



Meeting Agenda

Plan and Zoning Commission

Wednesday, January 19, 2022

6:30 PM

Ankeny City Council Chambers

1250 SW District Drive, Second Floor, Ankeny, Iowa

Trina Flack, Chair

Glenn Hunter, Vice Chair

Ted Rapp

Annette Renaud

Lisa West

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 January 19, 2022 agenda with/without amendments.

C. COMMUNICATIONS:

D. CITIZEN'S REQUEST:

E. CONSENT AGENDA ITEMS:

1. Minutes

Consider MOTION to approve and accept the January 4, 2022 minutes of the Plan and Zoning Commission meeting.

2. Bauer Heights Plat 4 Preliminary Plat (County)

Consider MOTION to recommend City Council approval of the Bauer Heights Plat 4 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

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

F. REMOVED CONSENT AGENDA ITEMS:

G. PUBLIC HEARINGS:

H. BUSINESS ITEMS:

3. Vintage Business Park Neighborhood Plan 5th Amendment

Consider MOTION to recommend City Council approval of the 5th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved September 20, 2021.

4. Request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8

Consider MOTION to recommend City Council approval of the request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Park Square Drive and SW Merchant Street.

I. OLD BUSINESS:

J. REPORTS:

1. January 18, 2022 City Council Report - Staff
2. Director's Report
Tentative agenda items for February 8, 2022
3. Plan and Zoning Commission 2021 Annual Report
4. Commissioner's Reports

K. MISCELLANEOUS ITEMS:

February 7, 2022 - 5:30 p.m. City Council Representative: Staff

L. ADJOURNMENT:

Consider MOTION to adjourn the meeting.



PLAN AND ZONING COMMISSION

January 19, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Minutes

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to approve and accept the January 4, 2022 minutes of the Plan and Zoning Commission meeting.

ADDITIONAL INFORMATION:

ATTACHMENTS:

[Click to download](#)

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, January 4, 2022
Ankeny City Council Chambers, Second Floor
1250 SW District Drive, Ankeny, Iowa

CALL TO ORDER

Chair T.Flack called the January 4, 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, L.Hutzell, B.Fuglsang

AMENDMENTS TO THE AGENDA

Motion by G.Hunter to approve the January 4, 2022 agenda without amendments. Second by T.Ripper. All voted aye.

Motion carried 6 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no citizen requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the December 21, 2021 minutes of the Plan and Zoning Commission meeting.

Item #2. Chapman Brothers Farm Plat 3 Final Plat

Motion to recommend City Council approval of Chapman Brothers Farm Plat 3 final plat.

Motion by T.Rapp to approve the recommendations for Consent Agenda Item(s) #1 - #2. Second by A.Renaud. All voted aye. Motion carried 6 – 0.

PUBLIC HEARINGS

There were no public hearings.

BUSINESS ITEMS

There were no business items.

REPORTS

City Council Meeting

E.Jensen reported on his attendance at the January 3, 2022 City Council meeting.

Director's Report

E.Jensen presented the tentative agenda items for the January 19, 2022 Plan and Zoning Commission meeting and the December 2021 Building Permit Report.

Commissioner's Reports

L.West commended the city's Public Works Department for their hard work during the recent snow event.

MISCELLANEOUS ITEMS

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

ADJOURNMENT

There being no further business, motion by T.Flack to adjourn the meeting. Second by T.Rapp. Meeting adjourned at 6:33 p.m.



Submitted by Brenda Fuglsang, Secretary
Plan & Zoning Commission



PLAN AND ZONING COMMISSION

January 19, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Bauer Heights Plat 4 Preliminary Plat (County)

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 recommend City Council approval of the Bauer Heights Plat 4 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 Map
 Staff Report
 Applicant's Letter
 Preliminary Plat Drawing



N
1 inch = 400 feet
Date: 1/11/2022

**Bauer Heights Plat 4
Preliminary Plat (County)**



*Plan and Zoning Commission
Staff Report*

Meeting Date: January 19, 2022

Agenda Item: Bauer Heights Plat 4 – Preliminary Plat (County)
Report Date: January 12, 2022 *ESC*
Prepared by: Laura Hutzell
Planner I

Staff Recommendation

That the Plan and Zoning Commission recommend City Council approval of the Bauer Heights Plat 4 Preliminary Plat, subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations.

Project Summary

The subject plat is generally located north of NE 54th Place and east of NE Berwick Drive; east of the City of Ankeny's corporate limits. The property lies within the state statutory two-mile subdivision review area for the City of Ankeny, and is located within the City's planning boundary.

The proposed 13.24 acre-plat includes the platting of one street lot, two single family lots and two outlots for floodplain. The plat area is zoned under Polk County as ER - Estate Residential District. The proposed development will utilize Des Moines Water Works and Berwick Water Association water service; and on-site individual sewage disposal. The proposed plat area is identified as Open Space on the City's Future Land Use Map. If annexed into the City of Ankeny, street lights and sidewalks will be the responsibility of the property owners.

Staff recommends the City of Ankeny defer to Polk County Subdivision Requirements.



January 3, 2022

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

RE: BAUER HEIGHTS PLAT 4 PRELIMINARY PLAT – LOTS 7, 8, 9, 10, 11 AND LOT B OF
BAUER HEIGHTS PLAT 3
PRELIMINARY PLAT RESUBMITTAL
S&A PROJECT NO. 121.0660.01

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

On behalf of ARD Properties, LLC, please find accompanying the revised Preliminary Plat and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The proposed improvements include the platting of one street lot, two single family lots and two outlots for floodplain. Upon approval, construction is proposed to begin next spring weather permitting.

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

Please find accompanying the following items:

- 6 copies of the Site Plan
- 2 copies of the comment response letter

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

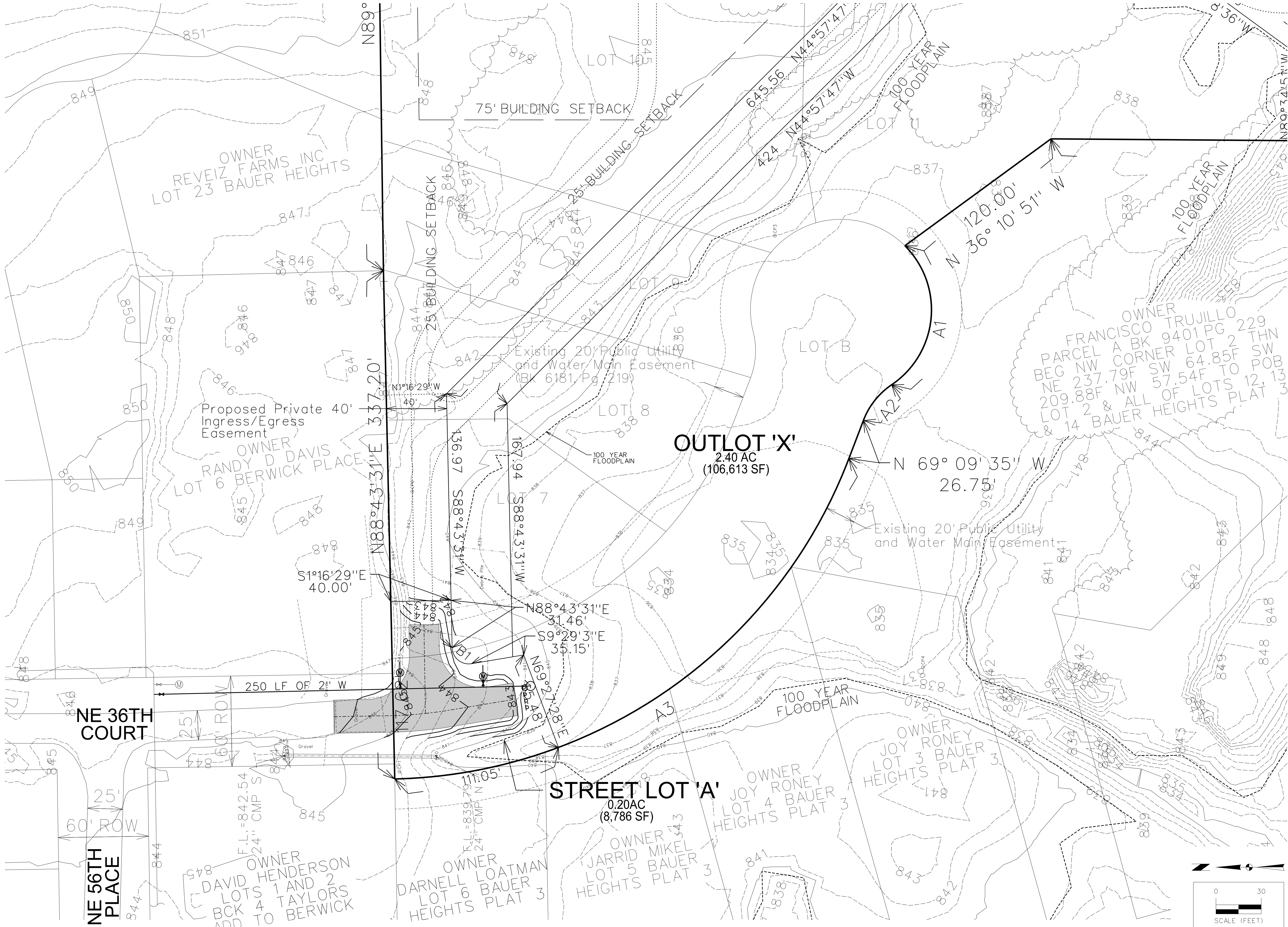
Sincerely,

SNYDER AND ASSOCIATES, INC.

Jason A. Ledden, P.E.

cc: Russ Downing, ARD Properties, LLC (electronic)
File

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SNYDER & ASSOCIATES

BAUER HEIGHTS PLAT 4

PRELIMINARY PLAT - 2021 - UTILITY PLAN

SNYDER & ASSOCIATES, INC.

Project No: 121.0660

Sheet 4 of 4

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

POLK COUNTY, IOWA

AS PER CITY OF ANKENY & DES MOINES COMMENTS	DATE	BY
5	01/03/22	LWW
4	12/17/21	LWW
3	11/15/21	LWW
2	10/18/21	LWW

REVISION	DATE	BY
1	06/29/21	JAL

Engineer	Checked By	Date	Scale	Field Bk	Pg
LWW	JAL	06/29/21	1" = 30'		
RMB					



PLAN AND ZONING COMMISSION

January 19, 2022

6 : 30 PM

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ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Vintage Business Park Neighborhood Plan 5th Amendment

EXECUTIVE SUMMARY:

Staff Report attached

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

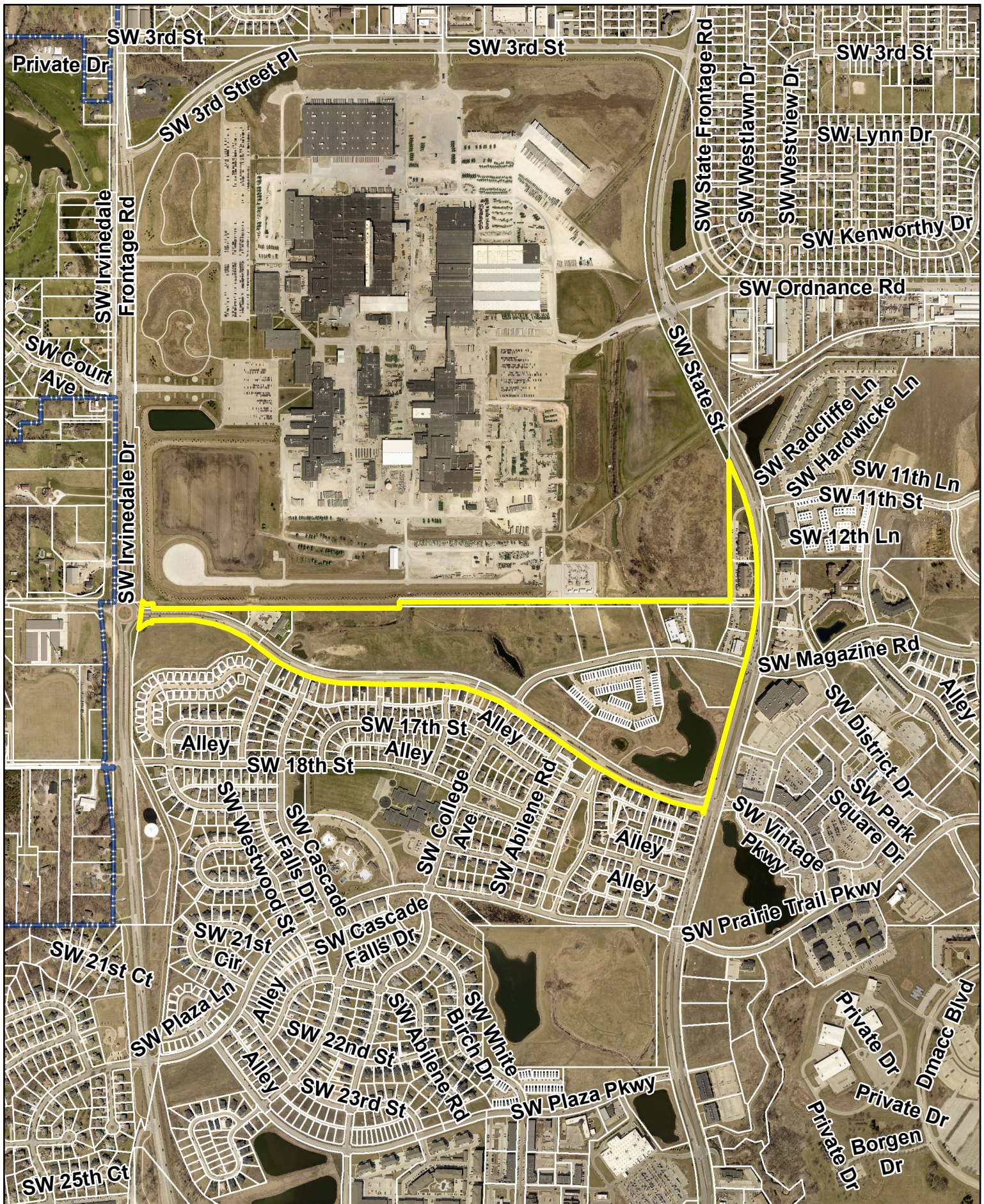
ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the 5th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved September 20, 2021.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Aerial Map
	Staff Report
	Applicant Letter
	Neighborhood Plan



N



1 inch = 1,000 feet

Date: 1/11/2022

Vintage Business Park at Prairie Trail

Agenda Item: Vintage Business Park at Prairie Trail Neighborhood Plan 5th Amendment

Report Date: January 12, 2022

Prepared by: Deb Gervais, AICP *EJC*
Senior Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the 5th Amended Vintage Business Park at Prairie Trail Neighborhood Plan and rescind the previous plan approved September 20, 2021.

