



Meeting Agenda

Plan and Zoning Commission

Tuesday, March 8, 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 8, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

Correspondence received on March 4, 2022 from Jeanne Uhl, 2350 NE 126th Avenue, Elkhart, Iowa regarding Agenda Item #5.

Consider MOTION to receive and file correspondence.

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

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

2. Grove Landing Plat 6 Final Plat

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

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

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

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

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

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

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

H. BUSINESS ITEMS:

5. Request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny

Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny.

I. OLD BUSINESS:

J. REPORTS:

1. March 7, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for March 22, 2022

February 2022 Building Permit Report

3. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

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

L. **ADJOURNMENT:**

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

March 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Correspondence received on March 4, 2022 from Jeanne Uhl, 2350 NE 126th Avenue, Elkhart, Iowa regarding Agenda Item #5.

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to receive and file correspondence.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Jeanne Uhl
2350 NE 126th Ave
Elkhart IA 50073

RECEIVED
MAR 04 2022
CITY OF ANKENY

March 3, 2022

City of Ankeny Planning and Zoning Commission
Brenda Fuglsang
1210 NW Prairie Ridge Drive
Ankeny, IA 50023
Email: bfuglsang@ankenyiowa.gov

Dear Members of the Ankeny Planning and Zoning Commission:

My husband Gary Uhl and I are consenting property owners included in the proposed Hope Kimberley Annexation into the City of Ankeny Iowa and currently reside as residents of Polk County Iowa in the Elkhart Township. We request that you seriously consider approval of the original annexation application including all of the voluntary and involuntary parcels which more than meet the required 80/20%. I grew up in Ankeny, graduated from Ankeny High School and raised 3 children who also graduated from Ankeny High School. I am a board member of the Ankeny Historical Society and greatly appreciate the wonderful people and opportunities within the City of Ankeny and look forward to once again becoming a resident.

We are concerned about discussions of possibly "notching out" 4 properties along the south side of NE 126th Avenue owned by Huss, Klein, Grove, and Seuntjens along with a fifth property owned by Hebner (see attached CDA Map) on the NE corner of the NE 126th Ave intersection with NE Delaware Avenue. The City of Alleman is unable to annex frontage properties along NE 126th Avenue from NE 14th Street (Hwy 69) east to NE Delaware Avenue based upon recent communications that owners of land parcels totaling more than 100 acres have withdrawn their voluntary annexation petitions to the City of Alleman Iowa. Thus the 4 homes on the south side of NE 126th Ave and the single home on the NE corner of the 126th/Delaware intersection cannot meet the contiguous properties required in order to be annexed into the City of Alleman. If these properties are not included within the Hope Kimberley Annexation into the City of Ankeny, they would each remain under Polk County, not the City of Alleman. They would lose their opportunity to improve their properties with the sewer and other municipal services offered by the City of Ankeny yet they will border Ankeny properties.

Please consider the complications now and in the future that arise for the 4 homes surrounded on three sides by Hope Kimberley Annexation properties and the Hebner property which is also contiguous to Hope Kimberley properties if they were "notched out" or not included in the Hope Kimberley Annexation.

1. **Confusion and/or Dangerous delays in responses from Emergency Responders.**

connect to the sanitary sewer utility. **Each of these 5 properties are included within this sewer district and eligible into perpetuity to connect to the sanitary sewer according to this Ordinance 2055.** See the attached Map and Ordinance. How would current or future owners of these 5 properties who would be under Polk County jurisdiction and pay Polk County taxes , NOT City of Ankeny, HOW would these current or future property owners be allowed to improve their properties by connecting to the City of Ankeny sewer system if they are “notched out” or removed from the Hope Kimberley Annexation? If they are left remaining in Polk County jurisdiction or in the future they become annexed into another entity, how would they connect to Ankeny Sewer as outlined in Ankeny Ordinance 2055?

On behalf of my husband Gary Uhl and myself, I ask that you seriously consider the long term ramifications that are sure to occur as properties get sold and bought and resold. New owners will make choices that may differ from current owner choices. In the interest of best practices for public safety and use of tax resources and bettering neighborhoods with the Ankeny focus on staying connected via sidewalks and trails, please approve the entire Hope Kimberley Annexation including all the voluntary and involuntary properties. Thank you for all your consideration and time spent in improving the lives of Ankeny residents!

Respectfully,

A handwritten signature in blue ink that reads "Jeanne Uhl". The signature is written in a cursive, flowing style.

Jeanne Uhl



January 6, 2022

Gary and/or Jeanne Uhl
2350 NE 126th Avenue
Elkhart, IA 50073-9173

Subject: Annexation into the City of Ankeny

Dear Mr. or Ms. Uhl:

Through one of our entities, Hope Kimberley, LLC, we have purchased the land shown in the attached exhibit map. We plan to develop this land into mostly residential lots based on the City of Ankeny 2040 Comprehensive Plan, though at this beginning phase we have no conceptual plan completed. Our first step is to annex this land into the city of Ankeny. Annexation is the formal process of incorporating a parcel of land into the city. A parcel of land is required to be within the corporate limits of the city in order to receive city services, such as water, sanitary sewer, fire protection and street maintenance.

At this time over 80% of the property owners within the area shown on the attached map have signed the annexation petitions so we have requested that the city of Ankeny start the annexation process. In order to avoid the creation of irregular corporate boundaries or islands, the city is able to pursue an 80/20 annexation. This form of annexation allows up to 20% of the total area to be included within an annexation without the owner's consent. This letter is to notify you that the process will be starting. This annexation will ultimately increase the value of your land, bringing city sewer and water to your property line as development proceeds.

If you have an interest in consenting to the annexation or if you have any follow up questions, please call:

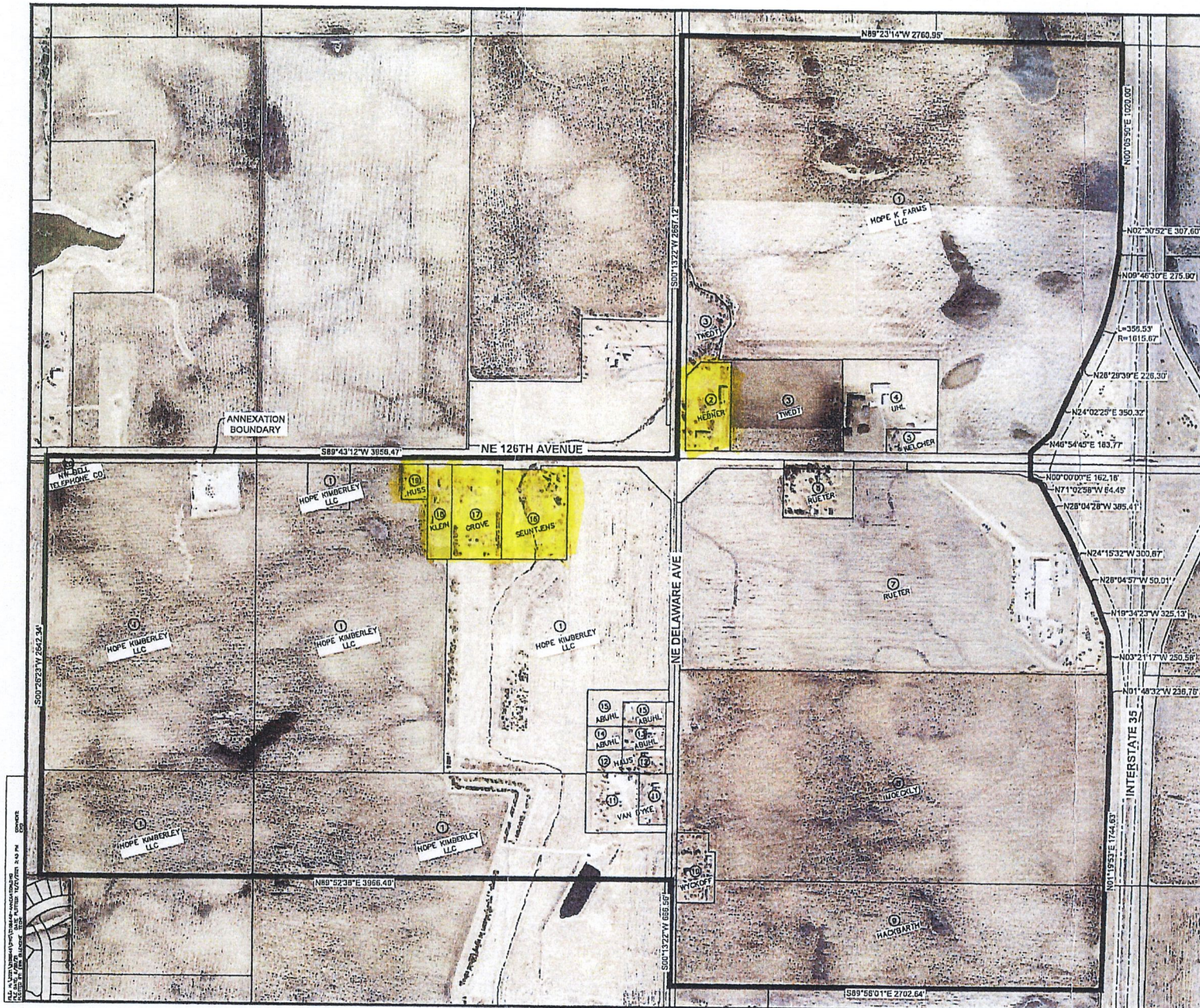
Eric Carstens, Planning Manager
City of Ankeny
(515) 963-3559

Sincerely,



Jordan Kramer
Kimberley Development Corp.
Hope Kimberley, LLC

Enclosure: North Ankeny Annexation Exhibit



ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
CRIMES, IOWA 50111

OWNER / REQUESTED BY

HOPE KIMBERLEY LLC
4500 WESTOWN PARKWAY SUITE 277
WEST DES MOINES, IA 50266

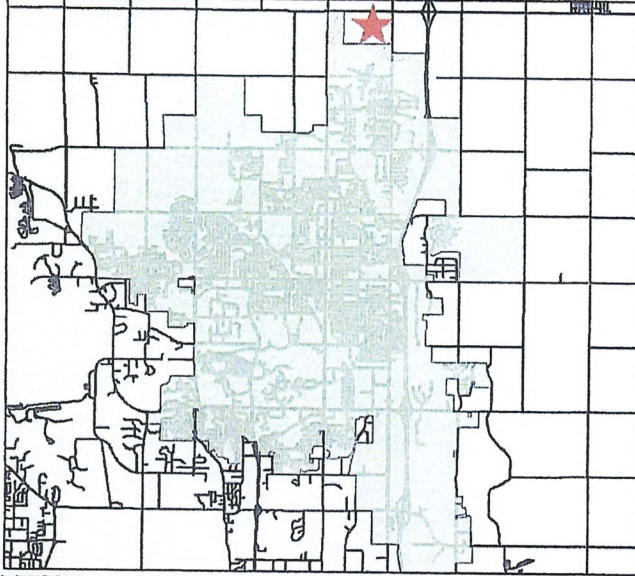
NOTES

BEARINGS, DISTANCES AND AREAS SHOWN ARE FROM
POLK COUNTY AUDITOR MAPPING AND ARE FOR
REFERENCE ONLY. PROPERTY TO BE FINAL PLATTED
PRIOR TO DEVELOPMENT.

PROPERTY OWNERS

PROPERTY OWNER	AREA	PERCENT	CONSENTING
1 HOPE KIMBERLEY LLC	344.91	36.08%	X
2 ELVIN HEBNER, CINDY TAYLOR	3.53	0.60%	
3 KATHIE OLENIUS	11.91	2.04%	X
4 GARY UHL, JEANNE UHL	7.02	1.20%	
5 RORY WELCHER, CINDY WELCHER	1.23	0.21%	
6 TODD RUTTER, ALEX RUTTER, PAIGE BENJALALA	3.11	0.53%	
7 KAREN WALL, TERRI NATION, TODD RUTTER, ALEX RUTTER, PAIGE BENJALALA, KIM RUTTER	67.70	11.59%	
8 KATHERINE MOECKLY	79.39	13.59%	X
9 SHARON HACKBARTH, JANET ERB, STEPHEN JOHNSON, SUE JOHNSON	40.04	6.85%	X
10 ALVIN WYCKOFF, EMILY WYCKOFF	2.29	0.39%	
11 JUDITH VAN DYKE, ROBIN VAN DYKE	4.37	0.75%	X
12 SHARON HAUS, JILL HAUS	1.62	0.28%	X
13 WAYNE ABUHL, KATHRYN ABUHL	0.92	0.16%	X
14 ALAN ABUHL	0.78	0.13%	
15 ALAN ABUHL	2.57	0.44%	X
16 CHRISTOPHER SEUNTJENS, IBENE SEUNTJENS	5.43	0.93%	
17 KELLY GROVE, KATIE GROVE	4.33	0.74%	
18 STEVEN KLEIN, BONNIE KLEIN	2.08	0.36%	
19 KEVIN HUSS, EMILY HUSS	0.84	0.14%	
20 NW BELL TELEPHONE CO	0.09	0.02%	
21 HOPE K FARMS LLC	134.16	22.97%	X
TOTAL		83.16%	

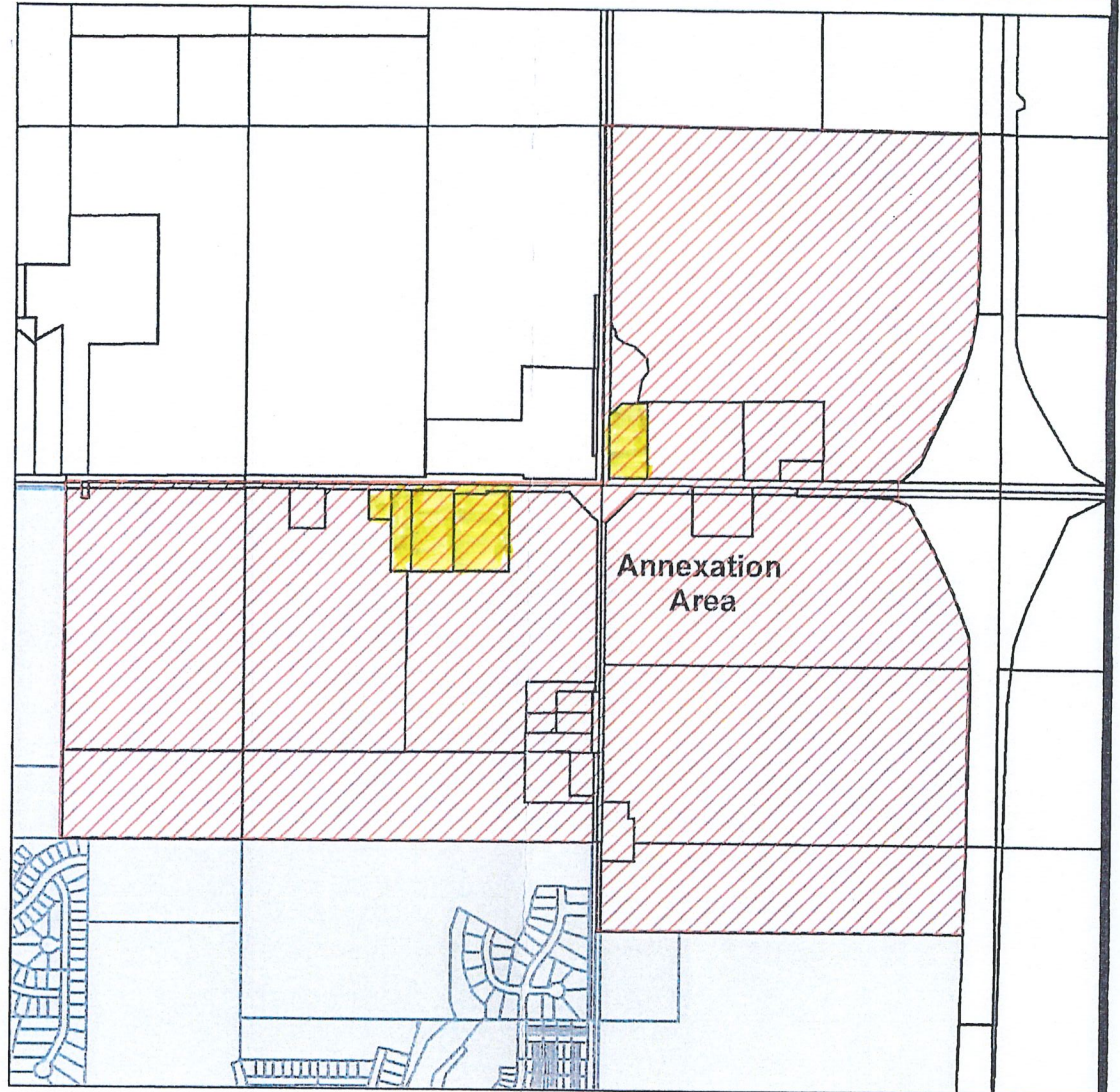
Vicinity Map



LEGAL DESCRIPTION

THE EAST 1/2 OF THE NORTHWEST 1/4, EXCEPT THE WEST 50 FEET OF THE NORTH 115 FEET OF THE EAST 1206.05 FEET THEREOF, AND ALL OF THE NORTHEAST 1/4, AND
 N 1/4 SW FRL 1/4 LESS I 35 ROW -EX N 137F W 272F
 AND
 S 1/2 NW FRL 1/4 LESS I 35 ROW RD -EX S 182F W 272F & N 120F S 302F W 230F
 AND
 S 302F W 272F S 1/2 NW FRL 1/4 & N 137F W 272F N 1/4 SW FRL 1/4 -EX E 42F N 120F
 AND
 N 1/2 NW FRL 1/4 LESS I 35 RD -EX E 440F W 1108F N 362F
 AND
 E 440F W 1108F N 362F NW FRL 1/4 -EX BEG 688.1F E OF NW COR THN E 440F
 S 53.06F W 440F N 55.3F TO POB
 AND
 SW FRL 1/4 -EX S & W OF A LN BEG 1622.95F E OF SW COR THN N 645F W 1373F
 NELY 245F NWLY 484.93F W 45F TO W LN & 16.3A I 35
 AND
 S 200F E 320F SW FRL 1/4 SW FRL 1/4
 AND
 S 640.5F E 591F W FRL 1/2 SW FRL 1/4 -EX S 200F E 320F
 AND
 BEG SW COR THN E 1622.95F N 645F W 1373F NELY 245F NWLY 484.93F W 45F
 TO W LN S 1195.44F TO POB W FRL 1/2 SW FRL 1/4 -EX BEG SW CORNER SW
 FRL 1/4 THN N 511.07F E 45F NE 127.82F E 191.63F S 602.41F W 327.36F TO
 POB- & -EX S 640.5F E 591F
 AND
 BEG SW CORNER SW FRL 1/4 THN N 511.07F E 45F NE 127.82F E 191.63F
 S 602.41F W 327.36F TO POB SW FRL 1/4

ALL IN SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST
 OF THE 5TH P.M., POLK COUNTY, IOWA."
 THE ANNEXATION ALSO INCLUDES ANY AND ALL COUNTY ROAD
 RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.



1 inch = 1,337.73 feet

Annexation Map

Property Owners:

Hope Kimberley LLC, Hope K Farms LLC, Kevin & Emily Huss, Steven & Bonnie Klein, Kelly & Katie Grove, Alan Abuhl, Christopher L. & Irene K. Seuntjens, Samuel & Morgan Keasler, Wayne E. Abuhl & Jill & Shannon Haus, Jill L. & Shannon L. Haus, Robin & Judith Van Dyke, Alvin L. & Emily M Wyckoff, Katherine E Moeckly Trust, Todd & Alex Rueter & Paige Benlaala, Cindy K & Rory A Welcher, Jeanne M & Gary G Uhl, Cindy L Taylor & Elvin Hebner Jr, Karen J Twedt & Dennis L Jones & Kathie J Olenius. Karen Wall & Kim Alex & Todd Rueter & Paige Rueter Benlaala & Terri Nation

City of Ankeny

Hope Kimberley
Annexation

Sheet No.
1 of 1

Drawn By: JH

Checked by:

Date: February 1, 2022

City of Ankeny, Iowa
Planning and Building Department

NOTICE TO PROPERTY OWNERS

Notice is hereby given that the City Council of the City of Ankeny, Iowa intends to construct major sanitary sewer facilities in specified areas throughout the City, and has caused to be placed on file for public inspection in the office of the City Clerk a proposed connection fee ordinance establishing the Fourmile Creek Trunk Sewer Connection District 2, pursuant to which ordinance a connection fee would be imposed upon the owners of properties within said District who make application to connect their properties to the sanitary sewer utility of the City.

The City Council will meet at 5:30 P.M on the 3rd day of May, 2021, at the Ankeny Kirkendall Public Library - City Council Chambers, 1250 SW District Drive, Ankeny, at which time a public hearing will be held on the proposed connection fee ordinance.

Interested persons can join the meeting electronically by the following methods:

Join from PC, Mac, Linux, iOS or Android: <https://meetings.ringcentral.com/j/1481631711>
For the best audio experience, please use computer audio.

Or iPhone one-tap :

US +1(720)9027700,,1481631711# (US Central)

Or Telephone:

US: +1(720)9027700 (US Central) Meeting ID: 148 163 1711

There will be a limited number of seats available to attend the meeting to those who register with the City Clerk by emailing dhoy@ankenyiowa.gov or by calling 515-965-6405 before 3 PM the day of the meeting. All comments submitted no later than 3:00 P.M. the day of the meeting shall be made part of the hearing.

The owners of properties within the proposed Sewer Connection Fee District or any other person having an interest in said matter, may appear and be heard for or against the boundaries of the proposed Sewer Connection Fee District, or the proposed connection fees. A property owner will be deemed to have waived all objections unless at the time of the hearing the property owner has filed objections with the City Clerk.

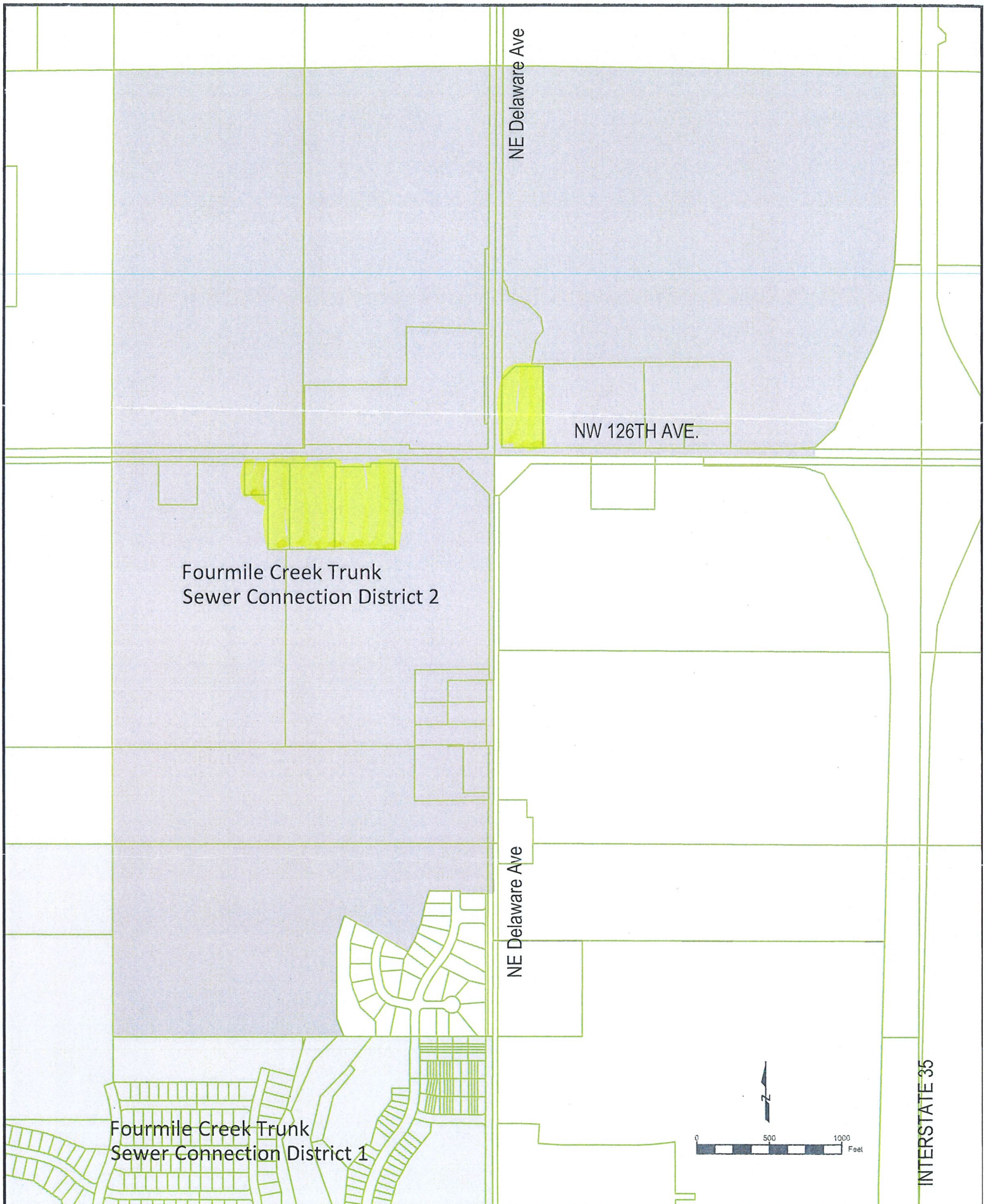
Description of Improvements Constructed

The improvements are known as the "Fourmile Creek Trunk Sewer Extension" (hereinafter referred to as the "Project") and consist generally of the following:

Dated this 5th day of April, 2021.

