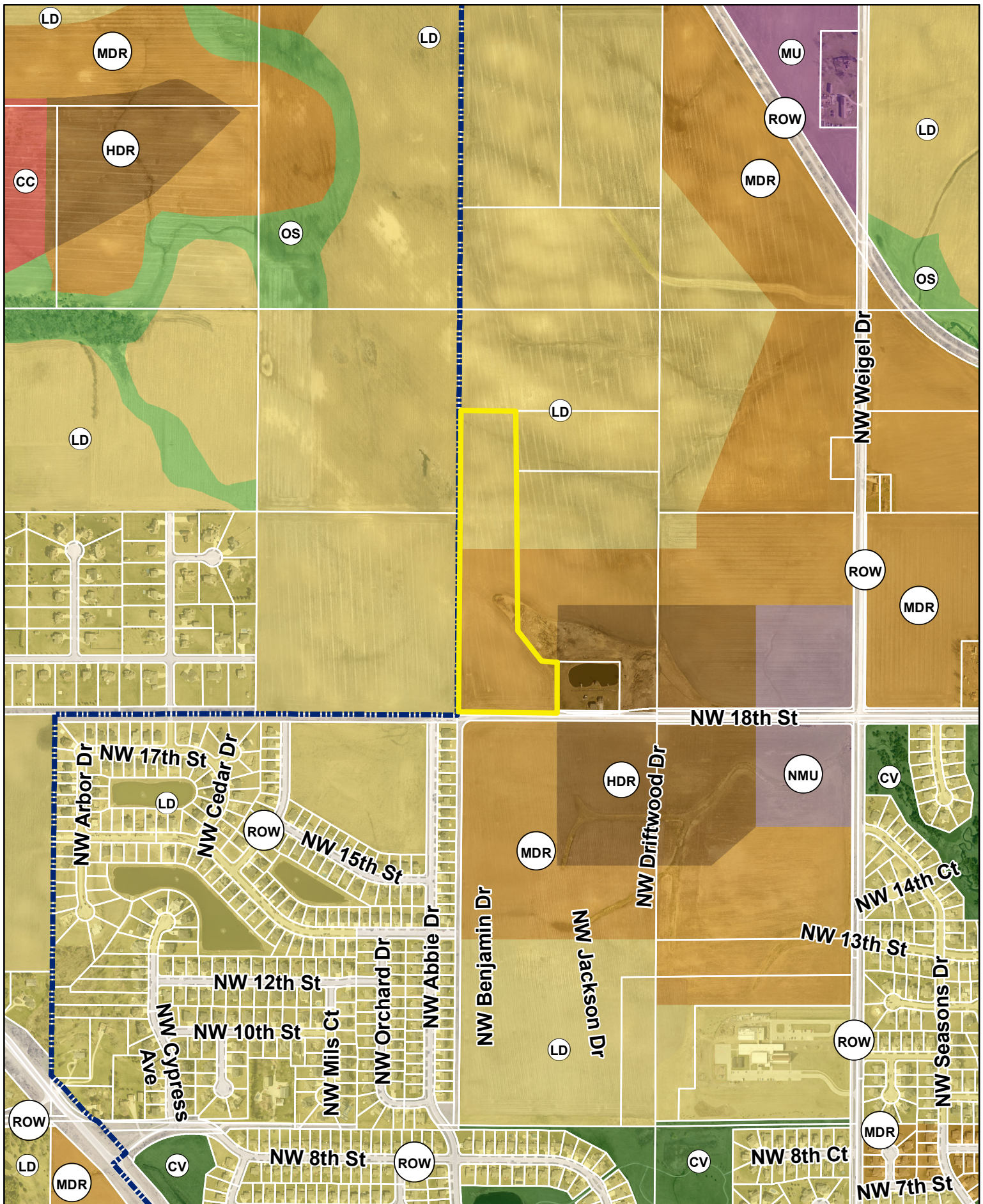
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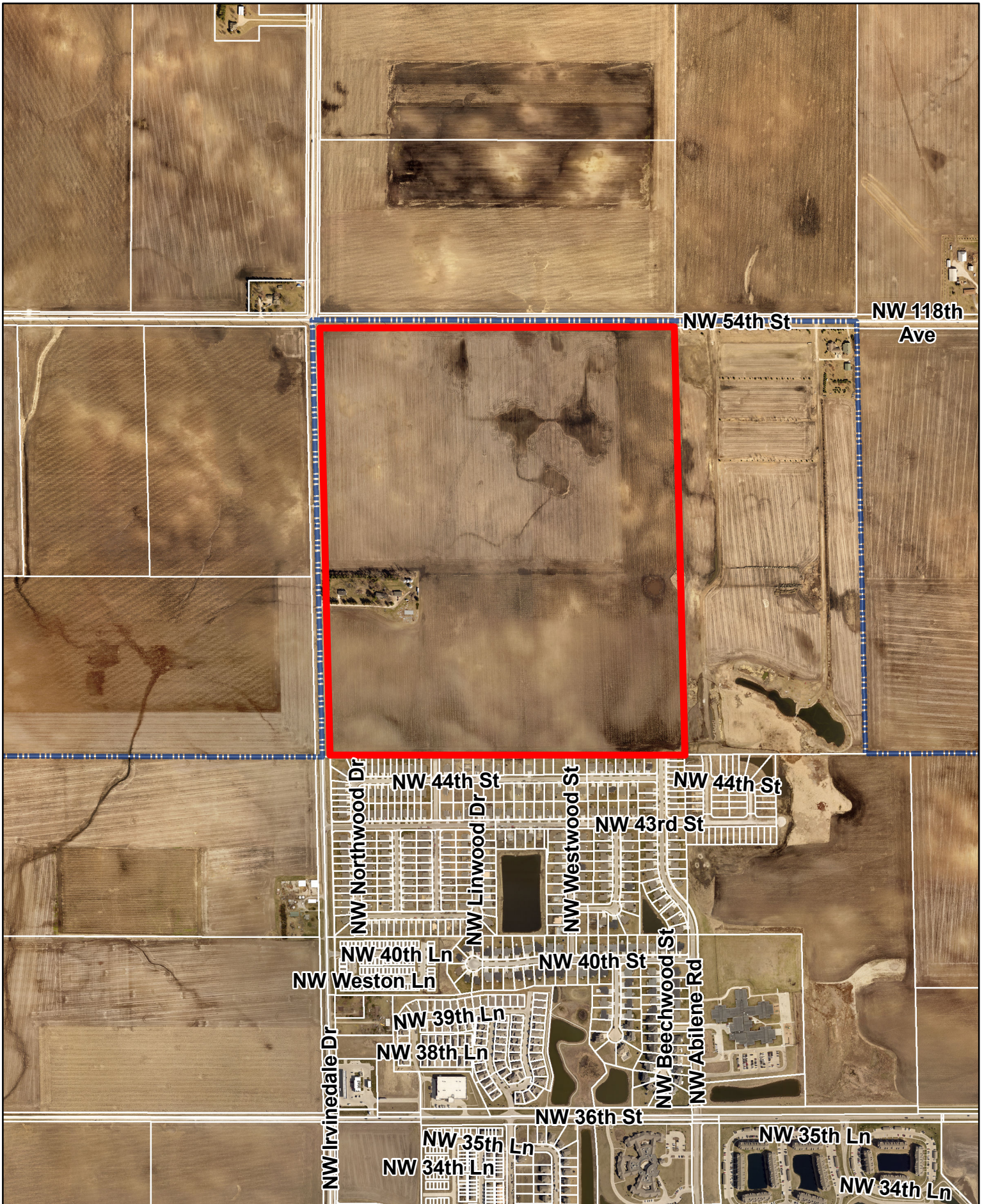
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*Plan and Zoning Commission
Staff Report*

Meeting Date: March 22, 2022

Agenda Item: Moeckly Property PUD Rezoning-Action

Report Date: March 14, 2022

Prepared By: Ruth Hulstrom *RH*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the request by Fourstar Development LLC to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development District.

Project Report:

Fourstar Development LLC is requesting to rezone property from R-1 to PUD. The subject property is roughly 194 acres located in the northwest quadrant of Ankeny, more specifically east of NW Irvinedale Drive and south of NW 54th Street.

Land to the east of the subject rezoning area is zoned R-1 and properties to the south are zoned R-2, One-Family and Two-Family Residence District. The properties to the west are located in Polk County and zoned LDR, Low Density Residential and/or Medium Density Residential. The property to the north is also in the County and zoned AG, Agricultural District.

The subject area is currently zoned R-1; approximately $\frac{3}{4}$ of the proposed rezoning is identified in the Ankeny Plan 2040 as LD, Low Density residential with the remaining identified as MDR, Medium Density Residential or NMU, Neighborhood Mixed Use. The proposed land uses within the PUD generally meet the land use and density standards outlined in the Ankeny Plan 2040.

The PUD land use plan divides the subject property into eight distinct designations. Parcels A-K are all proposed to be single-family detached lots. Parcel A located along the southern boundary of the PUD is proposed to have minimum lot widths of 73 feet and lot areas of 9,500 square feet. Parcels B and C just north of Parcel A are proposed to have minimum 65-foot lot widths and be at least 8,500 square feet. The same standards apply to Parcel D located on the north side of the future NW State Street. Parcels E and F are located on the south side of NW State Street and Parcels G and H are located on the north side. These parcels have minimum lot widths of 51 feet and lot areas of 6,500 square feet. Parcel I-K are anticipated to have minimum lot widths of 45 feet and lot areas of 5,500 square feet. Parcel I is located adjacent to NW Irvinedale Drive in the southwest corner of the proposed PUD. Parcel J is located adjacent to the eastern property line in the southeast corner and Parcel K is located adjacent to NW 54th Street in the northeast corner of the proposed development.