Project Summary:

The original Vintage Business Park at Prairie Trail Neighborhood Plan was approved by City Council on January 21, 2008. An amended neighborhood plan was later approved by City Council on August 18, 2008 and another on November 17, 2008. A third amendment was approved by City Council on August 3, 2015. The fourth amendment was approved by City Council on September 20, 2021.

DRA Properties is now proposing a minor amendment to the plan relating to the development of the 8.09-acre Lot 7. The previous approved neighborhood plan for Lot 7 shows three buildings, two rectangular and one L-shaped, oriented with long edges along the periphery.

The proposed plan amendment shows Lot 7 being separated into six individual lots for single-story office buildings and a shared parking lot with access onto SW Magazine Road. The parking is proposed to be managed by an association for shared use and maintenance.

Lot 8 also shows some changes in the allowed access from the previous plan which showed access onto SW Magazine Road, to the revised version which shows a right-in-right out onto SW Vintage Parkway and ingress through the parking areas of Lots 7 and 9. This proposal is dependent on a traffic study in progress.

The detention basin is shown as being platted into a separate outlot to be dedicated to the City of Ankeny. The applicant plans to connect a trail system around the basin, connecting to areas of Lots 7 and 9.

The typical process for projects to be approved in this area requires compliance with the applicable neighborhood plan and subdivision as needed. Then a site plan is required with building and signage review by the Architectural Review Board and administrative approval by the Director of Community Development.

1250 SW State Street, Suite A
Ankeny, IA 50023-3127
(515) 965-0123 – (515) 965-3322 fax
nillesinc.com

NILLES ASSOCIATES

Civil Engineering – Land Surveying – Landscape Architecture

December 9, 2021

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

RE: Vintage Business Park Neighborhood Plan Amendment

Honorable Mayor & Members of the City Council and Members of the Planning & Zoning Commission:

On behalf of DRA Properties, we are pleased to submit for your review and approval of the Amendment to the Vintage Business Park Neighborhood Plan.

The owner directed Nilles Associates to amend the previously approved Neighborhood Plan to include a multiple office campus on Lot 7. The amended business park layout for Lot 7 has separate lots for 6 single story office buildings on the 8.09 acre parcel along with shared parking across an Outlot that will be managed and maintained by an association.

The goal for this overall design is to strategically plan for residential and office uses that honor the Prairie Trail master plan and responsibly integrate with the bordering roadways and existing uses.

The Neighborhood Plan has been prepared in accordance with the City of Ankeny's standards and Municipal Code. We respectfully request the City's review and approval of this Neighborhood Plan to allow the project to proceed. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

Thank you very much for your time and consideration.

Sincerely,



Tharen J. Helgersen, PLS
NILLES ASSOCIATES, INC.

VICINITY MAP

SCALE: 1" = 1000'



STORM WATER DESIGN REQUIREMENTS

1. ALL SITE IMPROVEMENTS SHALL DEMONSTRATE COMPLIANCE WITH REQUIREMENTS OF THE PRAIRIE TRAIL STORM WATER MANAGEMENT REPORT, PRAIRIE TRAIL STORM WATER GUIDELINES, AND THE IOWA STORMWATER MANAGEMENT MANUAL.

2. HIGHER-INTENSITY DEVELOPMENT (SUCH AS COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY USE) ON ALL LOTS WITH VINTAGE BUSINESS PARK SHALL PROVIDE STRUCTURAL AND/OR NON-STRUCTURAL PRACTICES AS PART OF SITE LEVEL CONTROLS WHICH SHALL CAPTURE AND TREAT THE WATER QUALITY VOLUME (WQV) EXPECTED TO BE GENERATED BY A 1.5" 24-HOUR STORM EVENT (AS DEFINED IN THE IOWA STORM WATER MANAGEMENT MANUAL). TREATMENT REQUIREMENTS PRIOR TO STORM WATER DISCHARGE POINT FROM SITE TO ADJACENT PUBLIC STORM DRAIN OR CONSOLIDATED CONTROL AREA. WQV REQUIREMENTS FOR ANY SINGLE-FAMILY RESIDENTIAL AREAS SHALL BE INCLUDED WITHIN THE CONSOLIDATED CONTROL AREA THEY ARE TRIBUTARY TO.

3. TO ACHIEVE TREATMENT GOALS, SITE LEVEL PRACTICES SHALL BE SELECTED FROM THE STORM WATER GUIDELINES OR MANAGEMENT MANUAL THAT ARE COMPATIBLE WITH SITE CONDITIONS, SUCH AS SOIL TYPES, GROUND WATER ELEVATIONS, SITE GRADES, ETC. INDIVIDUAL SITE PLANS SHALL DEMONSTRATE COMPLIANCE WITH REQUIREMENTS WITHIN THE IOWA STORMWATER MANAGEMENT MANUAL FOR THE WQV.

4. REQUIREMENTS FOR MANAGEMENT OF THE CHANNEL PROTECTION VOLUME, OVERBANK FLOOD PROTECTION VOLUME, AND EXTREME FLOOD PROTECTION VOLUME (AS DEFINED IN THE IOWA STORMWATER MANAGEMENT MANUAL) SHALL BE MET WITHIN CONSOLIDATED CONTROLS AS PROPOSED WITHIN THE PRAIRIE TRAIL STORM WATER MANAGEMENT REPORT. STORAGE VOLUMES AND RELEASE RATES FOR THESE PROPOSED CONSOLIDATED CONTROL AREAS HAVE BEEN ESTABLISHED WITHIN THAT REPORT. UPON DEVELOPMENT OF FINAL PUBLIC AND PRIVATE IMPROVEMENT PLANS, FINAL STORAGE VOLUMES FOR THESE AREAS MAY NEED TO BE ADJUSTED TO ACCOUNT FOR DIFFERENCES IN SITE CHARACTERISTICS FROM THOSE ASSUMED WITHIN THE REPORT, OR BY ACCOUNTING FOR CAPTURE AND TREATMENT OF THE WQV.

A. STORM WATER RUNOFF FROM LOTS 10 - 11, THE WESTERN SECTION OF SW VINTAGE PARKWAY, AND THE PROPOSED FUTURE COMMERCIAL LAND USE AT THE INTERSECTION OF SW VINTAGE PARKWAY AND SW VINTAGE DRIVE SHALL BE DIRECTED TOWARD BASIN AREA "N1". FOR THE EXTREME FLOOD PROTECTION VOLUME STORAGE OF 101,000 CF IS EXPECTED TO BE REQUIRED AT THIS LOCATION, WITH A MAXIMUM RELEASE RATE OF 48 CFS.

B. STORM WATER RUNOFF FROM LOTS 7 - 9, PART OF THE EASTERN SECTION OF SW VINTAGE PARKWAY, AND APPROXIMATELY 7 ACRES OF FUTURE OFF-OFFICE RESIDENTIAL USE SHALL BE DIRECTED TOWARD BASIN AREA "N1". FOR THE EXTREME FLOOD PROTECTION VOLUME STORAGE OF 224,000 CF IS EXPECTED TO BE REQUIRED AT THIS LOCATION, WITH A MAXIMUM RELEASE RATE OF 52 CFS. PRACTICES WILL ALSO BE REQUIRED IN THIS BASIN AREA TO MEET THE WQV REQUIREMENTS OF THE 7 ACRES OF SINGLE-FAMILY RESIDENTIAL USE AND THE INCLUDED SW VINTAGE PARKWAY ROW TRIBUTARY TO THIS BASIN. A TREATMENT FOREBAY WILL BE REQUIRED AT THE STORM WATER OUTLET FROM SW VINTAGE PARKWAY TO AREA "N1" WITH A VOLUME OF 108 OF THE TOTAL WQV REQUIRED FROM THE TRIBUTARY AREA.

C. STORM WATER RUNOFF FROM LOTS 2 - 3, AND THE WESTERN PORTION OF SW COLLEGE AVENUE SHALL BE DIRECTED TOWARD BASIN AREA "N1". THIS BASIN IS UNDER CONSTRUCTION AND HAS BEEN DESIGNED TO MEET THE MANAGEMENT REQUIREMENTS FOR ITS TRIBUTARY AREA. SITE LEVEL PRACTICES ARE STILL REQUIRED ON LOTS 2 - 3 TO CAPTURE AND TREAT THE WQV AS STATED EARLIER.

D. STORM WATER RUNOFF FROM LOTS 1 - 4, AND THE EASTERN PORTION OF SW COLLEGE AVENUE SHALL BE DIRECTED TOWARD THE NORTH LAKE. THIS LAKE IS UNDER CONSTRUCTION AND HAS BEEN DESIGNED TO MEET THE MANAGEMENT REQUIREMENTS FOR ITS TRIBUTARY AREA. SITE LEVEL PRACTICES ARE STILL REQUIRED ON LOTS 1 - 4 TO CAPTURE AND TREAT THE WQV AS STATED EARLIER. STRUCTURAL PRACTICES SHALL BE EMPLOYED EITHER ALONG SW COLLEGE AVENUE OR AT STORM OUTLETS FROM THIS STREET, TO MEET THE WQV TREATMENT REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS WITHIN THE ROW, PRIOR TO DISCHARGE TO THE NORTH CANAL OR LAKE AREAS.

5. PROPOSED STORM WATER CONTROLS SHALL BE DESIGNED WITH PROPER ACCESS FOR MAINTENANCE, AND WITH LANDSCAPING APPROPRIATE FOR EXPECTED MOISTURE CONDITIONS. DISCOURAGED TO USE MATERIALS NOT TO THOSE LISTED WITHIN THE PRAIRIE TRAIL PATTERN BOOK. UPON SUBMITTAL OF CONSTRUCTION PLANS FOR THESE IMPROVEMENTS, PROPER PROCEDURES FOR OPERATION AND MAINTENANCE SHALL BE PROVIDED TO INCLUDE PROSPECTS FOR SEDIMENT AND TRASH REMOVAL, LANDSCAPE ESTABLISHMENT AND MAINTENANCE, AND ELIMINATION OF INVASIVE OR NUISANCE SPECIES, ETC.