City Clerk

To be published in the Des Moines Register on April 9, 2021.



AN ORDINANCE TO AMEND SECTION 94.06 OF THE MUNICIPAL CODE OF THE CITY OF ANKENY, SEWER CONNECTION DISTRICTS ESTABLISHED.

WHEREAS, the City of Ankeny has established water and sewer connection fee districts in Chapter 94 of the Ankeny Municipal Code; and

WHEREAS, the City Council proposes that the costs of extending improvements not assessed to properties specially benefitted thereby should be recovered by the imposition of a connection fee upon the owners of properties which connect to and derive service from the municipal sanitary sewer utility; and

WHEREAS, the following connection fee ordinance has been prepared for said purpose, which ordinance establishes a certain connection fee district to be known as the Fourmile Creek Trunk Sewer Connection District 2, and provides that property owners within said district would be eligible to connect to the sanitary sewer utility upon application therefor and payment of a connection fee in the amount prescribed to be connected to and served by the sanitary sewer utility.

NOW, THEREFORE, be it Ordained by the City Council of the City of Ankeny, Iowa:

Section 1. That the Municipal Code of the City of Ankeny, Iowa, be and is hereby amended by adding a new Section, as follows:

94.06.20 Fourmile Creek Trunk Sewer Connection District 2

A. Fourmile Creek Trunk Sewer Connection District 2 means and includes only the following described real estate and as shown on an exhibit on file in the office of the Director of Municipal Utilities:

<u>Effective Date</u>	<u>Sewer Connection Fee</u> <u>(per acre – 1 acre minimum)</u>
Prior to and through December 31, 2021	\$1,015
January 1, 2022	\$1,029
January 1, 2023	\$1,043
January 1, 2024	\$1,057
January 1, 2025	\$1,071
January 1, 2026 and thereafter	To be re-evaluated

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Severability. If any section, subsection, provision, sentence, clause, phrase or other 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, subsection, provision, sentence, clause, phrase or other part hereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage, adoption, and publication as required by law.

PASSED AND APPROVED this 7th day of June, 2021.

Mark Holm, Mayor Pro tem

Attest:

Denise L. Hoy, City Clerk



PLAN AND ZONING COMMISSION

March 8, 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 February 22, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

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Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, February 22, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair G.Hunter called the February 22, 2022 meeting of the Plan & Zoning Commission to order at 6:30 p.m.

ROLL CALL

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

AMENDMENTS TO THE AGENDA

Motion by T.Flack to approve the February 22, 2022 agenda without amendments. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the February 8, 2022 minutes of the Plan and Zoning Commission meeting.

Item #2. Brakes Plus Plat 1 Final Plat

Motion to recommend City Council approval of the Brakes Plus Plat 1 Final Plat.

Item #3. Georgetown Plat 11 Final Plat

Motion to recommend City Council approval of the Georgetown Plat 11 Final Plat.

Item #4. 350 NW 18th Street - Ankeny Orthodontics Site Plan

Motion to approve the site plan for 350 NW 18th Street, Ankeny Orthodontics, subject to City Council approval of Georgetown Plat 11 final plat.

Item #5. 3742 SE Convenience Boulevard - Ankeny Airport Hangar Development ACME Aviation Site Plan

Motion to approve the site plan for 3742 SE Convenience Boulevard, Ankeny Airport Hangar Development ACME Aviation.

Item #6. Forest Ridge Estates Plat 2 Final Plat (County)

Motion to recommend City Council approval of the Forest Ridge Estates Plat 2 Final Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item(s) #1 - #6. Second by T.Flack. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

Item #7. Hope Kimberley, LLC request for voluntary annexation of territory into the City of Ankeny

J.Heil reported there are owners of 17 parcels that have requested voluntary annexation to the City of Ankeny. The land area currently petitioned for annexation is 492.75 acres. There are 11 parcels of land within the proposed annexation area that have not petitioned at this time. He said the overall proposed annexation area, including non-petitioned parcels contain 584.16 acres. J.Heil stated that if petitions are not received for these 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. The proposed annexation area is contiguous with the corporate boundary of Ankeny and includes any and all Polk County road right-of-way to the centerline of the adjacent road. He said the proposed annexation area is also within two miles of the cities of Alleman and Elkhart. J.Heil presented the Ankeny Comprehensive Plan Future Land Use Map noting the identified land uses for this territory. He further noted the locations of public water and sanitary sewer mains that would be extended into the annexation area to serve future development. He asked if the Commission had any questions.

T.Flack asked for clarification on whether the 11 non-consenting owners would have to be annexed to the City of Ankeny. E.Jensen said that staff will explain a voluntary 80/20 annexation in their staff report at the next meeting. He further said the City Council adopted a policy on annexations, which is consistent with state law that does not encourage irregular boundaries, it encourages uniform boundaries. The State allows up to 20% of territory to be non-consenting to be included in an annexation so nonuniform boundaries are not created. E.Carstens referenced the map showing the consenting and nonconsenting property to help clarify the 80/20 annexation.

Erin Ollendike, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale representing Hope Kimberley, LLC and Hope K. Farms stated that their ownership is approximately 66% of the annexation area. She is at the meeting to offer their support for the annexation. She asked if the Commission had any questions.

Jim Thornton, 412 NE Georgetown Boulevard, Ankeny representing the City of Alleman. He said most of the non-consenting landowners are in attendance and have signed for voluntary annexation to the City of Alleman. He said there are some portions of this proposed annexation that are in conflict with the wishes of the ownership.

Chris Seuntjens, 2075 NE 126th Avenue, Alleman said he does not understand why it is so important to have straight boundaries. He said there are a lot of other cities that have boundaries that are not straight. He shared that there has to be another reason why there is a need for a straight boundary and would like to know what that is.

G.Hunter responded that staff will address his question in their staff report at the next meeting.

Jason Wattonville, 12702 NE 22nd Street, Alleman said he farms 20 acres and asked whether the City of Ankeny, as they go through land annexation, has thought about agrihoods and agriculture. How it can be kept in the mix as they keep taking productive farm ground out of use and converting it to other uses other than growing food. He has researched other cities where they are folding in agrihoods trying to really endorse and utilize regional food and local food supplies. He noted that the pandemic helped catapult local food. He asked if the City has had discussions or have thought about how they can create agriculture into their plans as the City moves forward.

Kevin Huss, 1957 NE 126th Avenue, Alleman said he signed for voluntary annexation into Alleman. Alleman is where his children go to school, and that is where he would like his tax dollars to go. He said their family has no connection to Ankeny.

Brian Linnemeyer,(BK Linnemeyer Trust), 14205 G36 Hwy, Indianola said he owns an adjacent farm along NE Delaware and a nearby farm along Hwy 69. He also owns farmland in more rural areas of the State. In his opinion, the farms that are in more rural areas should stay agriculture. He noted that the proposed annexation area is located near an I-35 interchange and it appears that there are plans to widen the interstate to six lanes. He feels this area is suitable for the growth of Ankeny and is in favor of the proposed annexation plan of the City of Ankeny.

Motion by T.Flack to close the public hearing, and receive and file documents. Second by L.West. All voted aye. Motion carried 6 – 0.

G.Hunter stated that the Commission will act on this item at the March 8, 2022 Plan and Zoning Commission meeting after receiving a report from City Staff.

T.Flack asked staff to provide information at the next meeting on how property addressing would be handled between the cities with this proposed annexation.

BUSINESS ITEMS

Item #8. 1102 NW Weigel Drive - St. Luke's Mobile Classrooms Site Plan Renewal

D.Silverthorn reported the St. Luke's Mobile Classrooms site plan was originally approved in 2017. The mobile classrooms are located at the southwest corner of the building and are approximately 1,760 square-feet each. He presented current photos of the classrooms to the Commission. D.Silverthorn stated that the original site plan was approved with an expiration of five years from the approved date of August 22, 2017. He said the five-year anniversary date is approaching and St. Luke's Church is asking for an extension of five years as the church continues to grow. He stated that they are willing to make improvements, such as painting, upkeep, landscaping to keep in good standing with the City. Staff's recommendation is that the Plan and Zoning Commission approve the site plan renewal for 1102 NW Weigel Drive, St. Luke's Mobile Classrooms, with the condition that the renewed site plan expire 5 years from August 22, 2022.

Paul Moritz, member of the pastoral counsel, representing St. Luke's Church, introduced Fr. Ken Halbur, the Pastor of the church. He shared that the classrooms were maintained as best as they could over the 5 years. He said, pending Commission approval, their plan is to significantly invest more money into them again. He said the Parish is growing very quickly and is a very young, dynamic Parish. He stated with the current number of students, they have exceeded what they anticipated with their second phase of growth and they still need the classrooms for ancillary activities at the school. He said that Fr. Ken Halbur is available to answer any specific questions the Commission may have.

Father Ken Halbur, Pastor, St. Luke's the Evangelist Parish and School, Ankeny said the Parish started in 2010. They went from 200 families to just shy of 800 families. He said 42% of their parish population is under the age of 18 and they are just under 1,100 people. He explained that the school started with 53 children six years ago to 275 this year, with an expectation of 300 next year. He further said the second phase included six additional classrooms and a tornado shelter. The enrollment doubled in size after the second phase plans were already started and they did not anticipate two sections of middle school. Father Ken Halbur stated that they plan to start more fundraising over the next five years. L.West commented that growth is a good problem to have.

G.Hunter asked if they are looking at their numbers for the next expansion. Fr. Ken Halbur said, yes. Their plan is to stop at two sections of 8th grade and noted that adding another six classrooms would provide them the ability to remove the portable classrooms.

T.Ripper asked if there is a plan for high school. Fr. Ken Halbur said the high schools are diocese based, they would be the one to build it. T.Ripper asked about the inside condition of the portable classrooms. Fr. Ken Halbur said they are in pretty good condition. He said, if approved, they plan to put new heating and cooling in them. T.Ripper further asked if the diocese provides funding to help the parish with building additions. Fr. Ken Halbur said the diocese normally does not fund parishes.

T.Flack said St. Luke's is her neighbor. A great neighbor and a great member of the community. Her concern today is the same as it was in 2017, that they are temporary classrooms. She explained that if this came before the Commission now as a 10-year structure, would the Commission approve it? Is this building or structure something the Commission would say "yes" to today? Are the building materials approved materials? She does not feel that the Commission would be approving a temporary structure, since they will be in place 10 years. She said they are not at the same caliber that the building is. She absolutely understands the need and the problem that exists, but it is a 10-year structure, not a temporary building.

T.Ripper said he does not want to be responsible for larger class sizes because they are not able to raise money as fast as the Commission would like them to.

A.Renaud asked if there is way for the Commission to set a limit, as T.Flack said it will now be a 10-year situation. E.Jensen said the Commission's approval is the last extension. They will always have the right to come back to the Commission and ask for an extension. From Staff's perspective, and the reason we recommended approval is that it is such a big property, the classrooms are approximately located 300-feet from the property boundary.

L.West said that she would be more comfortable if it were two or three years as another five years sounds like a bit much. Fr. Ken Halbur responded saying that he does not think they can raise the money and have their plans built in three years.

A.Renaud does not have any issue with the five years extension, she just would not want this to be ongoing as this structure was intended to be temporary.

T.Flack asked whether these buildings would be approved on their own with the existing building materials. E.Jensen responded, no.

Paul Moritz asked if it would be acceptable to have the Commission grant a 5-year extension, with a clause that in 3 years, the church would come back to the Commission with a definite site plan showing where they are at and how they are going to get there in two years.

Motion by A.Renaud to approve the site plan renewal for 1102 NW Weigel Drive, St. Luke's Mobile Classrooms, granting a 5-year extension from August 22, 2022, with the expectation that the applicant, St. Luke's the Evangelist Parish and School, will come before the Commission in three years with a plan that details the site expansion and

the removal of the temporary buildings by August 22, 2027. Second by T.Rapp. Motion carried 4 – 2 (Nay: T.Flack and G.Hunter).

Item #9. The Reserve at the Grove Preliminary Plat

J.Heil reported that The Reserve at the Grove Preliminary Plat is a proposed 26.42-acre preliminary plat located directly in the southwest corner of the NW 18th Street and NW Weigel Drive intersection. He said that it is a part of the Grove Landing PUD, an area of approximately 123 acres. J.Heil stated the preliminary plat includes 54 single-family residential lots, 72 townhome lots, two outlots for stormwater, and associated utility and site infrastructure. He noted that the newly proposed public street with the subject plat is NW Savannah Drive and a newly proposed private street NW Olivia Lane. NW Savannah Drive will be the main access onto NW 18th Avenue and NW Weigel Drive. J.Heil provided information regarding the water main, sanitary sewer, storm water detention and parkland for this preliminary plat. Staff recommends that the Plan and Zoning Commission recommend City Council approval of The Reserve at the Grove Preliminary Plat, and acceptance of the public street name NW Savannah Drive and the private street name NW Olivia Lane.

T.Flack asked if any other streets besides NW 13th Street and NW Savannah Drive will come out onto NW Weigel Drive. J.Heil responded, no.

T.Rapp asked about a traffic study. J.Heil responded that it was completed as part of the PUD. There will be a development agreement executed with the final plat.

Zach Arneson, Snyder & Associates, Inc., 2727 SW Snyder Boulevard, on behalf of Greenland Homes said he would answer any questions the Commission may have.

The Commission has no comments or questions.

Motion by T.Ripper to recommend City Council approval of The Reserve at the Grove Preliminary Plat, and acceptance of the public street name NW Savannah Drive and the private street name NW Olivia Lane. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

Item #10. Canyon Landing Preliminary Plat Amendment

J.Heil reported the Canyon Landing PUD is an area of approximately 158 acres, generally located in the southwest corner of the NE 18th Street and NE 38th Street intersection. He shared that an amendment to the PUD was approved on February 7, 2022 and stated the amendments included adding a new twinhome land use designation directly south of Canyon Landing Plat 1, and adding additional single-family residential along NE Deerfield Drive. J.Heil said the preliminary plat amendment brings in the changes that were made with the PUD Amendment. The preliminary plat includes 476 single-family residential lots, 98 twinhome lots, and eight outlots. Outlot W has been designated for townhomes, and will still need to go through the preliminary plat, final plat and site plan processes. Outlots S, T, U, V, X and Z will be used for storm water management and Outlot Y will be deeded to the City for parkland. J.Heil explained that the proposed development will be accessed to the north via NE Deerfield Drive, which will also serve as the sole southern access as well. There are two new accesses proposed, access from NE 38th Street, including NE 16th Street and NE 12th Street. NE 12th Street will also serve as the sole west access for the proposed development. J.Heil stated a traffic study was approved on February 16, 2022, which includes turn lanes at each street connection to NE 18th Street and NE 38th Street. He said right turn lanes or signalization is not warranted at any location as of yet. An updated traffic count will be needed once the final plat phase has been completed. J.Heil further provided information regarding the water main and sanitary sewer for this preliminary plat. He also noted that they have provided an overall encompassing drainage plan that will be updated as each plat is approved to make sure the detention ponds are handling the storm water. Staff recommends that the Plan and Zoning Commission recommend City Council approval of the Canyon Landing Preliminary Plat amendment.

T.Rapp asked if the turn lane warrants area based on rural cross sections or ultimate urban cross sections of the road. J.Heil was unsure.

There were no applicant comments.

The Commission has no further comments or questions.

Motion by T.Flack to recommend City Council approval of the Canyon Landing Preliminary Plat Amendment. Second by T.Ripper. All voted aye. Motion carried 6 – 0.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the February 21, 2022 City Council meeting. He shared with the Commission that a new Commissioner has been selected, Randall Weisheit, and that he will be at the next meeting.

Director's Report

E.Jensen presented the tentative agenda items for the March 8, 2022 Plan and Zoning Commission meeting and stated at the March 8, 2022 Plan and Zoning Commission there will be two public hearings on rezoning requests and the action item on the annexation request.

Commissioner's Reports

There were no reports.

MISCELLANEOUS ITEMS

March 7, 2022 – 5:30 p.m. City Council Meeting Representative: Staff

ADJOURNMENT

There being no further business, motion by T.Rapp to adjourn the meeting. Second by T.Flack. Meeting adjourned at 7:19 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

March 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Grove Landing Plat 6 Final Plat

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

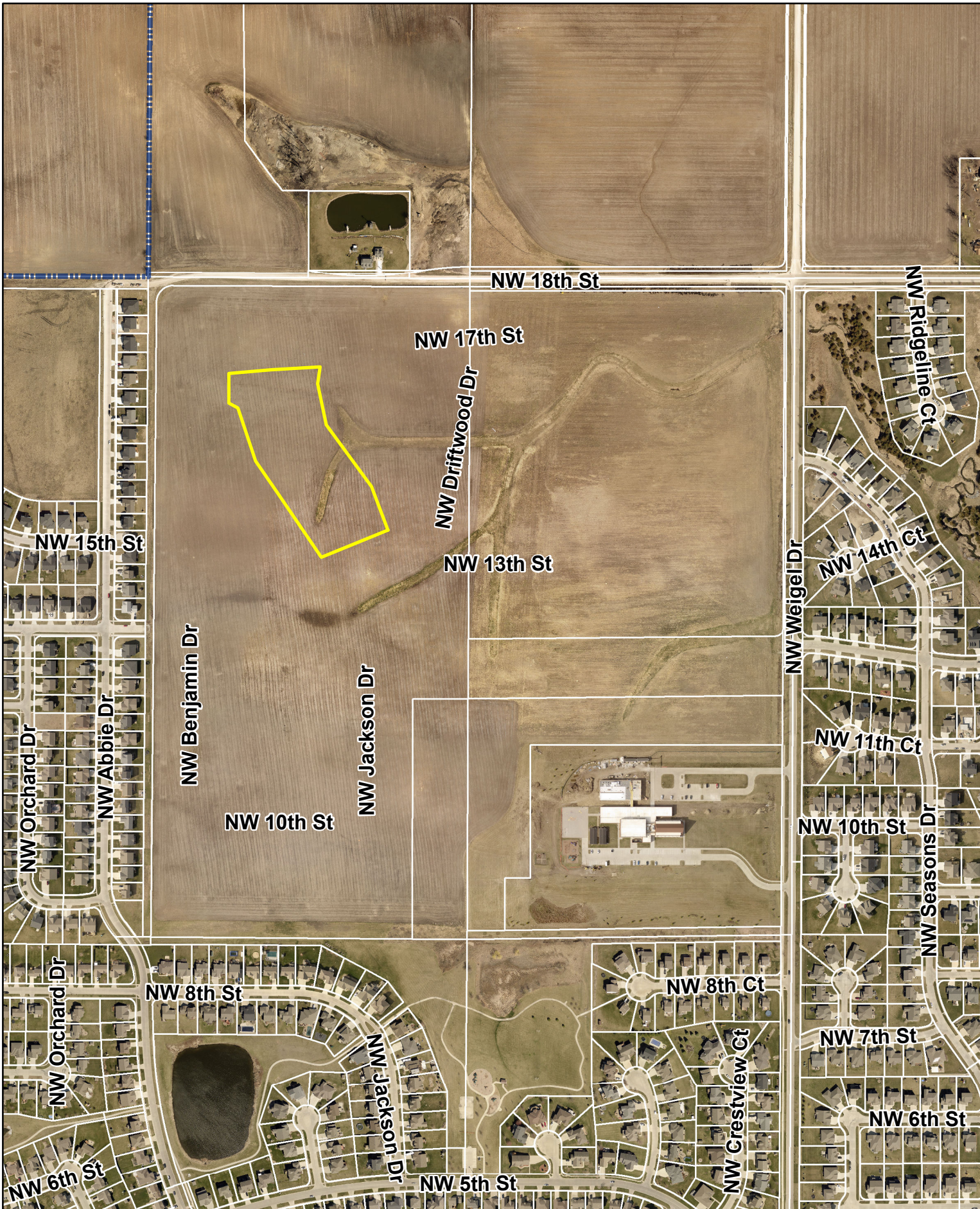
Action: Consider MOTION to recommend City Council approval of the Grove Landing Plat 6 Final Plat.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

 Aerial Map
 Staff Report
 Applicant Letter
 Final Plat



1 inch = 500 feet

Date: 3/3/2022

Grove Landing Plat 6 Final Plat



Agenda Item: Grove Landing Plat 6 – Final Plat
Report Date: March 3, 2022
Prepared by: Jake Heil *ESC*
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of Grove Landing Plat 6 Final Plat.

Project Summary:

The Grove Landing Plat 6 is a proposed 6.35-acre (+/-) plat located west of NW Weigel Drive and south of NW 18th Street. This plat is just south of Grove Landing Plat 5. The subject plat creates 25 single-family lots, a street lot and shows associated utilities and easements. The proposed plat is in general conformance with the Grove Landing PUD that was approved by the City Council February 15, 2021.

Project Report:

- Streets:** The layout of the proposed development completes NW Jackson Drive, between NW 13th Street and NW 17th Street. Access to the plat is provided from the north via NW 17th St and south via NW 13th Street. All proposed roads in the development will be required to have five-foot sidewalks.
- Water:** 8-inch water main will be extended along NW Jackson Drive, connecting to 8-inch water mains to the north from Grove Landing Plat 5 or to the south from Grove Landing Plat 3.
- Sewer:** 8-inch sanitary sewer main will be extended south along NW Jackson Drive from the 8-inch main along NW Jackson Drive from Grove Landing Plat 5. Sanitary sewer in the proposed development will convey off-site to the west and ultimately into the Rock Creek trunk sewer.
- Drainage:** Stormwater for this plat is handled by a 24-inch storm sewer main that runs through the middle of the plat. Stormwater will drain to stormwater detention basins, Outlot X to the east and Outlot Z to the west. Storm water from the proposed plat generally drains to a central point on the plat. A 24-inch storm sewer main then drains the stormwater to two detention basins, Outlot X to the east and Outlot Z to the west. Storm water will then convey from these detention ponds to the north and east to Rock Creek, which eventually drains south and west towards the Saylorville Reservoir.
- Parkland:** The parkland dedication requirement for Plat 6 is 0.52 acres, but parkland is not proposed with this plat. The developer has dedicated 8.1 acres of parkland with the Grove Landing Plat 2 final plat.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Grove Landing Plat 6
NAME OF OWNER/ DEVELOPER: ATI Group/TJL Investments

GENERAL INFORMATION:

PLAT LOCATION: West of NW Weigel Drive; south of NW 18th Street.
SIZE OF PLAT: 6.35 acres
ZONING: Grove Landing PUD

LOTS:

NUMBER: 25 single-family lots; 1 street lot
SIZE/DENSITY: 3.94 units per acre
USE: Residential
BUILDING LINES: **Parcel D: Lots 1-13**
Front: 25' min
Rear: 30'
Side: 7.5' min. one side, 15' total sum
Lot Width: 60' min
Lot Area: 6,000 SF min

Parcel C: Lots 14-25
Front: 25' min
Rear: 25'
Side: 5' min. one side, 10' total sum
Lot Width: 40' min
Lot Area: 4,000 SF min

PARK SITE DEDICATION:

The parkland dedication requirement for Plat 4 is 0.52 acres. The developer has dedicating 8.1 acres of parkland with the Grove Landing Plat 2 final plat. The total park dedication for the Grove Landing PUD is estimated at 10.2 acres.

ADJACENT LANDS:

NORTH: Grove Landing PUD (Plat 5)
SOUTH: Grove Landing PUD (Plat 3)
EAST: Grove Landing PUD (Plat 1)
WEST: Grove Landing PUD (Plat 5)

STREET DEVELOPMENT:

NAME: NW Jackson Drive
LENGTH: Approximately 845'
CLASSIFICATION: Normal Residential
R.O.W. (REQ'D./PROV.): 60'/60'
PAVEMENT WIDTH: 27'

WASTE WATER:

PROJECTED FLOWS: 25 units X 3 pers. per house X 990 gal. per day/pers. = 74,250 GPD

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

NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Rock Creek Trunk Sewer

STORM WATER:

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

WATER SYSTEM:

USAGE: 25 units X 3 pers. per house X 100 gal. per day/person = 7,500 GPD

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

FINAL PLAT DRAWING:

Staff recommends approval.

CONSTRUCTION PLANS:

To be approved.



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

www.mecresults.com

2.25.2022

Ankeny Plan and Zoning Commission
City of Ankeny City Council Chambers
Ankeny Kirkendall Public Library
1250 SW District Drive,
Ankeny, Iowa 50023

RE: GROVE LANDING PLAT 6 CONSTRUCTION DRAWINGS & FINAL PLAT
MEC# 190791-090

Dear Honorable Plan and Zoning Commission Members,

On behalf of Grove Landing Development, LLC and ATI Group, we respectfully request your approval of the Grove Landing Plat 6 Construction Drawings and Final Plat located in northwest Ankeny.

The proposal for Plat 6 remains substantially consistent with the master layout depicted in the approved PUD. Plat 6 contains 25 total lots consisting of entirely standard single-family lots consistent with the surrounding neighborhood and PUD. NW Jackson Drive will be constructed between Plats 3 & 5 with this plat. Lot A will be dedicated to the City for ROW purposes.

Access to the development will be through Grove Landing Plats 3 & 5, whereas portions of those connections are under construction as of the time of this writing.

There is no sidewalk oversizing on this plat for which to request cost sharing.

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".