Front and rear yard setbacks for Parcels A-K are proposed to be 30 feet. Side yard setbacks vary, Parcels A-D are proposed to have side yard setbacks of 15 feet with a 5-foot minimum on one side. Parcels E-K are proposed to have side yard setbacks of 10 feet with a 5-foot minimum on one side. As noted in the PUD document, "Cantilevers are not allowed within any 5' setbacks, to include egress window wells, usable floor, bay windows, and non-usable floor spaces". Any items not covered within the bulk regulations for Parcels A-K will conform to the R-2 district regulations.

Parcel L located in the northwest quadrant of the proposed development, is proposed to be medium density residential with a density of 12 units/acre. Parcel M located just north of Parcel L is anticipated to be high density residential and have a density of approximately 24 units/acre. Parcels L and M will conform to R-3, Multiple-Family Residence District regulations. Parcels N and O in the very northwest corner of the development are anticipated to conform to C-1, Neighborhood Retail Commercial District regulations.

There will be multiple access points into the development. The proposed PUD is divided roughly in half by the future NW State Street. Southerly access into the site will come from NW Irvinedale Drive, NW Cedarwood Drive, NW Westwood Street and NW Abilene Road. NW 54th Street runs along the northern boundary of the subject rezoning with three southerly access points into the development being provided off of NW 54th Street.

A preliminary plat will be needed in order to provide greater detail about street layouts, storm water management, utility extensions, and landscaping buffers. Sanitary sewer is anticipated to be extended from NW Abilene Road north throughout the entire development. The site is fairly flat and the slope of the sanitary will need to occur gradually. Water main is anticipated to be extended from the east side of NW Irvinedale Drive north and then east along the south side of NW 54th Street. Additionally, water main will be extended north from NW Abilene Road to NW State Street. Several locations are identified throughout the development for proposed storm water detention basins. Specific locations for detention are anticipated to be identified with the preliminary platting process.

Parkland dedication required for this site is anticipated to be approximately 9.3 acres. Parcel P located north of NW State Street and adjacent to the east property line, is proposed to provide 8 of the 9.3 acres of parkland dedication needed. The applicant anticipates providing any of the remaining required parkland via payment in lieu of parkland dedication. The final amount of parkland dedication needed will be determined with future final plats.

The PUD document describes the proposed development as utilizing neo traditional architecture. The developer has provided some of the elevations they anticipate using for the single-family detached lots but has stated that they anticipate additional options. The character of the medium- and high-density parcels are proposed to be similar in character to the proposed single-family house styles.

Public Hearing:

The Plan and Zoning Commission held a public hearing on the proposed rezoning on March 8, 2022. During the public hearing there was a discussion of the project from the applicant's

representative as well as questions/comments from the public and the Commission. A complete recap of the discussions and questions can be found in the minutes from the meeting.

Commissioner Ripper inquired about the history leading to the current NW State Street alignment, as shown in the PUD document. The State Street alignment was based on a policy decision that occurred more than 12 years ago and was reflected in the 2010 Ankeny Comprehensive Plan. In 2017, the City Council commissioned and received and filed an engineering study that further supported the corridor alignment. The Ankeny Plan 2040, the most recent comprehensive plan for the City, also includes this same proposed alignment for State Street. Based on these policy decisions, City staff has shared the State Street alignment with any developers who have inquired about purchasing or developing land in this corridor.

State Street is anticipated to serve as the Major Arterial Street potentially connecting the Research Park in Ames to the north, through Ankeny, with the City of Des Moines to the south. NW Irvinedale Drive, located along the west edge of the subject rezoning area, is proposed to tee into NW State Street. From SW Oralabor Road until the point it tees into NW State Street, Irvinedale Drive is considered a Minor Arterial Street. South of SW Oralabor Road, Irvinedale Drive splits into several local residential streets. A number of CIP investments have been made since 2010 to Irvinedale Drive assuming that it would remain a Minor Arterial Street.

A property owner, within 250 feet of the subject rezoning area, raised a concern about whether the applicant had acquired the necessary signatures from adjacent property owners. Before starting a rezoning process, City staff confirms that rezoning petitions have been received from 50 percent of the property owners subject to the rezoning and 60 percent of the property owners within 250 feet of the subject rezoning. In the case of this specific rezoning, City staff confirmed that rezoning petitions were signed by 100 percent of the properties subject to the rezoning and 60.13 percent of property owners within 250 feet of the rezoning area. That included signatures from 33 of the 65 unique property owners within 250 feet of the subject rezoning. Overall, there are 85 properties identified within 250 feet of the subject rezoning but a number of those properties are owned by the same company/person.

Summary:

The proposed rezoning is generally consistent with the LD, MDR and NMU land use designations as shown in the Ankeny Plan 2040. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approval of the rezoning request from R-1, One-Family Residence District to PUD, Planned Unit Development District.



Civil Engineering Consultants, Inc.

December 17, 2021

ATTN: CITY OF ANKENY PLAN AND ZONING COMMISSION

RE: REZONING - MOECKLY PROPERTY

On behalf of Fourstar Development LLC, we ask for your review and approval of the rezoning of the Moeckly property, 194.3 acres from R-1 to PUD located at the SE quadrant of NW Irvinedale Drive and NW 54th Street.

This PUD will consist of residential and commercial uses. This property is planned to be diagonally bisected by the future extension of NW State Street.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Bart A. Turk. PLA
Project Manager

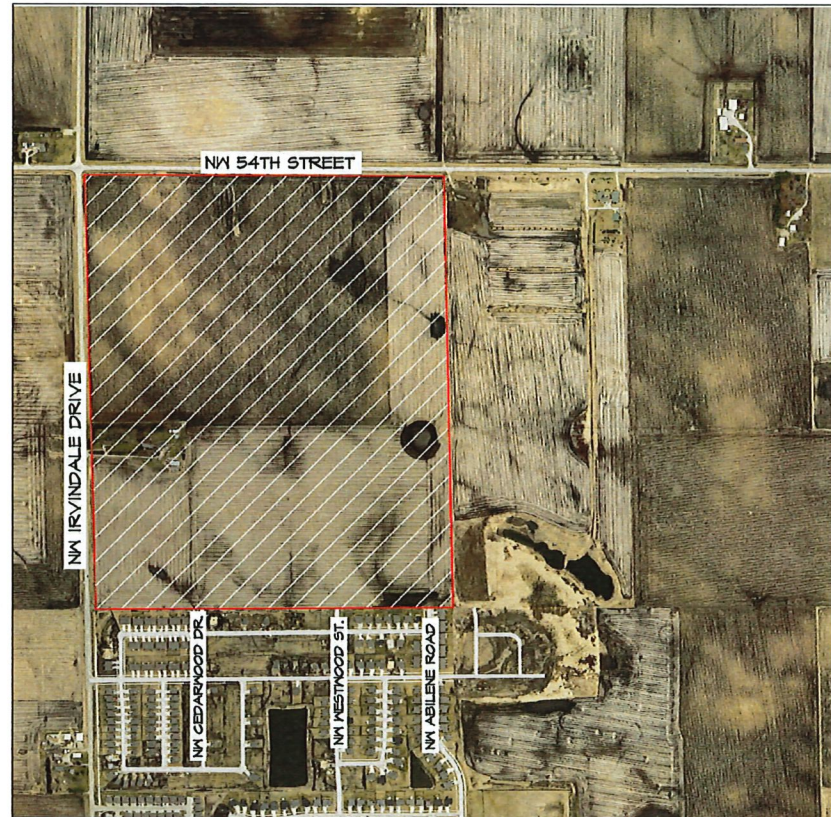
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REZONING SKETCH

MOECKLY PROPERTY

ANKENY, IOWA

HELEN MOECKLY TRUST 4825 NW IRVINGDALE DRIVE, ANKENY, IA 50023



VICINITY SKETCH

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER
2	REZONING MAP

OWNER:

FERRIER, EDWARD L &
VOESTLIN, ANNETTE
4825 NW IRVINGDALE DR
ANKENY, IA 50023-7419
515-531-0504
edferrier67@gmail.com
NORTH HALF

HELEN MOECKLY TRUST
4825 NW IRVINGDALE DR
ANKENY, IA 50023-7419
SOUTH HALF

ZONING/LAND USE

EXISTING: R-1

PROPOSED: FUD

DEVELOPER:

FOURSTAR DEVELOPMENT LLC
MARK BOCKENSTEADT
1003 NW RIDGE ROAD
ANKENY, IA 50023
515-244-2423
markbock@yahoo.com

PROJECT MANAGER:

BART TURK
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, #12
DES MOINES, IOWA 50322
515-276-4884
TURK@CECLAC.COM

LEGAL DESCRIPTION

THE NORTH HALF OF THE NORTHWEST FRACTIONAL QUARTER (NW
FRL 1/4) OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF
THE 5TH P.M., POLK COUNTY, IOWA.

AND

THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER (NW
FRL 1/4) OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF
THE 5TH P.M., POLK COUNTY, IOWA.

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2400 86th Street - Unit 12 - Des Moines, Iowa 50322
515.276.4884 - mail@ceclac.com



DATE:	02-04-2022
REVISION:	03-15-2022
DATE OF SURVEY:	
DESIGNED BY:	BAT
DRAWN BY:	NH

MOECKLY PROPERTY
ANKENY, IOWA
COVER

SHEET	1
OF	2
A-2153	



**MOECKLY PROPERTY
PLANNED UNIT DEVELOPMENT
ANKENY, IOWA**

March 14, 2022

PREPARED FOR:
FOURSTAR DEVELOPMENT
Mark Bockenstedt
1003 NW Ridge Rd
Ankeny, IA 50023



Civil Engineering Consultants, Inc.

Suite 12, 2400 86th Street, Des Moines, Iowa
Ph: 515.276.4884

Prepared by: Bart A. Turk
Landscape Architect
Project Manager

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MAR 15 2022

CITY OF ANKENY

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REZONING RATIONALE

The Moeckly PUD proposes to provide a well-planned, homogenous residential neighborhood to the northwest sector of Ankeny. The plan anticipates NW State Street, a future arterial diagonal, to extend through the parcel to the junction of NW Irvinedale Drive and NW 54th Street which are classified as major collectors.