THE ESTIMATED TIMELINE FOR CONSTRUCTION OF THE EASTERN PORTION LOTS IS AS FOLLOWS:
(FROM ORIGINAL NEIGHBORHOOD PLAN)

ROUGH GRADING APRIL - JUNE 2008
UTILITIES MAY - AUGUST 2008
STREETS JULY - NOV 2008
FINISHED GRADING & STABILIZATION OCT - APRIL 2009
STREET TREES AND LIGHTING NOV - MAY 2009

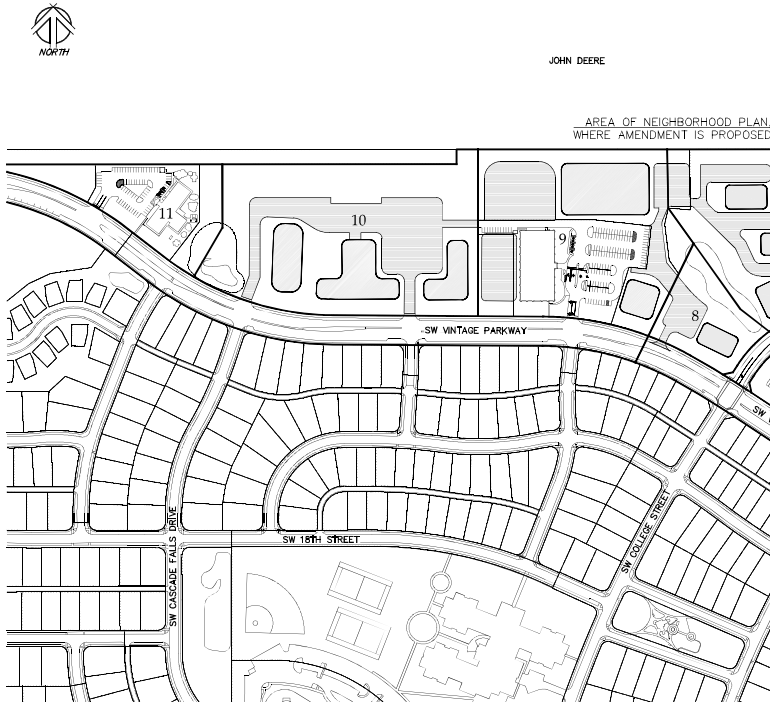
THE ESTIMATED TIMELINE FOR CONSTRUCTION OF THE WESTERN PORTION IS AS FOLLOWS:
(FROM ORIGINAL NEIGHBORHOOD PLAN)

ROUGH GRADING JULY - AUGUST 2008
UTILITIES JULY - OCT 2008
STREETS JULY - NOV 2008
FINISHED GRADING & STABILIZATION OCT - NOV 2008
STREET TREES AND LIGHTING NOV - MAY 2009

CONCEPTUAL LAYOUT PLAN

SCALE: 1" = 200'

THIS CONCEPTUAL LAYOUT PLAN SHOWS GENERAL LOCATIONS FOR FUTURE BUILDINGS, PARKING AREAS, OFFICES AND TERMINATION CONTROL BASINS. FUTURE SITE PLANS WILL DETERMINE FINAL DESIGN LOCATIONS FOR THESE ELEMENTS, BUT THE GENERAL ORIENTATION OF THE BUILDINGS AND PARKING TO THE PUBLIC STREET SHOULD FOLLOW THE PATTERN ESTABLISHED HERE.



Vintage Business Park

AMENDED NEIGHBORHOOD PLAN / PRELIMINARY PLAT

OWNER:

DRA PROPERTIES, LC
1515 NE 36TH STREET
ANKENY, IOWA 50021
PH: (515) 964-9444

DEVELOPER:

DRA PROPERTIES, LC
1515 NE 36TH STREET
ANKENY, IOWA 50021
PH: (515) 964-9444

ZONING:

PRAIRIE TRAIL MIXED USE
NEIGHBORHOOD PLANNED UNIT
DEVELOPMENT (P.U.D.)

BUILDING HEIGHT

BUILDING HEIGHT - 45 FEET.

THE HEIGHT OF BUILDINGS WITHIN THE VINTAGE BUSINESS PARK NEIGHBORHOOD MAY EXCEED 45 FEET AT THE DISCRETION OF THE DESIGNER WHERE IT IS DETERMINED THAT SITE LAYOUT, DESIGN ELEMENTS AND ARCHITECTURAL FEATURES HAVE BEEN PROVIDED IN A MANNER CONSISTENT WITH THE DESIGN PHILOSOPHY OF PRAIRIE TRAIL TO OFFSET THE IMPACTS OF THE TALLER BUILDING.

NARRATIVE: AMENDED PORTIONS (UNDERLINED)

VINTAGE BUSINESS PARK WILL PROVIDE AMENITY'S PRAIRIE TRAIL FOR LARGE PARCELS FOR OFFICES, RESEARCH BUILDINGS, FLEX WAREHOUSE / LIGHT INDUSTRIAL USES, AND MULTI-FAMILY RESIDENTIAL POSSIBILITIES ON LOTS 2 AND 3. THIS AREA USES WEST OF SW STATE STREET BETWEEN THE PRECEDENCE SUBDIVISION TO THE SOUTH AND NEIGHBORING JOHN DEERE USES WORKS TO THE NORTH. THE BUSINESS PARK WILL INCLUDE 11 LOTS RANGING FROM 2 TO 8 ACRES IN SIZE AND COVERING OVER 64 ACRES. THESE LOTS ARE BOUND BY NATURAL DRAINAGE WAYS, EXISTING AND FUTURE CITY STREETS, AND NEARBY AMENITIES REFLECTING THE LAYOUT OF THE PRAIRIE TRAIL MASTER PLAN. LOT 10 IS 15.45 ACRES IN SIZE AND WILL DEFINE THE CITY PARK SURROUNDING THE VINTAGE LAKE. VINTAGE PARK IS OWNED AND MAINTAINED BY THE CITY OF ANKENY.

THE ORIGINAL NEIGHBORHOOD PLAN INCLUDED AN INSERT SHOWING THE PROPOSED BUILDING AND PARKING AREAS IN CONCEPTUAL FORM TO IDENTIFY THE BASIC PATTERN OF DEVELOPMENT AND ESTABLISH THE ORIENTATION GUIDELINE FOR EACH SITE. THESE CONCEPTUAL PLOTS WILL HELP THE CITY, THE OWNER, AND FUTURE DEVELOPERS UNDERSTAND THE EXPECTATION FOR LOCATING THE BUILDINGS AND PARKING AREAS RELATIVE TO EACH LOT. BUILDINGS ARRANGED TO ADDRESS THE STREET WHILE SCREENING SIDE AND REAR PARKING AREAS ARE COMMON TO THE LOTS FRONTING SW VINTAGE PARKWAY, SW STATE, AND THE NORTH SIDE OF PROPOSED SW MAGAZINE ROAD. LOTS 1-3 REVERSE THIS ORIENTATION TO PROTECT THE PARK, THE TOWN CENTER, AND THE LOTS IN PRECEDENCE. THE BUILDINGS ON THESE LOTS WILL SERVE AS THE BACK DROP FOR THE NORTH LAKE AND IT MAKES SENSE FOR THE LOT OCCUPANTS AS WELL AS THE SURROUNDING NEIGHBORHOOD NOT TO CLUTTER THE VIEWS WITH LARGE PARKING AREAS. THE LOTS ALONG SW MAGAZINE ROAD WILL HAVE A 15 FOOT FRONT YARD SETBACK. LOTS 1-3 WILL HAVE A 35 FOOT SETBACK FOR PARKING FROM SW MAGAZINE ROAD IF DEVELOPED AS AN OFFICE USE. ALL OFFICE-ORIENTED PARKING FIELDS WILL BE EFFECTIVELY SCREENED FROM THE PERIMETER STREETS AND THE SOUTH SIDE OF SW MAGAZINE ROAD WITH A 4 FOOT HIGH EARTH BERM AND LANDSCAPING AS DETAILED ON SHEET 6. THE USE OF THE 50 FOOT FRONT YARD SETBACK ALONG SW STATE STREET AND SW VINTAGE PARKWAY COMBINED WITH BERRING AND LANDSCAPING AROUND THE PERIMETER WILL SOFTEN THE HOME AND BUSINESS IMPACT ON THE NEIGHBORS IN PRECEDENCE WHILE ENHANCING VIEWS FROM THE OFFICES. THE BUILDING ORIENTATION, LANDSCAPING AND RICH ARCHITECTURE COMBINE TO CREATE A PLEASANT WORK ENVIRONMENT FOR THE FUTURE EMPLOYEES WHO CAN ALSO ENJOY THE PROXIMITY TO THE PARKS, LAKES, THE DISTRICT AND ADDITIONAL AMENITIES PROVIDED.

LOT 1 WILL INCLUDE A MIXED USE OF MULTI FAMILY AND OFFICE SPACE. PROPOSED RESIDENTIAL USES WILL INCLUDE FOR SALE CONDOMINIUMS OVERLOOKING VINTAGE LAKE AS WELL AS FOR RENT APARTMENTS IN A SEPARATE BUILDING. THE RESIDENTIAL BUILDINGS WILL BE LOCATED TO THE SOUTH AND WESTERN PORTIONS OF THE LOT AND THE TOPOGRAPHY MAY ALLOW FOR THE CONSIDERATION OF COVERED PARKING. THE OFFICE USE WILL BE 1-2 STORES LOCATED IN THE NORTHEAST CORNER NEAR THE INTERSECTION OF PARKWAY AND STATE ACROSS FROM THE OFFICE BUILDING TO THE NORTH. THIS 3.28 ACRE LOT MAY EITHER BE PLATTED INTO SEPARATE PARCELS OR BECOME PART OF A CONDOMINIUM REUSE.

LOT 2 WILL HAVE THE FLEXIBILITY OF BEING EITHER A MULTI-BUILDING OFFICE CAMPUS OR A TOWNHOME-LIKE RESIDENTIAL NEIGHBORHOOD WITH BUILDINGS LIMITED TO 8 UNITS IN EACH. IF DEVELOPED AS A MULTI-FAMILY NEIGHBORHOOD, THIS 8 ACRE LOT WILL SERVE AS A TRANSITION FROM THE SINGLE-FAMILY PRECEDENCE NEIGHBORHOOD TO THE SOUTH AND THE MULTI-USE LOTS TO THE NORTH AND WILL OVERLOOK VINTAGE LAKE.

LOT 3 WILL HAVE A SIMILAR FLEXIBILITY AT A MUCH SMALLER SCALE, DUE TO THE EXISTING NATURE AND WATER CONVEYANCE CORRIDORS ALONG THE NORTH AND EAST BOUNDARIES OF THE LOT.

THE ORIGINAL LOT 7 IS NOW PROPOSED TO BE DIVIDED INTO SMALLER LOTS. 6 NEW LOTS ARE PROPOSED TO CREATE AN OFFICE CAMPUS WITH PARKING IN AN OUTLET THAT WILL BE MANAGED BY AN ASSOCIATION TO ALLOW FOR SHARED USE AND MAINTENANCE. THE LOT BOUNDARY BEING PLATTED INTO A SEPARATE OUTLET THAT IS TO BE DEDICATED TO A TRAIL SYSTEM AROUND THE LOT. THE TRAIL SYSTEM WILL BE PLANNED TO CONNECT THE OFFICE PARK AND THE MULTI-SPORT FACILITY PLANNED TO THE WEST. STREET ACCESS TO THE OFFICE CAMPUS WILL ALIGN WITH EXISTING VINTAGE DRIVE ALONG SW MAGAZINE DRIVE AND BUSINESS AND EXPRESS WILL BE PROVIDED THROUGH THE TRAIL WITH ADJACENT PROPERTIES ON EACH SIDE. THE POSSIBILITY FOR AN ACCESS OFF A PUBLIC STREET FOR LOT 3 SHALL BE DETERMINED ONCE THE TRAFFIC STUDY HAS BEEN ACCEPTED BY THE CITY. CURRENT ACCESS NORTH FOR REFERENCE ONLY.

THE PREVAILING ARCHITECTURE FOR VINTAGE BUSINESS PARK WILL INCORPORATE SINGLE AND MULTIPLE-STORY STRUCTURES THAT RELATE TO THE HUMAN SCALE FOR THOSE WHO WORK IN OR TRAVEL THROUGH THE AREA. A MIXTURE OF CLASSIC OFFICE DESIGN WITH HISTORIC ELEVATOR TREATMENT WILL CREATE AN ENVIRONMENT THAT WILL ADJUST THE PARK AREA AROUND VINTAGE LAKE AND PROVIDE A CLASSIC AND PROMINENT BUFFER BETWEEN THE RESIDENTIAL AREAS TO THE SOUTH AND THE EXISTING MANUFACTURING CAMPUS TO THE NORTH. THE BUILDING DESIGNS SHOULD INCORPORATE DISTINCT DESIGN PREFERENCES FOR THE LOWER, MIDDLE AND UPPER REACHES OF THE EXTENDED PRECEDENCE USING VARIATIONS OF MATERIALS AND HORIZONTAL ORIENTATIONS. DETAILED CORNICE WORK, PROMINENT WINDOW TREATMENT AND MULTIPLE MASONRY DESIGN AND ORIENTATION SHOULD BE IMPLEMENTED. SUGGESTED STYLES TO DRAW FROM WOULD INCLUDE THE LARSEN BUILDING IN BUFFALO, NY (FRANK LLOYD WRIGHT), THE AUDITORIUM BUILDING IN CHICAGO (ADLER AND SULLIVAN), THE CHICAGO NORTHWESTERN OFFICE BUILDING IN CHICAGO (FROST AND GRANGER), THE ALBERT E. KEAT BUILDING IN CHICAGO (GEORGE H. EMBROOK), OR THE YOUNG OULMAN BUILDING IN MINNEAPOLIS (MAGNEY AND TUSLER).

THE ARCHITECTURAL DESIGN FOR MULTI-FAMILY ON LOTS 2 AND 3 WILL FOLLOW THE GUIDELINES SET FORTH IN THE PRAIRIE TRAIL PATTERN BOOK ADOPTED IN 2007.