Jake Becker, PE
Project Manager

Cc: Grove Landing Development, LLC
ATI Group

INDEX LEGEND	
CITY: ANKENY	
COUNTY: POLK	
FILE SECTION: 10N, 25W	
ALREADY PART: NONE	
PROPRIETOR: GROVE LANDING DEVELOPMENT, LLC	
DESIGNED BY: GROVE LANDING DEVELOPMENT, LLC	
DRAWN BY: MICHAEL LEE	
COMPANY: MCCLURE ENGINEERING	
RETURN TO: MICHAEL LEE	
135 SE CONANT ROAD	
ANKENY, IOWA 50021	
(515) 613-1361	

OWNERS:
GROVE LANDING DEVELOPMENT, LLC
110 SE GRANT STREET, SUITE 101
ANKENY, IA 50021
(319) 560-5428
ATTN: CASEY SCHAFBUCH

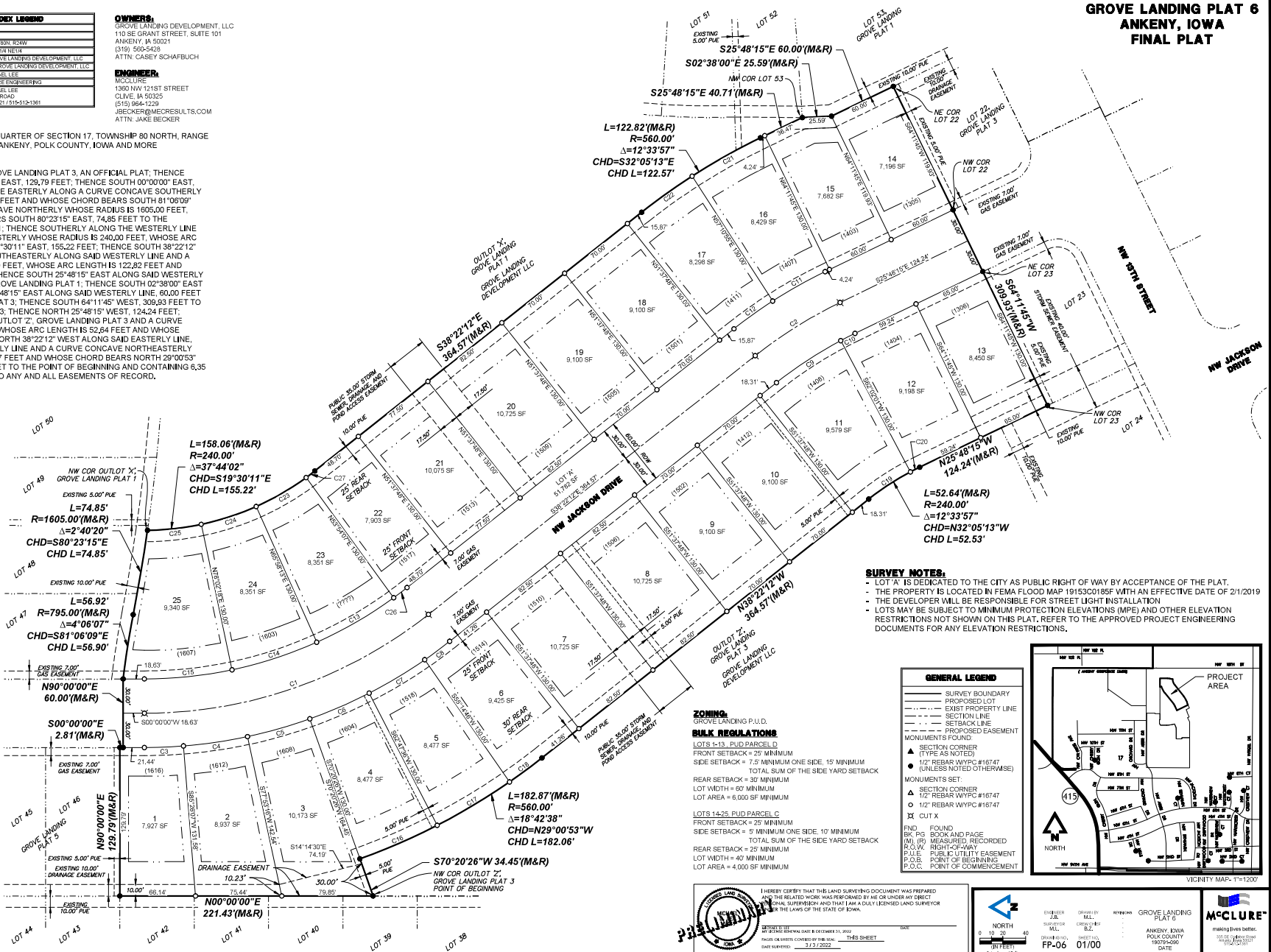
ENGINEER:
MCCLURE
1350 HWY 121ST STREET
CLIVE, IA 50325
(515) 984-1229
JBECKER@MCCLURECONSULTS.COM
ATTN: JAKE BECKER

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, 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:

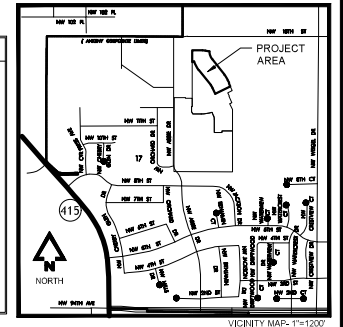
BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'Z', GROVE LANDING PLAT 3, AN OFFICIAL PLAT, THENCE NORTH 00°00'00" EAST, 221.43 FEET; THENCE NORTH 90°00'00" EAST, 129.79 FEET; THENCE SOUTH 00°00'00" EAST, 2.81 FEET; THENCE NORTH 90°00'00" EAST, 60.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 56.92 FEET AND WHOSE CHORD BEARS SOUTH 81°06'09" EAST, 56.90 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1605.00 FEET, WHOSE ARC LENGTH IS 74.85 FEET AND WHOSE CHORD BEARS SOUTH 80°23'15" EAST, 74.85 FEET TO THE NORTHWEST CORNER OF OUTLOT 'X', GROVE LANDING PLAT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID GROVE LANDING PLAT 1 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 158.06 FEET AND WHOSE CHORD BEARS SOUTH 19°30'11" EAST, 155.22 FEET; THENCE SOUTH 38°22'12" EAST ALONG SAID WESTERLY LINE, 364.57 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 580.00 FEET, WHOSE ARC LENGTH IS 122.82 FEET AND WHOSE CHORD BEARS SOUTH 32°05'13" EAST, 122.57 FEET; THENCE SOUTH 25°48'15" EAST ALONG SAID WESTERLY LINE, 40.71 FEET TO THE NORTHWEST CORNER OF LOT 53, GROVE LANDING PLAT 1; THENCE SOUTH 02°38'00" EAST ALONG SAID WESTERLY LINE, 25.59 FEET; THENCE SOUTH 25°48'15" EAST ALONG SAID WESTERLY LINE, 60.00 FEET TO THE NORTHEAST CORNER OF LOT 22, GROVE LANDING PLAT 3; THENCE SOUTH 64°11'45" WEST, 309.93 FEET TO THE NORTHWEST CORNER OF LOT 23, GROVE LANDING PLAT 3; THENCE NORTH 25°48'15" WEST, 124.24 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF OUTLOT 'Z', GROVE LANDING PLAT 3 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 240.00 FEET, WHOSE ARC LENGTH IS 52.64 FEET AND WHOSE CHORD BEARS NORTH 32°05'13" WEST, 52.53 FEET; THENCE NORTH 38°22'12" WEST ALONG SAID EASTERLY LINE, 364.57 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 580.00 FEET, WHOSE ARC LENGTH IS 182.87 FEET AND WHOSE CHORD BEARS NORTH 29°00'53" WEST, 182.06 FEET; THENCE SOUTH 70°20'26" WEST, 34.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.35 ACRES (276,625 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Curve Table						
Curve #	Length	Radius	Delta	CHD B	CHD L	
C1	257.87	400.00	38°22'12"	S19°11'09"E	252.89	
C2	87.73	400.00	12°33'57"	S32°05'13"E	87.59	
C3	34.26	430.00	4°33'53"	S02°16'57"E	34.23	
C4	56.64	430.00	7°32'50"	S08°20'18"E	56.60	
C5	56.64	430.00	7°32'50"	S15°53'09"E	56.60	
C6	56.64	430.00	7°32'50"	S23°25'59"E	56.60	
C7	56.64	430.00	7°32'50"	S30°58'49"E	56.60	
C8	37.14	430.00	3°36'57"	S36°33'43"E	37.13	
C9	67.18	370.00	10°24'12"	S33°10'05"E	67.09	
C10	13.96	370.00	2°09'45"	S26°53'07"E	13.96	
C11	52.64	430.00	7°00'50"	N29°18'40"W	52.61	
C12	41.67	430.00	5°33'07"	N05°35'38"W	41.65	
C13	77.93	370.00	12°04'05"	N00°03'50"W	77.79	
C14	77.93	370.00	12°04'05"	N17°59'45"W	77.79	
C15	77.25	370.00	11°57'42"	N05°58'51"W	77.10	
C16	73.77	560.00	7°32'50"	N23°25'59"W	73.71	
C17	73.77	560.00	7°32'50"	N00°58'49"W	73.71	
C18	35.34	560.00	3°36'57"	N06°33'43"W	35.34	
C19	43.59	240.00	10°24'12"	N33°10'05"W	43.52	
C20	9.06	240.00	2°09'45"	N26°53'07"W	9.06	
C21	68.55	560.00	7°00'50"	N29°18'40"W	68.51	
C22	54.26	560.00	5°33'07"	S35°35'38"E	54.24	
C23	50.55	240.00	12°04'05"	S30°03'50"E	50.46	
C24	50.55	240.00	12°04'05"	S17°59'45"E	50.46	
C25	47.44	240.00	11°19'32"	S08°17'59"E	47.38	
C26	14.67	370.00	2°16'19"	N37°14'02"W	14.67	
C27	9.57	240.00	2°16'19"	S37°14'02"E	9.57	



GROVE LANDING PLAT 6 ANKENY, IOWA FINAL PLAT

SURVEY NOTES:
- LOT 'A' IS DEDICATED TO THE CITY AS PUBLIC RIGHT OF WAY BY ACCEPTANCE OF THE PLAT.
- THE PROPERTY IS LOCATED IN FEMA FLOOD MAP 19153C0185F WITH AN EFFECTIVE DATE OF 2/1/2019.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS (MPE) AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.



I HEREBY CERTIFY THAT THE LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF IOWA.

DATE OF SURVEY: 10/10/2022
DATE OF PLAT: 10/10/2022
THIS SHEET: 1 OF 1
SHEET NO.: 1

0 10 20 40
Feet

ENGINEER: J.A. MCCLURE
DRAWN BY: M.L. MCCLURE
CHECKED BY: B.Z. MCCLURE
DATE: 10/10/2022
PROJECT: GROVE LANDING PLAT 6
ANKENY, IOWA
POLK COUNTY
19079-4290
DATE

McCLURE
making lives better.



PLAN AND ZONING COMMISSION

March 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

Grove View, LLC request to rezone property owned by TJL Investments, LLC 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):

PUBLIC OUTREACH EFFORTS:

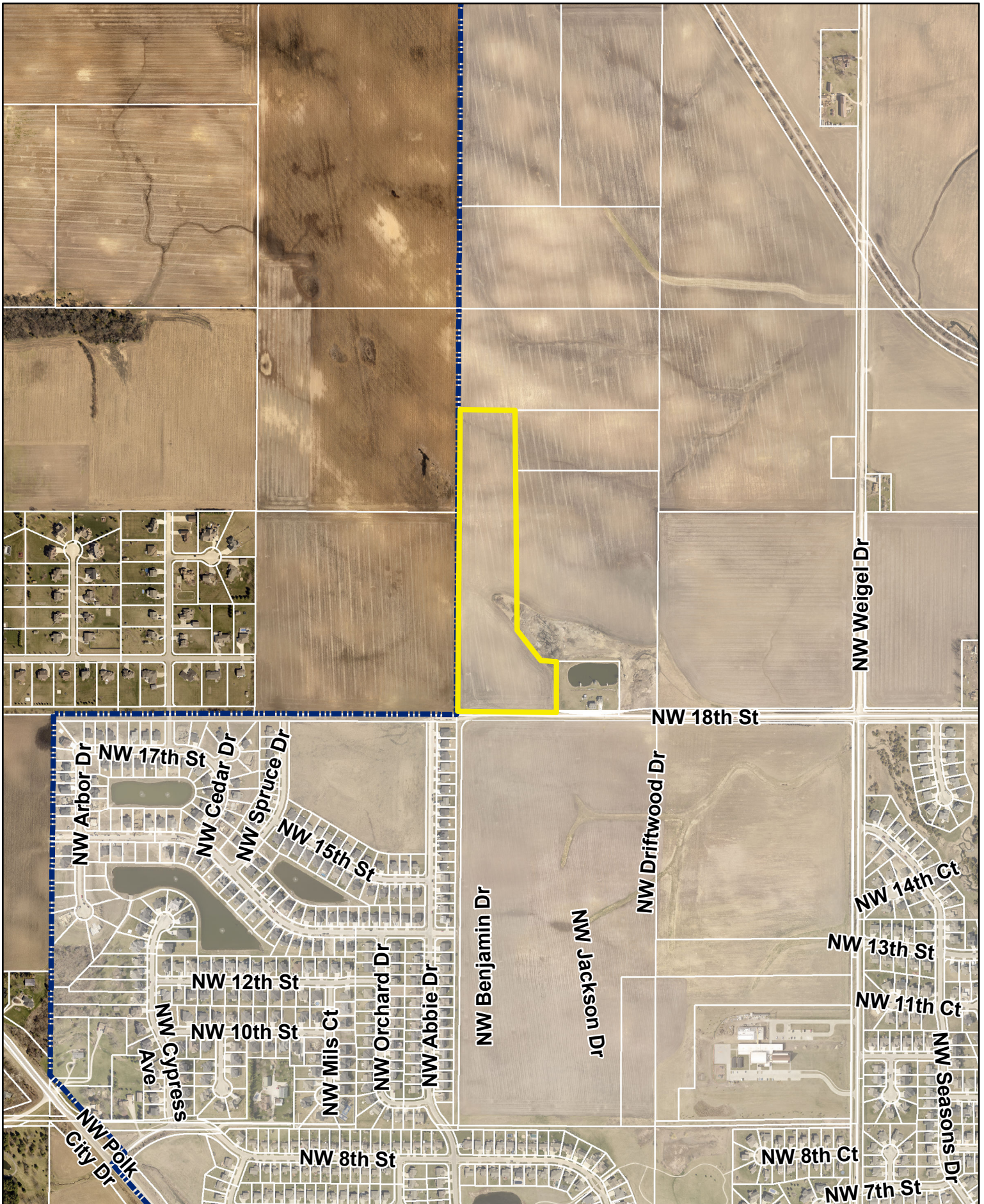
ACTION REQUESTED:

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

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 – Public Hearing
Report Date: March 3, 2022
Prepared By: Bryan Morrissey *ESC*
Associate Planner

Discussion

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 and east which are also zoned R-1, One-Family Residence District; while properties to the south are zoned Grove Landing PUD with 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. 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.

Staff will present a complete staff report and recommendation at the next Plan and Zoning Commission meeting on March 22, 2022.



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".

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

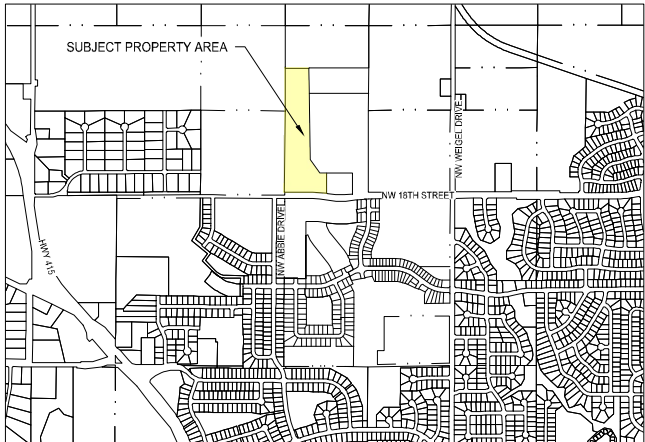
Owner

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)



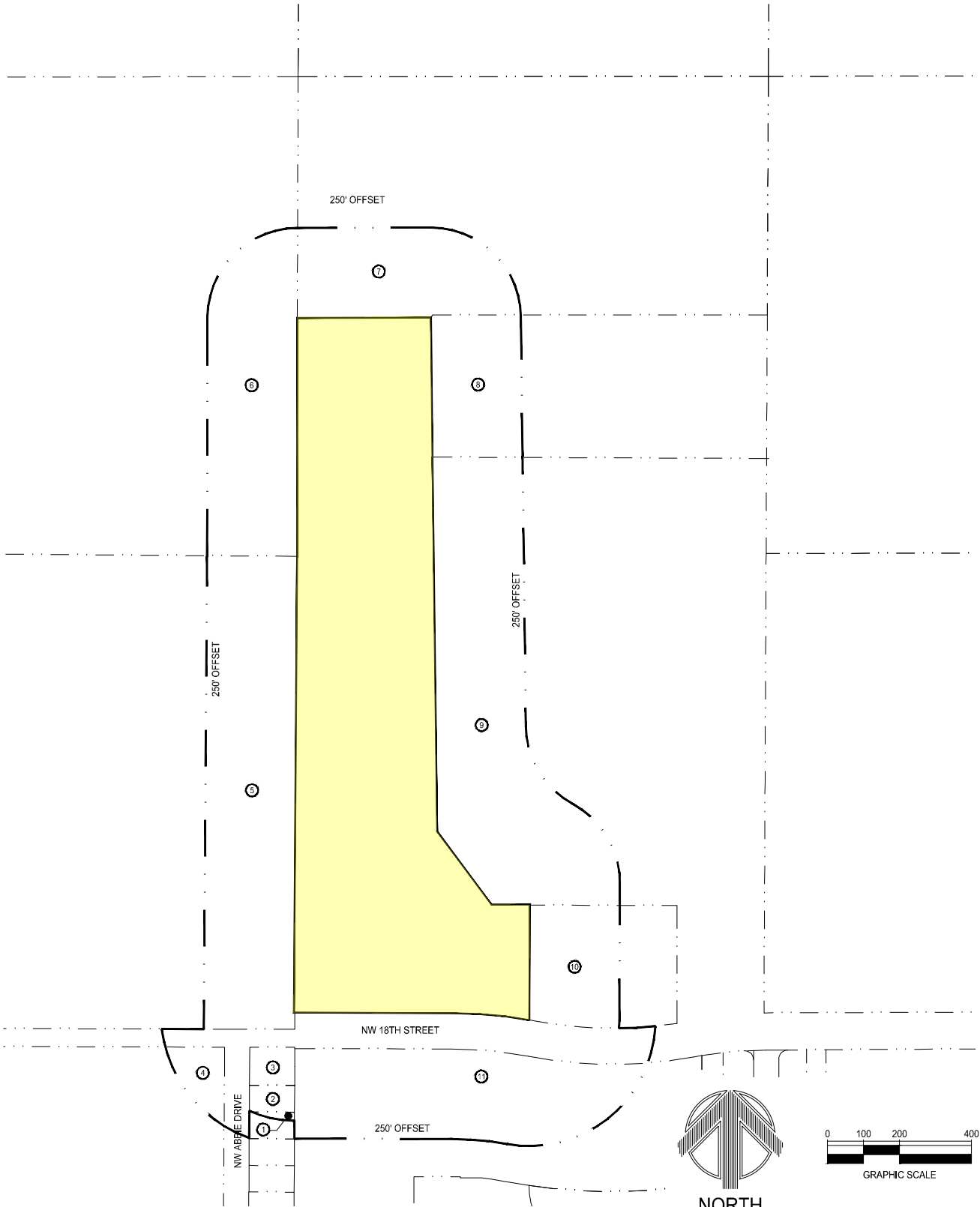
 **Vicinity Sketch**
Scale: 1" = 1,500'

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.



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.

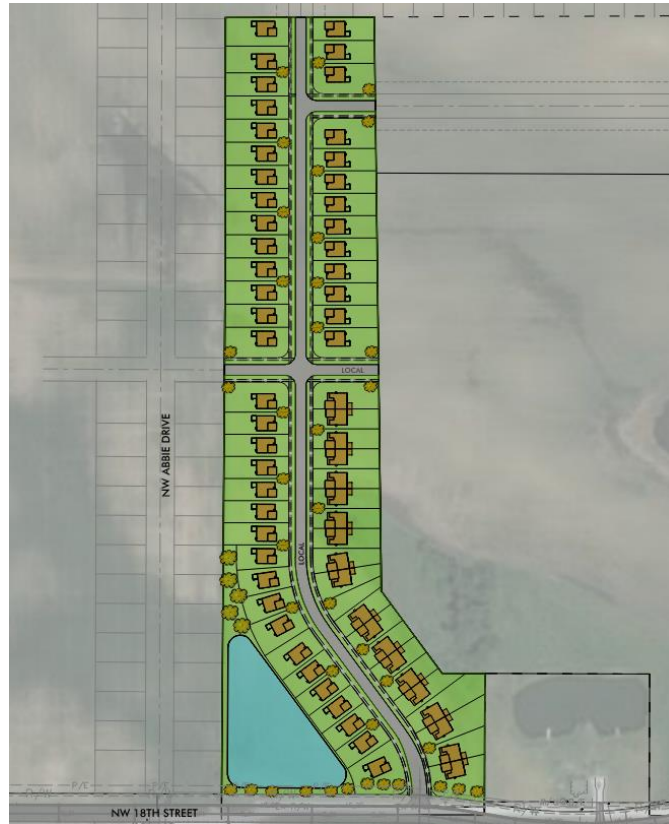
RZ-01

SHEET NO.

1 / 1

GROVE VIEW

PLANNED UNIT DEVELOPMENT
CITY OF ANKENY



PREPARED BY:



PREPARED ON:
01/03/2022

REVISIONS:
2/25/22

Table of Contents

P&Z and Council Request Letter	3
SECTION 1 - PURPOSE	4
SECTION 2 - LEGAL DESCRIPTION	4
SECTION 3 - MASTER PLAN ADOPTION	5
SECTION 4 - REQUIRED PLANS.....	5
SECTION 5 - GENERAL CONDITIONS	6
SECTION 6 - STREET CIRCULATION AND RIGHT-OF-WAY	7
SECTION 7 - PEDESTRIAN TRAILS.....	7
SECTION 8 - OPEN SPACE	7
SECTION 9 - PARKLAND DEDICATION.....	7
SECTION 10 - SANITARY SEWER SERVICE AND STORM WATER DRAINAGE	8
SECTION 11 - STORM WATER MANAGEMENT	8
SECTION 12 - LAND USE DESIGN CRITERIA.....	8
SECTION 13 - GENERAL LANDSCAPE STANDARDS	9
SECTION 14 - ARCHITECTURE AND SITE DESIGN REGULATIONS.....	10
SECTION 15 - SIGNAGE	10
SECTION 16 - DEFINITION	10
SECTION 17 - VIOLATIONS AND PENALTIES	10
SECTION 18 - OTHER REMEDIES	10
SECTION 19 - REPEALER	10
SECTION 20 - SEVERABILITY CLAUSE	10
SECTION 21 - EFFECTIVE DATE	10
APPENDICIES	10
Appendix A – Grove View Master Plan (pgs 1-5)	10
Appendix B – Architectural Character	10



01/22/2022

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RE: Grove View PUD – Rezoning

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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
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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

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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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MASTER PLAN COVER SHEET



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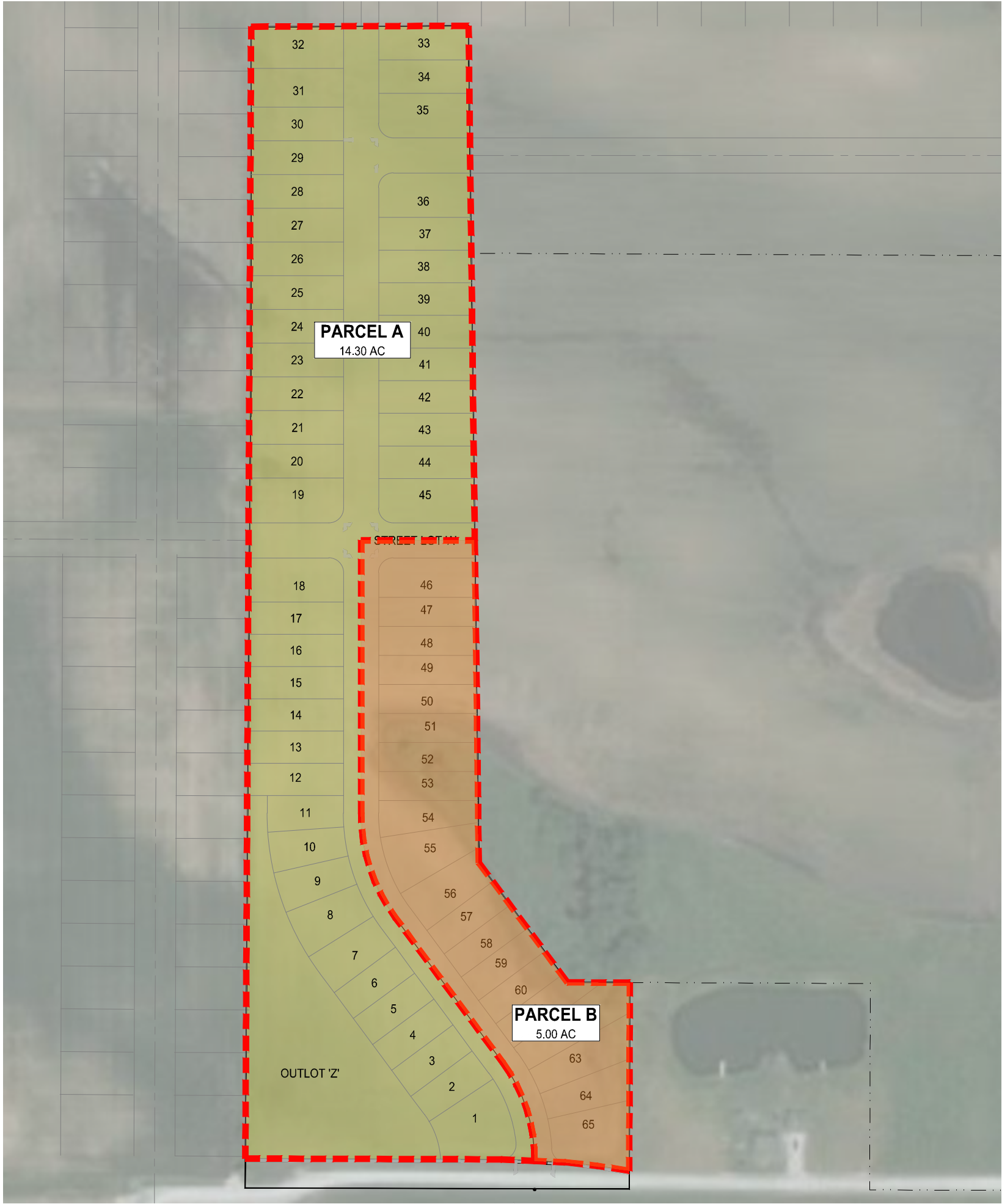
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GROVE VIEW LAND USE PLAN