The PUD proposes lots smaller than allowed within R-1 zoning, primarily driven by economics, bringing affordability to various income levels. As an exchange for smaller lots, owners will enjoy, walking trails that are easily accessible while providing pedestrian connectivity to open space areas, the local park and retail shoppes. Lots shall be nestled around water features within open space areas that can be enjoyed by all. The water features will satisfy stormwater detention while attracting wildlife and providing environmental awareness.

A private clubhouse facility is also proposed for the development to be owned and maintained by the homeowners association. This facility shall include a meeting room with kitchen and outdoor swimming pool, and offer many amenities, which are deficit in most developments.

The convergence of major streets will attract local retail shoppes and offices, providing needed services and convenience to the neighboring residential area. Buffering major streets shall be accomplished by the placement of earth berming and landscaping within adjacent rear yards.

This PUD allows more citizens the opportunity to achieve the American dream of home ownership while also providing passive recreational opportunities and convenience to local goods and services and the ability to call Ankeny "home".

BULK REGULATIONS

PARCELS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", AND "K" – SINGLE-FAMILY RESIDENTIAL

- ALLOWED USES INCLUDE: TRADITIONAL DETACHED SINGLE-FAMILY HOMES HAVING A MINIMUM TWO-CAR ATTACHED GARAGE
- MINIMUM FOUR PARKING STALLS PER DWELLING UNIT (INCLUDING GARAGE SPACES)
- MAXIMUM DENSITY IS 5 DWELLING UNITS/ACRE
- MINIMUM LOT WIDTH AT FRONT YARD BUILDING SETBACK ALONG WITH MINIMUM SQUARE FOOTAGE:

PARCEL "A"	73 FEET – 9,500 SF
PARCELS "B", "C" AND "D"	65 FEET – 8,500 SF
PARCELS "E", "F", "G" AND "H"	51 FEET – 6,500 SF
PARCELS "I", "J" AND "K"	45 FEET – 5,500 SF

- MINIMUM YARD REQUIREMENTS
 - FRONT – 30 FEET
 - REAR – 30 FEET (UNENCLOSED DECKS MAY EXTEND 12 FEET IN TO REAR YARD SETBACK)
 - SIDE – PARCELS "A", "B", "C" AND "D" - 15 FEET (MINIMUM 5' ONE SIDE)
PARCELS "E", "F", "G", "H", "I", "J" AND "K" - 10 FEET (MINIMUM 5' ONE SIDE)

CANTILEVERS ARE NOT ALLOWED WITHIN ANY 5' SETBACK, TO INCLUDE EGRESS WINDOW WELLS, USABLE FLOOR, BAY WINDOWS, AND NON-USABLE FLOOR SPACES.
- BUFFERS
 - A 20 FEET WIDE LANDSCAPE BUFFER SHALL BE PROVIDED WITHIN RESIDENTIAL LOTS ADJACENT TO THE FOLLOWING MAJOR STREETS:

NW 54TH STREET
NW STATE STREET
NW IRVINEDALE DRIVE
 - LANDSCAPE BUFFER SHALL INCLUDE 6 OVERSTORY TREES AND 6 EVERGREEN TREES PER 100 LINEAL FEET.

A HOMEOWNERS ASSOCIATION CONSISTING OF LOTS WITHIN PARCELS "A" THROUGH "K" SHALL BE ESTABLISHED WHICH SHALL OWN AND MAINTAIN ALL THE PRIVATE OPEN SPACE AREAS, WALKING TRAILS, STORMWATER DETENTION BASINS, AND CLUBHOUSE AND RELATED INFRASTRUCTURE.

ANY ITEMS NOT COVERED WITHIN THE BULK REGULATIONS REGARDING PARCELS "A" THROUGH "K" SHALL BE IN CONFORMANCE TO R-2 DISTRICT REGULATIONS.

PARCELS "L" AND "M" SHALL BE IN CONFORMANCE TO R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT.

PARCELS "N" AND "O" SHALL BE IN CONFORMANCE TO C-1 NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT

PARCEL "P" SHALL BE RESERVED FOR OPEN SPACE /PARK.

DENSITY TABLE

PARCEL	LAND USE	AREA (acres)	DENSITY (DU/acre)	MAXIMUM # OF UNITS
A, B, C, D, E, F, G, H, I, J, K	LOW DENSITY RESIDENTIAL	73.4	3.5	257
L	MEDIUM DENSITY RESIDENTIAL	12.7	12	152
M	HIGH DENSITY RESIDENTIAL	18.8	24	451
			TOTAL DU	861

PARKLAND DEDICATION CALCULATION

RES. LOT SIZE (SF)	DEDICATION %	PARCEL DESIGNATION	AREA (SF)	DEDICATION (SF)
2,4999 - 7,999	10.00	E, F, G, H, I, J, K	2,173,836	217,384
2,4999 - 7,999	10.00	L, M	1,377,110	137,711
8,000 - 24,999	5.00	A, B, C, D	1,022,642	51,132
TOTAL REQUIRED PARKLAND DEDICATION (SF)				406,227
				(AC) 9.3

Total parkland dedication required = 9.3 acres

Total park proposed = 8.0 acres (Parcel "P")

The deficit in parkland shall be provided using the "payment in lieu" method to satisfy the balance of the parkland dedication requirement.

Parkland shall be graded evenly and seeded with SUDAS Type 1 seed mixture as necessary for City acceptance of parkland dedication.

INFRASTRUCTURE

STREETS

Due to the location of this project within the community, this project takes into account several major streets. While NW Irvinedale Drive borders to the west and NW 54th Street borders to the north, NW State Street is planned to diagonally bisect the development, ultimately aligning with NW 16th Street to the north. The major streets are classified as follows:

	CURRENT	ANKENY PLAN 2040
NW STATE STREET		PRINCIPAL ARTERIAL
NW 54 TH STREET	COLLECTOR	MINOR ARTERIAL
NW IRVINEDALE DRIVE	MINOR ARTERIAL	MINOR ARTERIAL

The dedication of NW State Street shall have a 120' ROW with a 75' grading and sloping easement on each side of the ROW line. This principal arterial requires over 10 acres of land not including the additional area needed for stormwater detention. An additional 10 feet of ROW will be dedicated NW 54th Street and NW Irvinedale Drive, having a total half ROW of 60 feet each. Local streets shall provide connectivity of the residential areas to the major streets and adjacent neighborhoods.

SANITARY SEWER

A 15-inch sanitary sewer is currently stubbed out from NW Abilene Road and shall serve the entire development. The sewer is planned to extend up NW Abilene Road, eventually terminating at the NW corner of the site. Sanitary sewers are to be located within the center of the street right-of-way. The sewers shall have minimal slope due to the flat topography.

WATER MAIN

The 12-inch water main on the east side of NW Irvinedale Drive will be extended to NW 54th Street then extend along the south side of NW 54th Street and terminate at the project's east edge. The 10-inch water main on the east side of NW Abilene Road will be extended to NW State Street. The remainder of the development will be served by 8-inch water main which will be located out from under the paving within the Street ROWs. There are no water main district fees. Cost sharing with the City will be provided for watermain 12-inch or greater in diameter.

STORM SEWER / DRAINAGE

The existing conditions of this site is characteristically pothole prairie and includes several low areas that do not currently surface drain. The site undulates having mounds and depressions throughout.

The majority of the site drains north to the ditch in NW 54th Street then west to a set of culvert pipes under NW Irvinedale Drive. There are also three existing developed outlets for stormwater along the southerly line of the parcel which drains to the public storm sewer through the Brinmore development. The southeast corner of the site drains to adjacent property to the east that is currently undeveloped.

The development shall provide stormwater detention, releasing according to the SUDAS unified sizing criteria. Twelve detention basins are currently planned to be located within the single-family portions of the site south of NW State Street. Four basins are proposed to be wet ponds which shall be located within open space areas. There is currently one detention basin proposed within the single-family development located north of NW State Street. A wet pond is also proposed to be located just south of NW 54th Street. This pond shall inherently provide greater fall for the storm sewer network along with generating needed fill for the surrounding depressed areas. The stormwater detention basins are proposed to be located within outlots, which will be privately owned and maintained. Medium, high-density parcels and commercial parcels will create additional detention basins once they develop and shall be privately owned.

This site is not burdened by any flood zones according to FEMA FIRM panels.

SEWER AND WATER USAGE COMPUTATIONS

(Usage rates per SUDAS 2022)

SEWER USAGE

RESIDENTIAL

Total number of DU per Density Table = 1058

(# of DU) x (# persons/DU) x (flow rate) = ADF

Use 3 persons per DU for low and medium density residential - $(409)(3) = 1,227$ persons

Use 2.5 persons per DU for high density residential - $(451)(2.5) = 1,128$ persons

$(1,227 + 1,128)(100 \text{ gpcd}) = 235,500$ gal per day

COMMERCIAL

Area of Parcel "N" = 16.6 acres

Area of Parcel "O" = 2.6 acres

Total commercially designated areas $16.6 + 2.6 = 19.2$ acres

Usage: 5,000 gal per acre/day

$(19.2)(5,000) = 96,000$ gal/day

TOTAL SEWER USAGE: $235,500 + 96,000 = 331,500$ gal/day

WATER USAGE

Domestic water usage computations match sewer usage.

TOTAL DOMESTIC WATER USAGE: 331,500 gal/day

ARCHITECTURAL CHARACTER

The Moeckly PUD shall consist of neo traditional architecture that hints upon ranch, craftsman and prairie styles. House styles shall be a similar character within the neighborhoods, including the medium and high-density residential parcels.

Building materials shall include brick and stone masonry (including veneer), vinyl and fiber cement siding, stucco, wood and glazing. Roof pitches shall range from 6 to 12, having architectural asphalt shingles using neutral tones.