FIVE FOOT SETBACKS ARE PROPOSED ALONG PUBLIC STREETS WITH AN 8' TRAIL ON THE NORTH SIDE OF SW VINTAGE PARKWAY. THE CITY OF ANKENY OWNS AND MAINTAINS STREETS AND PUBLIC UTILITIES AS PERMITTED IN OTHER DEVELOPMENTS. LOTS 1-3 AND 5-8 WILL ACCESS SW MAGAZINE ROAD STREET. LOT 4 WILL ACCESS SW STATE STREET. LOTS 6-11 WILL ACCESS SW VINTAGE PARKWAY. POTENTIAL LOCATIONS FOR FULL ACCESS WITH MEDIAN BREAKS AS WELL AS RIGHT-IN / RIGHT-OUT ACCESS FOR LOTS 4, 9, 10, & 11 HAVE BEEN SHOWN ON EXISTING STREETS RELATIVE TO FUTURE STREET LOCATIONS SHOWN ON THE MASTER PLAN. PORTIONS OF SEVERAL LOTS WILL INCLUDE EASEMENTS CREATED TO PROTECT EXISTING AND / OR NEWLY CREATED DRAINAGE WAYS. THESE DRAINAGE WAYS CONVEY STORM WATER ALONG AND THROUGH A SERIES OF WATER QUALITY IMPROVEMENTS DEVELOPED AS PART OF THE SAILOR CREEK PLANS INCLUDING WETLANDS LEADING TO VINTAGE LAKE WITHIN LOT 10. THE STORM WATER DETENTION FOR THE MAJORITY OF THE BUSINESS PARK WILL BE HANDLED BY VINTAGE LAKE AND PROMENADE LAKE. INDIVIDUAL SITES WITHIN THE BUSINESS PARK WILL BE RESPONSIBLE FOR CREATING A STORM WATER MANAGEMENT PLAN THAT FOCUSES ON WATER QUALITY. A DETAILED DESCRIPTION OF THE STORM WATER DESIGN REQUIREMENT FOR THIS PROJECT IS INCLUDED.

AT THIS POINT IN TIME SW MAGAZINE ROAD AND SW VINTAGE PARKWAY ARE CONSTRUCTED.

CERTIFICATIONS



I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
NAME: ROGER J. SILVER, REG. NO. 327 DATE: _____
PAGES: 50 SHEETS
COVERED BY THIS SEAL: NP-1 - NP-4



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
NAME: THARION J. HELGESON, L.S. NO. 18330 DATE: _____
PAGES: 50 SHEETS
COVERED BY THIS SEAL: NP-2 & NP-3 & NP-4
MY LICENSE EXPIRES: DECEMBER 30, 2022 DATE OF SURVEY: 01/10/2022

AMENDMENT #5

1250 SW STATE STREET, SUITE A
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Civil Engineering • Land Surveying
Landscape Architecture

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
NEIGHBORHOOD PLAN & PRELIMINARY PLAT
ANANKY, IOWA

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
NEIGHBORHOOD PLAN & PRELIMINARY PLAT
ANANKY, IOWA

DATE: 01/10/2022
SHEET: 11/10
DRAWN: RJS
CHECKED: RJS
SCALE: 24" X 36"
SHEET: NP-1
PAGE: 1/7

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL

LEGAL DESCRIPTION — VINTAGE BUSINESS PARK AT PRAIRIE TRAIL

A TRACT OF LAND LOCATED IN THAT PART OF LOT 11 OF JOHN DEERE PLACE, BEING AN OFFICIAL PLAT IN THE CITY OF ARKENY, POLK COUNTY, IOWA, THAT PART OF PARCEL "A", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1139, PAGES 464-474, THAT PART OF PARCEL "B", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1139, PAGES 469-474, THAT PART OF PARCEL "C", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1139, PAGES 469-474, ALL OF WHICH IS LOCATED IN SECTION 27, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPLE MERIDIAN, IN THE CITY OF ARKENY, POLK COUNTY, IOWA, PARCEL "C" OF PARCEL "A", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1198, PAGE 386, WHICH IS LOCATED IN SECTION 27, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPLE MERIDIAN, IN THE CITY OF ARKENY, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

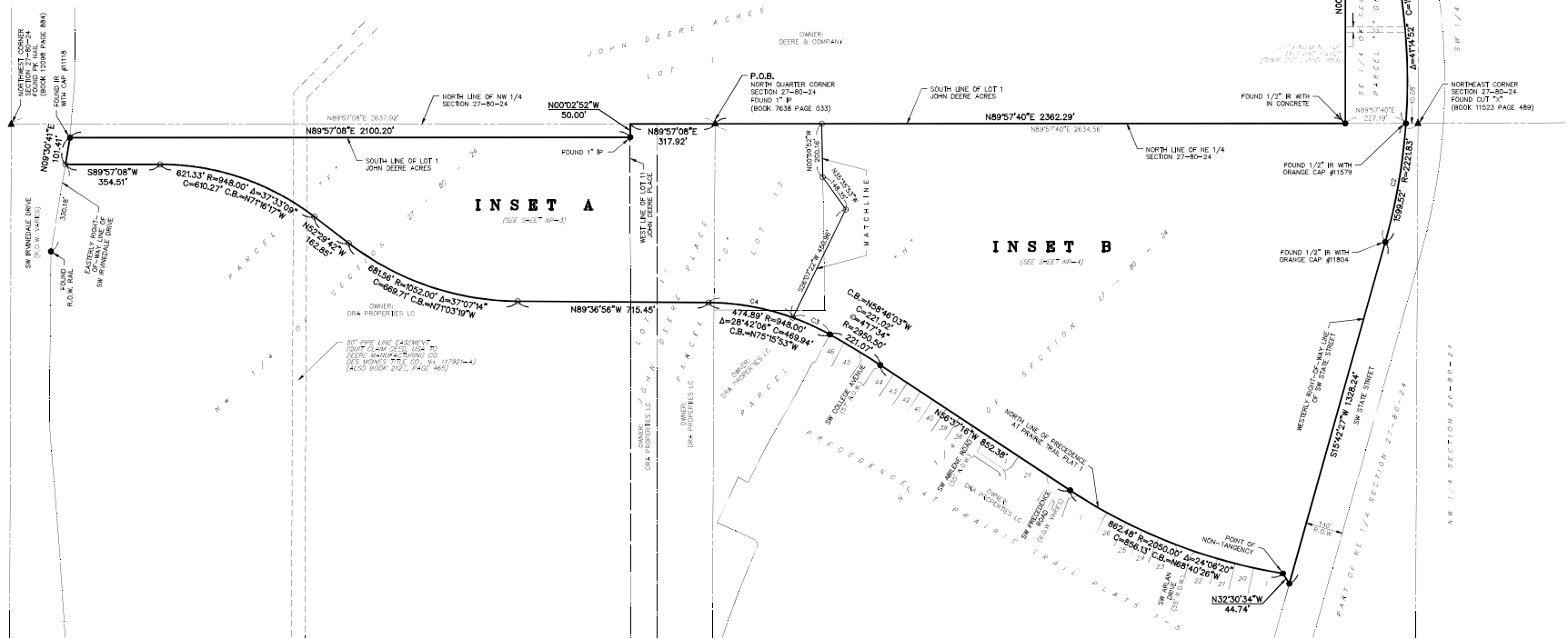
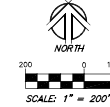
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 89°57'40" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 2362.29 FEET, TO THE EAST LINE OF LOT 1 OF JOHN DEERE ACRES, AN OFFICIAL PLAT IN THE CITY OF ARKENY, POLK COUNTY, IOWA; THENCE NORTH 02°02'27" EAST, ALONG SAID EAST LINE OF LOT 1 OF JOHN DEERE ACRES, A DISTANCE OF 1146.29 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SW STATE STREET; THENCE SOUTH 03°32'20" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SW STATE STREET, A DISTANCE OF 34.40 FEET, THENCE SOUTHEASTERLY 1599.63 FEET, ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SW STATE STREET, HAVING A RADIUS OF 2221.83 FEET, A DELTA ANGLE OF 41°44'52" AND A CHORD DISTANCE OF 1565.20 FEET, THENCE SOUTH 04°54'50" EAST, THENCE SOUTH 18°42'27" WEST, TANGENT TO THE LAST DESCRIBED CURVE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SW STATE STREET, A DISTANCE OF 1328.24 FEET, TO THE NORTH LINE OF PRECEDENCE AT PRAIRIE TRAIL PLAT 1; THENCE NORTH 33°02'04" WEST, ALONG SAID NORTH LINE OF PRECEDENCE AT PRAIRIE TRAIL PLAT 1, A DISTANCE OF 44.74 FEET, THENCE NORTHWESTERLY 862.48 FEET, ALONG A CURVE TO THE RIGHT, NOT-TANGENT TO THE LAST DESCRIBED LINE, CONTINUING ALONG SAID NORTH LINE OF PRECEDENCE AT PRAIRIE TRAIL PLAT 1, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 24°06'20" AND A CHORD DISTANCE OF 854.13 FEET, THENCE NORTHWESTERLY 1099.63 FEET, THENCE NORTH 50°57'40" WEST, TANGENT TO THE LAST DESCRIBED CURVE, CONTINUING ALONG SAID NORTH LINE OF PRECEDENCE AT PRAIRIE TRAIL PLAT 1, A DISTANCE OF 853.33 FEET, THENCE NORTHWESTERLY 220.02 FEET, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, CONTINUING ALONG SAID NORTH LINE OF PRECEDENCE AT PRAIRIE TRAIL PLAT 1, HAVING A RADIUS OF 2995.00 FEET, A DELTA ANGLE OF 04°17'34" AND A CHORD DISTANCE OF 221.02 FEET, THENCE NORTH 58°40'53" WEST, THENCE NORTHWESTERLY 474.89 FEET, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 948.00 FEET, A DELTA ANGLE OF 26°47'00" AND A CHORD DISTANCE OF 469.94 FEET, THENCE NORTH 70°15'53" WEST, THENCE NORTH 89°57'40" WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 715.45 FEET, ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 1050.00 FEET, A DELTA ANGLE OF 37°07'14" AND A CHORD DISTANCE OF 668.71 FEET, THENCE NORTH 71°03'19" WEST, THENCE NORTH 52°29'42" WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 96.83 FEET, THENCE NORTHWESTERLY 601.33 FEET, ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 948.00 FEET, A DELTA ANGLE OF 37°33'09" AND A CHORD DISTANCE OF 611.37 FEET, THENCE SOUTH 89°57'40" WEST, THENCE SOUTH 18°42'27" WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 354.01 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SW RIVERDALE DRIVE; THENCE NORTH 02°32'41" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SW RIVERDALE DRIVE, A DISTANCE OF 101.41 FEET, TO THE SOUTH LINE OF LOT 1 OF SAID JOHN DEERE ACRES; THENCE NORTH 89°57'40" EAST, ALONG SAID SOUTH LINE OF LOT 1 OF JOHN DEERE ACRES, A DISTANCE OF 2100.20 FEET, TO THE WEST LINE OF SAID LOT 11 OF JOHN DEERE PLACE; THENCE NORTH 02°02'27" WEST, ALONG SAID WEST LINE OF LOT 11 OF JOHN DEERE PLACE, A DISTANCE OF 50.00 FEET, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89°57'40" EAST, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 317.92 FEET TO THE POINT OF BEGINNING, CONTAINING 95.33 ACRES MORE OR LESS.

SAID TRACT SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

LEGEND

- ▲ FOUND SECTION CORNER
- FOUND 5/8" R WITH YELLOW CAP #2106 UNLESS OTHERWISE NOTED
- SET MONUMENT USING 5/8" R WITH RED CAP #18550
- RIGHT-OF-WAY
- ROUND IRON REAR
- ROUND IRON PIPE
- RECORDED
- PROPOSED ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 15' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DISTANCE	CHORD BEARING
C1	1147.70	2221.83	29°32'41"	586.96	N10°44'30"W
C2	481.80	2221.83	11°02'00"	226.69	N02°52'20"E
C3	152.26	248.00	23°33'58"	76.95	N65°21'49"W
C4	322.13	948.00	19°28'08"	162.63	S20°58'32"W



AMENDMENT #5

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Landscape Architecture

NILES ASSOCIATES

STATE OF IOWA, POLK COUNTY, IOWA
IOWA DEPARTMENT OF REVENUE
221 UNIVERSITY AVENUE, SUITE 200
ARKENY, IOWA 52003-1033
ALSO KNOWN AS ARKENY LOT 11 OF THE COUNTY

ARKENY, IOWA
IOWA DEPARTMENT OF REVENUE
221 UNIVERSITY AVENUE, SUITE 200
ARKENY, IOWA 52003-1033
ALSO KNOWN AS ARKENY LOT 11 OF THE COUNTY

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
NEIGHBORHOOD PLAN & PRELIMINARY PLAT - OVERVIEW

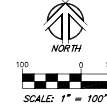
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CHECKED BY: RUS
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SHEET: NP-2
TOTAL SHEETS: 2/7