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.
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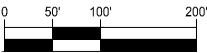
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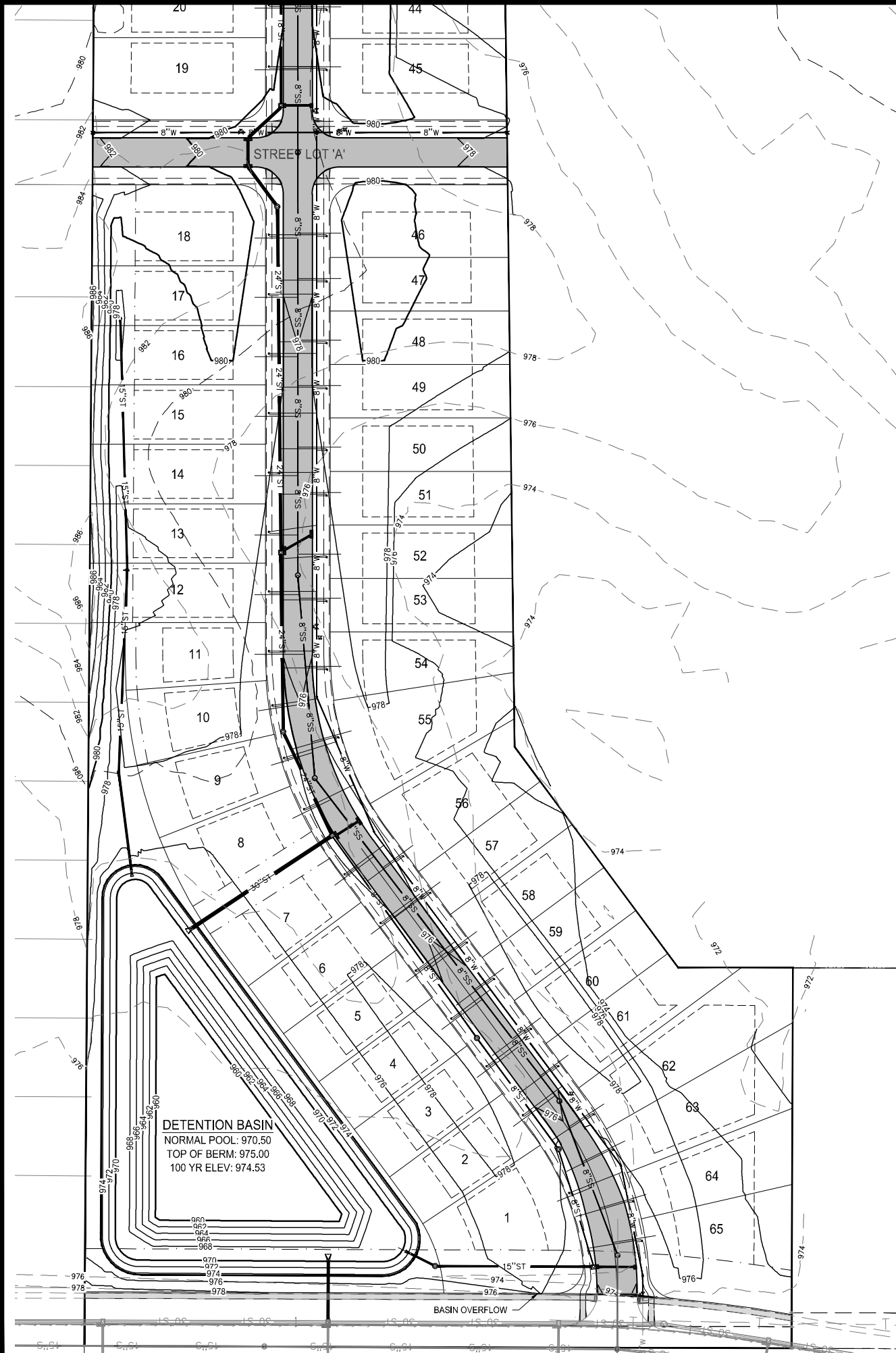
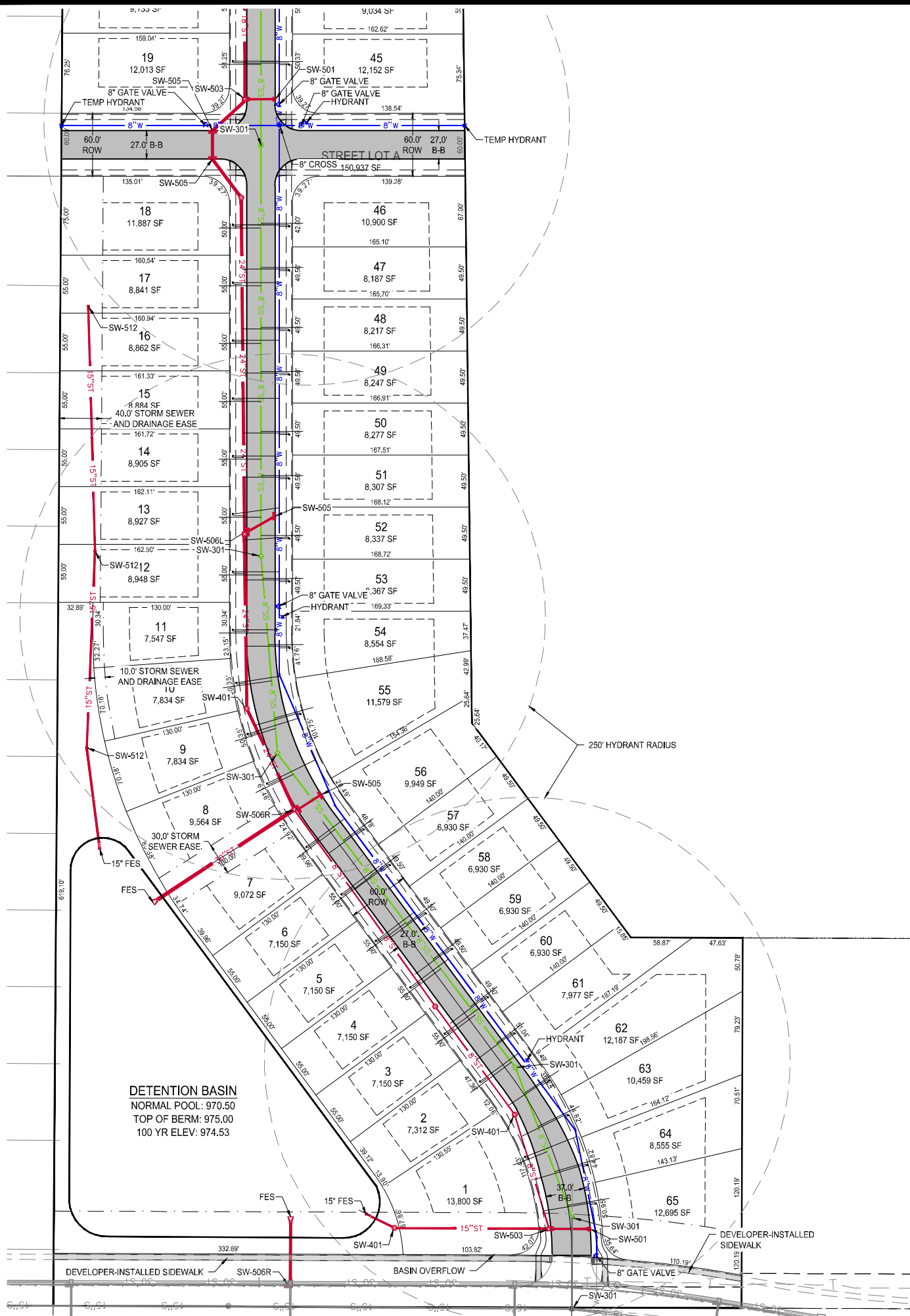
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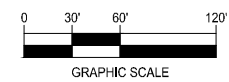
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SINGLE FAMILY PRODUCT EXAMPLES

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

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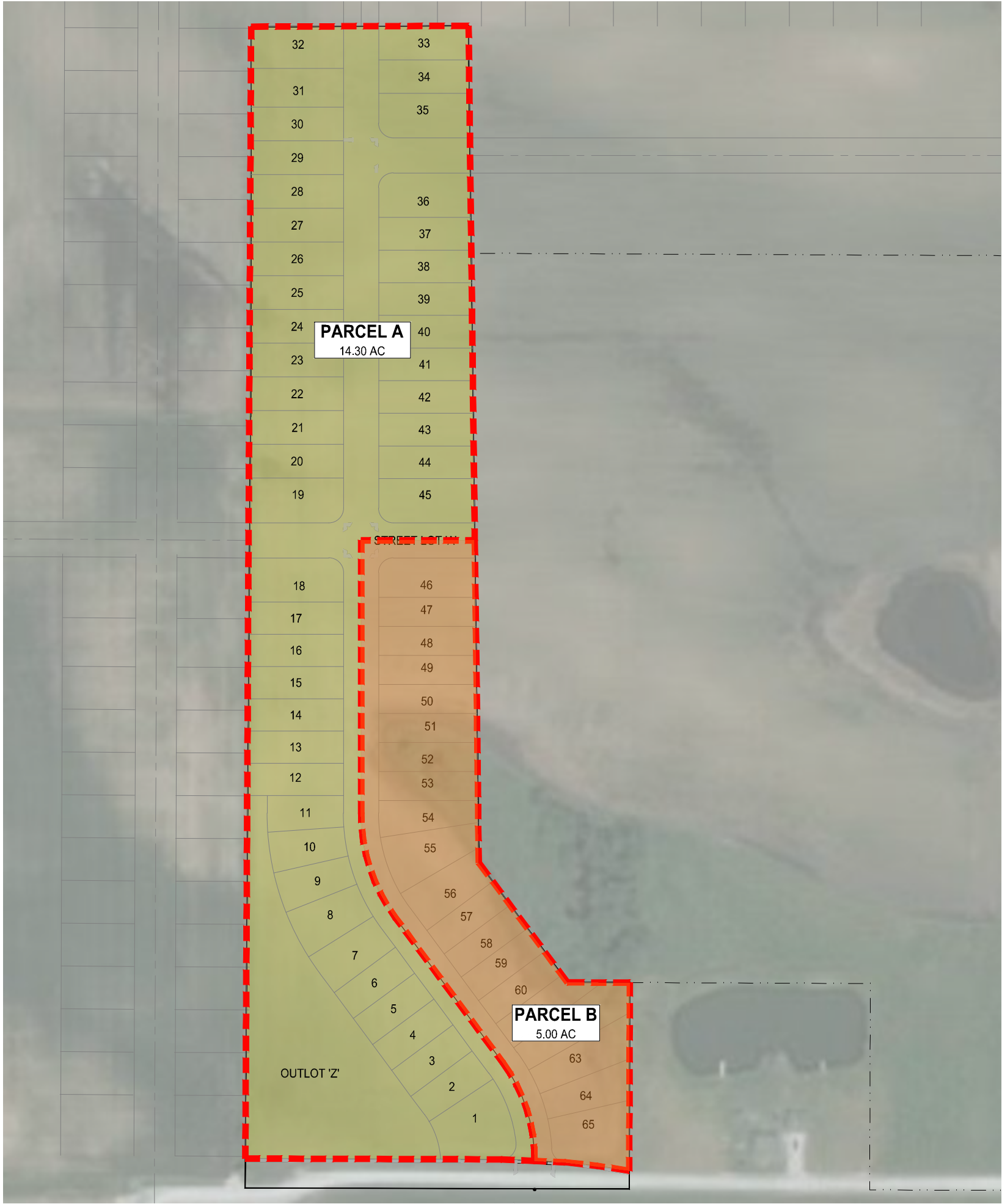
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GROVE VIEW LAND USE PLAN

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SEE PUD TEXT FOR BULK REGULATION TABLES AND DISCUSSION

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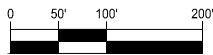
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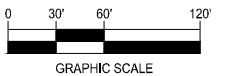
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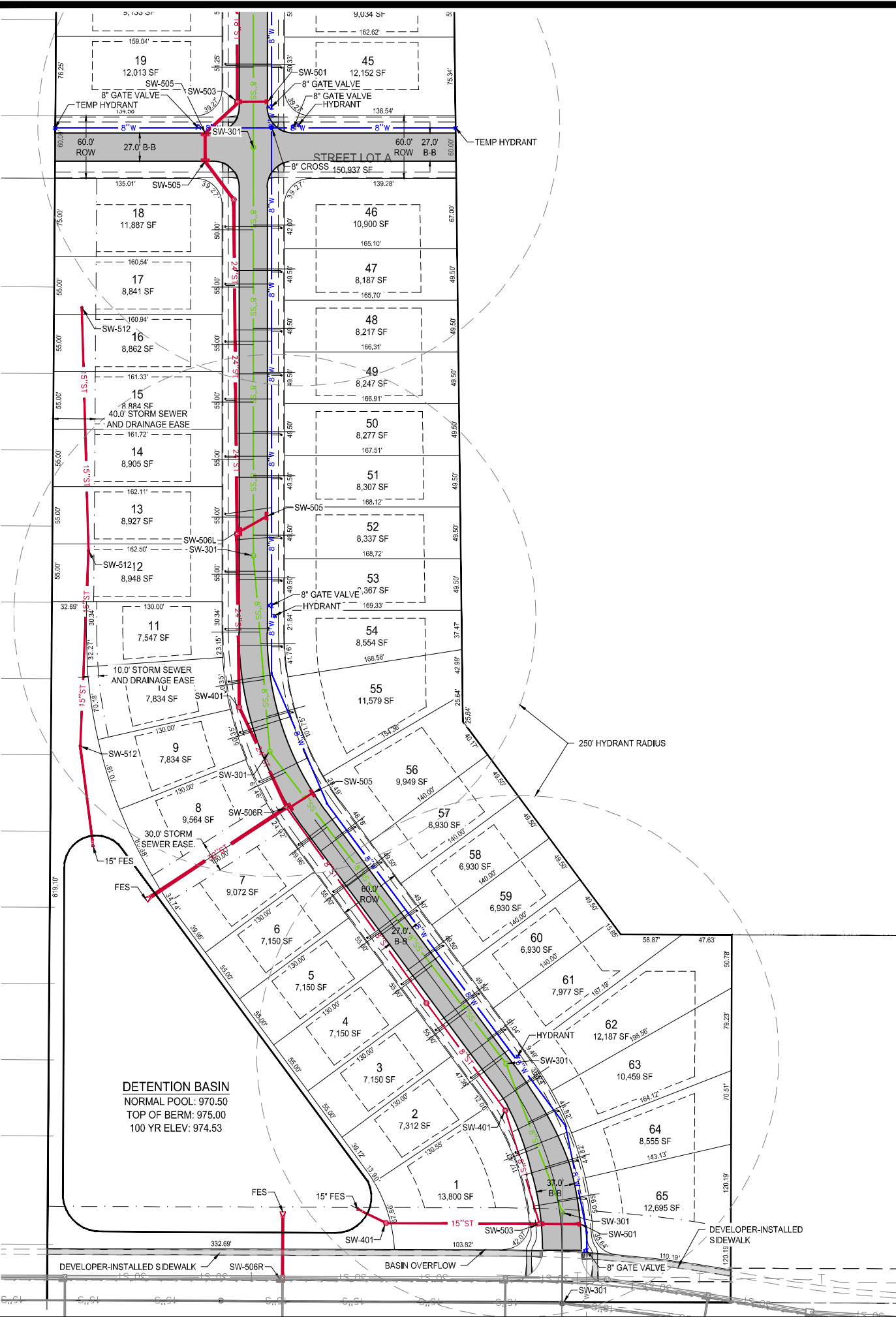
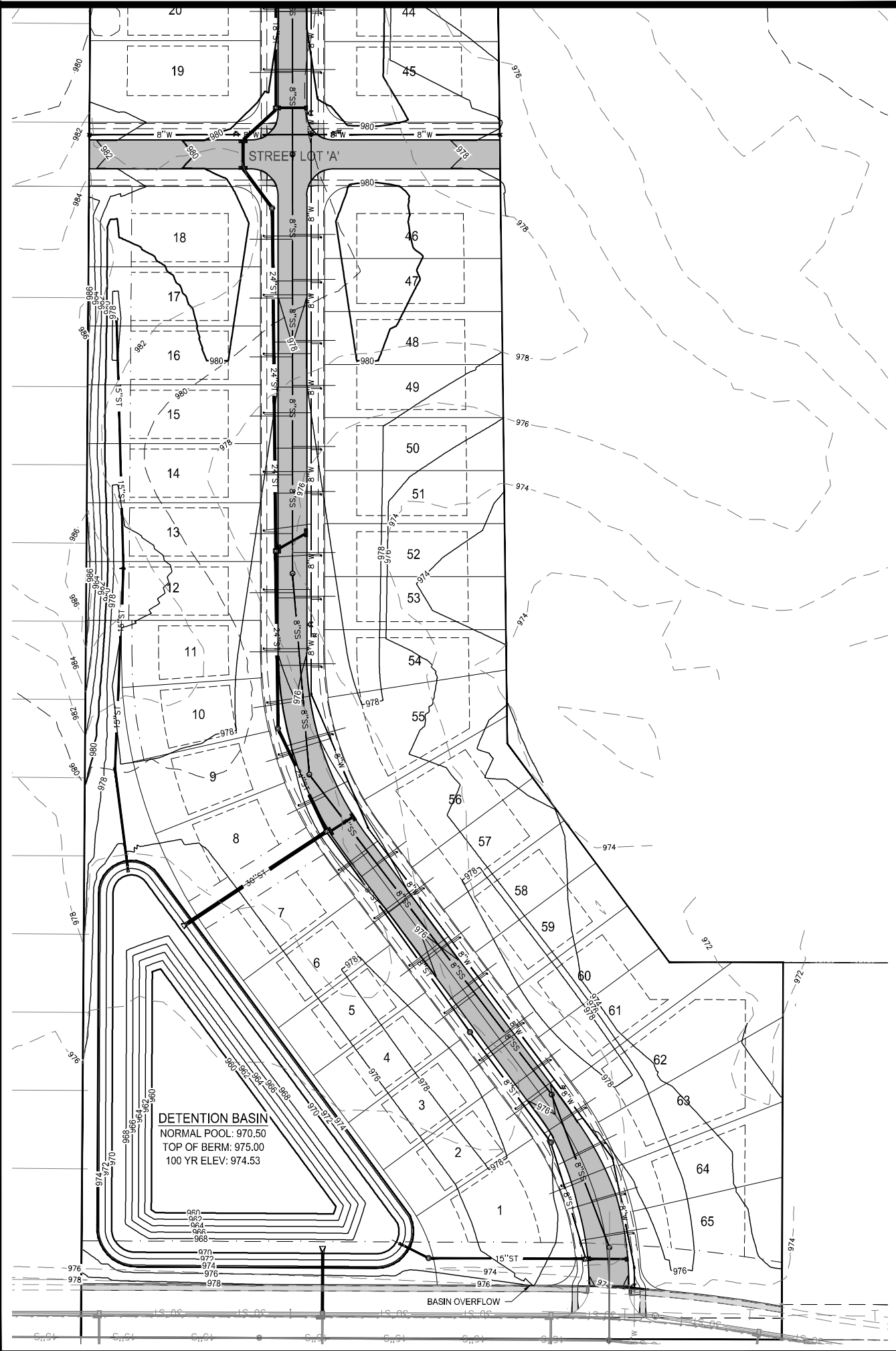
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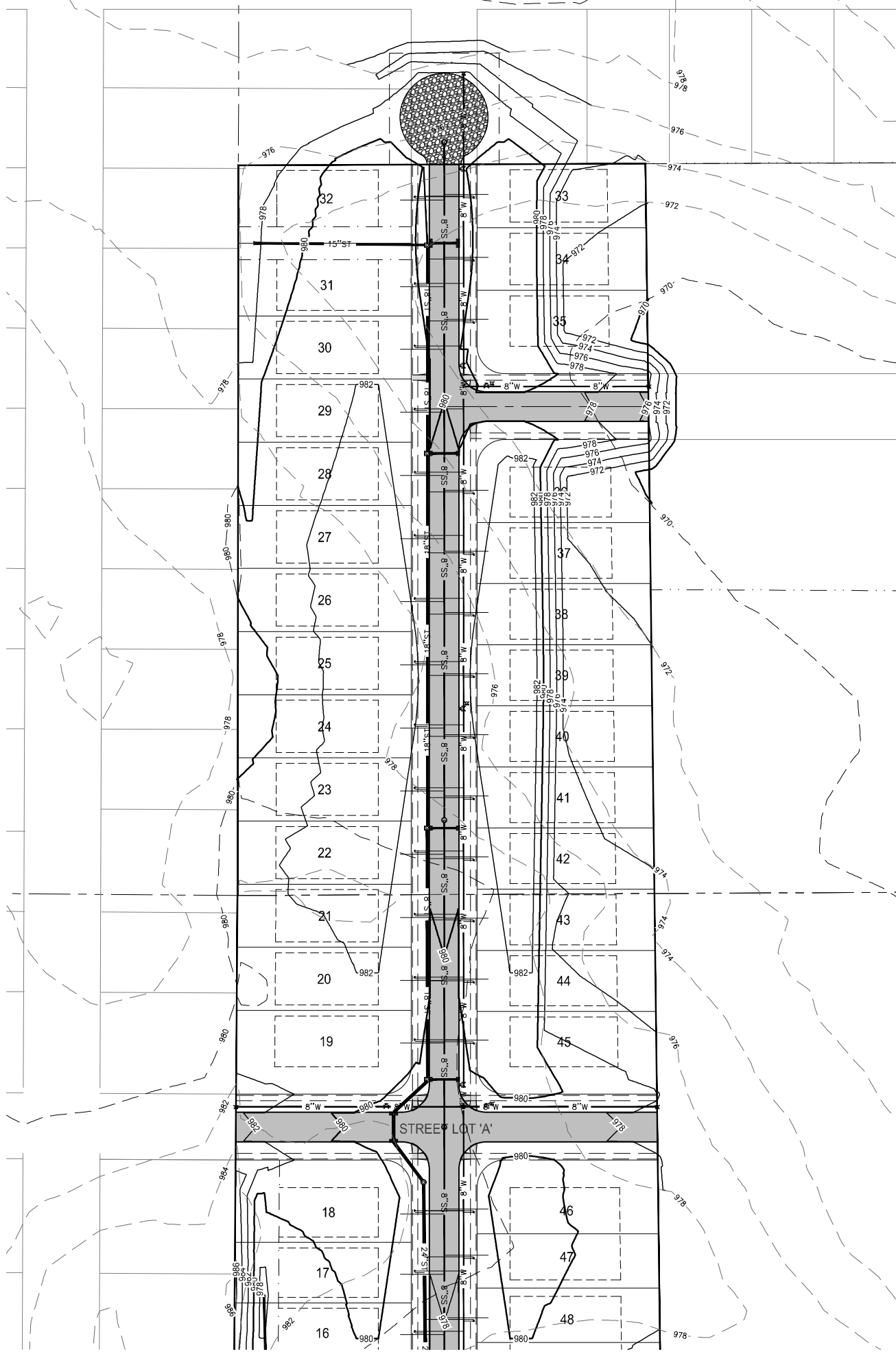
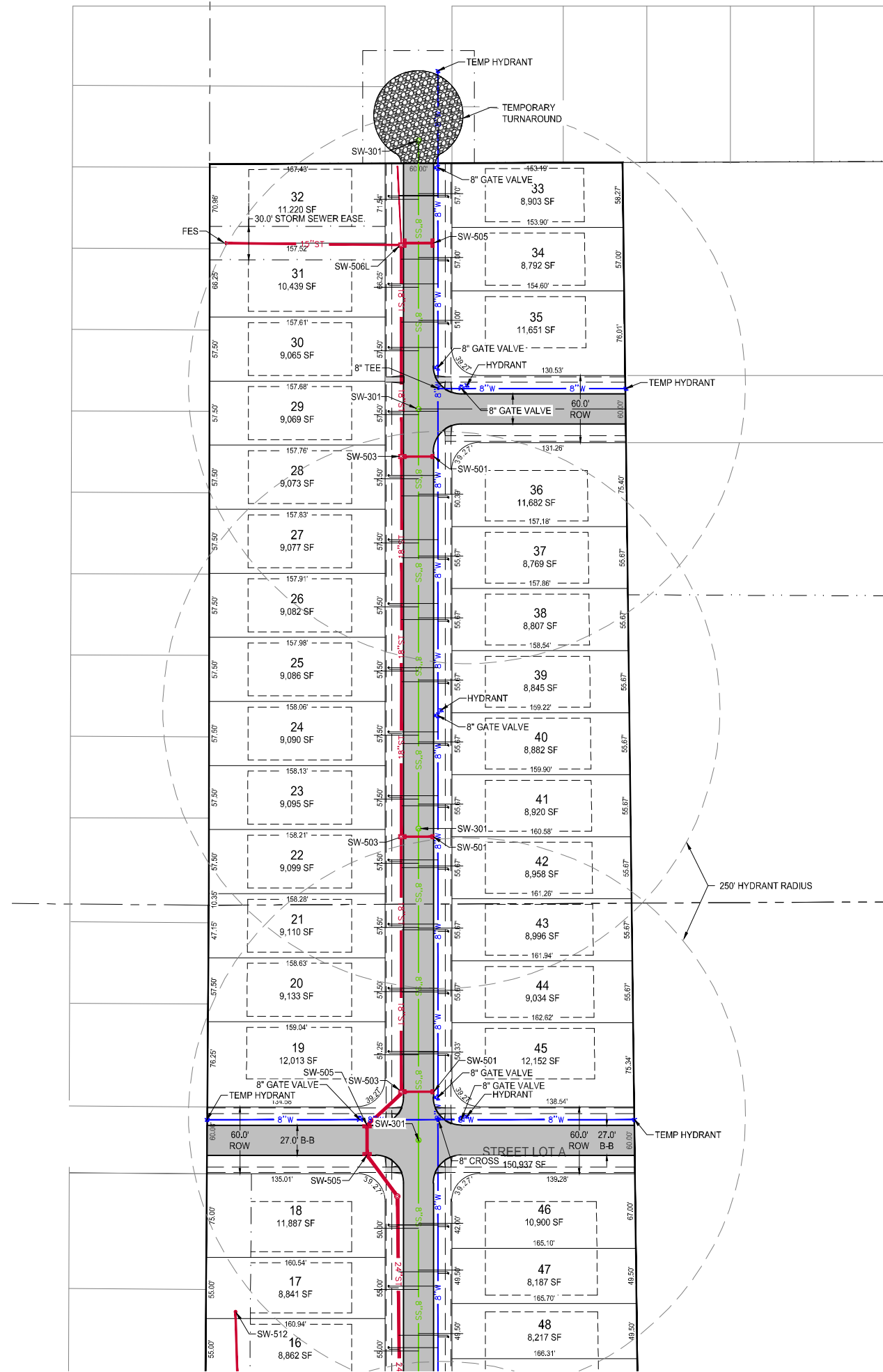
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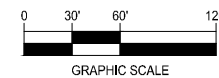
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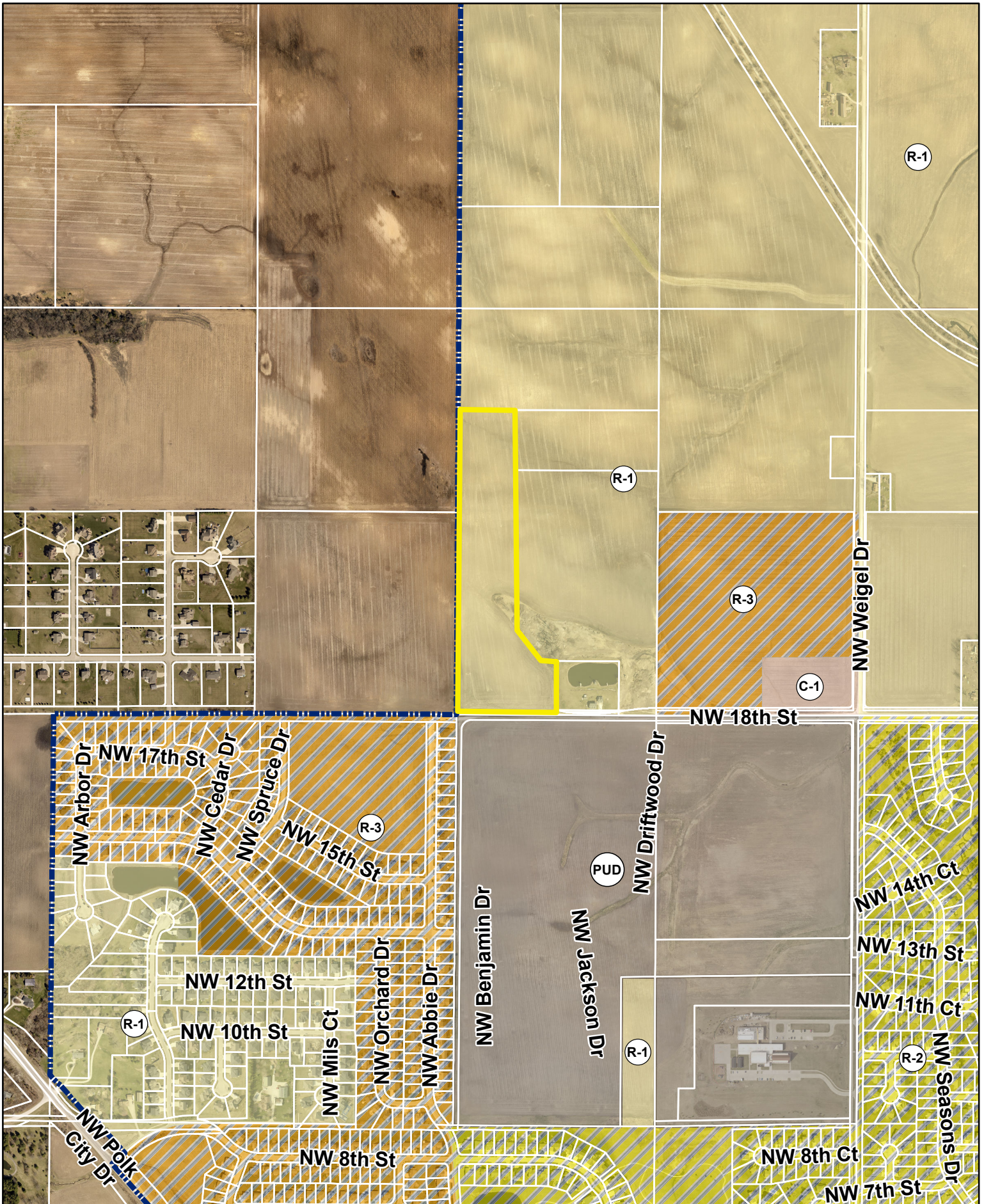
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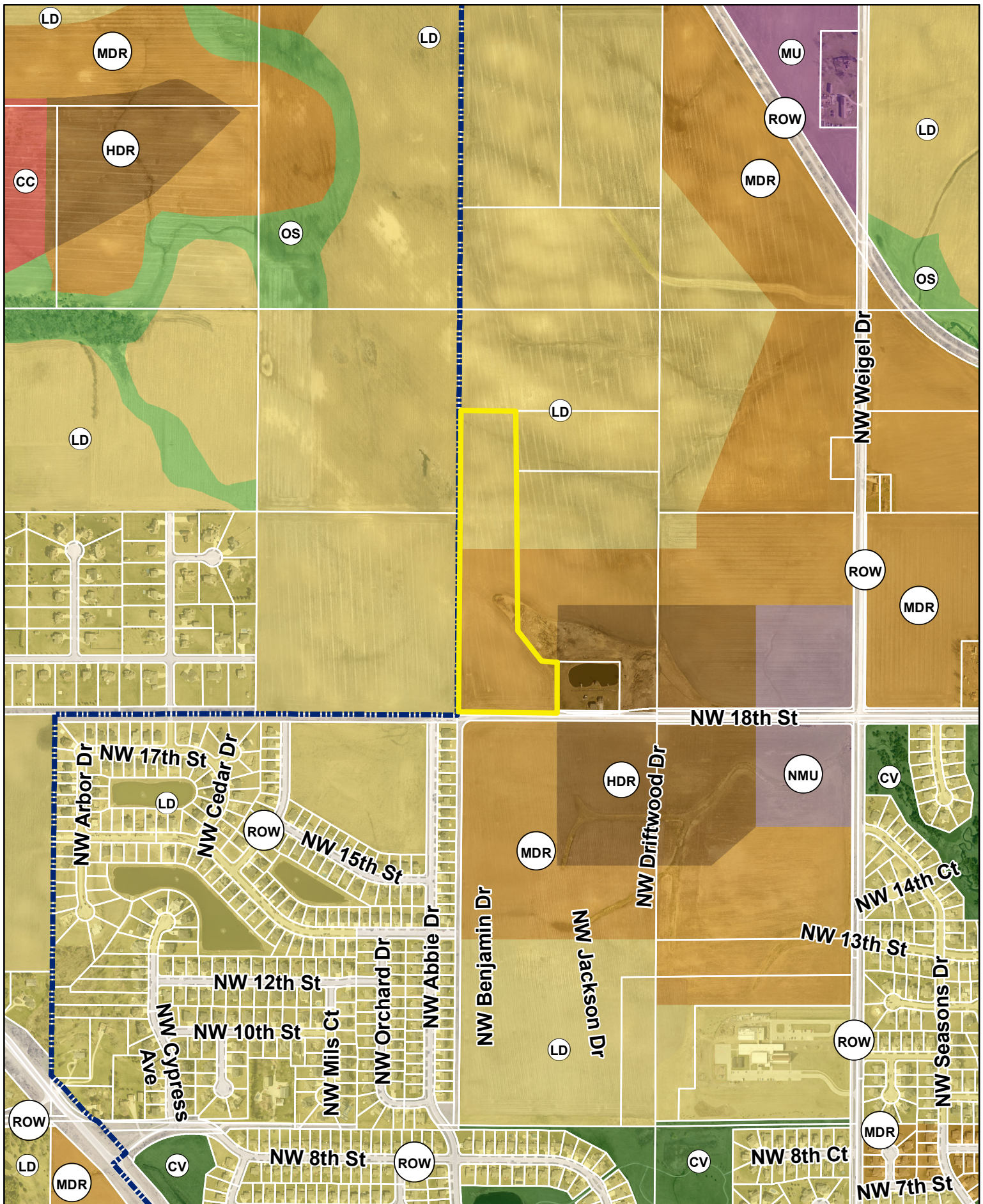
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1 inch = 800 feet