Building colors shall include a range of earth tones ranging from cream and beige to compliments of greens, blues and grays.

STATEMENT OF INTENT

It is the intention that all portions of the proposed development will be for sale in lieu of leasing.



PARCEL DESIGNATIONS

PARCEL	LOT SIZE
A	75' WIDE LOTS
B, C, D	65' WIDE LOTS
E, F, G, H	51' & 61' WIDE LOTS
I, J, K	45' WIDE LOTS
L	MEDIUM DENSITY RESIDENTIAL
M	HIGH DENSITY RESIDENTIAL
N, O	NEIGHBORHOOD COMMERCIAL
P	OPEN SPACE / PARK

NOTE:
ACCESS, STREET AND TRAIL CONNECTIONS
ARE CONCEPTUAL ONLY.

SCALE: 1"=400' (11"x17")
SCALE: 1"=200' (22"x34")



MOECKLY PROPERTY
ANKENY, IOWA
LAND USE PLAN

SHEET
OF 14
A-2133

DATE: 02-04-2022
REVISION 03-15-2022
DATE OF SURVEY: ---
DESIGNED BY: BAT
DRAWN BY: MM

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



SCALE: 1"=400' (11"x17")
SCALE: 1"=200' (22"x34")



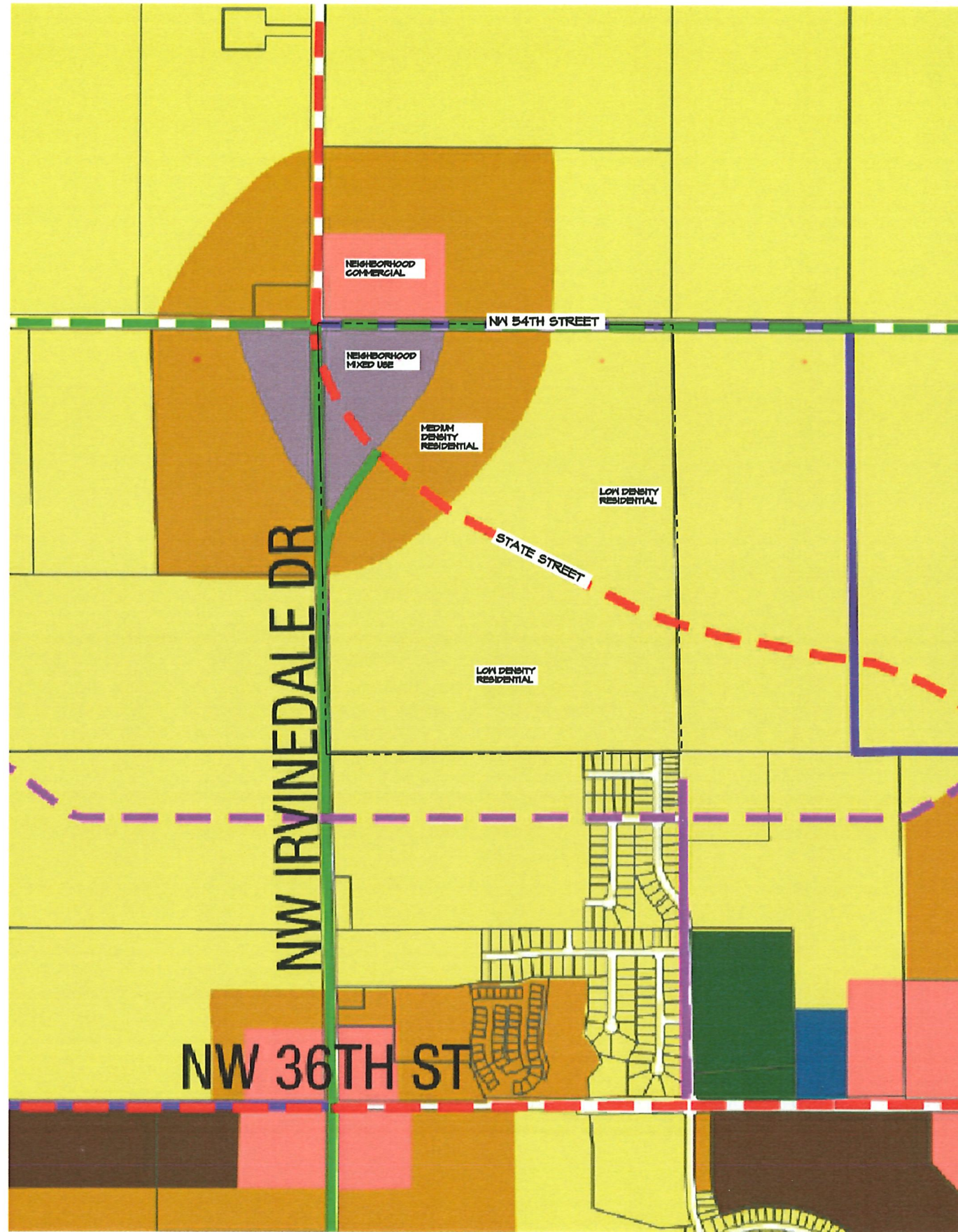
MOECKLY PROPERTY
ANKENY, IOWA
EXISTING CONDITIONS

SHEET
13
OF 14
A-2183

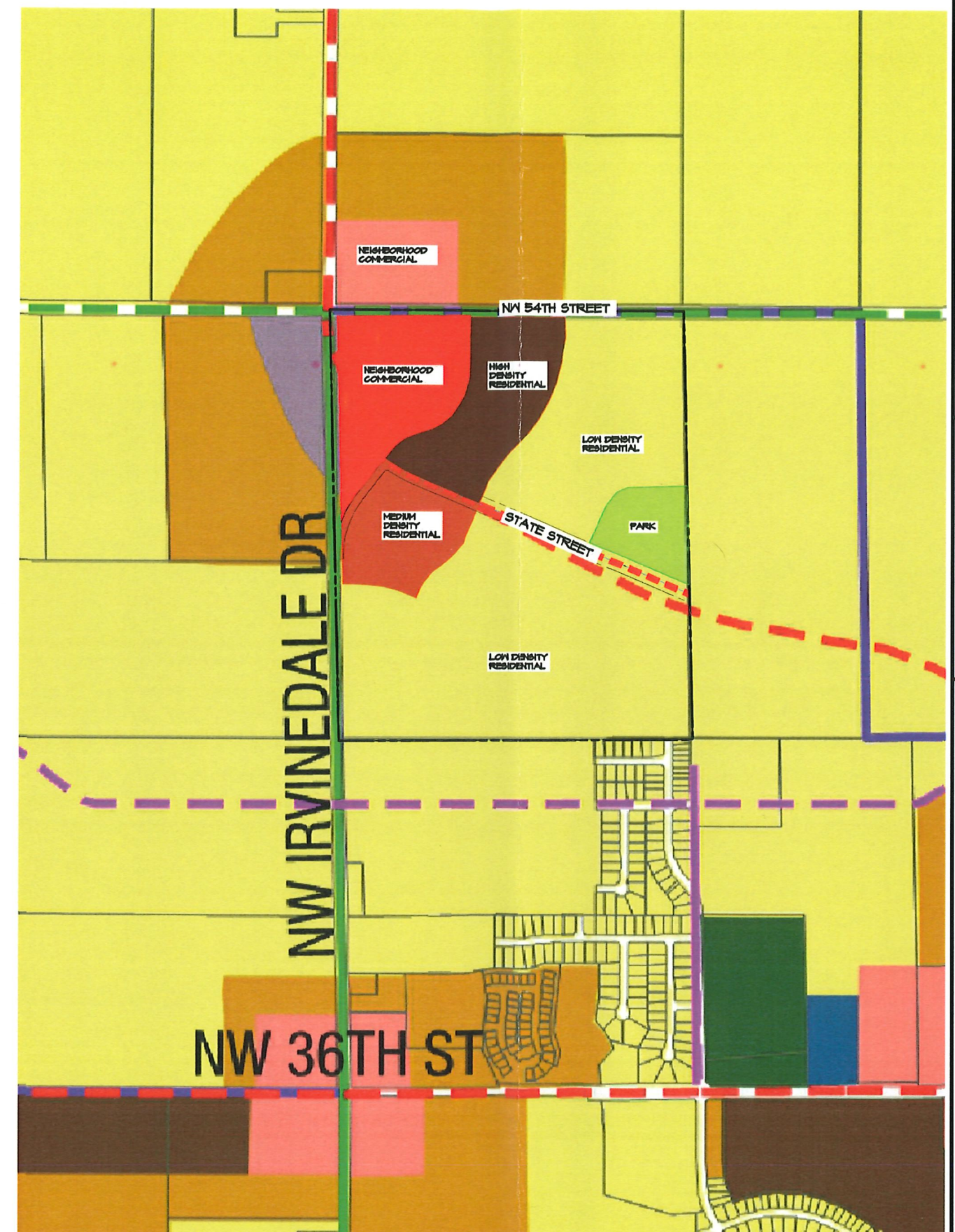
DATE	02-04-2022
REVISION	09-15-2022
DATE OF SURVEY	
DESIGNED BY	BAT
DRAWN BY	MM



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AREA MAP OF ANKENY PLAN 2040 LAND USES



AREA MAP OF PROPOSED LAND USES

SCALE: 1"=1000' (11"x17")
 SCALE: 1"=500' (22"x34")

NORTH

DATE:	02-04-2022
REVISION:	09-15-2022
DATE OF SURVEY:	
DESIGNED BY:	BAT
DRAWN BY:	MM

MOECKLY PROPERTY
 ANKENY, IOWA

LAND USE COMPARISON

SHEET
 14
 OF 14
 A-2193



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THE BASSWOOD



2 Story



4 Bedrooms



2.5 Bathrooms



2 Car Garage



2,251 Sq. Ft (approx.)