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL

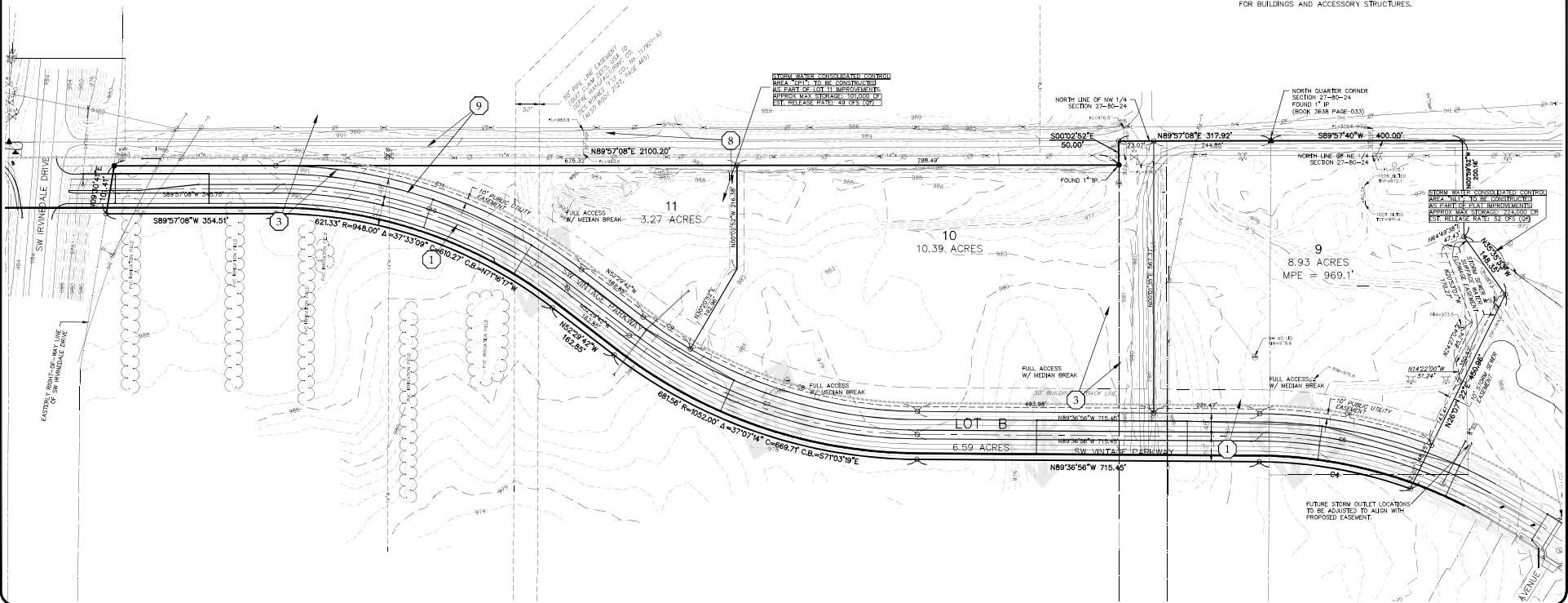
INSET A

LEGEND

- FOUND SECTION CORNER
- SET MONUMENT USING 5/8" R WITH RED CAP #12106 UNLESS OTHERWISE NOTED
- RIGHT-OF-WAY
- ROUND IRON REBAR
- ROUND IRON PIPE
- RECORDED
- PROPOSED ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 15' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	1147.70	2221.83	29°35'47"	586.96	1134.98	N10°44'30"W
C2	481.82	2221.83	11°39'00"	226.69	481.04	N08°52'20"W
C3	152.26	248.00	27°33'58"	78.95	152.60	N65°21'49"W
C4	322.13	848.00	19°28'08"	162.63	320.98	N78°52'55"W
C5	146.61	1000.00	09°47'44"	73.48	146.79	N79°54'50"W
C6	367.08	1048.00	20°24'09"	185.44	363.21	N78°14'52"W
C7	847.87	1000.00	27°07'14"	336.76	836.80	S71°03'19"E
C8	392.86	864.00	32°21'48"	194.76	499.90	S74°23'06"E
C9	118.92	892.00	7°03'24"	59.44	118.84	S56°42'20"E
C10	656.42	1000.00	27°32'09"	339.92	643.70	N71°16'17"W
C11	686.88	1048.00	27°32'09"	356.28	674.87	N71°16'17"W



PUBLIC / PRIVATE IMPROVEMENT NOTES

1. FUTURE IMPROVEMENTS SHOWN FOR VINTAGE PARKWAY ARE TAKEN FROM PRELIMINARY STREET PLANS PREPARED BY SINGER AND ASSOCIATES. DEVELOPMENT WITHIN VINTAGE BUSINESS PARK AND FUTURE PLANNED RESIDENTIAL DEVELOPMENT TO THE SOUTH MAY REQUIRE AMENDMENTS TO THE PLANS PROVIDED TO ACCOMMODATE ACCESS LOCATIONS AND UTILITY SERVICES.
2. AS PART OF FINAL CONSTRUCTION DOCUMENTS, EACH DEVELOPED LOT SHALL BE PROVIDED AN 8" WATER SERVICE AND 8" SANITARY SERVICE TO ALLOW FOR EACH BUILDING TO BE PROVIDED WITH SEPARATE SERVICES AS SITE PLANS ARE PREPARED. FOR LOTS ON THE SAME SIDE OF THE STREET AS A WATER MAIN, THE REQUIREMENT FOR AN 8" WATER SERVICE SHALL BE WAIVED, AND CONNECTION POINTS ESTABLISHED AS INDIVIDUAL SITE PLANS ARE DEVELOPED.
3. A 12" WATER MAIN IS CURRENTLY PROPOSED ON THE SOUTH SIDE OF VINTAGE PARKWAY. FUTURE WATER TOWER IMPROVEMENTS IN THE AREA MAY REQUIRE INSTALLATION OF AN ADDITIONAL 14" WATER MAIN ON THE NORTH SIDE OF VINTAGE PARKWAY, WHICH WOULD REDUCE THE MAIN SIZE REQUIREMENT ON THE SOUTH SIDE TO 8". THIS SHALL BE DETERMINED PRIOR TO CONSTRUCTION OF THE REMAINING SECTIONS OF VINTAGE PARKWAY.
4. A 8" WATER MAIN IS CURRENTLY PROPOSED ON THE SOUTH SIDE OF MAGAZINE ROAD. FUTURE WATER TOWER IMPROVEMENTS IN THE AREA MAY REQUIRE THIS MAIN TO BE INCREASED TO 16". THIS SHALL BE DETERMINED PRIOR TO CONSTRUCTION OF MAGAZINE ROAD.
5. THERE IS A POTENTIAL TO INTERFERE AND REMOVE PORTIONS OF EXISTING SANITARY WATER MAINS ACROSS LOTS 3, 6, AND 7. IF NECESSARY TO FACILITATE DEVELOPMENT, EASEMENTS SHALL BE PROVIDED AT THE TIME OF FINAL PLAT PREPARATION FOR EXISTING AND PROPOSED MAINS WHICH ARE TO REMAIN IN SERVICE. REALIGNMENTS THAT MAY AFFECT SEWER SIZE UNDER PUBLIC STREETS WILL NEED TO BE DETERMINED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS FOR THESE SEGMENTS. THE EXTENT OF WHICH ABANDONED UTILITIES (WATER AND SANITARY SERVICES) WILL BE REMOVED OR ABANDONED IN PLACE WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.
6. SANITARY SEWER DEPTH MAY INFLUENCE FINAL FINISHED FLOOR ELEVATIONS ON LOT 2, DEPENDING ON FINAL SITE PLAN LAYOUT.
7. PRIOR TO, OR AS PART OF THIS DEVELOPMENT, SANITARY SEWER SHALL BE EXTENDED AS SHOWN TO PROVIDE SERVICE TO LOTS 1, 4, AND 8.
8. UPON DEVELOPMENT OF A SITE PLANS FOR LOTS 9 AND 11, A DRAINAGE EASEMENT SHALL BE PROVIDED ACROSS THE SITE TO ENCOMPASS THE ULTIMATE STORM WATER FLOW PATH FOR OFF-SITE DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS RELATED TO CONSOLIDATED CONTROLS.
9. PROVIDE CONNECTION AT APPROPRIATE LOCATION TO EXISTING 14" WATER MAIN SERVING JOHN DEERE, AS PART OF WATER MAIN IMPROVEMENTS TO RUN PARALLEL TO SW VINTAGE PARKWAY. EXISTING 14" MAIN TO BE ABANDONED SOUTH OF VINTAGE PARKWAY.

MINIMUM SETBACKS:

- FRONT YARD:
- 50' ALONG SW STATE STREET & SW VINTAGE PARKWAY
 - 15' ALONG SW MAGAZINE ROAD
 - LOTS 1-3, 35' PARKING SETBACK FOR OFFICE USES
- SIDE YARD - 15'
- REAR YARD - 15'

NOTE: REFER TO P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES.

AMENDMENT #5

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Landscape Architecture

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
NEIGHBORHOOD PLAN & PRELIMINARY PLAT - WEST 1/2

DATE: 2/24/21
DATE: 11/16/07
DRAWN BY: LJS
CHECKED BY: RJS
SHEET: 24" X 36"
SHEET: NP-3
SHEET: 3/7

LEGEND

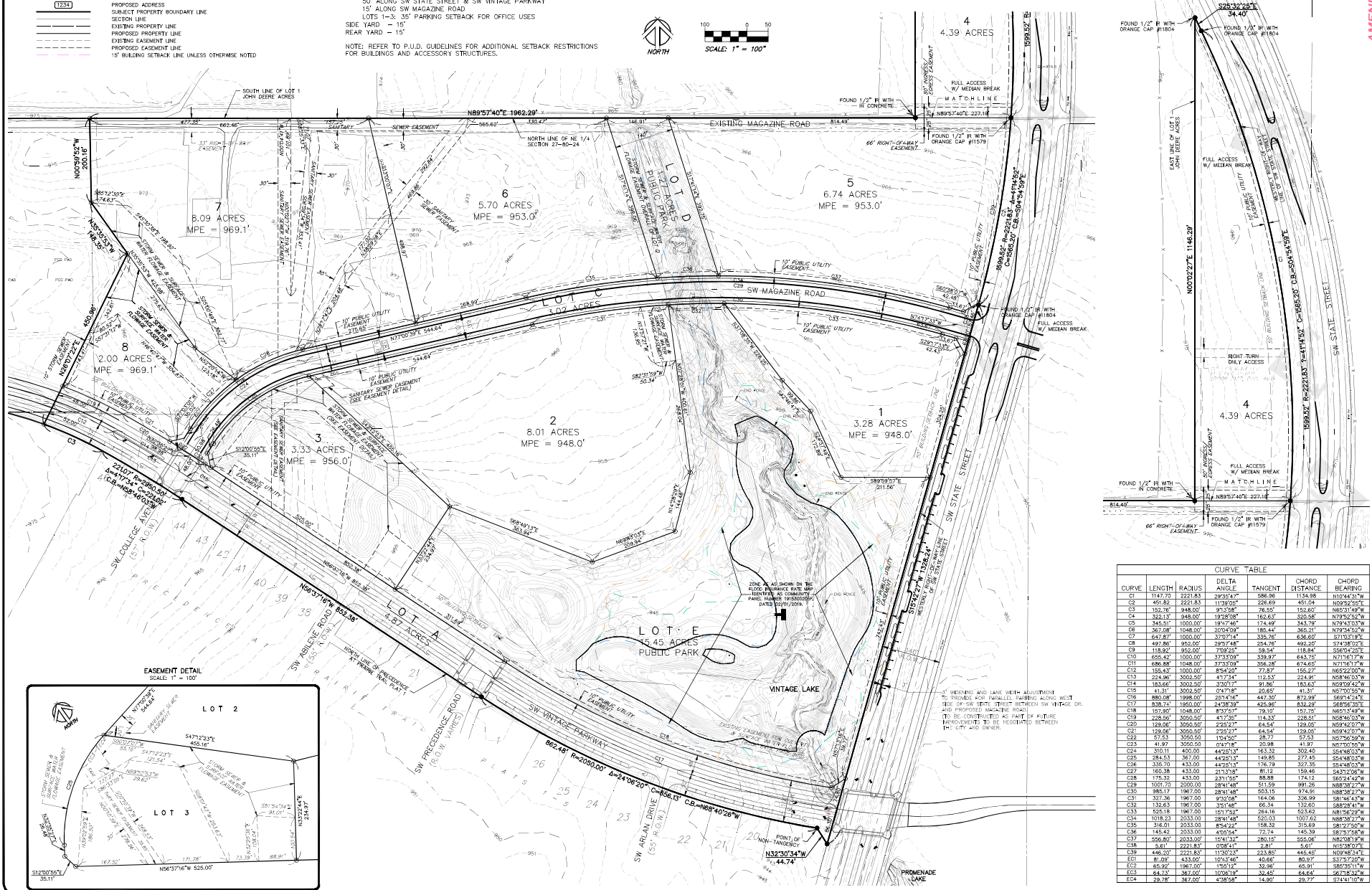
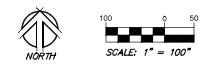
- FOUND SECTION CORNER
- FOUND 5/8" IR WITH YELLOW CAP #12106 UNLESS OTHERWISE NOTED
- SET MONUMENT USING 5/8" IR WITH YELLOW CAP #12106
- RIGHT-OF-WAY
- ROUND BORN ROAD
- ROUND IRON PIPE
- RECORDED
- PROPOSED ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 15' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL

MINIMUM SETBACKS:
 FRONT YARD:
 50' ALONG SW STATE STREET & SW VINTAGE PARKWAY
 15' ALONG SW MAGAZINE ROAD
 LOTS 1-3: 35' PARKING SETBACK FOR OFFICE USES
 SIDE YARD - 15'
 REAR YARD - 15'

NOTE: REFER TO P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES.