Date: 2/15/2022

Grove View PUD Zoning Map





PLAN AND ZONING COMMISSION

March 8, 2022

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Public Hearing

LEGAL:

SUBJECT:

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

EXECUTIVE SUMMARY:

Staff report attached.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

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

ADDITIONAL INFORMATION:

ATTACHMENTS:

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



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 8, 2022

Agenda Item: Moeckly Property PUD Rezoning – Public Hearing
Report Date: March 4, 2022
Prepared By: Ruth Hulstrom
Associate Planner

ESC

Discussion

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

The area subject to the proposed rezoning consists of two parcels and totals approximately 194 acres (+/-). The subject area is located in the northwest quadrant of Ankeny, south of NW 54th Street and east of NW Irvinedale Drive. Neighboring properties to the east are also 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. The property to the north is also in the County and zoned AG, Agricultural District.

The subject area was annexed into the City of Ankeny in the 2007 Northwest Annexation and was assigned the R-1 zoning classification upon completing the annexation process. The R-1 district is the standard zoning classification properties are assigned when annexed into the City of Ankeny. The applicant is now proposing to rezone the property from its current R-1 to PUD. 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.

Parcels A-K generally overlap the LDR area on the Future Land Use Map. The applicant proposes to construct single-family detached residential homes on these lots. The lots vary in width between 45-73 feet and vary in size between 5,500-9,500 square feet. The overall density of these parcels combined is proposed to be 3.5 units/acre. The proposed front yard setback is 30 feet, similar to what is allowable starting in the R-2 district. The proposed rear yard setback is 30 feet, which is less than the 35 feet required in any of the residential districts. Side yard setbacks for Parcels A-D are proposed to be 15 feet, 5 feet minimum on one side. Parcels E-K are proposed to have 10-foot side yard setbacks with a 5-foot minimum on one side. The minimum side yard setbacks for one- and two-family dwelling units in any of the residential districts is 15-feet and either 7 feet (one story) or 8 feet (more than one story) on one side. Any items not covered in the bulk regulations for Parcels A-K within the PUD document are proposed to conform with R-2 district regulations.

A Zoning Compatibility Matrix located on Page 196 of the Ankeny Plan 2040 and outlined in the image below, identifies R-2 as being partially compatible with LDR.

FIGURE 12.5 Zoning Compatibility Matrix

LAND USE	R-1 : One-Family Residence	R-2 : One-Family and Two-Family Residence	R-3 : Multiple-Family Residence	R-3A : Planned Multiple-Family Residence	R-5 : Mobile Home Residence	C-1 : Neighborhood Retail Commercial	C-2 : General Retail, Highway Oriented and Central Business Commercial	C-2A : Central Business Commercial	C-3 : Limited Highway Oriented Commercial	M-1 : Light Industrial	M-2 : Heavy Industrial	M-3 : Limited Industrial	PUD : Planned Unit Development	U-1 : Conservation Public Utility
Agricultural / Open Space													P	C
Low Density	C	P	P	P									P	P
Medium Density Residential	P	C	C	C									P	P
High Density Residential			C	C	P								P	P
Neighborhood Commercial						C	P	P					P	P
Community Commercial						P	C	C	C				P	P
Highway Commercial						P	C	C	C				P	P
Office / Business Park							P	P	P	P			P	P
Light Industrial									P	C		C		P
Heavy Industrial									P	C	C	C		P
Airport / Business Park									P	C		C	P	P
Civic / Public Parks / Recreation														C
Neighborhood Mixed Use		P	P	P		P							C	
Uptown		C	C	C		P							C	
Mixed Use		C	C	P		P							C	

C = Compatible
P = Partially Compatible

Parcels L and M generally overlap the MDR area. MDR is stated to be compatible with R-3, Multiple-Family Residence District. Parcel L is proposed to be medium density residential and adhere to R-3 standards. This area is proposed to have a maximum density of 12 units/acre. Parcel M is proposed to be high density residential and also conform to R-3 standards. The density for this parcel is anticipated to be 24 units/acre.

Parcels N and O are anticipated to generally overlap with the area identified as NMU on the Future Land Use Map. NMU is designed to provide flexibility in uses and building design in an area that can accommodate either mixed-use or single-use buildings and developments that include allowable uses such as multi-family residential, office, and retail as well as convenience stores, fast-food restaurants,

and other uses with vehicle drive-up and drive-thru services. NMU is considered partially compatible with C-1, Neighborhood Retail Commercial. The PUD document states that Parcels N and O will conform to C-1 development standards.

Parcel P is identified as open space/park. Based on current parksite dedication calculations, it is anticipated that approximately 9.2 acres of parkland will be required. The applicant is currently showing 8.7 acres of park area located just north of NW State Street along the east edge of the property.

The PUD document proposes to provide buffering for the single-family residential through lots that back-up to major streets. This would include lots that back-up to NW 54th Street, NW State Street and NW Irvinedale Road. City staff is working with the applicant on including more specific details on the locations and descriptions of the landscape buffers for these single-family residential lots.

NW State Street is proposed to split the subject property roughly in half. NW Irvinedale Road is planned to tee into NW State Street near the northwest corner of the site and then terminate at NW 54th Street. NW 54th Street runs east-west adjacent to the north edge of the property. NW Abilene Road will continue north from its existing termination point at the north edge of the Brinmore development, south of the subject site. It will run north and tee into NW State Street. It is anticipated that NW Abilene Road will curve slightly east as it continues north from NW State Street. Curvilinear public residential streets are proposed throughout the rest of the development.

12-inch water main will be extended along NW Irvinedale Drive and then east along NW 54th Street, terminating at the east edge of the subject property. 10-inch water will connect to existing main from the south and extend up NW Abilene Road. 8-inch water is proposed throughout the rest of the development. An existing 15-inch sanitary sewer is located near the southeast corner of the subject site under NW Abilene Road. This 15-inch is proposed to be extended north along NW Abilene Road.

A number of stormwater detention basins are shown within the proposed development. Further analysis will be needed to better understand the required stormwater infrastructure that will be needed. This will occur during the preliminary and final platting processes for the proposed development. The development will be required to meet City of Ankeny and SUDAS standards for stormwater management.

The applicant has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property. Notifications of the public hearing were sent to the surrounding property owners within 250' of the subject 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 the 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. Two of the three required signs were posted by the applicant on Tuesday, March 1, 2022, providing the required seven days of notification for the proposed rezoning before the public hearing. City staff had requested that the applicant provide rezoning signage on the south end of the property along NW Irvinedale Drive, the east end of the property along NW 54th Street and at the corner of the property at the intersection of NW Irvinedale Drive and NW 54th Street. When City staff checked the signage on March 1st, no sign was installed at the intersection of NW Irvinedale Drive and NW 54th Street.

City staff talked with one resident who had owned property within 250 feet of the subject rezoning when the rezoning was first submitted and had received public notice regarding the public hearing. The

resident had asked City staff for more information about the design of the proposed development. City staff shared the most recent PUD document that the applicant had submitted. After review, the resident stated that they had no opposition to the proposed rezoning. To date, no additional comments have been received from the public regarding the rezoning.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on March 22, 2022.



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

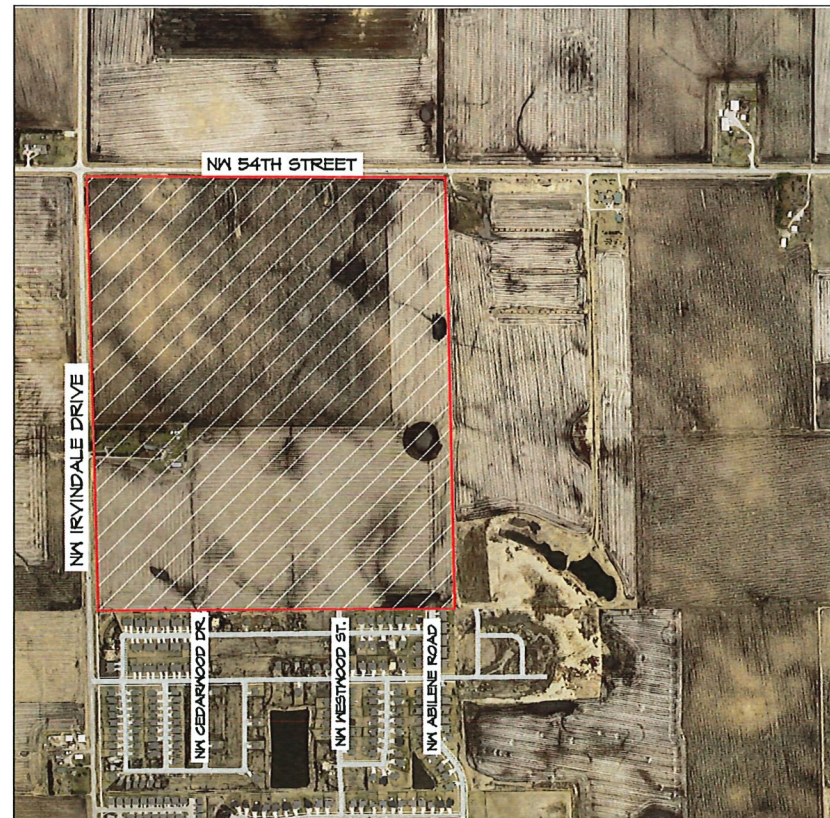
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DEC 17 2021
CITY OF ANKENY

REZONING SKETCH

MOECKLY PROPERTY

ANKENY, IOWA

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



VICINITY SKETCH

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

OWNER:

HELEN MOECKLY TRUST
4825 NW IRVINEDALE DR
ANKENY, IA 50023-7419
ED FERRIER, TRUSTEE
515-537-0504
edferrier67@gmail.com

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@fstar.com

PROJECT MANAGER:

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

LEGAL DESCRIPTION

NW1/4, SECTION 03, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH
P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 14.3
ACRES MORE OR LESS.

RECEIVED

FEB 04 2022

CITY OF ANKENY



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



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

CEC

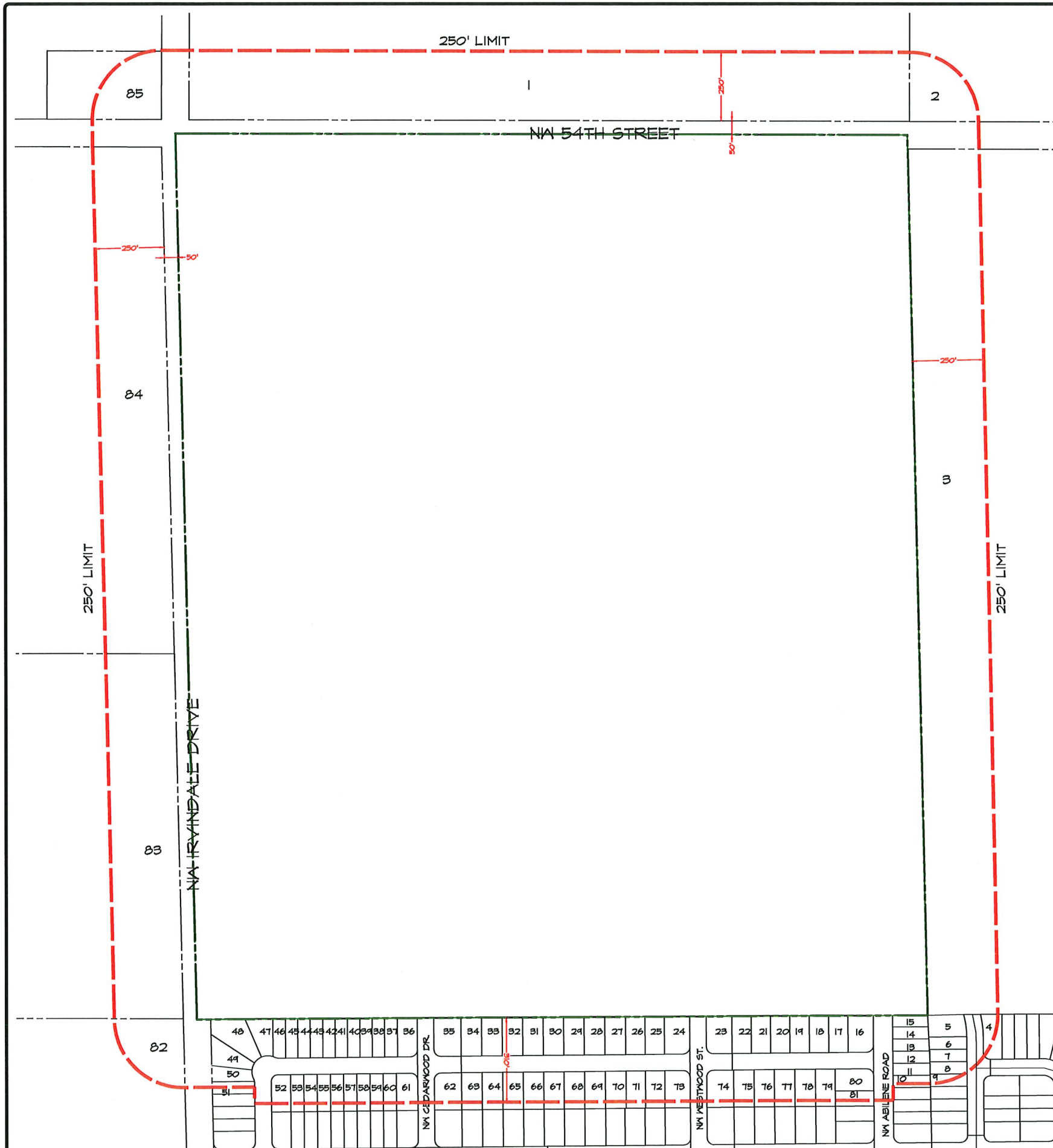
DATE: _____
SUBMITTAL: 02-02-2022
DATE OF SURVEY: _____
DESIGNED BY: _____
DRAWN BY: _____

MOECKLY PROPERTY
ANKENY, IOWA
COVER

SHEET

OF 2

A-2193

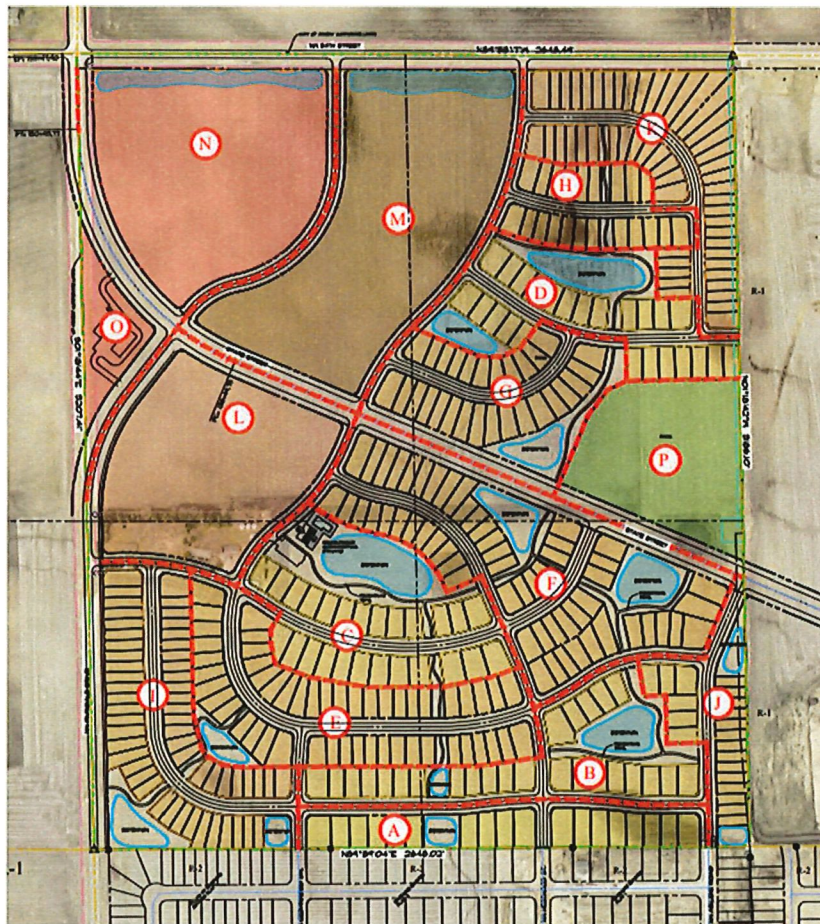


**MOECKLY PROPERTY
PLANNED UNIT DEVELOPMENT
ANKENY, IOWA**

March 3, 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

RECEIVED

MAR 04 2022

CITY OF ANKENY

TABLE OF CONTENTS

NARRATIVE

REZONING RATIONALE.....	3
BULK REGULATIONS.....	4
DENSITY SCHEDULE.....	5
PARKLAND DEDICATION TABLE.....	5
INFRASTRUCTURE.....	6
SEWER AND WATER USAGE COMPUTATIONS.....	7 – 8
ARCHITECTURAL CHARACTER.....	9
STATEMENT OF INTENT.....	9

MAPS

LAND USE PLAN.....	10
UTILITY PLAN AND TOPOGRAPHY.....	11
EXISTING CONDITIONS.....	12
LAND USE COMPARISON.....	13

REZONING DOCUMENTS

APPLICATION.....	APPENDIX A
REZONING MAP.....	APPENDIX A
CONSENT TABLE.....	APPENDIX A
PETITION.....	APPENDIX A

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.