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CITY OF ANKENY



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Plan illustrations are not to scale, and some optional features may be shown. Specifications are updated continuously to serve our customers better and

THE BAYFIELD

-  1.5 Story
-  4 Bedrooms
-  2.5 Bathrooms
-  3 Car Garage
-  2,202 Sq. Ft (approx.)



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THE BRADFORD

 Ranch

 3 Bedrooms

 2 Bathrooms

 3 Car Garage

 1,703 Sq. Ft (approx.)

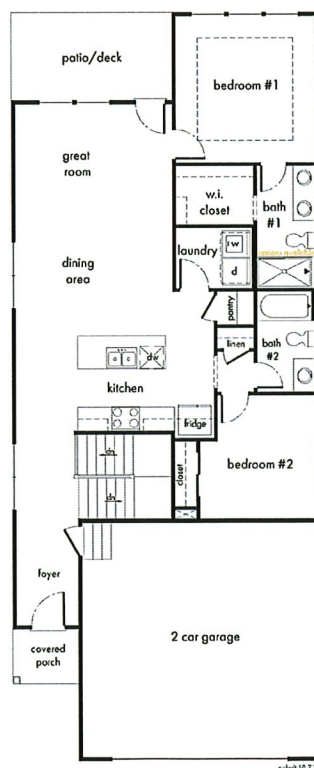


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- ranch
- 2 bedroom
- 2 bathroom
- 2 car garage
- 1,265 square feet (approx.)
- optional lower level finish



— 10 2 —

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honeydew

the hue series

2 story
 4 bedroom
 2.5 bathroom
 2 car garage
 1,857 square feet (approx.)
 optional lower level finish



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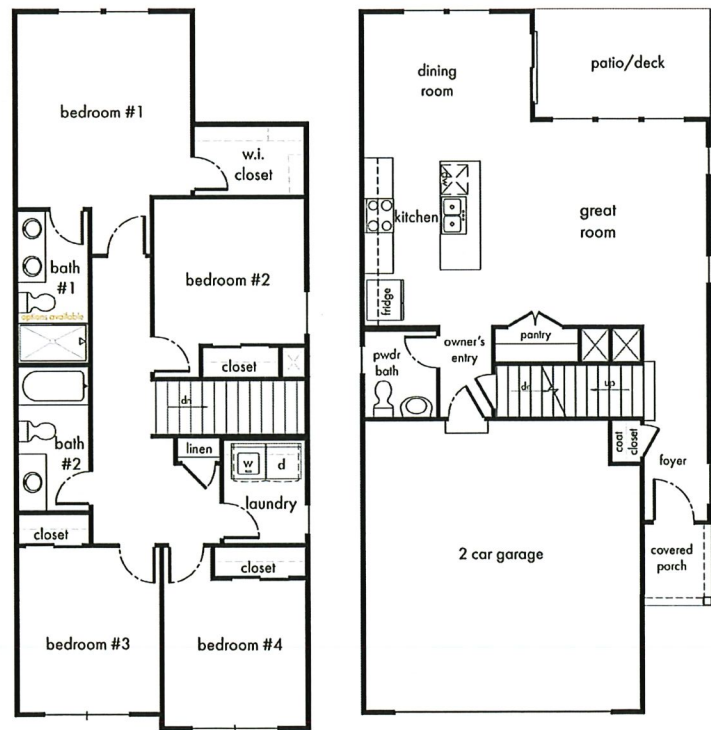
Plan illustrations are not to scale, and some optional features may be shown. Specifications are updated continuously to serve our customers better and are subject to change without notice. Exterior material specifications and placement may vary per community.



saffron

the hue series

2 story
4 bedroom
2.5 bathroom
2 car garage
1681 square feet (approx.)
optional lower level finish



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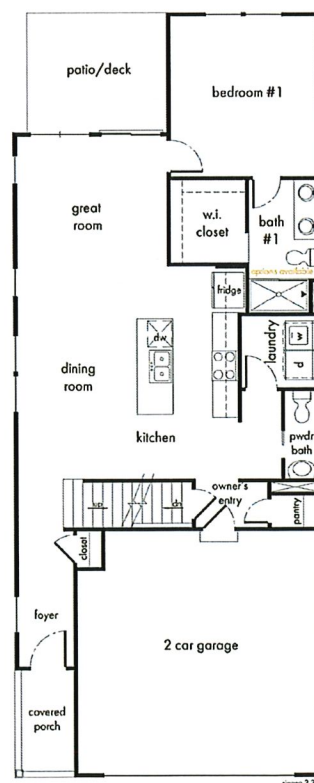
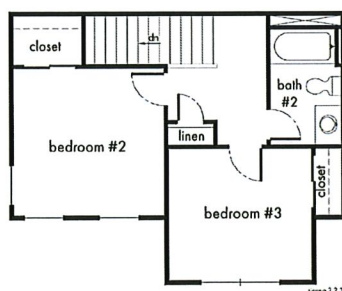
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sienna

the hue series

1.5 story
 3 bedroom
 2.5 bathroom
 2 car garage
 1,541 square feet (approx.)
 optional lower level finish



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THE PALMER

-  2 Story
-  4 Bedrooms
-  2.5 Bathrooms
-  3 Car Garage
-  2,120 Sq. Ft (approx.)



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THE RIVERSIDE

Lifestyle
COLLECTION



2 Story



5 Bedrooms



3 Bathrooms



3 Car Garage



2,530 Sq. Ft (approx.)



FARM HOUSE



Plan illustrations are not to scale, and some optional features may be shown. Specifications are updated continuously to serve our customers better and are subject to change without notice. Exterior material specifications and placement may vary per community.

THE TUPELO

 Ranch

 2 Bedrooms

 2 Bathrooms

 2 Car Garage

 1,394 Sq. Ft (approx.)



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THE WESTPORT

-  Ranch
-  3 Bedrooms
-  2 Bathrooms
-  2 Car Garage
-  1,496 Sq. Ft (approx.)



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THE WILDFLOWER

 Ranch

 3 Bedrooms

 2 Bathrooms

 2 Car Garage

 1,643 Sq. Ft (approx.)



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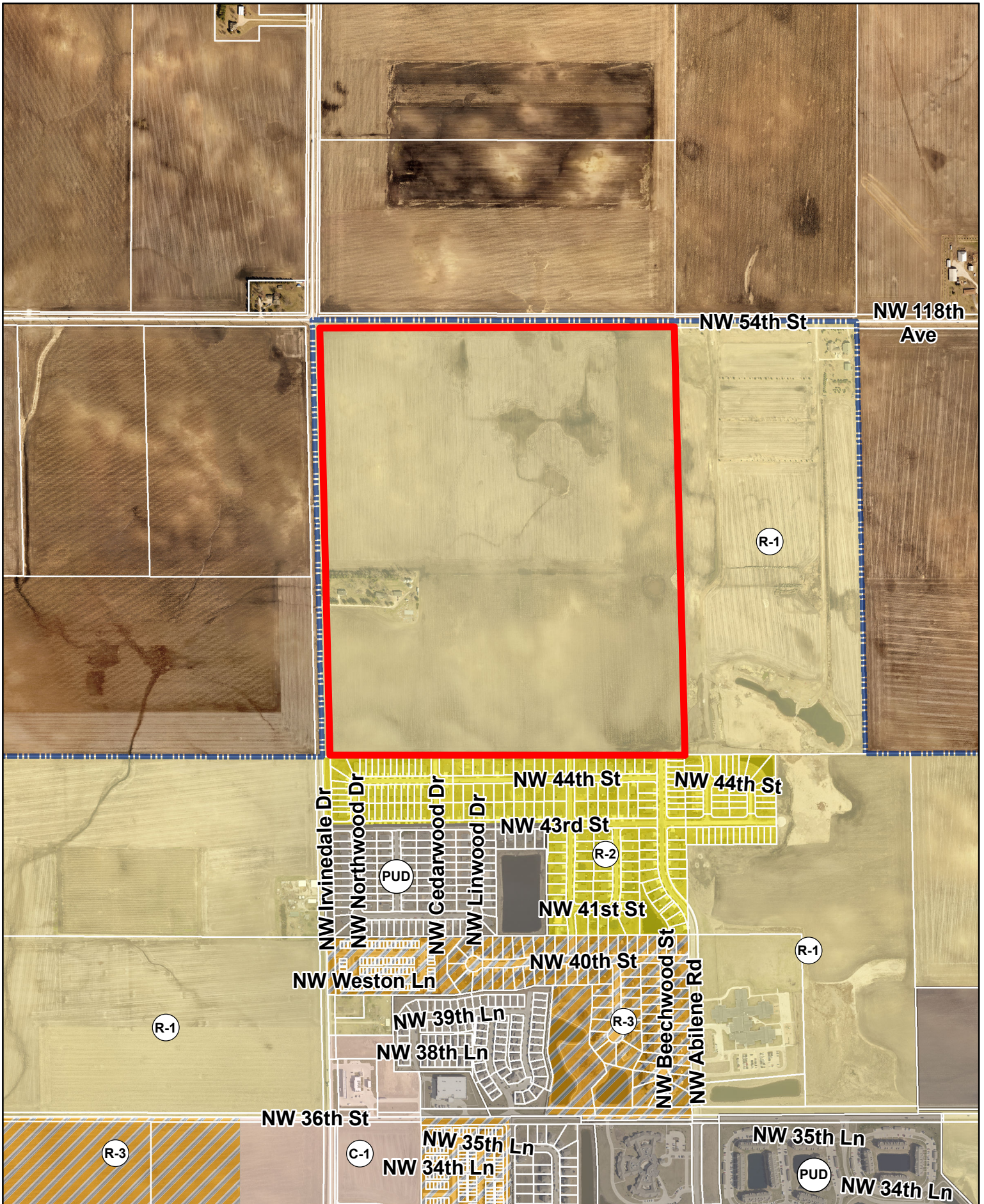
THE WINFIELD

-  2 Story
-  4 Bedrooms
-  3.5 Bathrooms
-  3 Car Garage
-  2,323 Sq. Ft (approx.)