INSET B



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DISTANCE
C1	1147.70	2221.83	293.04°	586.36	1134.98
C2	499.82	2221.83	113.00°	228.49	457.54
C3	152.76	948.00	97.38°	76.50	152.60
C4	322.13	948.00	192.08°	162.01	320.98
C5	345.51	1000.00	187.46°	174.49	343.79
C6	367.08	1048.00	207.09°	185.44	365.21
C7	443.87	1000.00	37.07°	335.76	636.62
C8	497.86	952.00	297.74°	254.76	492.20
C9	118.97	952.00	7.02°	58.14	118.84
C10	655.42	1000.00	37.33°	339.87	643.75
C11	686.86	1048.00	37.33°	336.28	674.65
C12	156.83	1000.00	89.45°	77.87	155.27
C13	224.96	3000.50	47.73°	112.53	224.91
C14	183.66	3000.50	37.07°	81.86	183.67
C15	41.31	3000.50	0.47°	20.85	41.31
C16	860.38	1988.00	287.41°	447.50	872.98
C17	838.74	1950.00	243.39°	425.80	836.28
C18	107.80	1048.00	87.75°	79.10	107.75
C19	208.59	3000.50	47.73°	114.53	208.57
C20	128.06	3000.50	27.23°	64.24	128.05
C21	128.06	3000.50	27.23°	64.24	128.05
C22	57.53	3000.50	13.61°	28.77	57.53
C23	41.87	3000.50	0.47°	20.85	41.87
C24	105.11	400.00	44.02°	163.32	104.80
C25	284.53	367.50	44.23°	149.85	277.45
C26	338.70	433.00	44.23°	176.79	327.39
C27	165.38	433.00	21.31°	81.12	169.46
C28	175.52	433.00	21.31°	81.12	174.12
C29	1000.70	2000.00	28.41°	511.59	991.26
C30	985.17	1967.50	28.41°	503.15	974.91
C31	327.36	1967.50	97.00°	144.06	326.89
C32	133.83	1967.50	35.14°	66.34	132.65
C33	525.18	917.00	17.75°	244.16	523.63
C34	1018.23	2033.00	28.41°	520.03	1007.62
C35	316.01	2033.00	87.64°	158.32	315.69
C36	145.42	2033.00	47.05°	72.74	145.39
C37	556.80	2033.00	15.41°	285.17	555.06
C38	446.30	2241.84	11.30°	223.82	445.45
C39	81.09	433.00	10.53°	40.66	80.97
C40	65.82	1967.50	15.51°	32.86	65.81
E01	64.12	367.00	100.00°	32.45	64.64
E04	29.78	367.00	438.50°	14.90	29.77

AMENDMENT #5

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 Landscape Architecture

NILES ASSOCIATES

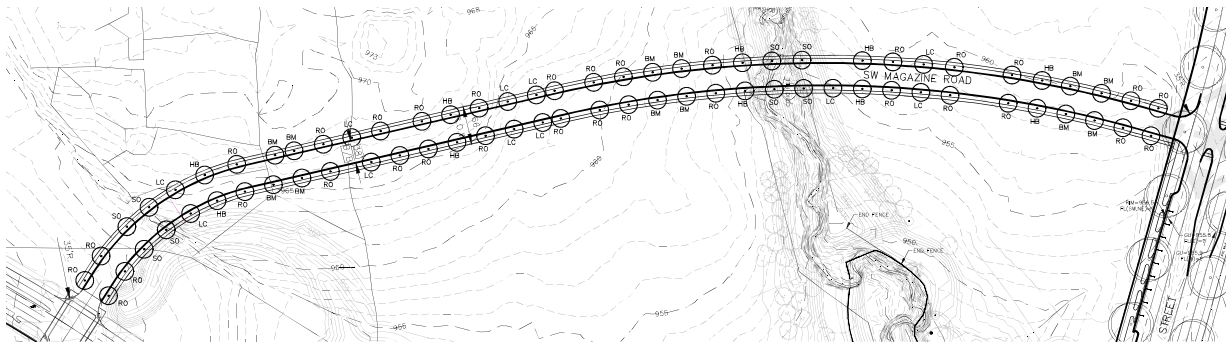
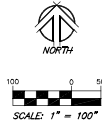
REGISTERED PROFESSIONAL LAND SURVEYOR
 22 VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
 VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
 PRELIMINARY PLAN - EAST 1/2
 1/24/18

DATE: 11/16/17
 DRAWN: LHM
 CHECKED: RUS
 SHEET: 24 OF 36
 SHEET: NP-4
 SHEET: 4/7

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL

PUBLIC / PRIVATE IMPROVEMENT NOTES

1. FUTURE IMPROVEMENTS SHOWN FOR VINTAGE PARKWAY ARE TAKEN FROM PRELIMINARY STREET PLANS PREPARED BY SIVIGOR AND ASSOCIATES. DEVELOPMENT WITHIN VINTAGE BUSINESS PARK AND FUTURE PLANNED RESIDENTIAL DEVELOPMENT TO THE SOUTH MAY REQUIRE AMENDMENTS TO THE PLANS PROVIDED TO ACCOMMODATE ACCESS LOCATIONS AND UTILITY SERVICES.
2. AS PART OF FINAL CONSTRUCTION DOCUMENTS, EACH DEVELOPED LOT SHALL BE PROVIDED AN 8" WATER SERVICE AND 8" SANITARY SERVICE TO ALLOW FOR EACH BUILDING TO BE PROVIDED WITH SEPARATE SERVICES AS SITE PLANS ARE PREPARED. FOR LOTS ON THE SAME SIDE OF THE STREET AS A WATER MAIN, THE REQUIREMENT FOR AN 8" WATER SERVICE SHALL BE WAIVED, AND CONNECTION POINTS ESTABLISHED AS INDIVIDUAL SITE PLANS ARE DEVELOPED.
3. A 12" WATER MAIN IS CURRENTLY PROPOSED ON THE SOUTH SIDE OF VINTAGE PARKWAY. FUTURE WATER TOWER IMPROVEMENTS IN THE AREA MAY REQUIRE INSTALLATION OF AN ADDITIONAL 14" WATER MAIN ON THE NORTH SIDE OF VINTAGE PARKWAY, WHICH WOULD REDUCE THE MAIN SIZE REQUIREMENT ON THE SOUTH SIDE TO 8". THIS SHALL BE DETERMINED PRIOR TO CONSTRUCTION OF THE REMAINING SECTIONS OF VINTAGE PARKWAY.
4. A 8" WATER MAIN IS CURRENTLY PROPOSED ON THE SOUTH SIDE OF MAGAZINE ROAD. FUTURE WATER TOWER IMPROVEMENTS IN THE AREA MAY REQUIRE THIS MAIN TO BE INCREASED TO 16". THIS SHALL BE DETERMINED PRIOR TO CONSTRUCTION OF MAGAZINE ROAD.
5. THERE IS A POTENTIAL TO INTERSECT AND REROUTE PORTIONS OF EXISTING SANITARY SEWER MAINS ACROSS LOTS 3, 6, AND 12 IF NECESSARY TO FACILITATE DEVELOPMENT. EASEMENTS SHALL BE PROVIDED AT THE TIME OF FINAL PLAN PREPARATION FOR EXISTING AND PROPOSED MAINS WHICH ARE TO REMAIN IN SERVICE. REQUIREMENTS THAT MAY AFFECT SEWER SIZE UNDER PUBLIC STREETS WILL NEED TO BE DETERMINED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS FOR THESE SECTIONS. THE EXTENT OF WHICH ABANDONED UTILITIES (WATER AND SANITARY SEWER) WILL BE REMOVED OR ABANDONED IN PLACE WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW.
6. SANITARY SEWER DEPTH MAY INFLUENCE FINAL FINISHED FLOOR ELEVATIONS ON LOT 2, DEPENDING ON FINAL SITE PLAN LAYOUT.
7. PRIOR TO, OR AS PART OF THIS DEVELOPMENT, SANITARY SEWER SHALL BE EXTENDED AS SHOWN TO PROVIDE SERVICE TO LOTS 1, 4, AND 5.
8. UPON DEVELOPMENT OF A SITE PLANS FOR LOTS 9 AND 11, A DRAINAGE EASEMENT SHALL BE PROVIDED ACROSS THE SITE TO ENCOMPASS THE ULTIMATE STORM WATER FLOW PATHS FOR CDD DRAINAGE AND STORM WATER MANAGEMENT IMPROVEMENTS RELATED TO CONSOLIDATED CONTROLS.
9. PROVIDE CONNECTION AT APPROPRIATE LOCATION TO EXISTING 14" WATER MAIN SERVING JOHN DEERE AS PART OF WATER MAIN IMPROVEMENTS TO RUN PARALLEL TO SW VINTAGE PARKWAY. EXISTING 14" MAIN TO BE ABANDONED SOUTH OF VINTAGE PARKWAY.

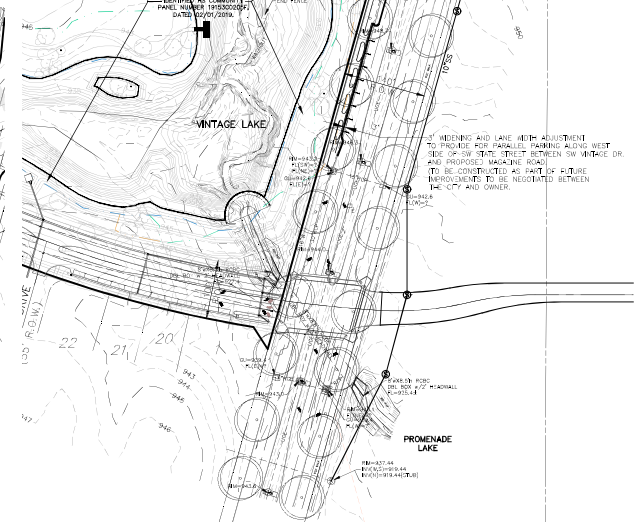


LEGEND

- FOUND SECTION CORNER
- FOUND 5/8" IR WITH YELLOW CAP #12306 UNLESS OTHERWISE NOTED
- SET MONUMENT USING 5/8" IR WITH YELLOW CAP #12306
- RIGHT-OF-WAY
- ROUND IRON ROD
- ROUND IRON PIPE
- RECORDED
- PROPOSED ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE

TREE & SHRUB PLANTING SCHEDULE

Key	Common / Scientific name	Minimum Size	No.	Root/Comment	Acceptable Cultivars
HB	Hollyberry	2-2 1/2" cal.	10	S & B or CONT.	
LC	Thornless Honeysuckle	2-2 1/2" cal.	11	S & B or SPAGE	'Sylphie' 'Surburn' 'Stalwart'
BM	Asplenium Broom Maple	2-2 1/2" cal.	12	S & B or SPAGE	
SO	Sourwood	2-2 1/2" cal.	10	S & B or SPAGE	
RO	Red Oak	2-2 1/2" cal.	32	S & B or SPAGE	



AMENDMENT #5

1250 SW STATE STREET, SUITE A
PORTLAND, OR 97205
(503) 965-1231 phone • (503) 965-3327 fax
Civil Engineering - Land Surveying
Landscape Architecture

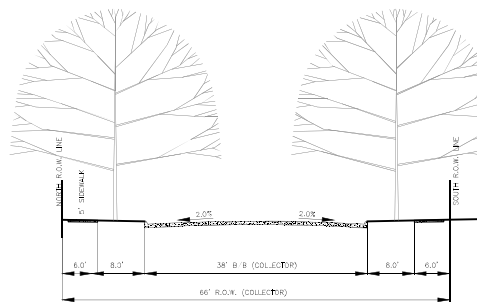
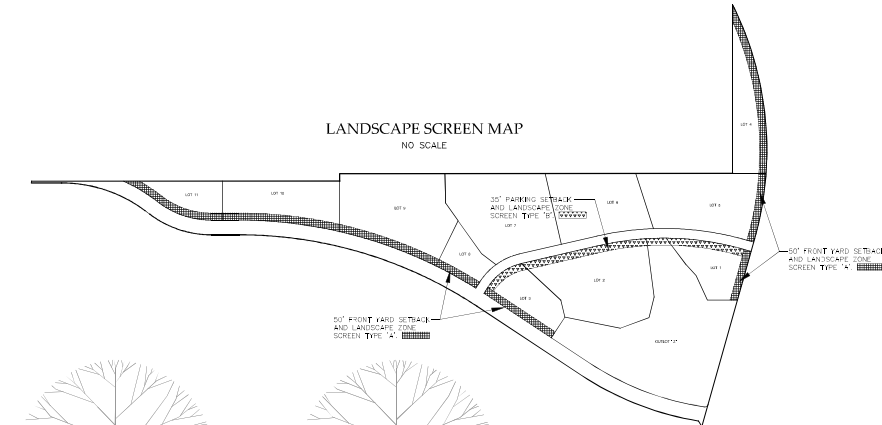
SIVIGOR ASSOCIATES

REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON, LICENSE NO. 12345
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF OREGON, LICENSE NO. 67890
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF OREGON, LICENSE NO. 12345

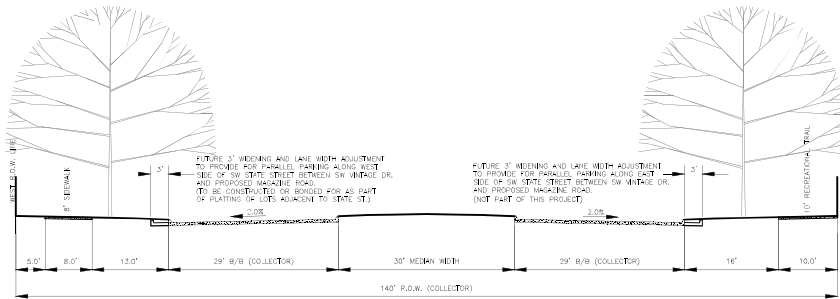
VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
NEIGHBORHOOD PLAN & PRELIMINARY PLAT - SW MAGAZINE ROAD

DATE: 11/16/2017
DRAWN: LHM
CHECKED: RUS
SHEET: 24" X 36"
SHEET: NP-5
SHEET: 5/7

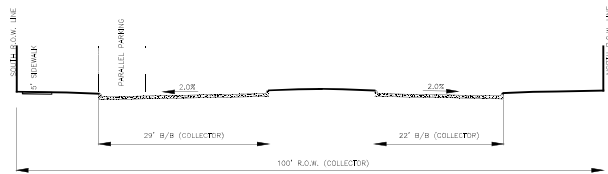
LANDSCAPE SCREEN MAP NO SCALE



PROPOSED SW MAGAZINE ROAD
SCALE: 1" = 10'



SW STATE STREET
SCALE: 1" = 10'

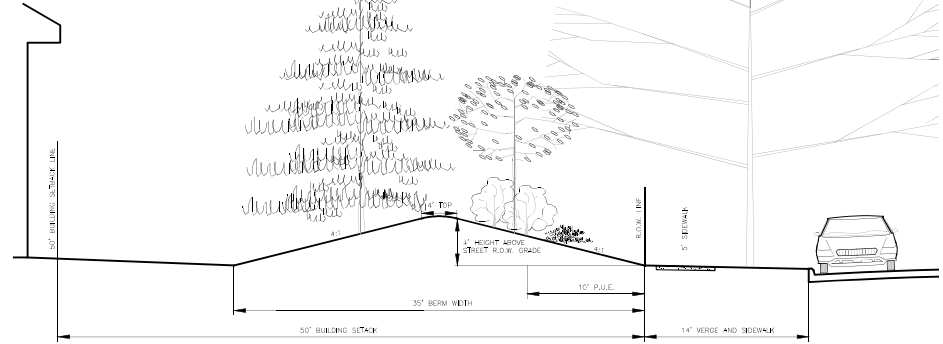


SW VINTAGE PARKWAY
SCALE: 1" = 10'

LANDSCAPE SCREEN - TYPE A REQUIREMENTS: 4' HEIGHT EARTH BERM AS DETAILED. PROVIDE THE FOLLOWING PLANT MATERIAL FOR EVERY 100 FEET OF STREET FRONTAGE. (DOES NOT INCLUDE ENTRANCE DRIVES)

- # TYPE & MINIMUM SIZE WHEN PLANTED
- 1. OVERSTORY TREE (2" CALIPER)
- 2. CONFEROUS TREES (6' HEIGHT)
- 3. UNDERSTORY TREES (1 1/2" CALIPER)
- 10. SHRUBS (18" HEIGHT)

* GRASSES AND FORBS NATIVE TO THE STATE OF IOWA MAY BE
SUBSTITUTED FOR SHRUBS AT A MINIMUM RATIO OF 100 SF PER SHRUB.

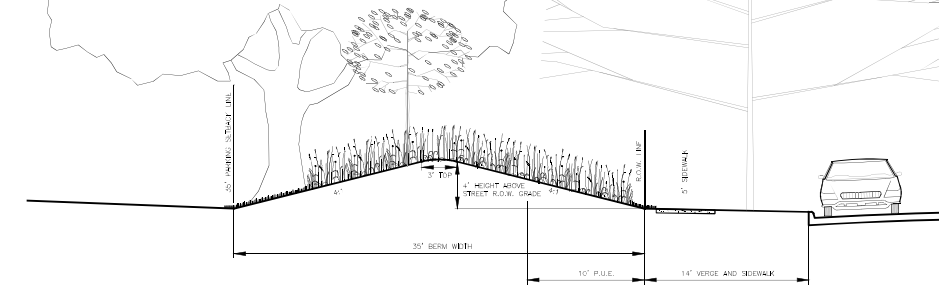


TYPE 'A' LANDSCAPE SCREEN & BERM
SCALE: 1" = 5'

LANDSCAPE SCREEN - TYPE B REQUIREMENTS: 4' HEIGHT EARTH BERM AS DETAILED. PROVIDE THE FOLLOWING PLANT MATERIAL FOR EVERY 100 FEET OF STREET FRONTAGE. (DOES NOT INCLUDE ENTRANCE DRIVES)

- # TYPE & MINIMUM SIZE WHEN PLANTED
- 1. OVERSTORY TREE (2" CALIPER)
- 2. CONFEROUS TREE (6' HEIGHT)
- 20. SHRUBS (18" HEIGHT)

* GRASSES AND FORBS NATIVE TO THE STATE OF IOWA MAY BE
SUBSTITUTED FOR SHRUBS AT A MINIMUM RATIO OF 100 SF PER SHRUB.



TYPE 'B' LANDSCAPE SCREEN & BERM
SCALE: 1" = 5'

AMENDMENT #5

1250 SW STATE STREET - SUITE A
DESIGN: 11/16/07
(515) 965-1231 phone • (515) 965-3327 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES
P.C.

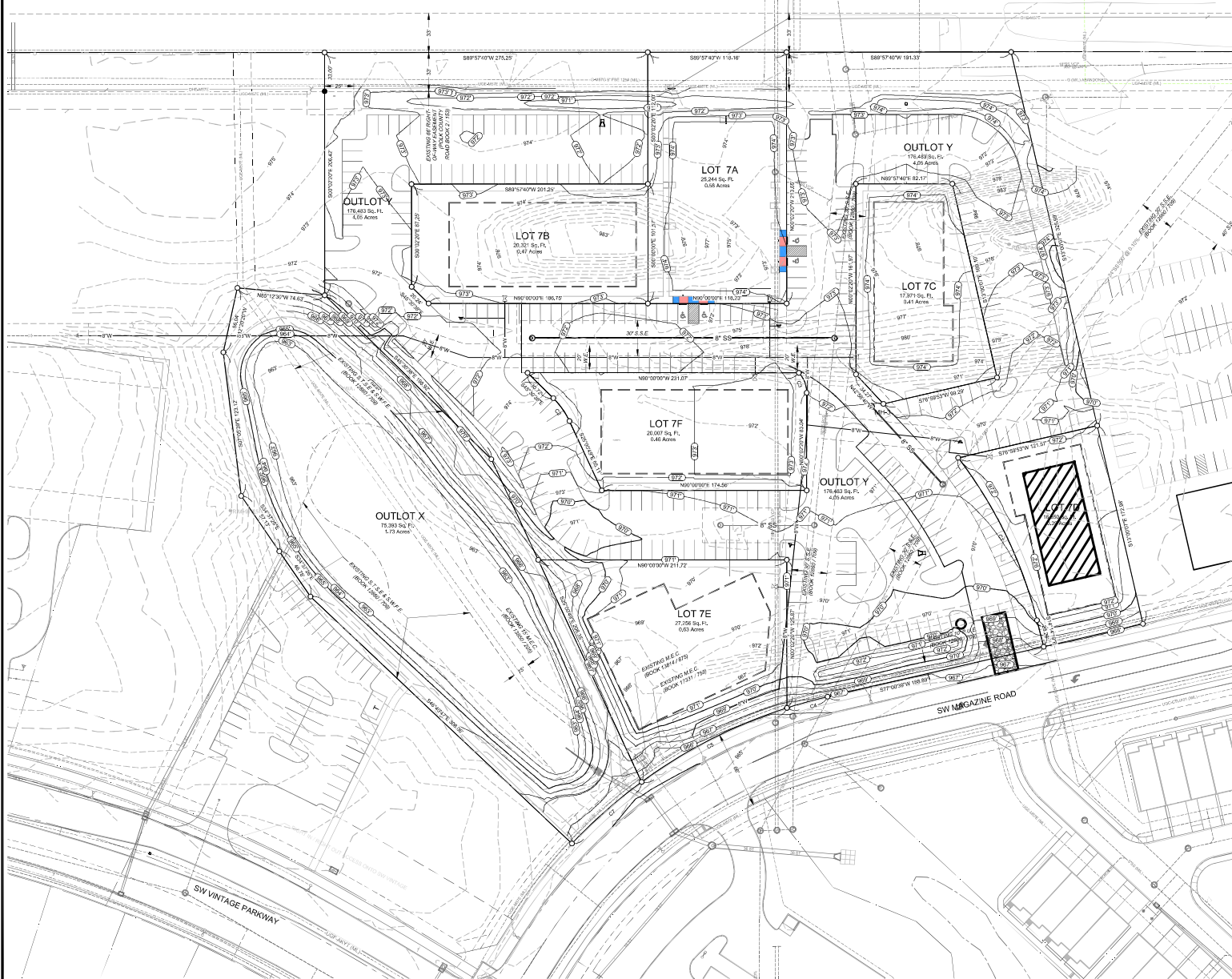
ALL DRAWINGS ARE TO BE USED IN ACCORDANCE WITH THE IOWA PROFESSIONAL LANDSCAPE ARCHITECTURE ACT AND THE IOWA PROFESSIONAL SURVEYING ACT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM NILLES ASSOCIATES, P.C.

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
NEIGHBORHOOD PLAN & PRELIMINARY PLAT - DETAILS

DATE: 2/24/21
DATE: 11/16/07
DRAWN: TJH
CHECKED: RJS
BY: RJS
SHEET: 24 OF 36
SHEET: NP-8
SHEET: 6/7

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL

INSET C



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	164.67	376.50	23°20'44"	153.58	N25°54'11"W
C2	23.97	67.00	20°29'09"	23.84	N35°19'44"W
C3	18.64	25.00	42°43'02"	18.21	N2°12'41"W
C4	35.81	433.00	4°45'08"	35.80	S74°38'03"W
C5	138.49	433.00	18°28'43"	138.88	S63°02'08"W
C7	78.29	433.00	18°28'32"	78.19	S48°32'09"W

LEGEND

- ▲ FOUND SECTION CORNER
- FOUND 5/8" IR WITH YELLOW CAP #12106 UNLESS OTHERWISE NOTED
- SET MONUMENT USING 5/8" IR WITH YELLOW CAP #12106
- RIGHT-OF-WAY
- ROUND IRON ROD
- ROUND IRON PIPE
- RECORDED
- PROPOSED ADDRESS
- SUBJECT PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 15' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED

MINIMUM SETBACKS:

- FRONT YARD:
 - 50' ALONG SW STATE STREET & SW VINTAGE PARKWAY
 - 15' ALONG SW MAGAZINE ROAD
- LOTS 1-3: 35' PARKING SETBACK FOR OFFICE USES
- SIDE YARD - 15'
- REAR YARD - 15'

NOTE: REFER TO P.U.D. GUIDELINES FOR ADDITIONAL SETBACK RESTRICTIONS FOR BUILDINGS AND ACCESSORY STRUCTURES.

UTILITY NOTE:

FINAL UTILITY LOCATIONS SHALL BE DETERMINED WHEN LOTS ARE DEVELOPED.

AMENDMENT #5

1250 SW STATE STREET, SUITE A
PORTLAND, OREGON 97205
(503) 965-1234 phone • (503) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES
P.C.

THIS PLAN IS THE PROPERTY OF NILLES ASSOCIATES, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NILLES ASSOCIATES, P.C. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

DATE: 11/16/07
DRAWN BY: JLM
CHECKED BY: RJS
SCALE: 1" = 40'
SHEET: NP-7
TOTAL SHEETS: 7/7

VINTAGE BUSINESS PARK AT PRAIRIE TRAIL
NEIGHBORHOOD PLAN & PRELIMINARY PLAT - INSET C

DATE: 11/16/07
DRAWN BY: JLM
CHECKED BY: RJS
SCALE: 1" = 40'
SHEET: NP-7
TOTAL SHEETS: 7/7



PLAN AND ZONING COMMISSION

January 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

Ensure Economic Vitality

ACTION REQUESTED:

Motion

LEGAL:

SUBJECT:

Request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8

EXECUTIVE SUMMARY:

See attached staff report.

FISCAL IMPACT: **Yes**

Convert nontaxable right-of-way into taxable property.