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 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	129.8	3.5	454
L	MEDIUM DENSITY RESIDENTIAL	12.7	12	152
M	HIGH DENSITY RESIDENTIAL	18.8	24	451
TOTAL DU				1058

Note: Area includes adjacent street ROW to centerline.

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	2,185,439	218,544
2,4999 - 7,999	10.00	L, M	1,370,546	137,055
8,000 - 24,999	5.00	A, B, C, D	929,577	46,479
TOTAL REQUIRED PARKLAND DEDICATION (SF)				402,078
(AC)				9.2

Total parkland dedication required = 9.2 acres

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 2021)

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 - $(606)(3) = 1,818$ persons

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

$(1,818 + 1,128)(100 \text{ gpcd}) = 294,600$ 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: $294,600 + 96,000 = 390,600$ gal/day

WATER USAGE

Domestic water usage computations match sewer usage.

TOTAL DOMESTIC WATER USAGE: 390,600 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	73' WIDE LOTS
B, C, D	65' WIDE LOTS
E, F, G, H	51 & 61' WIDE LOTS
I, J, K	43' WIDE LOTS
L	MEDIUM DENSITY RESIDENTIAL
M	HIGH DENSITY RESIDENTIAL
N	NEIGHBORHOOD COMMERCIAL
O	OPEN SPACE / PARK

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



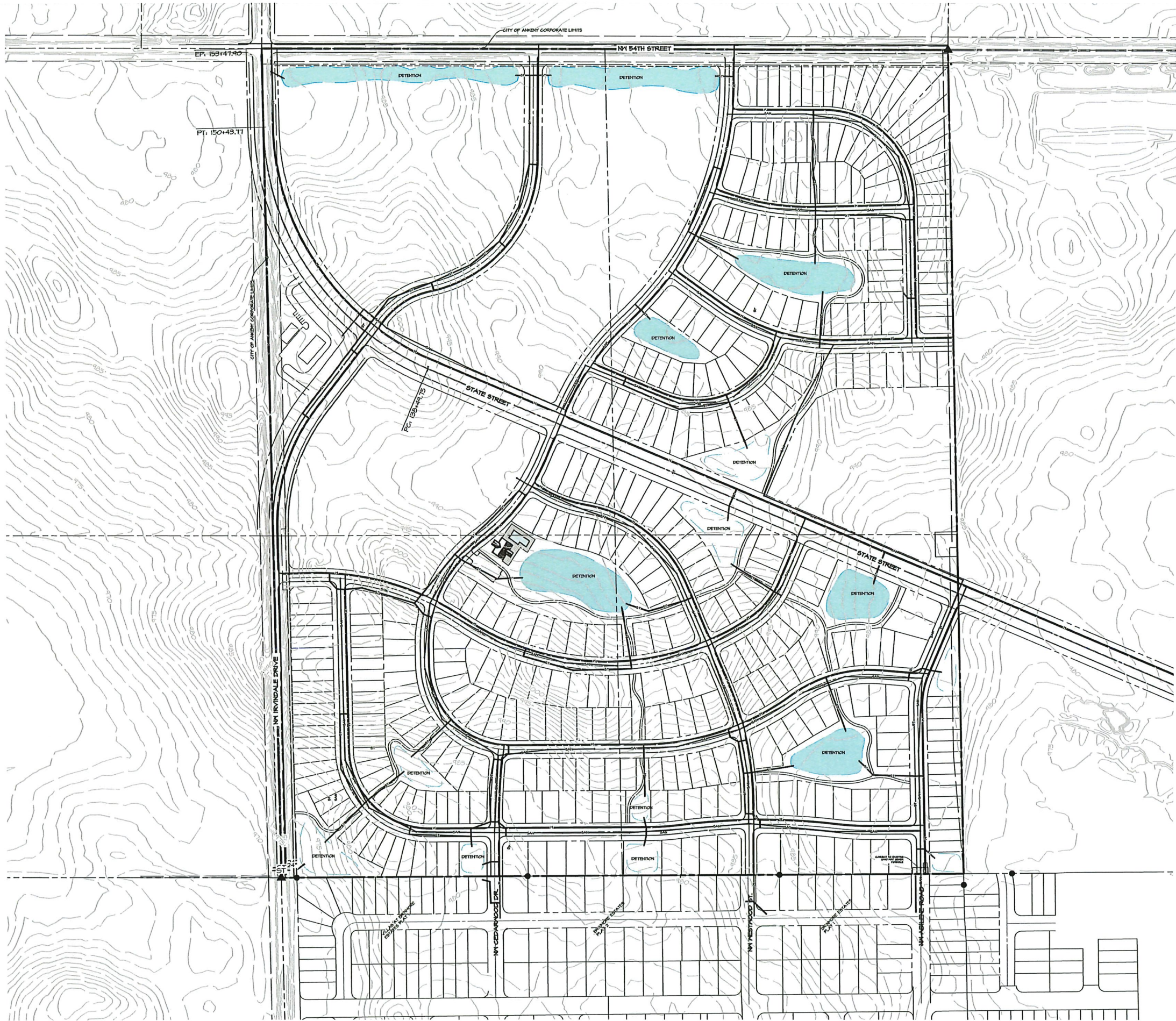
MOECKLY PROPERTY
ANKENT, IOWA
LAND USE PLAN

SHEET
10
OF 13
A-2133

DATE: _____
SUBMITTAL 12-11-2021
DATE OF SURVEY: _____
DESIGNED BY: _____
DRAWN BY: _____



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



SCALE: 1"=200' (11"x17")
SCALE: 1"=100' (22"x34")



MOECKLY PROPERTY
ANKENY, IOWA
UTILITY PLAN & TOPOGRAPHY

SHEET
OF
A-2133

DATE: SUBMITTAL 02-02-2022
DATE OF SURVEY: DESIGNED BY: BAT
DRAWN BY: PM



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



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



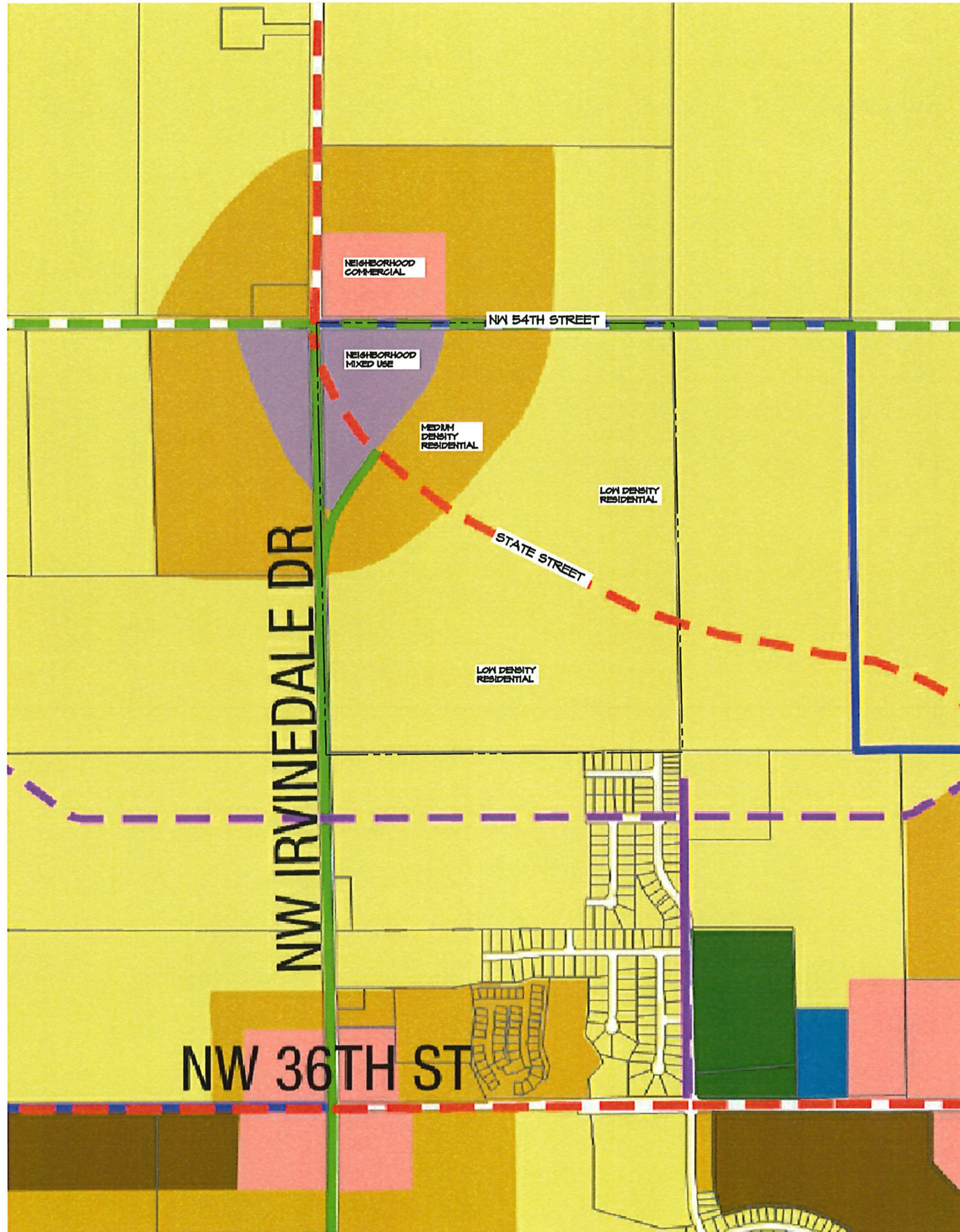
MOECKLY PROPERTY
ANKENY, IOWA
EXISTING CONDITIONS

SHEET
12
OF 13
A-2193

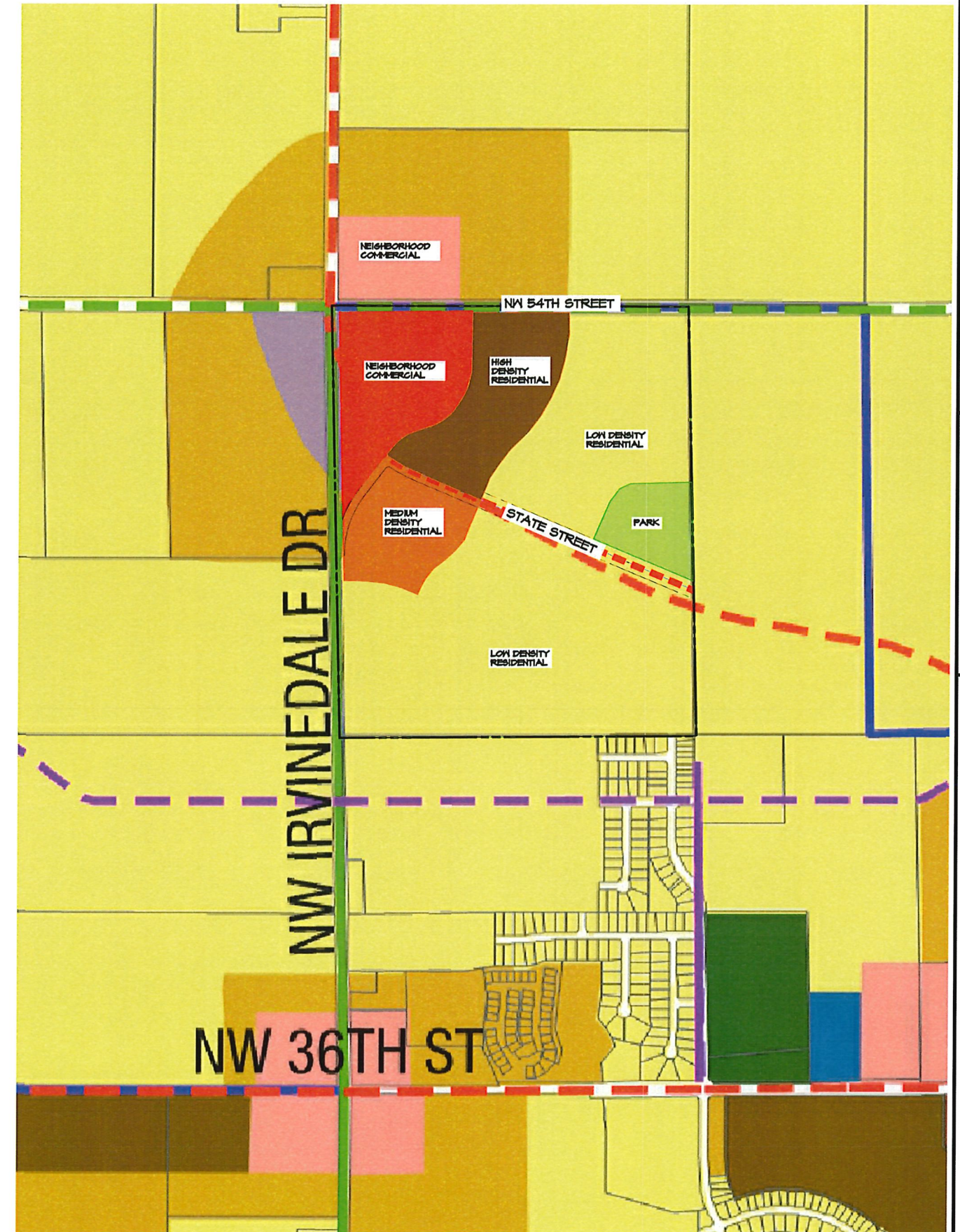
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SUBMITTAL 12-17-2021	
DATE OF SURVEY:	
DESIGNED BY:	BAT
DRAWN BY:	MM



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



AREA MAP OF ANKENY PLAN 2040 LAND USES



AREA MAP OF PROPOSED LAND USES

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



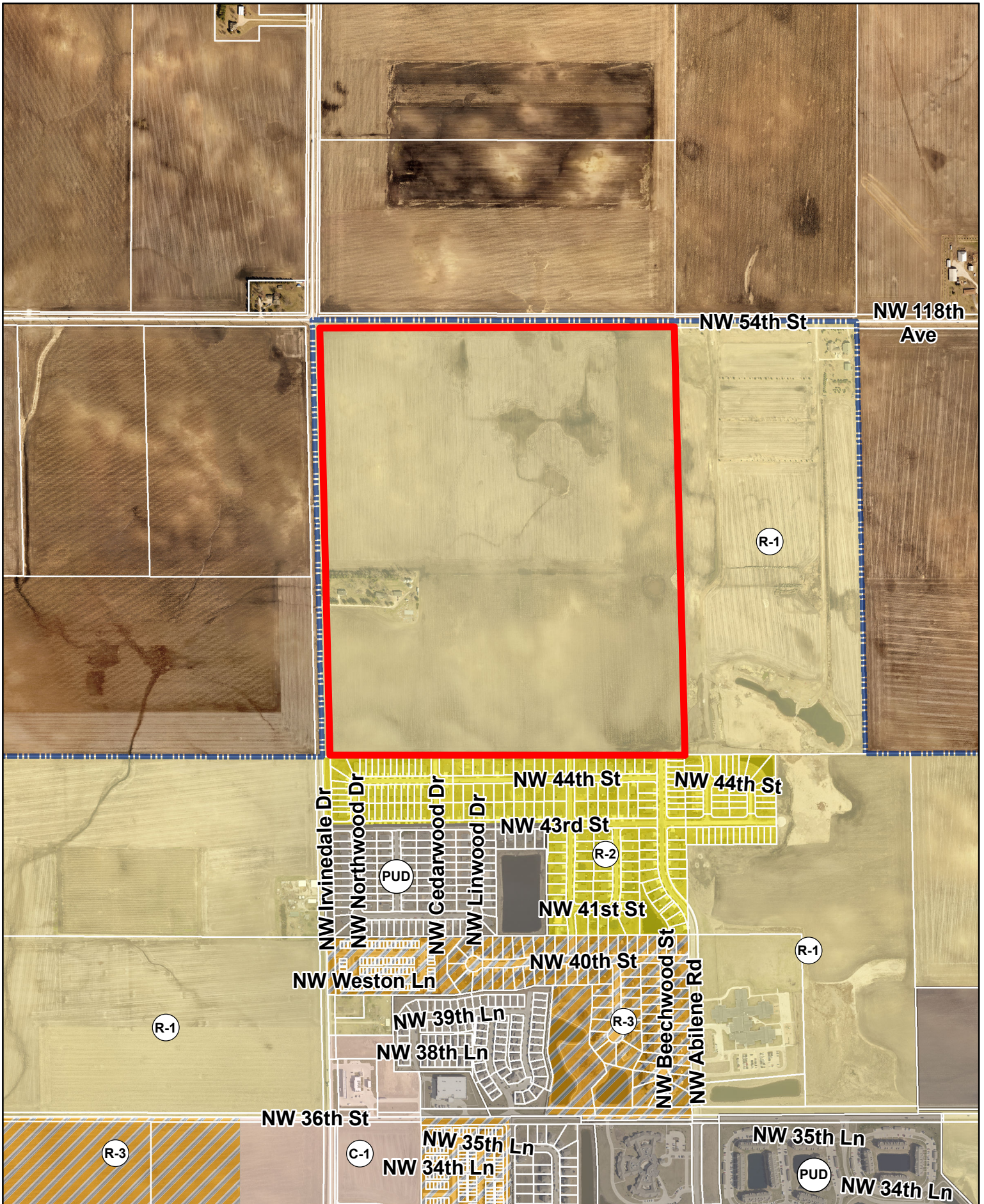
Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4884 • mail@cecinc.com



DATE:	
DATE OF SURVEY:	SUBMITTAL 02-02-2022
DESIGNED BY:	BAT
DRAWN BY:	PH

MOECKLY PROPERTY
ANKENY, IOWA
LAND USE COMPARISON

SHEET
13
OF 13
A-2133



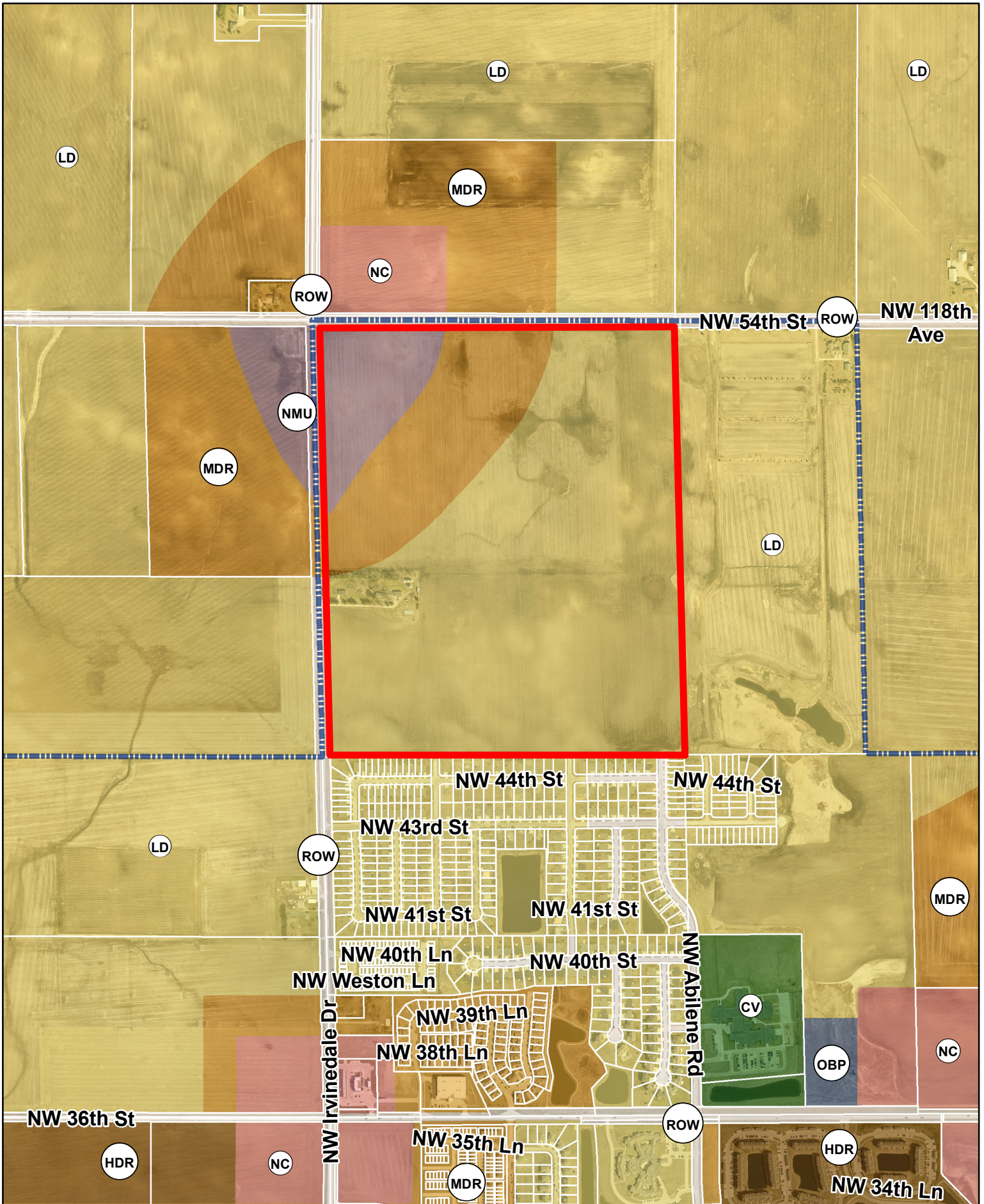
N



1 inch = 900 feet

Date: 12/22/2021

Moeckly Property PUD Rezoning Existing Zoning





PLAN AND ZONING COMMISSION

March 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

The Plan and Zoning Commission held a public hearing at their meeting on February 22, 2022.