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NW 54th St

NW 118th Ave

R-1

R-2

R-1

R-3

R-1

R-3

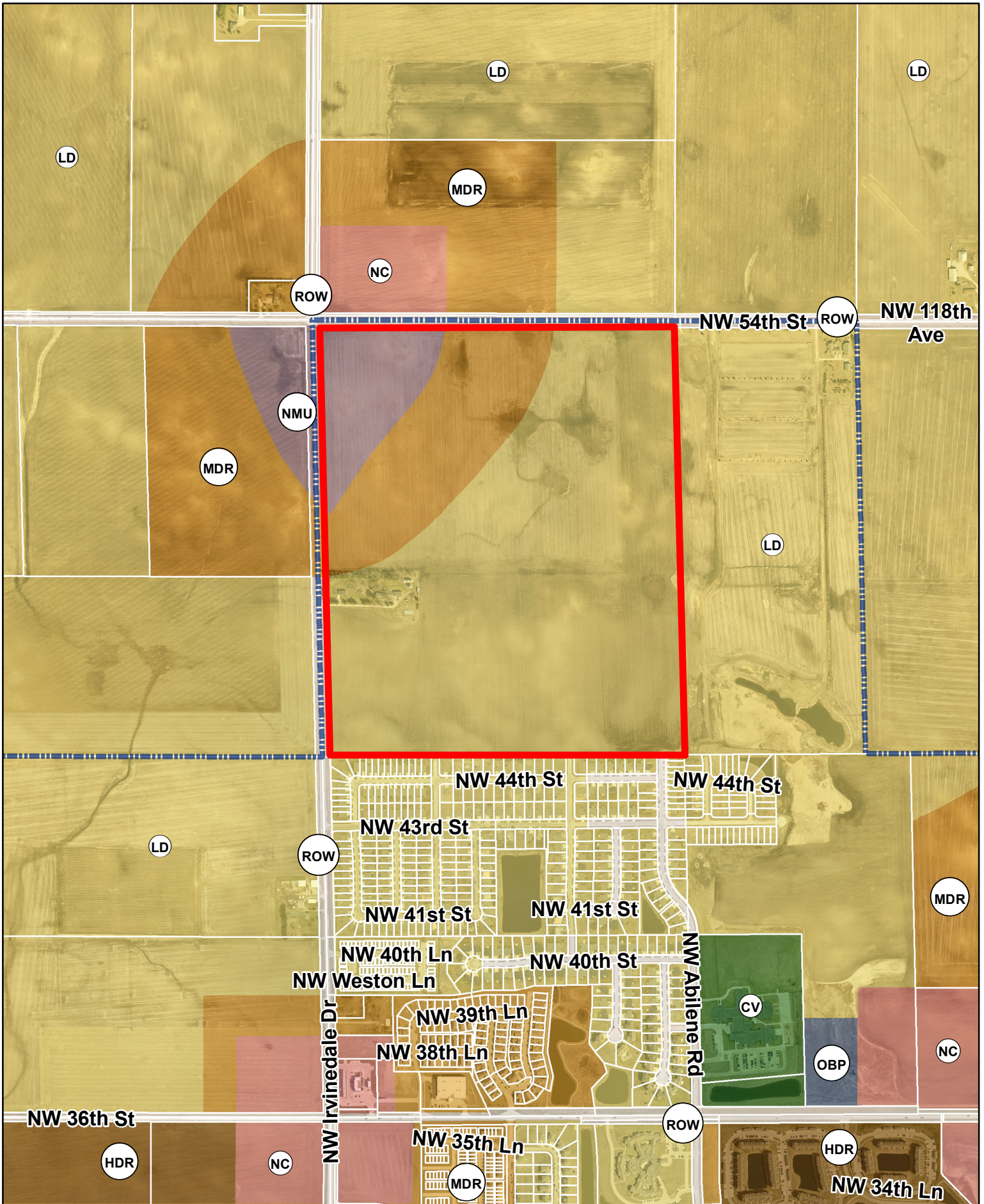
C-1

PUD

Moeckly Property PUD Rezoning Existing Zoning

N
1 inch = 900 feet
Date: 12/22/2021

Ankeny
bringing it all together.



CITY OF ANKENY PLAN & ZONING COMMISSION 2021 REPORT

Commission Members

Trina Flack, Chair
Glenn Hunter, Vice Chair
Todd Ripper
Lisa West
Annette Renaud
Ted Rapp
Jeffrey Woodcock

Original Appointment

02-01-2012
03-04-2013
10-24-2005
02-21-2011
02-05-2018
01-18-2021
06-03-2019 / resigned 7-21-2021

2021 Commission Activity & Actions

January 5, 2021

Meeting Cancelled

January 19, 2021

Electronic Meeting

- **QRS Investments Development Plat 1 Final Plat** / Recommended City Council approval and recommended City Council authorization of cost-participation request for 8-foot sidewalk and truncated domes along SE Delaware Avenue in the amount estimated to be \$10,322.50.

2020 Plan & Zoning Commission Annual Report

February 2, 2021

Electronic Meeting

- **421 SE Oralabor Road - Willis Preowned Sales Site Plan** / Approved
- **Forest Ridge Estates Preliminary Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.
- **3225 SE Delaware Avenue - Revised Elevations for Dewey Jeep Dodge Collision Center Site Plan** / Approved, subject to the elevations meeting current Ankeny Municipal Code or the utilization of the material composition outlined in the elevations approved by the Plan and Zoning Commission on April 7, 2020.

Derek Lord, Economic Development Director – Economic Development Activities

Elected Trina Flack as Chair and Glenn Hunter as Vice Chair

February 16, 2021

Electronic Meeting

- **520 NW 36th Street - Lutheran Church of Hope Phase 2 Addition Site Plan** / Approved
- **915 SE Corporate Woods Drive - Echo Electric Supply Site Plan** / Approved, subject to City Council approval of the QRS Investments Development Plat 1 final plat, and subject to City Council approval of the barbed wire fence.
- **The Crossings at Deer Creek Plat 11 Final Plat** / Approved

March 2, 2021

Electronic Meeting

- **The Landing at Deer Creek Crossing Final Plat** / Recommended City Council approval
- **The Landing at Deer Creek Crossing Site Plan** / Approved, subject to recordation of the final plat.
- **2575 SE Hulsizer Road - Pons Plaza Site Plan** / Approved, subject to City Council acceptance of the public stormwater management facility maintenance covenant and permanent easement agreement, and subject to vacating a portion of an ingress/egress easement.
- **Crosswinds Business Park Neighborhood Plan #5** / Recommended City Council approval

March 16, 2021

Electronic Meeting

- **Kimberley Crossing Plat 1 Final Plat** / Recommended City Council approval and recommended City Council authorization of reimbursement for the section of street construction across NE 54th Street right-of-way and a portion of sidewalk within the NE 54th Street right-of-way along NE Sienna Drive, cost participation for water main oversizing along NE 56th Street and NE Sienna Drive, pavement oversizing along NE Sienna Drive from the north right-of-way line of NE 54th Street to NE 55th Street and sanitary sewer oversizing along NE Sienna Drive.
- **Courtyards at Harvest Ridge Plat 2 Final Plat** / Recommended City Council approval
- **Courtyards at Harvest Ridge Plat 3 Final Plat** / Recommended City Council approval
- **Courtyards at Harvest Ridge Plats 2 & 3 Site Plan** / Approved, subject to recordation of the final plats.
- **Spectrum 36 Neighborhood Plan** / Recommended City Council approval
- **2741 SE PDI Place - PDI - 2021 Addition Site Plan** / Approved, subject to the applicant complying with the remaining staff comments and that the building elevations meet code requirements.

April 6, 2021

Electronic Meeting

- **742 South Ankeny Boulevard - Ankeny Animal & Avian Clinic 2021 Addition Site Plan** / Approved
- **Trestle Ridge Estates Plat 6 Final Plat** / Recommended City Council approval
- **Grove Landing Plat 1 Final Plat** / Recommended City Council approval and recommended City Council authorization of cost-participation request for sidewalk oversizing and truncated domes along NW 13th Street and portions of NW Weigel Drive in the amount estimated to be \$35,485.
- **Grove Landing Plat 2 Final Plat** / Recommended City Council approval and recommended City Council authorization of cost-participation request for sidewalk oversizing and truncated domes along NW 13th Street in the amount estimated to be \$3,686.50.

April 20, 2021

Electronic Meeting

- **460 NW 36th Street - OSPC Site Plan** / Approved
- **902 SE Shurfine Drive - Warehouse Addition Site Plan** / Approved, subject to City Council acceptance of the public stormwater management facility maintenance covenant and permanent easement agreement.
- **Deer Creek Village Plat 2 Final Plat** / Recommended City Council approval
- **First Street Commons Plat 1 Final Plat** / Recommended City Council approval and recommended City Council authorization of cost-participation request for 16-inch water main along E 1st Street in the amount estimated to be \$9,175.00.
- **First Street Commons Site Plan** / Approved, subject to recordation of the final plat.

May 4, 2021

Electronic Meeting

- **John Deere Place, Plat 6 Final Plat** / Recommended City Council approval

May 18, 2021

Electronic Meeting

- **Pagliai Compound Plat 2 Preliminary Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.
- **Deer Creek South Phase 4 Preliminary Plat** / Recommended City Council approval, and acceptance of the public street name NE Avery Drive.
- **Canyon Landing Preliminary Plat** / Recommended City Council approval, and acceptance of the public street name NE Silverthorn Drive.
- **Canyon Landing Plat 1 Final Plat** / Recommended City Council preliminary approval and recommended City Council authorization of cost-participation for extensions and upsizing of public sanitary sewer and public water mains in the amount estimated to be \$558,251.99.

June 8, 2021

Electronic Meeting

- **Grove Landing Plat 3 Final Plat** / Recommended City Council approval and recommended City Council authorization of cost-participation request for sidewalk oversizing and truncated domes along NW 13th Street in the amount estimated to be \$8,695.00.