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

Action: Consider MOTION to recommend City Council approval of the request to vacate a portion of public land, Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Park Square Drive and SW Merchant Street.

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download	
	Map
	Staff Report
	Applicant Letter
	Vacation Exhibit



N



1 inch = 100 feet

Date: 1/4/2022

**District at Prairie Trail Plat 8
Public Land Vacation**

Agenda Item: Lot 2, The District at Prairie Trail Plat 8 – Public Land Vacation
Report Date: January 4, 2022
Prepared By: Deb Gervais,
Senior Planner

Staff Recommendation

That the Plan & Zoning Commission recommend City Council approval of the request to vacate a portion of Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Merchant Street and SW Park Square Drive.

Discussion

The City has received a request to vacate a portion of Lot 2, The District at Prairie Trail Plat 8, located west of the intersection of SW Merchant Street and SW Park Square Drive. The purpose of the proposed public land vacation is to allow a trash enclosure to remain as was constructed as part of the District Building 6 at 1345 SW Park Square Drive. The area to be vacated is not part of the paved public parking area and is currently being used for sidewalks, greenspace, and a trash enclosure which is necessary to provide capacity for the event uses as part of District Building 6. Therefore, the subject portion of public land is unnecessary for municipal use.

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

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

December 22, 2021

City of Ankeny
1210 NW Prairie Ridge Drive
Ankeny, Iowa 50023

**RE: Lot 2, The District at Prairie Trail Plat 8 – Public Land Vacation
Approval Letter**

Planning and Building Director, Honorable Mayor and Members of the City Council:

On behalf of DRA Properties, we are applying for the City of Ankeny to vacate a portion of City owned property located in The District at Prairie Trail Plat. The area lies southwesterly of District Building No. 6 located at the intersection of SW Park Square Drive and SW Merchant Street. The area to be vacated is not part of the paved public parking area and is used for sidewalks, greenspace, and a trash enclosure added to provide capacity for the event uses within District Building 6.

We recognize the growing need for buildings within the District to make use of adjacent open space areas and believe this should be the last vacation request of this kind. A similar request was recently applied for and granted on the proposed District 5 building for another trash enclosure and electric transformer.

We respectfully request the City's review and approval of this right-of-way vacation and conveyance. If you should have any questions or require any additional information, please feel free to contact me to discuss such items further.

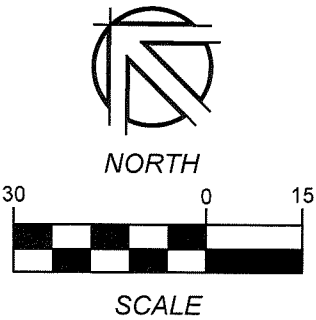
Thank you very much for your time and consideration.

Sincerely,



Roger J. Silver, ASLA
NILLES ASSOCIATES, INC.

EXHIBIT "A"



REQUESTED BY
DRA Properties, LC
c/o Tara Meredith
1525 NE 36th Street
Ankeny, Iowa 50021
Phone: (515) 965-5251

PROPRIETOR
City of Ankeny
City Hall
410 West First Street
Ankeny, Iowa 50023
Phone: (515) 965-6400

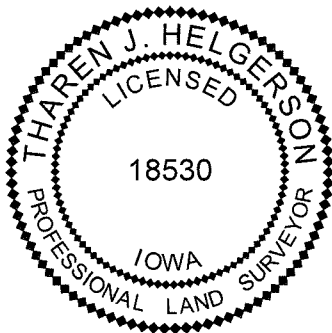
LEGEND

- Found monument 5/8" IR with red cap #18530 or 1" copper monument stamped "PLS 18530" in paved surface unless otherwise noted
- Set monument 5/8" IR with red cap #18530 or 1" copper monument stamped "PLS 18530" in paved surface unless otherwise noted
- IR Round iron rebar (outside diameter)
- IP Round iron pipe (outside diameter)
- (R) Record dimension
- P.O.B. Point of Beginning
- Subject boundary line
- Proposed boundary line
- Existing boundary line

SUBJECT PROPERTY LEGAL DESCRIPTION

Lot 2, THE DISTRICT AT PRAIRIE TRAIL PLAT 8, an official plat, located in the City of Ankeny, Polk County, Iowa.

CERTIFICATION



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

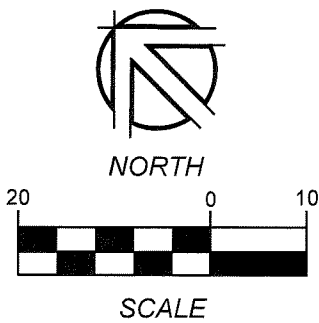
Signature: *[Signature]* 1-11-22

Name: Tharen J. Helgerson, P.L.S. No. 18530 Date

My license renewal date is December 31, 2022 Date of survey: 09/09/21

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

EXHIBIT "A"



SUBJECT PROPERTY LEGAL DESCRIPTION

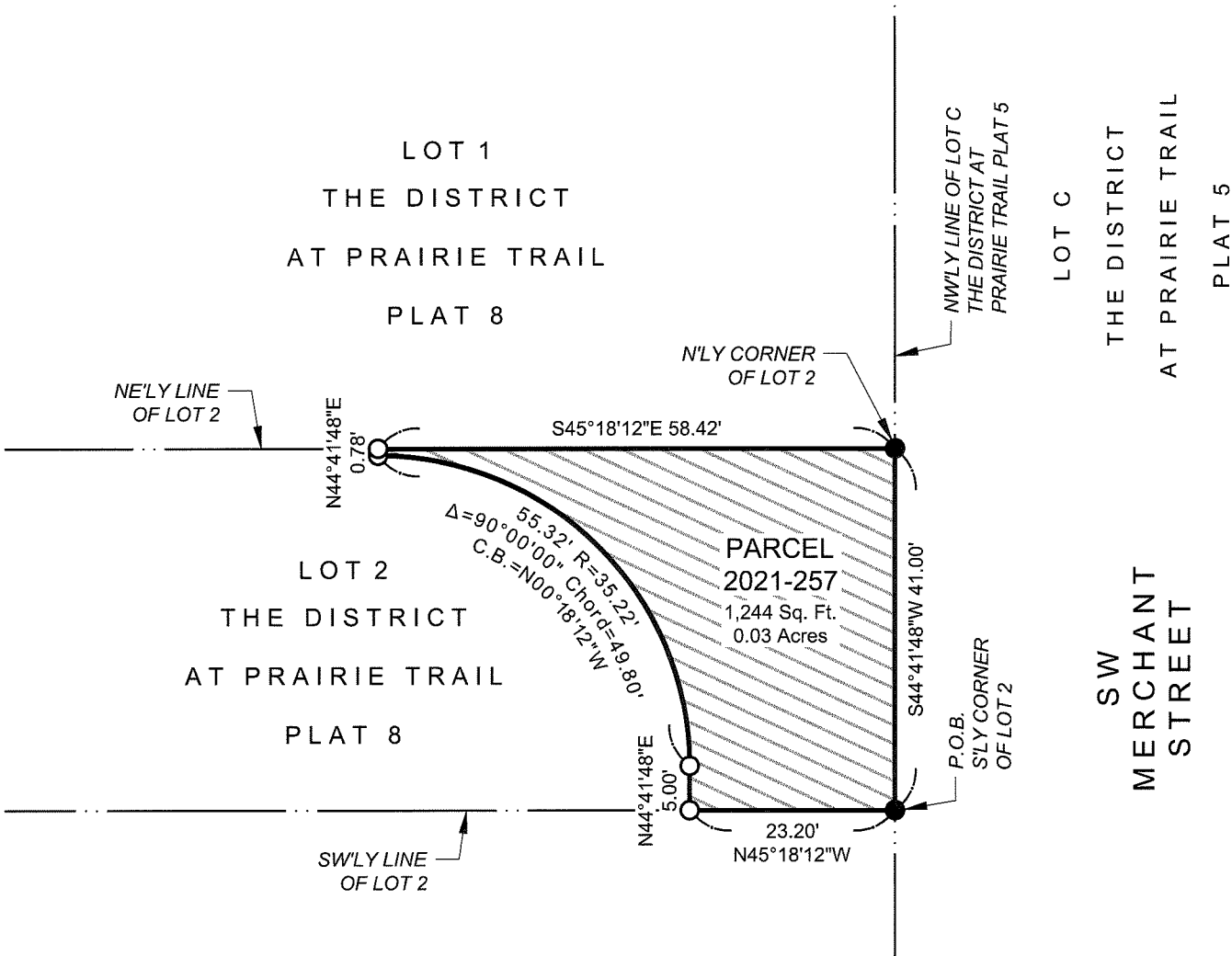
Lot 2, THE DISTRICT AT PRAIRIE TRAIL PLAT 8, an official plat, located in the City of Ankeny, Polk County, Iowa.

DESCRIPTION OF PARCEL 2021 - 257

That part of Lot 2, THE DISTRICT AT PRAIRIE TRAIL PLAT 8, an official plat, located in the City of Ankeny, Polk County, Iowa, more particularly described as the following:

Beginning at the southerly corner of said Lot 2; thence North 45 degrees 18 minutes 12 seconds West, along the southwesterly line of said Lot 2, a distance of 23.20 feet; thence North 44 degrees 41 minutes 48 seconds East, a distance of 5.00 feet; thence northwesterly 55.32 feet along a curve to the left, tangent to the last described line, having a radius of 35.22 feet, a delta angle of 90 degrees 00 minutes 00 seconds and a chord distance of 49.80 feet which bears North 00 degrees 18 minutes 12 seconds West; thence North 44 degrees 41 minutes 48 seconds East, not tangent to the last described curve, a distance of 0.78 feet, to the northeasterly line of said Lot 2; thence South 45 degrees 18 minutes 12 seconds East, along said northeasterly line of Lot 2, a distance of 58.42 feet, to the southeasterly line of said Lot 2; thence South 44 degrees 41 minutes 48 seconds West, along said southeasterly line of Lot 2, a distance of 41.00 feet, to said southwesterly line of Lot 2 and the Point of Beginning.

Containing 0.029 acres (1,244 square feet) more or less.





1250 SW STATE STREET
SUITE A
ANKENY, IOWA
50023-2555
(515) 965-0123 phone
(515) 965-3322 fax

www.nilesinc.com

PROJECT:

PUBLIC LAND VACATION

LOCATION:

THE DISTRICT AT PRAIRIE TRAIL PLAT 8 ANKENY, IOWA

NAI No.:	DRAWN BY:	DWG No.:
18154	TJH	2/2
DATE:	CHECKED BY:	SHEET TITLE:
12/22/21	RJS	EX-2



PLAN AND ZONING COMMISSION

January 19, 2022

6 : 30 PM

 [Print](#)

ORIGINATING DEPARTMENT:

Planning and Building

COUNCIL GOAL:

ACTION REQUESTED:

LEGAL:

SUBJECT:

1. January 18, 2022 City Council Report - Staff

2. Director's Report

Tentative agenda items for February 8, 2022

3. Plan and Zoning Commission 2021 Annual Report

4. Commissioner's Reports

EXECUTIVE SUMMARY:

FISCAL IMPACT: **No**

STAFF RECOMMENDATIONS:

PREVIOUS COUNCIL/COMMISSION/BOARD ACTION(S):

PUBLIC OUTREACH EFFORTS:

ACTION REQUESTED:

ADDITIONAL INFORMATION:

ATTACHMENTS:

Click to download
 2021 Plan and Zoning Commission Annual Summary

CITY OF ANKENY PLAN & ZONING COMMISSION 2021 REPORT

Commission Members

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

Original Appointment

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

2021 Commission Activity & Actions

January 5, 2021

Meeting Cancelled

January 19, 2021

Electronic Meeting

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

2020 Plan & Zoning Commission Annual Report

February 2, 2021

Electronic Meeting

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

Derek Lord, Economic Development Director – Economic Development Activities

Elected Trina Flack as Chair and Glenn Hunter as Vice Chair

February 16, 2021

Electronic Meeting

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

March 2, 2021

Electronic Meeting

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

March 16, 2021

Electronic Meeting

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

April 6, 2021

Electronic Meeting

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

April 20, 2021

Electronic Meeting

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

May 4, 2021

Electronic Meeting

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

May 18, 2021

Electronic Meeting

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

June 8, 2021

Electronic Meeting

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

June 22, 2021

Electronic Meeting

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

July 6, 2021

Electronic Meeting

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

July 20, 2021

Electronic Meeting

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

August 3, 2021

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

August 17, 2021

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

September 8, 2021

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

September 21, 2021

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

October 5, 2021

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

October 19, 2021

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

November 2, 2021

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

November 16, 2021

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

December 7, 2021

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

December 21, 2021

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

2021 Summary by Project Type

Rezoning's / PUD Amendments

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

Land Use Plan Amendment

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

Neighborhood Plans

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

Preliminary Plats

- Deer Creek South Phase 4
- Canyon Landing

Vacations

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

Final Plats (*administratively approved)

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

Site Plans (*administratively approved)

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

Plats (Rural)

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

Miscellaneous

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

Attendance at Plan & Zoning Commission Meetings

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

Electronic Meeting

Plan & Zoning Commission items by type 2017 – 2021

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