PUBLIC OUTREACH EFFORTS:

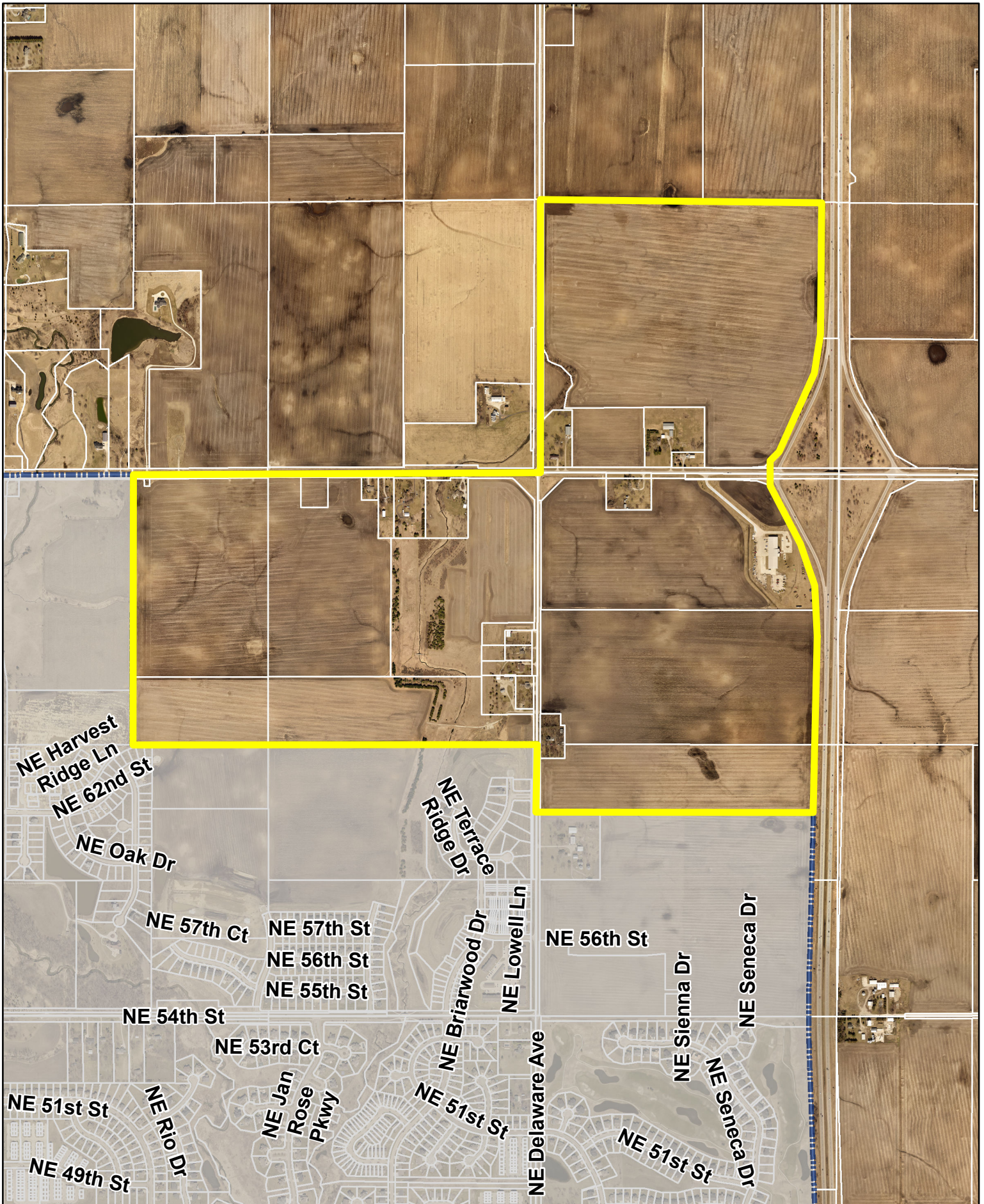
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Map
 Staff Report
 Annexation Landowners Map
 Annexation Exhibit
 Future Land Use Map
 Zoning Map
 Utility Connection Map



N



1 inch = 1,200 feet

Date: 2/14/2022

Hope Kimberley LLC
Annexation

 **Ankeny**
bringing it all together.

Topic: Hope Kimberley LLC Annexation
Date: March 3, 2022
Prepared By: Jake Heil *EJC*
Associate Planner

Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the request by Hope Kimberley LLC for the voluntary annexation of property into the City of Ankeny.

Discussion:

The owners of 17 parcels are requesting 584.16 (+/-) acres of land be voluntarily annexed into the City of Ankeny. The land currently petitioned for annexation is 492.75 acres. There are 11 non-consenting parcels that make up the remaining 91.55 acres of the annexation. The proposed annexation is located in the northeast portion of the City and generally located around the intersection of NE 126th Avenue and NE 22nd Street (SE Delaware Avenue).

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. The proposed annexation area is contiguous with the corporate boundary of Ankeny and includes any and all Polk County road right-of-way to the centerline of the adjacent road. The proposed annexation area is also within two miles of the Cities of Alleman and Elkhart.

Existing Polk County Zoning and Comprehensive Plan Land Uses

The Petitioned area is zoned Agricultural District on the Polk County Zoning Map; and Agricultural on the Polk County Future Land Use Map. The Agricultural District is defined in the Polk 2030 Comprehensive Plan as "The large area of the County that remains as active farmland. Includes agricultural and rural activities, farmsteads, home occupations, scattered ag-related facilities or businesses. Little new residential development is anticipated in this area, although small residential clusters may be allowed under some circumstances in areas not well-suited for farming."

City of Ankeny Comprehensive Plan

The annexation area is currently identified in the Comprehensive Plan as primarily Low Density Residential with an area of High and Medium Density Residential located west of NE 22nd Street and south of NE 126th Avenue, Community Commercial, Office/Business Park and Low Density Residential east of NE 22nd Street and south of NE 126th Avenue, and Community Commercial, Office/Business Park, and Neighborhood Mixed Use located east of NE 22nd Street and north of NE 126th Avenue. The Ankeny Plan 2040 defines those uses as the following:

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

- **Medium Density Residential:** This land use category is designed for single family dwelling units that are detached or attached horizontally to one or more units, typically referred to as cottage homes, townhomes, and rowhouses. Densities range from 5 to 12 dwelling units per acre. Land uses may also include single-family detached dwellings, 'tiny home' developments (planned communities with single-family detached homes that are generally less than 500 square feet in total floor area); residential clustered developments; religious, educational, and institutional uses and structures; and public and private parks and recreation areas and structures. This land use category can serve as a transition between low density and high-density land uses.
- **High Density Residential:** This land use category is for multi-family dwelling units both horizontally or vertically attached with two more dwelling units, typically referred to as apartments or condominiums. Also, included in this category are mobile home subdivisions or parks. Densities are generally 12+ dwelling units per acre. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. Uses may also include horizontally attached single-family dwellings; manufactured housing developments; religious, educational, and institutional uses and structures; child day care centers; and public and private parks and recreational areas and structures.
- **Community Commercial:** This land use category is designed for large-scale retail and entertainment uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve the entire community and motoring public as well as attract customers from outside of the city with a typical service area of up to 5 miles or more. The locations should be along minor/major arterial streets or major collectors with multiple access points. These retail areas typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.
- **Office/Business Park:** This land use category is designed to retain and promote employment opportunities for the City. The land use category includes a combination of professional office and medical uses, research and development and testing facilities, and corporate campuses consisting of single or multi-tenant buildings that are 1 or more stories tall. Limited office support type retail uses (including restaurants, office supply stores, coffee shops, and dry cleaners) may be allowed. Site sizes can range from small single user building lots to large corporate campuses. This land use can serve as a transition to buffer low and medium density uses from more intense commercial and industrial uses.
- **Neighborhood Mixed Use:** This land use category is designed to provide flexibility in uses and building design in an area that can accommodate either mixed-use or single-use buildings and developments. Allowable uses include multi-family residential, office, and retail as well as convenience stores, fast-foot restaurants, and other uses with vehicle drive-up and drive-thru services. Buildings may be three stories in height with shared off-street surface or structured parking. The area is meant to provide a buffer or transition between commercial and residential developments. Possible uses include coffee shops, fast-food restaurants, or small-offices.

Expected Development Scenario

If annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. If the property owner intends to develop the property as anything other than single family residential, a rezoning will be required. Development concepts for the land will be evaluated as part of the rezoning and platting process, to ensure any proposed development plans align with the City's Comprehensive Plan. Any changes to the Land Uses laid out in the Comprehensive Plan, would need to go through a Land Use Plan Amendment before a rezoning process could be started.

Streets: Generally, the annexation area borders and/or includes the following roadways: NE 126th Avenue, NE Delaware Avenue/NE 22nd Street and Interstate 35. All of these roads provide access to the annexation area. These roadways adequately accommodate the existing traffic in the area. As the annexation area

develops, staff will work with the developers to make sure that appropriate improvements are made to the existing street network to accommodate the additional traffic. As a reminder the developer is responsible for the construction of all streets internal to the development.

Water Systems: Currently the City of Ankeny has 12" water mains installed along NE Delaware Avenue, to approximately NE 61st Street in Kimberley Estates, and along N Ankeny Boulevard to approximately NE 62nd Street in Courtyards at Harvest Ridge. These current water mains along with the County or Des Moines Water Works water mains are shown on the provided utility map. These water mains will be extended into the annexation area to serve the future development at such time as this area develops. The developer is responsible for the construction of all water mains within their developments. The City will participate in cost sharing, paying for the over-sizing of water mains, for those mains to be installed that are 12" or larger and serve areas beyond the development. Also, larger water mains that are not located within a development but are extended to serve development are often installed through a connection fee district.

Sanitary Sewer Systems: The City's current sanitary sewer service and the future sewer districts are shown on the utility map that was referenced previously. Currently, the City has an 18" sanitary trunk main that exists along the creek on the west side of NE Delaware Avenue, this line will serve the newly created Fourmile Creek Trunk Sewer Connection District 2, or the purple shaded area on the map. This area includes a majority of this annexation west of NE Delaware Avenue, including the area of the annexation north of NE 126th Avenue, as well as the northwest corner of the intersection of NE Delaware Avenue and NE 126th Avenue. A 15" sanitary sewer main exists between NE Delaware Avenue and I-35, this would serve the land between NE Delaware Avenue and I-35 and south of NE 126th Avenue. Additionally, the City of Ankeny will be constructing a sanitary trunk sewer along N Ankeny Boulevard in 2023, this would serve the western most portion of the annexation, shown in a green box on the provided utility map.

All sanitary sewer constructed within a development is the responsibility of the developer. Other sanitary sewer trunk mains that are extended to serve future development are often installed through connection fee districts. A copy of the Fourmile Creek Trunk Sewer Connection District 2 connection fees is below:

<u>Effective Date</u>	<u>Sewer Connection Fee</u> <u>(per acre – 1 acre minimum)</u>
Prior to and through December 31, 2021	\$1,015
January 1, 2022	\$1,029
January 1, 2023	\$1,043
January 1, 2024	\$1,057
January 1, 2025	\$1,071
January 1, 2026 and thereafter	To be re-evaluated

Drainage/Storm Sewer System: This proposed annexation area is in the Fourmile Creek Drainage area. Stormwater for the area south of NE 126th Avenue and west of NE Delaware Avenue generally flows into an unnamed creek just west of NE Delaware Avenue. The unnamed creek flows south and west eventually into Four Mile Creek. The land west of the unnamed creek generally slopes to the west and south. This area drains towards the Harvest Ridge and Four Mile Creek areas, that lay just south and west of the annexation area. The area east of NE Delaware Avenue and south of NE 126th Avenue has a high point by the Wyckoff property, the area then slopes north and east directing stormwater to open drainage ditches along the roads and towards Interstate 35. The ditches then drain west at the intersection of NE Delaware Avenue and NE 126th Avenue, into the unnamed creek. Stormwater draining east follows an open channel south along Interstate 35. The annexation area north of NE 126th Avenue and east of NE Delaware Avenue, is fairly flat. Stormwater drains south and west to the beginning of the unnamed creek. As with all other development within the City, when the area develops, staff will work with the developers to adequately address storm water.

Parks: When the property is platted, the requirements for parkland dedication will be evaluated and applied to the property that is developed as residential. The City of Ankeny's Parks Department sits on the Technical Review Committee and works with the planning and engineering staff on park locations.

Fire: This site is currently in the City of Ankeny Fire Protection District. A water system designed to provide fire flows and domestic service will be extended throughout the area as it is developed.

Police: This land can be expected to develop as mixed-use neighborhoods, largely composed of residential dwellings. The additional area and population will affect police coverage areas, as does all new development. Members of the police department regularly attend Technical Review Committee meetings and work with the planning and engineering staff on design concerns.

Schools: This annexation area is in the North Polk Community School District. The Ankeny Community School District northern limit is NE 54th Avenue.

Consultation Meeting:

A consultation meeting was held Wednesday, March 2, 2022. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors, Lincoln and Elkhart Township Trustees, and notice was sent by regular mail to the Polk County Planning & Development and North Polk and Ankeny Community School Districts. No members from the public attended the meeting. No written comments have been received by staff as of the date of this staff report. The parties invited to the consultation meeting have seven days from the date of the meeting to submit written comments regarding the proposed annexation.

Public Hearing

The Commission held a public hearing on the proposed annexation at the last meeting, February 22, 2022. Complete minutes are available for review of the questions and answers from the meeting. Below are several topics that were brought up by members of the public or the Commission:

Several members of the public including Jim Thorton, Chris Seuntjens, and Kevin Huss; informed the Planning and Zoning Commission that there are five properties in the proposed annexation area that have signed annexation petitions with the City of Alleman. During the public hearing there were also questions raised about an 80/20 annexation and why non-petitioned parcels would be included, as well as how the proposed annexation might affect school districts and the taxes that go to schools.

The 80/20 voluntary annexation was adopted into Iowa code in 1993. Section 368.7(1) governs 80/20 annexation and allows for up to 20% of the total land to be annexed without the consent of such landowners. This rule was adopted to prevent the creation of islands, or land that is not part of a city and is completely surround by the corporate boundaries of one or more cities. Secondly it is used to create more uniform boundaries. Having more uniform or straight boundaries helps prevent road maintenance issues that arise in areas that have adjacent right-of-way, in this particular case the homes along NE 126th Avenue. Annexations include any and all right-of-way adjacent to land being annexed. If the four homes along NE 126th Avenue were not included for example, it would create a gap in the maintenance responsibilities between cities for that road and could cause utility service problems. Ultimately, the City Development Board will choose whether the specific Alleman petitioned properties, will be included in the annexation into Ankeny or Alleman. The Plan and Zoning Commission does have the option of recommending to City Council that the non-petitioned parcels that wouldn't create islands be left out of the annexation at this time. However, staff feels that these properties should be included to meet the City's annexation policy.

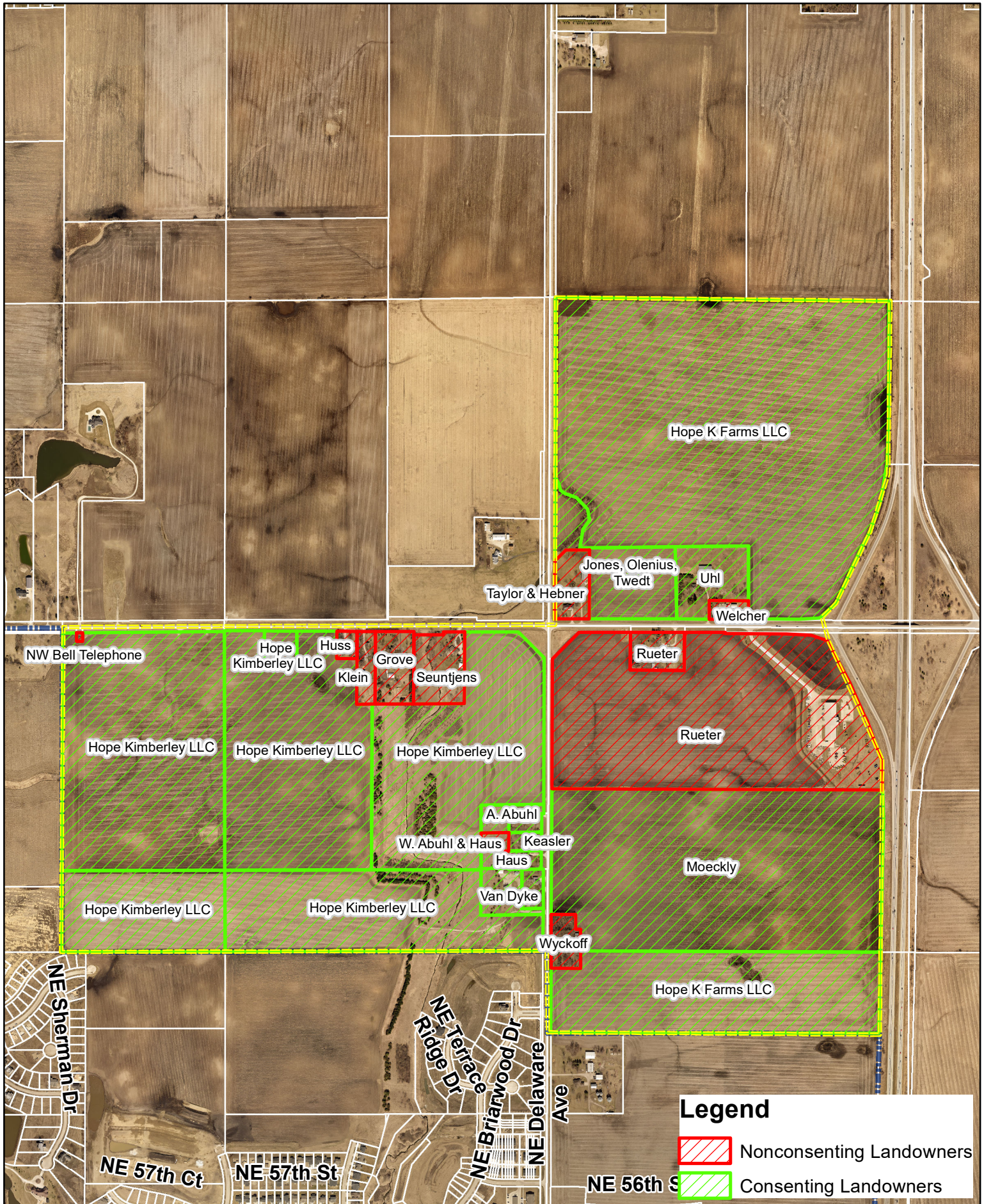
The proposed annexation would not alter school district boundaries. If the annexation is approved, the properties would still be in the North Polk Community School District. Additionally, all school tax dollars would still benefit North Polk Community School District and not the Ankeny Community School District.

Jason Wattonville, owner of land in the northwest corner of the intersection of NE Delaware Avenue and NE 126th Avenue, made a comment about keeping land agricultural as cities continued to grow, and if Ankeny had any plans to incorporate agriculture into the City. The Ankeny Plan 2040 paid close attention to agriculture and sustaining it as the City grows. The Comprehensive Plan has a specific section that discusses Agrihoods, defined as: "Another possibility for incorporating agriculture into the low-density character of Ankeny is the creation of agrihoods. Agrihoods are housing developments generally designed around a working farm to offer local, often organic food to residents. The farm acts as a shared amenity for the residents providing opportunities to learn about the origins of their food. These developments often are designed around the concepts of sustainability and community with opportunities to connect with the land and one's neighbors. Access to nature and trails are common features. By permitting agrihoods in Ankeny's low-density land use category, the City could achieve the twofold goal of preserving agricultural land while also maintaining the low-density character of the community but with a new take on the style and opportunities available to residents." Both the open space and low density residential land use categories identify agriculture and potentially agrihood as an allowable use.

Brian Linnemeyer, owner of land just northwest of the annexation area, spoke in favor of the proposed annexation. He referenced the Iowa DOT's plan to widen Interstate 35 and improve the intersection that is adjacent to the proposed annexation, and how the land in the area would be more suitable for development than farming.

Summary

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. Public utilities exist just to the south of this property, which can be extended to serve this area. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approval of the annexation.