June 22, 2021

Electronic Meeting

- **Centennial Estates Plat 3 Final Plat** / Recommended City Council approval and recommended City Council authorization of cost participation for 12-inch water main in an amount estimated to be \$3,451.25 and 8-foot sidewalk along NW Irvinedale Drive in an amount estimated to be \$3,605.18 and reimbursement for a section of water main offsite to the north, along the east side of NW Irvinedale Drive.
- **1321 SW Ordnance Road - Metronet Shelter Site Plan** / Approved, subject to recordation of the John Deere Place, Plat 6 final plat.
- **Stoneleigh Companies, LLC request to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre; and C-1, Neighborhood Retail Commercial District** / Closed the public hearing, and received and filed documents.
- **1955 SE Oak Drive - Taylored Expressions Site Plan** / Approved, subject to the applicant revising and resubmitting the building elevations to meet the building material standards in Code section 192.02(3)(B) for the east building wall and providing an exception for the north building wall to allow for the future expansion.

July 6, 2021

Electronic Meeting

- **The Crossings at Deer Creek Plat 7 Final Plat** / Approved, the Plan and Zoning Commission hereby acknowledges that a development agreement regarding the NE Four Mile Drive crossing of Deer Creek is being deliberated with the applicant, and is a City Council decision. The Commission finds that all other requirements have been met by the applicant, and therefore, subject to approval of said agreement by the Council, recommends that the City Council approve The Crossings at Deer Creek Plat 7 Final Plat; and authorize cost participation requests for the extension of eight-foot shared use path along NE Four Mile Drive in an amount estimated to be \$8,022, 12-inch water main along NE Four Mile Drive in an amount estimated to be \$10,477.50, and truncated domes in an amount estimated to be \$400.
- **Berend and Margaret Karsjens request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District, with use restrictions** / Closed the public hearing, and received and filed documents.
- **Stoneleigh Companies, LLC request to rezone property from R-1, One-Family Residence District to R-3, Multiple-Family Residence District, restricted to 10 units per acre; and C-1, Neighborhood Retail Commercial District** / Recommended City Council approval

July 20, 2021

Electronic Meeting

- **3750 SE Convenience Boulevard - Sawhill Private Airplane Hangar Site Plan** / Approved
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Kimberley Properties, Inc. from Neighborhood Commercial to High Density Residential use classification** / Closed the public hearing, and received and filed documents.
- **Berend and Margaret Karsjens request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District, with use restrictions** / Recommended City Council approval

August 3, 2021

- **The Crossings at Deer Creek Plat 14 Final Plat** / Recommended City Council approval
- **Legacy Housby LLC request to rezone property from R-1, One-Family Residence District to Crosswinds PUD, Planned Unit Development** / Closed the public hearing, and received and filed documents.
- **Request to amend The Ankeny Plan 2040 Comprehensive Plan, Figure 12.10, Future Land Use Map for property owned by Kimberley Properties, Inc. from Neighborhood Commercial to High Density Residential use classification** / Recommended City Council deny the request

August 17, 2021

- **The Crossings at Deer Creek Plat 12 Final Plat** / Recommended City Council grant preliminary approval, and authorization of cost participation for 16-inch water main in an amount estimated to be \$19,575.00.
- **Keystone Church Plat 1 Final Plat** / Recommended City Council approval
- **5525 NE Delaware Avenue - Keystone Church Site Plan** / Approved, subject to City Council approval of the Keystone Church Plat 1 Final Plat and staff acceptance of the detention basin outfall structure design.
- **2055 NW Irvinedale Drive - High Trestle Trailhead DROP-IN Structure Site Plan** / Approved
- **3355 N Ankeny Boulevard - Briarwood Plat 23 Lot 1 Site Plan** / Approved, subject to the applicant providing a shared parking and cross access agreement for the parking stalls and access drive that encroach the north property line.
- **Green Farms Plat 1 Final Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.
- **Legacy Housby LLC request to rezone property from R-1, One-Family Residence District to Crosswinds PUD, Planned Unit Development** / Recommended City Council approval

September 8, 2021

- **Briarwood Plat 24 Final Plat** / Recommended City Council approval
- **410 N Ankeny Boulevard - Hy-Vee Aisles Online Site Plan** / Approved
- **3607 NE Otterview Circle - Otter Creek Office Space Site Plan** / Approved
- **4000 NE Spectrum Drive - Costco Wholesale Site Plan** / Approved, subject to City Council acceptance of the Spectrum 36 Plat 1 Final Plat.
- **Logistics Realty Capital, LLC request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District** / Closed the public hearing, received and filed documents
- **Vintage Business Park Neighborhood Plan Amendment** / Recommended City Council approval of the 4th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved August 3, 2015.

September 21, 2021

- **3155 N Ankeny Boulevard - Popeye's Restaurant Site Plan** / Approved, subject to City Council approval and recordation of the Briarwood Plat 24 final plat.
- **3746 SE Convenience Boulevard - Bravo Partners LLC New Aviation Hangar Site Plan** / Approved
- **Commerce Center, LLC requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development** / Closed the public hearing, received and filed documents
- **Text Amendments to Chapter 195 Signs of the Zoning Ordinance Regarding Political and Non-Commercial Signs** / Closed the public hearing, received and filed documents and recommended City Council approval of the proposed text amendments to Chapter 195 political and non-commercials signs.
- **Logistics Realty Capital, LLC request to rezone property from R-1, One-Family Residence District to M-1, Light Industrial District** / Recommended City Council approval

October 5, 2021

- **Northgate East Plat 3 Final Plat** / Recommended City Council approval
- **Commerce Center, LLC requests to rezone property from R-1, One-Family Residence District to PUD, Planned Unit Development** / Recommended City Council approval
- **Request to vacate a portion of the SE 72nd Street right-of-way** / Recommended City Council approval
- **Request to vacate a portion of public right-of-way described as part of Lots A and E, The District at Prairie Trail Plat 5** / Recommended City Council approval
- **Request to vacate a portion of public land described as part of Lot 2, The District at Prairie Trail Plat 6** / Recommended City Council approval
- **Prairie Trail Update:**
 - Park Sight Office Park at Prairie Trail Plat 4
 - The District at Prairie Trail Plat 9
 - Attivo Trail Ankeny
 - Chautauqua Park Townhomes Plat 2
 - Heritage at Prairie Trail Plat 4
 - Parkway North at Prairie Trail Plat 3
 - Vintage Business Park at Prairie Trail Plat 7
 - Greystones at Prairie Trail (Parkway North Brownstones) Plat 1
 - The Sterling North at Prairie Trail Plat 1
 - The District at Prairie Trail Plat 10
 - Vintage Business Park at Prairie Trail Plat 8
 - 1650 SW Magazine Rd - Wags - Lot 1 Vintage Business Park at Prairie Trail Plat 5
 - Pointes West Villas Plat 1
 - 1335 SW Merchant Street - District Lofts - Lot 1, The District at Prairie Trail Plat 9
 - 1155 SW Cherry Street - Ankeny High School Addition
 - Chautauqua Park Townhomes Plat 2
 - 2405 SW White Birch Dr & 1915 SW Plaza Pkwy- Plaza Shops at Prairie Trail Plat 2, Lot 5
 - Parkway North at Prairie Trail Plat 3 Townhomes
 - 1933 SW Magazine Road - Lot 1, Vintage Business Park at Prairie Trail Plat 8
 - 1235 SW Merchant Street - Lot 1, District at Prairie Trail Plat 10
 - The Sterling North at Prairie Trail Plat 1, Lot 1

October 19, 2021

- **Tradition Plat 9 Final Plat** / Recommended City Council approval
- **1730 N Ankeny Boulevard – Slim Chickens Site Plan** / Approved, the Plan and Zoning Commission hereby acknowledges that a development agreement regarding the access to NW 18th Street is being worked on with the applicant, and is a City Council decision. The Commission finds that all other requirements have been met by the applicant, and therefore, the Commission approves the site plan for 1730 N Ankeny Boulevard, Slim Chickens; subject to City Council approval of the public storm water management facility maintenance covenant and permanent easement agreement, and subject to City Council approval of the development agreement.
- **902 SE Oralabor Road – Discount Tire Site Plan** / Approved, subject to the applicant revising and resubmitting the building elevations to meet the building material standards in Code section 192.02(3)(B).

November 2, 2021

- **Northgate Plat 6 Final Plat** / Recommended City Council approval and cost participation for sidewalk oversizing along NE Trilein Drive in an amount estimated to be \$1,428.00.
- **Redwood Ankeny Miller Plat 1 Final Plat** / Recommended City Council approval and approval of the private street names: NE Thimbleberry Lane, NE Wood Rose Lane, NE Elderberry Lane, NE Mahonia Lane, NE Lily Lane, and NE Alder Lane.
- **Redwood Ankeny Miller Site Plan** / Approved
- **Ankeny Endeavor Plat 1 Final Plat** / Recommended City Council approval
- **7125 SE Delaware Avenue - I-35 Distribution Center Site Plan** / Approved, subject to City Council approval of the Ankeny Endeavor Plat 1 Final Plat, SE 72nd Street Right-of-Way Vacation, and hold harmless agreement for a retaining wall and fence located within a storm water management easement.
- **Four Mile Distribution Center Plat 1 Final Plat** / Recommended City Council approval
- **6910 SE Four Mile Drive - Four Mile Distribution Center South Site Plan** / Approved, subject to City Council approval of Four Mile Distribution Center Plat 1 Final Plat.
- **5950 SE Delaware Avenue - Ryan Warehouse II Site Plan** / Approved, subject to City Council approval of the final plat and the public improvement construction documents.
- **Request to rezone property owned by Dan and Beverly Jury from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to One-Family Residences and R-3 Multi-Family Residence District, restricted to 12 units per acre** / Closed the public hearing, received and filed documents.

November 16, 2021

- **420 NW Ash Drive - Sunnyview Care Center 2019 Expansion Site Plan Extension** / Approved
- **715 SW Ankeny Road - On With Life Outpatient Site Improvements** / Approved
- **Grove Landing Plat 4 Final Plat** / Recommended City Council Approval
- **Request to amend a portion of the Canyon Landing PUD, Planned Unit Development, for property owned by Stubbs Development and Lemar Koethe** / Closed public hearing, and received and filed documents.
- **Request to rezone property owned by Dan and Beverly Jury from R-1, One-Family Residence District, to R-3 Multi-Family Residence District, restricted to One-Family Residences and R-3 Multi-Family Residence District, restricted to 12 units per acre** / Recommended City Council Approval

December 7, 2021

- **1505 NE 36th Street - Talons of Tuscany Golf Cart Building Site Plan** / Approved
- **Request to amend a portion of the Canyon Landing PUD, Planned Unit Development, for property owned by Stubbs Development and Lemar Koethe** / Recommended City Council approval
- **Crosswinds Business Park Neighborhood Plan #6** / Recommended City Council approval

December 21, 2021

- **615 SE Oralabor Road - Brakes Plus Site Plan** / Approved
- **Forest Ridge Estates Plat 1 Final Plat (County)** / Recommended City Council approval, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

2021 Summary by Project Type

Rezoning's / PUD Amendments

- Stoneleigh Companies, LLC
- Berend and Margaret Karsjens
- Legacy Housby LLC
- Logistics Realty Capital, LLC
- Commerce Center, LLC
- Dan and Beverly Jury
- Stubbs Development and Lemar Koethe
- Canyon Landing PUD Amendment

Land Use Plan Amendment

- Kimberley Properties / Zimmerman Properties LLC / Neighborhood Commercial to High Density Residential - Denied

Neighborhood Plans

- Spectrum 36
- Vintage Business Park Amendment
- Crosswinds Business Park #5
- Crosswinds Business Park #6

Preliminary Plats

- Deer Creek South Phase 4
- Canyon Landing

Vacations

- SE 72nd Street ROW
- Part of Lots A and E, The District at Prairie Trail Plat 5
- Part of Lot 2, The District at Prairie Trail Plat 6

Final Plats (*administratively approved)

- Ankeny Endeavor Plat 1
- Briarwood Plat 24
- Canyon Landing Plat 1
- Centennial Estates Plat 3
- Courtyards at Harvest Ridge Plat 2
- Courtyards at Harvest Ridge Plat 3
- Crosswinds Plat 2*
- Crosswinds Plat 3*
- Deer Creek Village Plat 2
- First Street Commons Plat 1
- Four Mile Distribution Center Plat 1
- Greystones at Prairie Trail Plat 1*
- Grove Landing Plat 1
- Grove Landing Plat 2
- Grove Landing Plat 3
- Grove Landing Plat 4
- John Deere Place Plat 6
- Keystone Church Plat 1
- Kimberley Crossing Plat 1
- Northgate East Plat 3
- Northgate East Plat 6
- QRS Investments Development Plat 1
- Redwood Ankeny Miller Plat 1
- Swanwood Logistics Center Plat 1*
- Swanwood Logistics Center Plat 2*
- The Crossings at Deer Creek Plat 11
- The Crossings at Deer Creek Plat 12
- The Crossings at Deer Creek Plat 14
- The Crossings at Deer Creek Plat 7
- The District at Prairie Trail Plat 10*
- The Landing at Deer Creek Crossing
- The Sterling North at Prairie Trail Plat 1*
- Tradition Plat 9
- Trestle Ridge Estates Plat 6
- Vintage Business Park at Prairie Trail Plat 8*

Site Plans (*administratively approved)

- 6809 SE Bellagio Drive – IBEW Local 347 Elevations*
- 421 SE Oralabor Road – Willis Preowned Sales
- 520 NW 36th Street – Lutheran Church of Hope Phase 2 Addition
- 915 SE Corporate Woods Drive – Echo Electric Supply
- 1810 SW Magazine Road – Pet Parents*
- 700 SE Oralabor Road – Kinzler Site Improvements Amendment*
- The Landing at Deer Creek Crossing
- 2575 SE Hulsizer Road – Pons Plaza
- Parkway North at Prairie Trail Plat 3 Townhomes*
- 2741 SE PDI Place – PDI 2021 Addition
- Courtyards at Harvest Ridge Plats 2 & 3
- 3225 SE Delaware Avenue – Dewey Jeep Dodge Collision Center (revised elevations)
- 742 S Ankeny Boulevard – Ankeny Animal & Avian Clinic 2021 Addition
- 7310 SE Crossroads Drive – DIA5 Proposed Redevelopment*
- 902 SE Shurfine Drive – Warehouse Addition
- First Street Commons
- 460 NW 36th Street – OSPC
- 7305 SE Crosswinds Drive – Crosswinds II*
- 915 SE Corporate Woods Drive – Lot 1, Echo Electric Industrial Park Plat 1 Amendment*
- 1017 E 1st Street – Arby's 2021 Amendment*
- 1321 SW Ordinance Road – Metronet Shelter
- 1955 SE Oak Drive – Taylored Expressions
- 2502 & 2602 SE Hulsizer Road – Hulsizer Commercial Lots 1 & 2*
- 1543 SE 72nd Street – Lot 1, Swanwood Logistics Center Plat 1*
- 2601 SE Delaware Avenue – Chili's Amended Elevations*
- 3750 SE Convenience Boulevard – Sawhill Private Airplane Hangar
- 1933 SW Magazine Road – Lot 1, Vintage Business Park at Prairie Trail Plat 8*
- 2055 NW Irvinedale Drive – High Trestle Trailhead DROP-IN Structure
- 3355 N Ankeny Boulevard – Briarwood Plat 23, Lot 1
- 1235 SW Merchant Street – Lot 1, District at Prairie Trail Plat 10*
- 1525 SW Tradition Drive – Jiffy Lube Amendment*
- 410 N Ankeny Boulevard – Hy-Vee Aisles Online
- 3607 NE Otterview Circle – Otter Creek Office Space
- Lot 1, The Sterling North at Prairie Trail Plat 1*
- John Deere Building 40 Expansion Amendment*
- 3175 SE Delaware Avenue – Dewey Jeep Chrysler Quick Service Amendment*
- 5525 NE Delaware Avenue – Keystone Church
- 4000 NE Spectrum Drive – Costco Wholesale
- 3155 N Ankeny Boulevard – Popeye's Restaurant
- 3746 SE Convenience Boulevard – Bravo Partners LLC Aviation Hangar
- 1730 N Ankeny Boulevard – Slim Chickens
- 902 SE Oralabor Road – Discount Tire
- 7400 SE Convenience Boulevard – Lot 1, Swanwood Logistics Center Plat 2*
- 7125 SE Delaware Avenue – I-35 Distribution Center
- Redwood Ankeny Miller
- 5950 SE Delaware Avenue – Ryan Warehouse II
- 6910 SE Four Mile Drive – Four Mile Distribution Center South
- 406 SW School Street – Neveln Center Building Renovation*
- Attivo Trail Ankeny*
- 740 SE Dalbey Drive – Mrs. Clark's Office Addition*
- 3607 NE Otterview Circle – Otter Creek Office Space Elevations & Site Plan Amendment*
- Lot 2, Heritage at Prairie Trail Plat 2*
- 520 NW 36th Street Lutheran Church of Hope Ankeny Phase 2 Amendment*
- 420 NW Ash Drive – Sunnyview Care Center 2019 Expansion Site Plan Extension
- 715 SW Ankeny Road – On With Life Outpatient Site Improvements
- 1505 NE 36th Street – Talons of Tuscany Golf Cart Building
- 1615, 1645 & 1675 SW Magazine Road - Lot 1, Vintage Business Park at Prairie Trail Plat 2*
- 615 SE Oralabor Road – Brakes Plus

Plats (Rural)

- Forest Ridge Estates Preliminary Plat
- Pagliai Compound Plat 2 Preliminary Plat
- Green Farms Plat 1
- Forest Ridge Estates Plat 1

Miscellaneous

- Text Amendments to Chapter 195, Signs, Political and Non-Commercial

Attendance at Plan & Zoning Commission Meetings

MEMBER	JAN		FEB		MAR		APRIL		MAY		JUNE		JULY		AUG		SEPT		OCT		NOV		DEC		TOTAL
	5	19	2	16	2	16	6	20	4	18	8	22	6	20	3	17	8	21	5	19	2	16	7	21	
Lisa West	No Meeting	1	1	1	1	1	1	1	1	1	0	1	0	1	1	1	1	1	1	1	1	1	1	1	21
Todd Ripper		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	23
Trina Flack		1	1	0	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	21
Glenn Hunter		1	0	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	20
Annette Renaud		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	22
Jeffrey Woodcock		1	1	1	1	1	0	0	1	1	1	0	1	0											9
Ted Rapp			1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	0	19
TOTAL		6	6	6	7	6	6	6	7	7	5	5	5	6	6	6	6	6	6	4	6	6	6	5	

Electronic Meeting

Plan & Zoning Commission items by type 2017 – 2021

	2021	2020	2019	2018	2017
Annexations	0	1	4	2	3
Site Plans	33	35	37	39	26
Site Plans (administratively approved)	26	17	19	23	17
Comprehensive Plan Amendments	1	1	1	1	1
Rezoning	8	17	13	8	6
Neighborhood Plans/Amendments	4	3	6	0	2
Preliminary Plats	2	5	8	3	3
Final Plats	27	23	21	27	25
Final Plats (administratively approved)	8	6	12	12	9
Rural Plats	4	7	16	18	14
Vacations	3	0	2	1	0
Miscellaneous	0	0	1	0	0
Code Changes	1	2	0	1	3
Public Hearings	9	21	14	11	12
Retreat/Work Sessions	0	0	2	3	2
Meetings	23	22	24	23	24