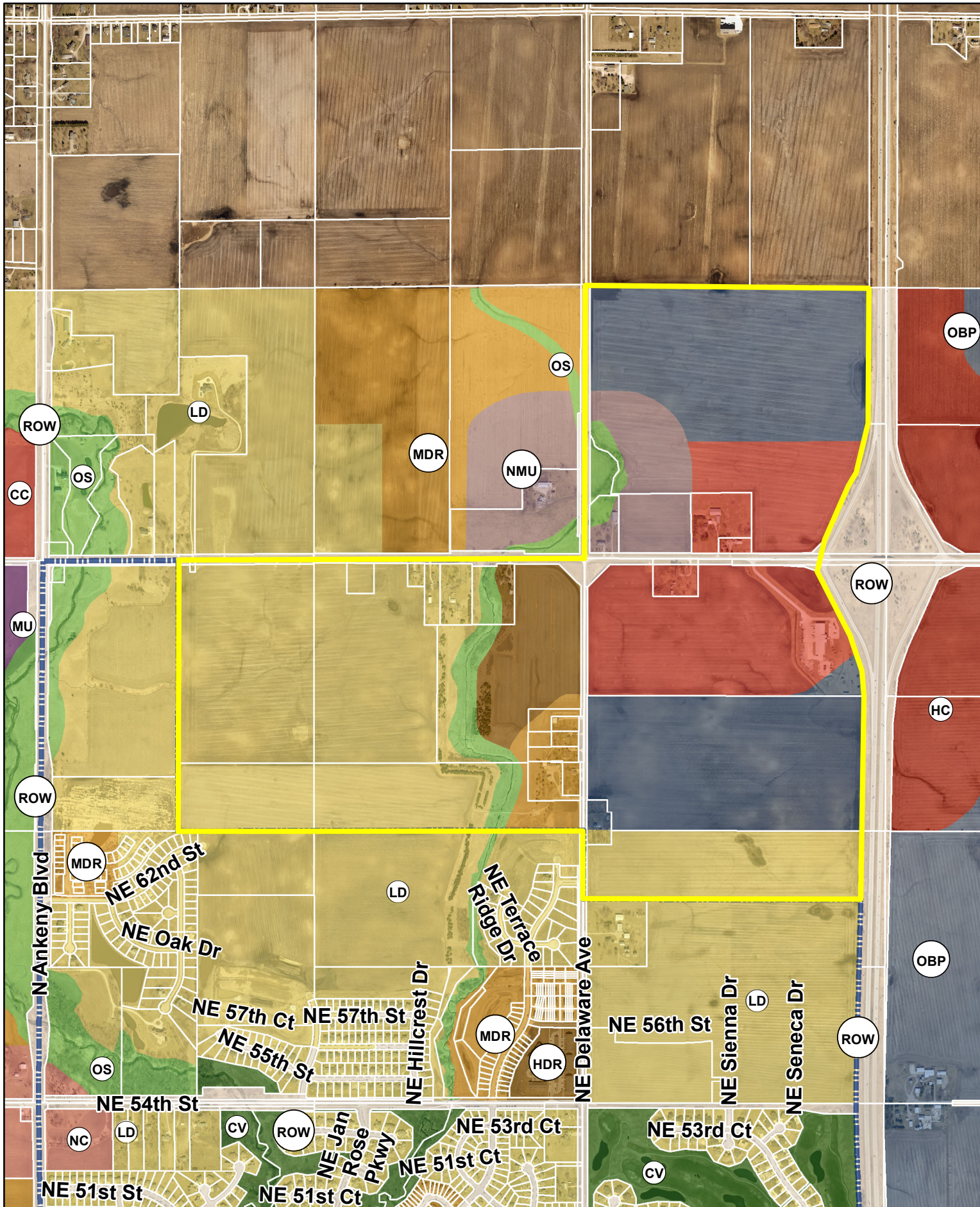
N



1 inch = 1,000 feet

Date: 2/17/2022

Hope Kimberley LLC Annexation Landowners

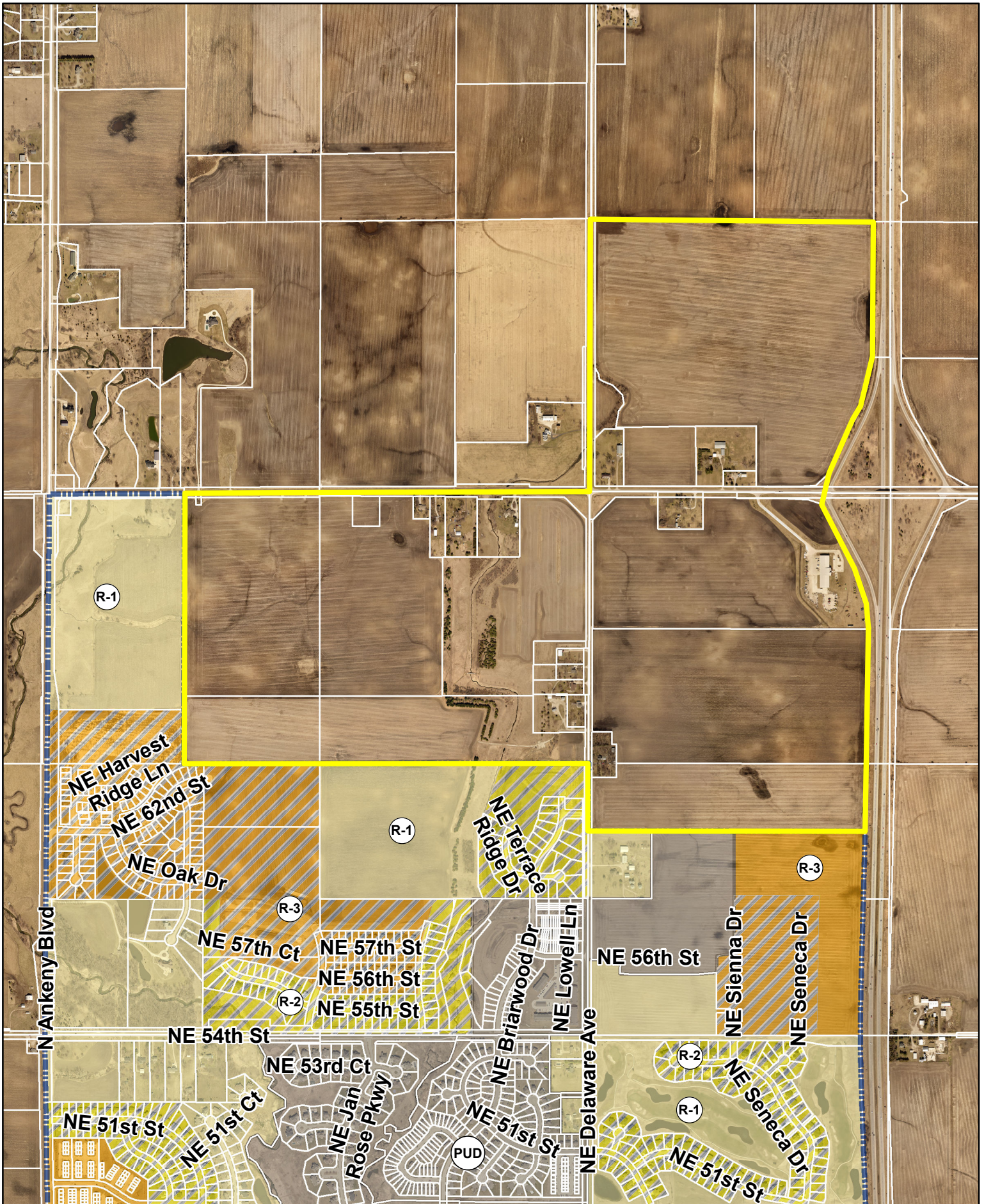


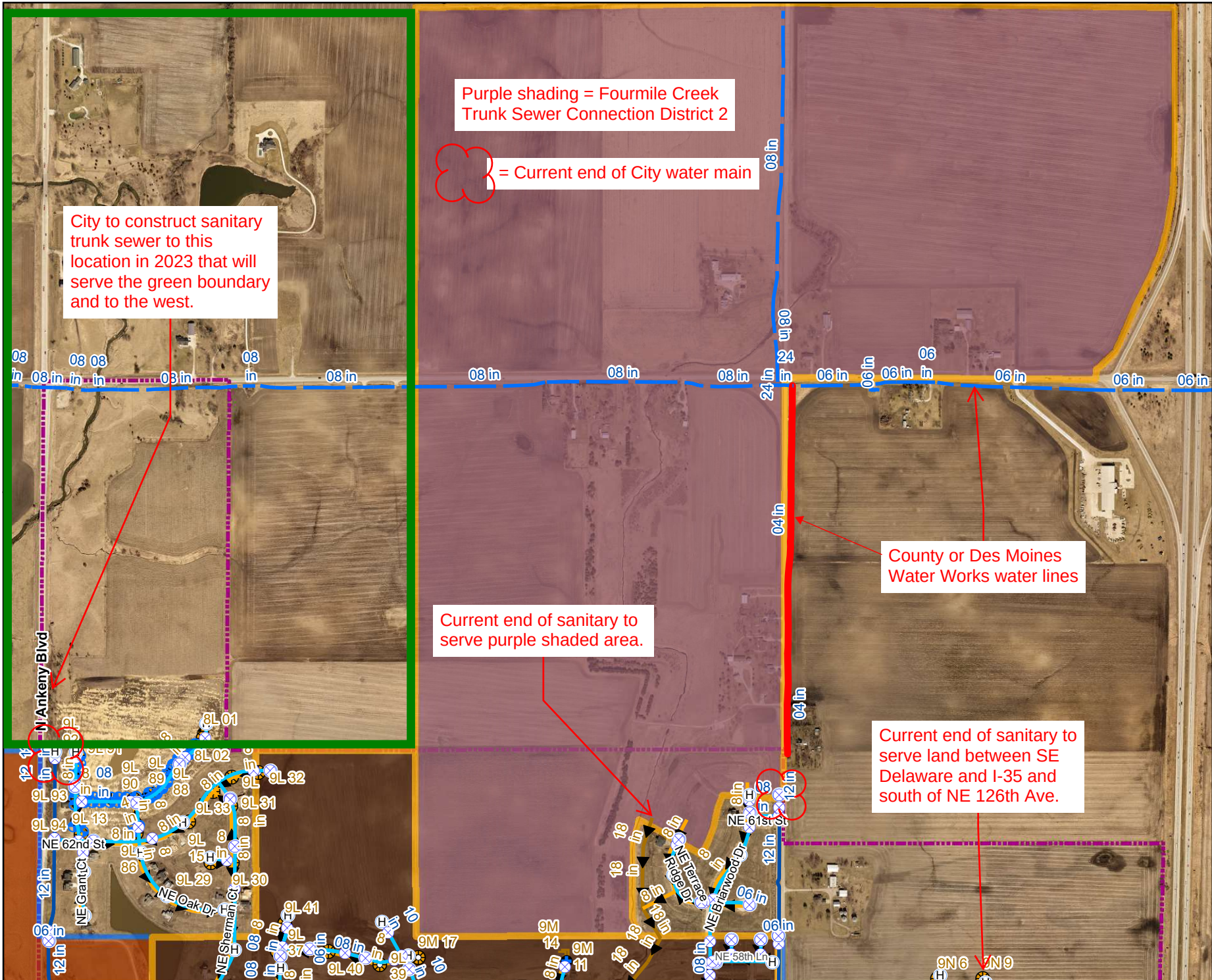
1 inch = 1,200 feet

Date: 3/3/2022

Hope Kimberley LLC Annexation Future Land Use







City to construct sanitary trunk sewer to this location in 2023 that will serve the green boundary and to the west.

Purple shading = Fourmile Creek Trunk Sewer Connection District 2

= Current end of City water main

Current end of sanitary to serve purple shaded area.

County or Des Moines Water Works water lines

Current end of sanitary to serve land between SE Delaware and I-35 and south of NE 126th Ave.



Field Verification Required for Design.
Map is for Locational Purposes Only.



PLAN AND ZONING COMMISSION

March 8, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. March 7, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for March 22, 2022
February 2022 Building Permit Report

3. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

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 February 2022 Building Permit Report

City of Ankeny
Building Permit Report
Month of February 2022

	Issued		Issued		Issued Calendar Year				Issued Fiscal Year	
	February-22		February-21		1/1/2022-2/28/2022		1/1/2021-2/28/2021		7/1/2021-2/28/2022	
	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation	Num	Valuation
RESIDENTIAL										
New Dwellings										
New Single Family Detached	38	\$10,910,942	42	\$11,864,163	77	\$21,856,588	87	\$24,047,892	337	\$100,831,835
New Single Family Attached/Duplex	27	\$6,066,771	20	\$3,920,965	39	\$9,047,360	40	\$8,347,857	165	\$39,571,034
New Multi - Family	0	\$0	0	\$0	1	\$750,000	0	\$0	45	\$16,929,010
Total New Residential Permits	65	\$16,977,713	62	\$15,785,128	117	\$31,653,948	127	\$32,395,749	547	\$157,331,879
Additions/Alterations/Other (1)	39	\$392,332	47	\$579,247	87	\$1,290,175	88	\$1,232,963	472	\$5,590,864
Total New Dwelling Units	65		62		116		127		592	
NON-RESIDENTIAL										
New Commercial *	1	\$125,000	1	\$1,000,000	1	\$125,000	1	\$1,000,000	16	\$41,164,813
COM Additions/Alterations/Other	12	\$3,196,169	4	\$775,000	17	\$5,041,278	15	\$3,096,258	84	\$38,331,347
New Church	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CHR Additions/Alterations/Other	0	\$0	0	\$0	0	\$0	2	\$6,000	2	\$55,000
New School	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SCH Additions/Alterations/Other	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Total Non Residential Permits	13	\$3,321,169	5	\$1,775,000	18	\$5,166,278	18	\$4,102,258	102	\$79,551,160
MISC PERMITS (2)	35	\$68,749	33	\$47,415	59	\$174,580	62	\$115,495	642	\$778,134
TOTALS	152	\$20,759,963	147	\$18,186,790	281	\$38,284,981	295	\$37,846,465	1763	\$243,252,037

(1) includes permits issued for sheds, pools, garages, decks, porches, auxiliary structures

(2) includes permits issued for: driveway approach, signs, fences, other misc. non-residential

RSF includes attached & detached dwelling units; RDF includes duplexes; RMF includes apartments & stacked condo units

* includes footing & foundation permits

The City Of Ankeny
Building Permit Report (Monthly)
Issued from February 2022

Type of Use	Type of Work	Issue Date	Valuation	Permit Number	Street Address	Applicant Name	Contractor Name
Single Family Detached	New Building	2/2/2022	\$200,994	22-0373-NEW	613 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	2/3/2022	\$271,315	21-8232-NEW	2416 NW North Creek Dr	Greenland Homes Inc	Greenland Homes Inc
Single Family Detached	New Building	2/7/2022	\$304,209	22-0459-NEW	3145 NW 27th Cir	Mapes Construction Company	Mapes Construction Company
Single Family Detached	New Building	2/7/2022	\$298,677	22-0461-NEW	3149 NW 27th Cir	Mapes Construction Company	Mapes Construction Company
Single Family Detached	New Building	2/8/2022	\$227,974	22-0498-NEW	2424 SW Plaza Pkwy	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/9/2022	\$262,412	22-0500-NEW	316 NE 62nd St	Benchmark Builders Iowa	Benchmark Builders Iowa
Single Family Detached	New Building	2/14/2022	\$351,202	21-8247-NEW	1619 SW Westview Dr	Hale Development LLC	Hale Development LLC
Single Family Detached	New Building	2/14/2022	\$353,722	22-0509-NEW	2024 SW Westwood St	Giovanti Homes LLC	Giovanti Homes LLC
Single Family Detached	New Building	2/14/2022	\$394,703	22-0559-NEW	5811 NE Sherman Ct	Caliber Homes	Caliber Homes
Single Family Detached	New Building	2/14/2022	\$369,649	22-0560-NEW	6111 NE Oak Dr	Caliber Homes	Caliber Homes
Single Family Detached	New Building	2/15/2022	\$338,982	22-0624-NEW	3243 NW 27th Cir	Creative Building Ventures Inc	Creative Building Ventures Inc
Single Family Detached	New Building	2/15/2022	\$285,978	22-0669-NEW	2212 NW 31st St	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/17/2022	\$245,371	22-0583-NEW	720 NE Deerfield Dr	Elevated Builders LLC	Elevated Custom Builders
Single Family Detached	New Building	2/17/2022	\$245,371	22-0584-NEW	728 NE Deerfield Dr	Elevated Builders LLC	Elevated Custom Builders
Single Family Detached	New Building	2/17/2022	\$271,521	22-0585-NEW	724 NE Deerfield Dr	Elevated Builders LLC	Elevated Custom Builders
Single Family Detached	New Building	2/21/2022	\$340,455	22-0504-NEW	5913 NE Sherman Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	2/22/2022	\$333,454	22-0739-NEW	1211 NW 27th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	2/22/2022	\$386,493	22-0750-NEW	1215 NW 27th St	Sage Homes Inc	Sage Homes Inc
Single Family Detached	New Building	2/23/2022	\$317,007	22-0724-NEW	1015 NW Mils Ct	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	2/23/2022	\$365,191	22-0725-NEW	6003 NE Sherman Dr	Kimberley Development Corp	Kimberley Development Corp
Single Family Detached	New Building	2/24/2022	\$249,488	22-0489-NEW	410 NE 57th Ct	Jerry's Homes Inc	Jerry's Homes Inc
Single Family Detached	New Building	2/24/2022	\$184,651	22-0838-NEW	3079 NW Irvinedale Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/24/2022	\$184,651	22-0839-NEW	3077 NW Irvinedale Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	New Building	2/25/2022	\$352,062	22-0399-NEW	3128 NW 27th Cir	CCS Homes	CCS Homes
Single Family Detached	New Building	2/28/2022	\$244,161	22-0640-NEW	629 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	2/28/2022	\$281,387	22-0675-NEW	2814 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0691-NEW	2810 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0692-NEW	2818 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0693-NEW	2806 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0695-NEW	2802 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0699-NEW	2714 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0700-NEW	2710 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0701-NEW	2706 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$281,387	22-0702-NEW	2702 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$236,441	22-0732-NEW	4205 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	2/28/2022	\$218,113	22-0733-NEW	4133 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	New Building	2/28/2022	\$272,106	22-0740-NEW	2614 NW 29th St	MJ Properties	MJ Properties
Single Family Detached	New Building	2/28/2022	\$272,106	22-0743-NEW	2610 NW 29th St	MJ Properties	MJ Properties
Single Family Attached	New Building	2/7/2022	\$237,162	21-8468-NEW	3203 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2022	\$237,071	21-8467-NEW	3207 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2022	\$237,668	21-8466-NEW	3211 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2022	\$237,276	21-8465-NEW	3215 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC

Single Family Attached	New Building	2/7/2022	\$237,565	21-8464-NEW	3219 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/7/2022	\$237,605	21-8265-NEW	3223 NW Cedarwood Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2022	\$202,258	22-0532-NEW	2804 NW 32nd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2022	\$234,673	22-0597-NEW	2808 NW 32nd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2022	\$234,673	22-0596-NEW	2812 NW 32nd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2022	\$234,673	22-0533-NEW	2816 NW 32nd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/10/2022	\$192,203	22-0531-NEW	2820 NW 32nd Ln	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/15/2022	\$217,130	22-0437-NEW	1219 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$215,041	22-0563-NEW	1223 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$217,130	22-0564-NEW	1227 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$215,041	22-0565-NEW	1231 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$215,041	22-0441-NEW	1222 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$217,130	22-0566-NEW	1226 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$215,041	22-0567-NEW	1230 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$217,130	22-0568-NEW	1234 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$217,130	22-0440-NEW	1235 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$215,041	22-0569-NEW	1239 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$215,041	22-0570-NEW	1243 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/15/2022	\$217,130	22-0571-NEW	1247 NW 33rd Ln	Greenland Homes Inc	Greenland Homes Inc
Single Family Attached	New Building	2/17/2022	\$237,101	22-0352-NEW	4312 NW Arlan Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/17/2022	\$236,598	22-0353-NEW	4316 NW Arlan Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/16/2022	\$238,358	22-0376-NEW	4319 NW Arlan Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Attached	New Building	2/16/2022	\$238,861	22-0375-NEW	4323 NW Arlan Dr	DR Horton - Iowa LLC	DR Horton - Iowa LLC
Single Family Detached	Building Addition	2/1/2022	\$31,339	21-7985-ADD	2922 SW Ridgeview Ln	Zenith Design Build	Zenith Design Build
Single Family Detached	Building Alteration	2/1/2022	\$18,096	22-0211-ALT	1312 NE 49th St	Bryan J Bengtson	Bryan J Bengtson
Single Family Attached	Building Alteration	2/2/2022	\$5,893	22-0427-ALT	1111 NW 26th St	Pals Services LLC	Pals Services LLC
Single Family Attached	Building Alteration	2/3/2022	\$13,920	22-0443-ALT	3826 SW Stonehaven Ln	Vishal Patel	Vishal Patel
Single Family Detached	Building Alteration	2/3/2022	\$928	22-0497-ALT	603 NE 55th St	Cody Hagle	Cody Hagle
Single Family Detached	Building Alteration	2/4/2022	\$22,040	22-0511-ALT	3109 NW Westwood St	Kimberley Construction	Kimberley Construction
Single Family Detached	Building Alteration	2/7/2022	\$18,444	22-0529-ALT	1216 NW 27th St	Happe Homes, LLP	Happe Homes, LLP
Single Family Detached	Building Alteration	2/7/2022	\$2,320	22-0550-ALT	3128 SW Townpark Dr	Lucas Tacker	Randy Jones
Single Family Detached	Pergola	2/9/2022	\$6,820	22-0499-PERG	4313 NW 5th St	Vishal Patel	Vishal Patel
Single Family Detached	Building Alteration	2/9/2022	\$6,937	22-0603-ALT	606 NW Reinhart Dr	Sean T McCracken	Home Revisions LLC
Single Family Detached	Building Alteration	2/10/2022	\$13,456	22-0438-ALT	3921 NW 2nd Pl	Culp Home Improvement LLC	Culp Home Improvement LLC
Single Family Detached	Building Alteration	2/10/2022	\$16,982	22-0635-ALT	1214 SE Mallard Creek Dr	Nick Giannetto	Nick Giannetto
Single Family Detached	Building Alteration	2/11/2022	\$10,370	21-7848-ALT	4222 NW Linwood Dr	Robby S Jensen	Robby S Jensen
Single Family Detached	Pergola	2/11/2022	\$25,000	22-0067-PERG	4201 SW 4th St	Top Hat Renovations Inc	Top Hat Renovations Inc
Single Family Detached	Building Alteration	2/11/2022	\$2,900	22-0659-ALT	3409 SW Fox Run Dr	Shepherd's Home Repair	Shepherd's Home Repair
Single Family Detached	Building Addition	2/14/2022	\$18,804	21-8219-ADD	4611 NE Wanda Dr	City Builders	City Builders
Single Family Detached	Building Alteration	2/14/2022	\$10,208	22-0663-ALT	406 NE 17th St	David D Patterson	Brian Lehman
Single Family Detached	Solar	2/15/2022	\$20,000	22-0670-SOL	513 SW Camden Dr	Pohren Andy	Tri City Electric Co
Single Family Detached	Building Alteration	2/16/2022	\$17,377	22-0280-ALT	3603 SE 20th St	Orton Homes LLC	Orton Homes LLC
Single Family Detached	Building Alteration	2/17/2022	\$16,240	22-0539-ALT	3917 NW 2nd Pl	J & G Builders	J & G Builders
Single Family Detached	Building Alteration	2/17/2022	\$13,456	22-0764-ALT	2616 NW 23rd ST	Katherine M Krull	Katherine M Krull
Single Family Detached	Building Alteration	2/21/2022	\$12,064	22-0790-ALT	1820 SE Justice ST	Madsen Renovation	Madsen Renovation
Single Family Detached	Building Alteration	2/22/2022	\$1,114	22-0825-ALT	2616 NW 23rd ST	Katherine M Krull	Katherine M Krull
Industrial	Solar	2/23/2022	\$1,456,000	22-0387-SOL	2741 SE Pdi Pl	Ecovole Solar	Ecovole Solar

Single Family Detached	Building Alteration	2/23/2022	\$20,880	22-0850-ALT	2308 NW Reinhart Dr	Skyler D Saemisch	Skyler D Saemisch
Single Family Detached	Building Alteration	2/24/2022	\$15,544	22-0779-ALT	3507 NW 19th St	Kampen Contracting	Kampen Contracting
Single Family Detached	Building Alteration	2/25/2022	\$5,800	22-0799-ALT	2114 SW Sugarberry Ct	Matthew G Lloyd	North River Remodeling LLC
Single Family Detached	Solar	2/25/2022	\$15,000	22-0873-SOL	736 SE Richland Ct	Purelight Power	Purelight Power
Single Family Detached	Shed	2/7/2022	\$2,000	22-0453-SHD	3113 SW Brookeline Dr	Kimberley Rivera	Tuff Shed
Single Family Detached	Shed	2/11/2022	\$2,400	22-0066-SHD	4201 SW 4th St	Top Hat Renovations Inc	Top Hat Renovations Inc
Single Family Detached	Shed	2/22/2022	\$1,920	22-0792-SHD	2001 NW Greenwood Ct	Justin Arterburn	Tuff Shed
Single Family Detached	Shed	2/24/2022	\$3,200	22-0860-SHD	3411 NE 11th St	Jesse R Turpen	Jesse R Turpen
Single Family Detached	Spa/Hot Tub	2/28/2022		22-0905-SPA	729 SE 3rd St	Michele Gold	Michele Gold
Single Family Detached	Deck	2/3/2022	\$3,168	22-0463-DECK	2813 SW Plaza Ln	Vishal Patel	Vishal Patel
Single Family Detached	Deck	2/8/2022	\$10,224	22-0553-DECK	623 NE 45th Ct	Deck & Drive Solutions	Deck & Drive Solutions
Single Family Detached	Deck	2/9/2022	\$2,112	22-0285-DECK	601 NE Trilein Dr	Vishal Patel	Vishal Patel
Single Family Detached	Deck	2/9/2022	\$1,200	22-0574-DECK	606 NE Hunter Dr	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Single Family Detached	Deck	2/10/2022	\$1,296	22-0641-DECK	517 SW Cherry St	Ashley Cunningham	Joe Ruby
Single Family Detached	Deck	2/16/2022	\$1,680	22-0744-DECK	2101 NE Grant St	MJ Properties LLC	MJ Properties LLC
Single Family Detached	Deck	2/28/2022	\$1,200	22-0891-DECK	4113 NE 6th St	Genesis Homes Inc	Genesis Homes Of Iowa LLC
Storage	New Building	2/3/2022	\$125,000	22-0278-NEW	704 SW Des Moines St	The Godwin Group LLC	The Godwin Group LLC
Other	Antenna/Tower	2/15/2022	\$25,000	22-0114-ANT	701 SE Magazine Rd	Verizon	Murphy Tower Service LLC
Restaurant	Shed	2/17/2022	\$2,560	22-0654-SHD	2601 SE Delaware Ave	Chili's	Tuff Shed
Other	Building Alteration	2/18/2022	\$638,284	22-0516-ALT	715 SW Ankeny Rd	Hansen Company	Hansen Company
Other	Building Alteration	2/18/2022	\$92,000	22-0668-ALT	3603 NE Otterview Cir	Seneca Companies, Inc	Seneca Companies, Inc
Multi-Family	Building Alteration	2/24/2022	\$1,540	22-0829-ALT	110 SE Grant St Ste 101	Lisa Schmitz	BLC Projects
Retail	Building Alteration	2/25/2022	\$300,000	21-7413-ALT	1935 SE Delaware Ave	CASCO Corp	Thomas Grace Construction
Restaurant	Building Alteration	2/25/2022	\$356,510	22-0237-ALT	1615 SW Main St Ste 105	DRA Properties	DRA Properties LLC
Office	Building Alteration	2/25/2022	\$150,000	22-0436-ALT	907 N Ankeny Blvd	Renovate It Homes	Renovate It Homes
Mixed Use	Building Alteration	2/25/2022	\$100,720	22-0576-ALT	1610 SW Main St Ste 107	DRA Properties	DRA Properties LLC
Other	Antenna/Tower	2/25/2022	\$44,000	22-0614-ANT	1251 NW 18th St	KGI Wireless, Inc	Downs Electric Inc
Office	Building Alteration	2/28/2022	\$29,555	22-0827-ALT	2401 SE Tones Dr Ste 8	Denny Elwell Company	Denny Elwell Company
Single Family Detached	Fence/Wall	2/1/2022		22-0416-FNCE	3521 NE Winding Trail Dr	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	2/4/2022		22-0505-FNCE	4111 NE 7th St	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/7/2022		22-0534-FNCE	1836 SE Hillside Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/8/2022		21-8394-FNCE	2801 SW Plaza Ln	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	2/15/2022		22-0698-FNCE	4907 NE Jan Rose Pkwy	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/16/2022		22-0681-FNCE	2616 SW Plaza Pkwy	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	2/16/2022		22-0720-FNCE	1005 SE Judy Dr	Bos Fencing	Bos Fencing
Single Family Detached	Fence/Wall	2/16/2022		22-0728-FNCE	610 NW Logan St	John M Graziano	Affordable Fencing Inc
Single Family Detached	Fence/Wall	2/21/2022		22-0680-FNCE	4426 SW Camden Ridge Ct	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	2/21/2022		22-0729-FNCE	2409 NW 9th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/21/2022		22-0730-FNCE	2015 SW Westwood St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/21/2022		22-0731-FNCE	305 NE 8th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/21/2022		22-0741-FNCE	3114 SE Honeysuckle Ct	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Single Family Detached	Fence/Wall	2/21/2022		22-0742-FNCE	5012 NW 15th St	Des Moines Steel Fence Co	Des Moines Steel Fence Co

Single Family Detached	Fence/Wall	2/21/2022	22-0776-FNCE	504 NW 31st St	American Fence Company	American Fence Co
Single Family Detached	Fence/Wall	2/21/2022	22-0778-FNCE	2506 NW Beechwood St	American Fence Company	American Fence Company
Single Family Detached	Fence/Wall	2/22/2022	22-0804-FNCE	1311 NW Reinhart Dr	Central Iowa Fencing	Central Iowa Fencing
Single Family Detached	Fence/Wall	2/25/2022	22-0842-FNCE	3715 SW Stonehaven Ln	Des Moines Steel Fence Co	Des Moines Steel Fence Co
Office	Sign	2/9/2022	\$8,625 22-0448-SIGNP	460 NW 36th St	Pro Image Sign & Lighting	Pro Image Sign & Lighting
Office	Sign	2/9/2022	\$7,600 22-0452-SIGNP	460 NW 36th St	Pro Image Sign & Lighting	Pro Image Sign & Lighting
Office	Sign	2/10/2022	\$6,500 22-0530-SIGNP	1450 SW Vintage Pkwy Ste 100	Graphic Illusions, LLC	Graphic Illusions, LLC
Industrial	Sign	2/11/2022	\$3,000 22-0295-SIGNP	6150 SE Rio Cir Ste 101	Iowa Sign Company	Iowa Sign Company
Industrial	Sign	2/24/2022	\$6,634 22-0795-SIGNP	6150 SE Rio Cir Ste 103	Archetype Signmakers	Archetype Signmakers
Hotel/Motel	Sign	2/28/2022	\$5,800 22-0609-SIGNP	2502 SE Hulsizer Rd	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	2/28/2022	\$5,800 22-0610-SIGNP	2502 SE Hulsizer Rd	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	2/28/2022	\$4,450 22-0611-SIGNP	2502 SE Hulsizer Rd	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	2/28/2022	\$7,800 22-0785-SIGNP	2402 SE Tones Dr	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	2/28/2022	\$6,965 22-0786-SIGNP	2402 SE Tones Dr	Chesnut Signs	Chesnut Signs
Hotel/Motel	Sign	2/28/2022	\$5,575 22-0787-SIGNP	2402 SE Tones Dr	Chesnut Signs	Chesnut Signs
Office	Temporary Sign	2/17/2022	22-0726-SIGNT	1325 SW Oralabor Rd Ste 208	H & R Block	H & R Block
Restaurant	Temporary Sign	2/18/2022	22--0759-SIGNT	802 SE Oralabor Rd Ste 108	CrumbI Cookies	CrumbI Cookies
Office	Temporary Sign	2/25/2022	22-0535-SIGNT	709 N Ankeny Blvd	H & R Block	H & R Block
Retail	Canopy/Tent	2/22/2022	22-0801-TENT	2510 SW State St	Hy-Vee	Hy-Vee
Single Family Detached	Demolition	2/15/2022	22-0672-DEMO	7055 SE Delaware Ave	J Pettiecord Inc	J Pettiecord Inc
Single Family Detached	Demolition	2/15/2022	22-0673-DEMO	7125 SE Delaware Ave	J Pettiecord Inc	J Pettiecord Inc